



# REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

RECEIVED

City of Snellville  
Planning & Development Department  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, GA 30078  
Phone 770.985.3515 Fax 770.985.3551 [www.snellville.org](http://www.snellville.org)

DATE RECEIVED: MAY 17 2023  
CASE # **RZ**  
CITY OF SNELLVILLE Version 10-29-2020  
PLANNING & DEVELOPMENT

**Applicant** is: (check one)  Owner's Agent  
 Contract Purchaser  
 Property Owner

**Owner** (if not the applicant):  check here if there are additional property owners and attach additional sheets.

**Split Silk Properties, LLC**  
Name (please print)  
P.O. Box 1725  
Address  
Loganville, GA 30052  
City, State, Zip Code  
678-772-0202  
Phone Number(s) Fax

**The Kroger CO**  
Name (please print)  
1014 Vine Street  
Address  
Cincinnati, OH 45202-1141  
City, State, Zip Code  
513-762-4000  
Phone Number(s) Fax

Contact Person: Jeff Timler Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Cell Phone: 678-439-1776 E-mail: splitsilkproperties@gmail.com

Present Zoning District Classification: BG, General Business Requested/Proposed Zoning District Classification: MU, Mixed Use

Present Future Land Use Map (FLUM) Designation: Highway 78 East Activity Center Does the FLUM Require Amending?  No  Yes\*

Proposed Use (Describe): Residential and commercial mixed use development consistent with the Snellville Comprehensive Plan

Property Address/Location: 1000 Athens Hwy Loganville, GA 30052 District 5 Land Lot 100 Parcel(s) 065

\* If the requested zoning district is not consistent with the Future Land Use category on the current Future Land Use Map (FLUM) and identified in Table 2 – Future Land Use Categories and Corresponding Zoning Districts (pg. 53) of the Snellville 2040 Comprehensive Plan, applicant shall also be required to submit a Land Use Plan Amendment application and which is considered concurrent with the Rezoning application.

**APPLICATION FEES:**

- Less than one acre \$ 500
- 1 to 5 acres 560
- 5 to 10 acres 800
- 10 to 15 acres 1,050
- 15 to 20 acres 1,350
- Over 20 acres 1,900
- Public Notice Sign \$ 75 (single-sided) or \$125 (double-sided) per parcel, per road frontage
- Adjoining Property Owner Notice \$ 15 (per adjoining property X 2 public hearings)

**IF REQUESTING A CHANGE IN CONDITIONS OF ZONING FROM A PRIOR APPROVED REZONING CASE, PLEASE SUBMIT USING THE CHANGE IN CONDITIONS APPLICATION**

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, **a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included.** Please respond to the following standards in the space provided or attach additional sheets if necessary. **Simple yes/no answers or re-statement of the standard is not acceptable and shall be considered non-responsive.**

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Response: The use is suitable because there are a mixture of uses adjacent & nearby consistent with the proposed zoning. To the west is a medium density residential townhome development & across Hwy 78 are commercial & retail uses. Down Rosebud & Cooper Road are similar apartment complexes. Our proposal consolidates these similar uses into one property.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

Response: There is already a similar mixture of uses nearby in terms of residential density & commercial/retail consistent with our proposal. Therefore the use or usability of adjacent or nearby properties would not be adversely affected.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Response: As currently zoned, the property only allows commercial/retail uses. Because of development challenges with rock outcroppings & sewer access, the economics with just one use is not feasible and therefore necessitates this zoning request.

D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Response: There would be an impact to traffic as indicated in our traffic study. However, our proposed use would eliminated 3,600 trips per day verses the existing zoning - should it develop. Gwinnett County has issued a water and sewer capacity letter. An increase in school enrollment is expected.

E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan.

Response: The zoning proposal is in conformity with the policy & intent of the Future Land Use Plan as the property is designated as "Highway 78 Activity Node". The policies & intent of the comprehensive plan further support approval of this zoning request.

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

Response: The grocery store market has changed substantially since Kroger acquired the property. Additionally, many new developments now contain a mixture of uses which are more efficient uses of the land & creates less demand upon public services. The development challenges with rock and sewer necessitates a more dense use.

**CERTIFICATIONS**

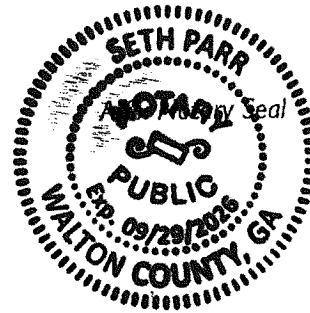
APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Rezoning and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

*Jeff Timler*  
Signature of Applicant

5/17/2023  
Date

Jeff Timler, Split Silk Properties, LLC - Owner  
Type or Print Name and Title



*Seth Parr*  
Signature of Notary Public

5/17/23  
Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize Split Silk Properties, LLC to file this application. The undersigned is aware that that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

*Robert T. Lancaster*  
Signature of Owner

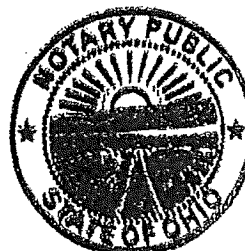
5/16/23  
Date

Robert T. Lancaster  
Type or Print Name and Title

Affix Notary Seal

*Sherry Goforth*  
Signature of Notary Public

5/16/23  
Date



**SHERRY GOFORTH**  
Notary Public, State of Ohio  
My Commission Expires  
July 23, 2024

AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

[Handwritten Signature]

5/16/23

Signature of Owner or Agent

Date

Robert T. Lancaster

Type or Print Name and Title

Affix Notary Seal

[Handwritten Signature]

5/16/23

Signature of Notary Public

Date

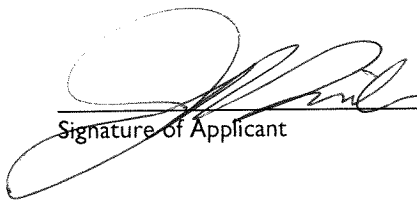


**SHERRY GOFORTH**  
Notary Public, State of Ohio  
My Commission Expires  
July 23, 2024

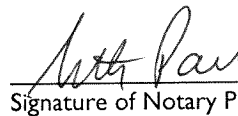
**CONFLICT OF INTEREST CERTIFICATIONS  
FOR REZONING APPLICATION**

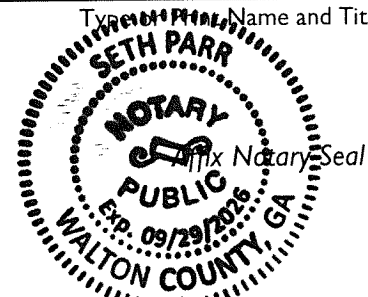
The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

check here if there are additional applicants and attach additional "Conflict of Interest Certification" sheets.

  
 Signature of Applicant \_\_\_\_\_ Date 5/17/2023 Jeff Timler, Split Silk Properties, LLC - Owner  
 Type or Print Name and Title

Signature of Applicant's Attorney or Representative \_\_\_\_\_ Date \_\_\_\_\_ Type or Print Name and Title \_\_\_\_\_

  
 Signature of Notary Public \_\_\_\_\_ Date 5/17/23



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the last two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

YES       NO      YOUR NAME: Jeff Timler, Split Silk Properties, LLC - Owner

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.