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CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

LAND USE PLAN AMENDMENT APPLICATION

APPLICATION TO AMEND THE FUTURE LAND USE MAP, SNELLVILLE GEORGIA

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3515 Fax 770.985.3551 www.snellville.org

!501 CHURCH ST / 2400 MAIN ST ARRIS HOLDINGS
#2400135 RZ 24-01-LUP 24-01-SUP 24-01
*ARCEL- 5027 009; 007; 113; 124 ;097 ;020; 021; 164; 016; 015

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.

Arris Holdings
Name (please print)
2700 Apple Valley Road, Suite 50
Address
Brookhaven, GA 30319
City, State, Zip Code
404-452-9989
Phone Number(s) Fax

First Baptist Church of Snellville, Inc.
Name (please print)
2400 Main Street East #3661
Address
Snellville, GA 30078
City, State, Zip Code
770-978-7000
Phone Number(s) Fax

Contact Person: Parke Lammerts Phone: _____ Fax: _____
Cell Phone: 404-452-9989 E-mail: plammerts@arrisholdings.com

Present Future Land Use Map (FLUM) Designation: Towne Center and Residential-Low Density
Requested/Proposed Future Land Use Map (FLUM) Amendment: Towne Center
Proposed Use (Describe): Class A+ multifamil development
Property Address/Location: Address and parcel list attached District 5th Land Lot 27th Parcel(s) See attached

APPLICATION FEES:

- Land Use Plan Amendment \$ 300
- 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)

UDO Sec. 103-9.4.B. Future Land Use Map Amendments

- Future Land Use Map amendment applications must include the following:
1. Payment of the appropriate application fee as determined by the fee schedule.
 2. A current legal description of the site proposed for amendment. If the site proposed for amendment includes multiple lots, provide a separate legal description for each individual lot, together with a composite legal description for the entire site.
 3. Ten (10) printed boundary surveys of the site that is to have a revised land use under the applicant's proposal, at least one of which should be an 11 x 17-inch (or smaller) reduction. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director. The survey must have been prepared by a registered land survey no more than 12 months before the date of submittal.
 4. All permitted land uses for the identified area under the existing Future Land Use Map.
 5. All changes to existing land use designations that are proposed by the application.
 6. All land uses immediately adjacent to the subject property under the existing Future Land Use Map.
 7. A letter listing all the reasons for the amendment application.
 8. Applicant's and/or owner's certification.
 9. Names and addresses of the owner(s) of the land or their agent(s), if any, authorized to apply for an amendment.

Land Use Plan Amendment Application
Attachment A

Pursuant to Section 103-9.4.B.10. of the Snellville Unified Development Ordinance, **a written, documented analysis of the impact of the proposed land use change 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 proposed land use change will permit uses that are suitable in view of the uses and development of adjacent and nearby properties.

Response: See attached

B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby properties.

Response: See attached

C. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome uses of existing streets, transportation facilities, utilities, or schools.

Response: See attached

D. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or disapproval of the proposed land use change.

Response: See attached

A. Whether the proposed land use change will permit uses that are suitable in view of the uses and development of adjacent and nearby properties.

The property's location along Henry Clower Boulevard, adjacent to HWY 78 and across the street from a TC-R zoned property, and proximity to The Grove at Towne Center lends itself to a vibrant, residential development with connectivity to the Greenway Trail and ample community greenspace. A portion of the property currently has a FLU of Towne Center and the proposed land use amendment will permit a use that is suitable, and similar, in view of these adjacent and nearby uses. The amendment will allow for high-quality, higher density residential with connectivity to the Greenway as designated for the Towne Center character area in the 2040 Comprehensive Plan.

B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby properties.

The proposed land use amendment will positively affect the existing use of nearby properties by bringing new high-end residential options to the immediate area. This will further activate the Towne Center character area by providing rooftops needed to draw additional commercial and restaurant users to the downtown area and promote a vibrant live/work/play environment. The proposal will also create 6.3 acres of open greenspace with public walking trails, which will benefit the adjacent properties and further the Greenway Trail initiatives set forth in the Comp Plan.

C. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome uses of existing streets, transportation facilities, utilities, or schools.

The Property is conveniently situated with easy access to 2 major thoroughfares and utilities are available with capacity to serve the site. The proposed trail connectivity and premium housing options for those working in downtown Snellville will reduce the traffic burden on adjacent roads. Per the submitted traffic study performed by Kimley-Horn, the proposed development will have minor impact on the existing road network and will not require any mitigation. The proposed residential buildings include only one and two bedroom flats with the primary anticipated resident demographic being young professionals and empty nesters, minimizing any potential impacts on local school enrollment.

D. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or disapproval of the proposed land use change.

The Property is located in the Towne Center core of downtown Snellville, where higher densities are warranted to attract new businesses and further the intent of the character area in the 2040 Comp Plan, which gives supporting grounds for approval of the proposed land use amendment. A portion of the proposed development already lies within the Towne Center proposed land use and the amendment would provide zoning consistency for the proposed development. In addition, pedestrian connectivity along the greenway trail will also provide additional greenspace options for residents to activate the downtown area, as called out in the Comp Plan.

Arris Snellville Tax Parcel List (FLU only):

2535 Pine St - R5027 015

2525 Pine St - R5027 016

2515 Pine St - R5027 016A

2486 Pine St - R5027 020

2529 Pine St - R5027 021

2476 Pine St - R5027 097

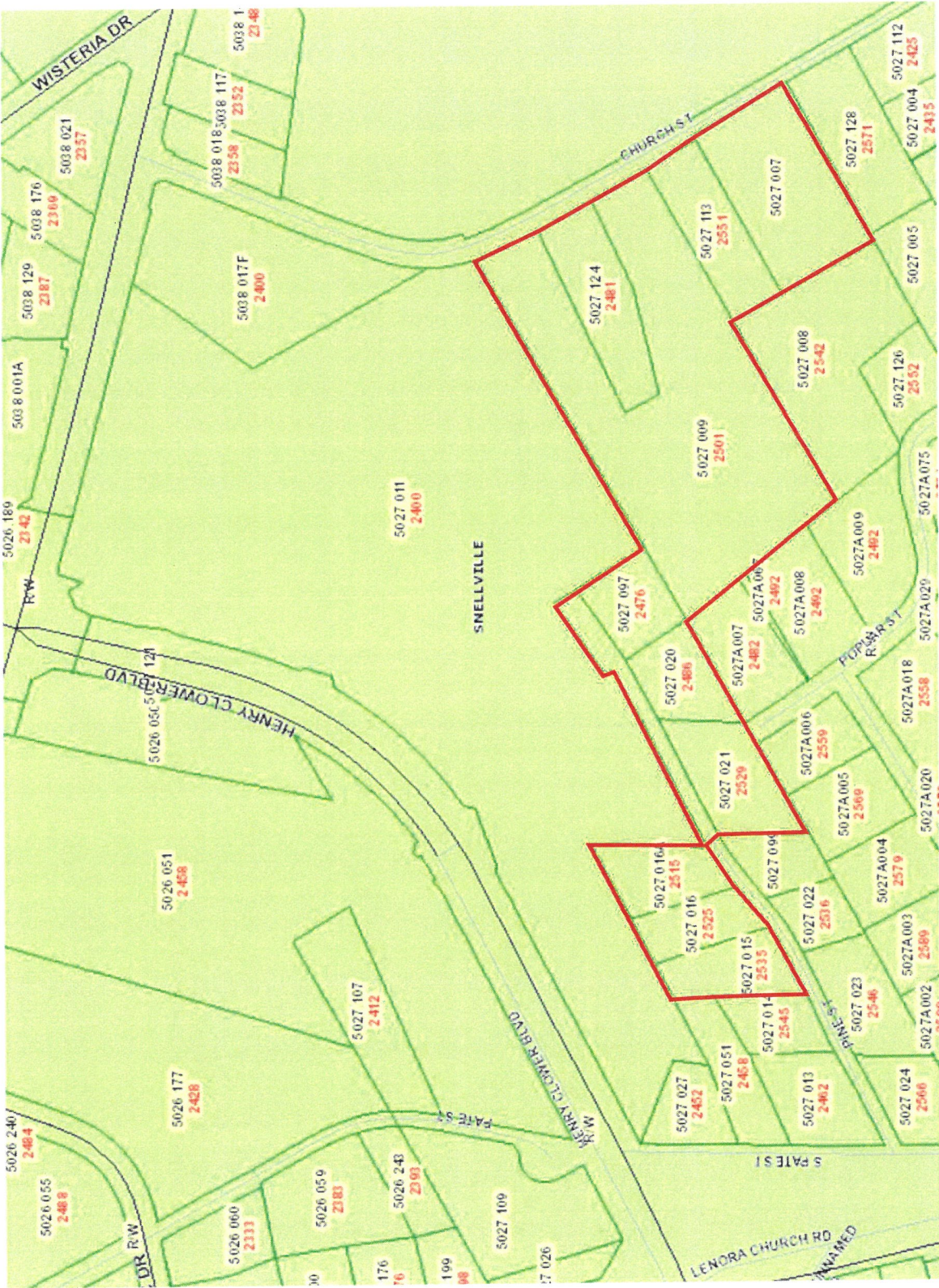
2501 Church St - R5027 009

2481 Church St - R5027 124

2551 Church St - R5027 113

R5027 007

~11,212 sf of unbuilt Pine St ROW (to be abandoned)



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 Land Use Plan Amendment and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief.

Signature of Applicant Date

Affix Notary Seal

Type or Print Name and Title

Signature of Notary Public 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 Arco Holdings to file this application.

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

[Signature] April 9, 2024
Signature of Owner Date

Michael K. Williamson, Trustee Chairman

Type or Print Name and Title

Affix Notary Seal


[Signature] April 9, 2024
Signature of Notary Public Date



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 Land Use Plan Amendment and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief.



Signature of Applicant

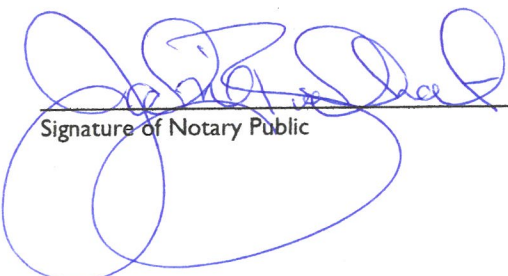
4/8/24

Date

Parker Lunnards / vs

Type or Print Name and Title





Signature of Notary Public

4/8/2024

Date

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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 _____ to file this application.

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

Signature of Owner

Date

Type or Print Name and Title

Affix Notary Seal

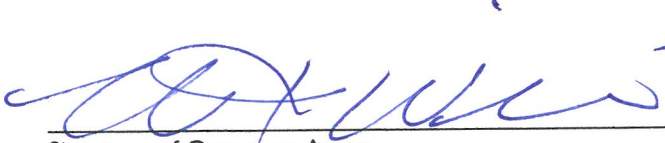
Signature of Notary Public

Date

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.



Signature of Owner or Agent

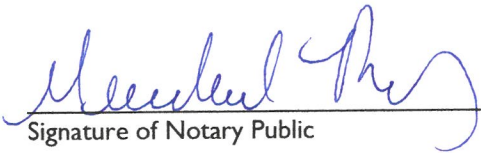
April 9, 2024

Date

Michael K. Williamson, Trustee Chairman

Type or Print Name and Title

Affix Notary Seal



Signature of Notary Public

April 9, 2024

Date

