



LAND USE PLAN AMENDMENT APPLICATION

RECEIVED

MAR 15 2022

APPLICATION TO AMEND THE FUTURE LAND USE MAP, SNELLVILLE GEORGIA
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

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

DATE RECEIVED: _____

**1600 & 1642 ATHENS HWY #2200140
RZ 22-03, LUP 22-03, SUP 22-04
PARCEL- R5069-011, R5069-282**

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

Will Creekmore / VP of Dev. / Manor Lake Development
Name (please print)
316 Hillside Drive #1354
Address
Waleska, GA 30183
City, State, Zip Code
770-318-5412
Phone Number(s) Fax

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

Ridgecliff LLC / Danny Herman / Owner
Name (please print)
4983 Rabbit Farm Road
Address
Loganville, GA 30052
City, State, Zip Code
678-439-1776
Phone Number(s) Fax

Contact Person: Split Silk Properties LLC / Jeff Timler / Owner Phone: 678-439-1776 Fax: _____
Cell Phone: _____ E-mail: splitsilkproperties@gmail.com

Present Future Land Use Map (FLUM) Designation: Public/Civic & Commercial & Retail
Requested/Proposed Future Land Use Map (FLUM) Amendment: Public / Civic & Medium Density Residential
Proposed Use (Describe): Senior Village
Property Address/Location: 1600 & 1642 Hwy 78 Grayson, GA 30019 District 5 Land Lot 69 Parcel(s) 011 & 282

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: Yes. The proposed zoning, site plan, SUP, and requested variance will allow for a quality development. Nearby uses are mostly medium density and commercial which is consistent with our proposed use.

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

Response: No. The adjacent property is already medium density which is consistent with our proposal and transition well.

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: No. The proposed residential continuing care community and the assisted living facility will all be marketed and restricted towards seniors and retirees, many of whom will not drive and therefore will be little to no burden on existing streets, transportation, utilities, or schools.

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: The City and Council has made senior-targeted developments a goal and policy initiative because these are some impact services and infrastructure the least. This area is in need of a use that will be a catalyst for future quality developments.

CERTIFICATIONS

APPLICANT'S CERTIFICATION

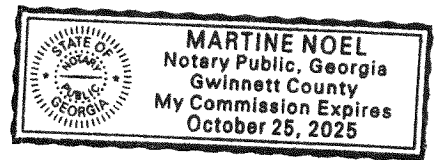
The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Land Use Plan Amendment and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief.

[Signature] 12/8/2021
Signature of Applicant Date

Will Creekmore / VP of Development / Manor Lake Development
Type or Print Name and Title

Affix Notary Seal

Martine Noel 3/14/2022
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 Ridgecliff LLC / Danny Herman / Member to file this application.

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

[Signature] 3-14-2022
Signature of Owner Date

Ridgecliff LLC / Danny Herman / Member
Type or Print Name and Title



Affix Notary Seal

[Signature] 3/14/2022
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.

Danny Herman *Member* *3-14-2022*
Signature of Owner or Agent Date

Ridgecliff LLC / Danny Herman / Member
Type or Print Name and Title

J. M. [Signature] *3/14/2022*
Signature of Notary Public Date

