



# REZONING APPLICATION

RECEIVED

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

APR 7 2022

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

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT  
CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT  
2045, 2055, 2065, 2075 MAIN ST #2200143  
PARCEL- 5059 248, 485, 486, 487, 248

**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.

CKK Development  
Name (please print)  
270 N Clayton Street  
Address  
Lawrenceville Ga 30046  
City, State, Zip Code  
678-314-0466  
Phone Number(s) Fax

Larry Garner  
Name (please print)  
2885 Atkinson Rd  
Address  
Loganville Ga 30052  
City, State, Zip Code  
404-803-1725  
Phone Number(s) Fax

Contact Person: Andy Lunsford Phone: 678-314-0466 Fax:  
Cell Phone: 678-314-0466 E-mail: andy@ckkdev.com

Present Zoning District Classification: Commercial Retail Requested/Proposed Zoning District Classification: BG (General Business) R-TH

Present Future Land Use Map (FLUM) Designation: Commercial Retail Does the FLUM Require Amending?  No  Yes\*

Proposed Use (Describe): Develop into 27<sup>27</sup> Townhome lots (27 Lots)

Property Address/Location: 2045, 2055, 2065 & 2075 Main St E District 5<sup>th</sup> Land Lot 59 Parcel(s) R5059-485, 486, 487, 248

\* 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.II. 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: Yes. The subject property has vacant lots (commercial) on the east and west that can only benefit from additional residents next door. To the North is the Olde Hickory Village Sub-Division (Residential Use)

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

Response: The only impact will be the shared use of Hickory Station Drive. We feel that the proposed plan that we have submitted will have little to no impact of the Olde Hickory Village residents

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

Response: With the current zoning, the subject property has remained unused with little interest in improving. Due to its small size, we feel the change to a Residential Townhome zoning is the highest and best use.

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: The proposed <sup>27</sup> Townhomes will cause a minimal impact on transportation facilities, utilities, and schools. As stated above, the impact on streets is minor with our current design.

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

Response: We are asking that the Future Land Use Plan be amended. With the only adjacent property that is in use being residential, we feel that the amendment is consistent with the intent of the Future Land Use Plan

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: As stated above, due to the small size of the subject property, rezoning to residential is the highest and best use of the property

**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] 3/7/22  
Signature of Applicant Date

Joshua (Duncan) Corley - Pres.  
Type or Print Name and Title

Affix Notary Seal

[Signature] 3/7/22  
Signature of Notary Public Date  
exp. 4/7/23

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 CKK Development Services to file this application.

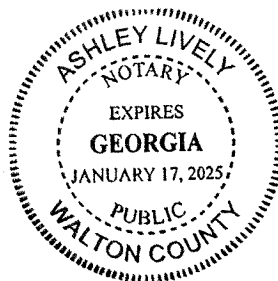
Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

[Signature] 3-7-22  
Signature of Owner Date

LARRY C. GARNER  
Type or Print Name and Title

Affix Notary Seal

[Signature] 3-07-22  
Signature of Notary Public Date



**CONFLICT OF INTEREST CERTIFICATIONS  
FOR REZONING APPLICATION**

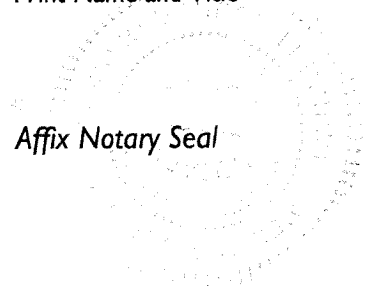
The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

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

Jerry V. Lawrence 4/21/22 LARRY C. GARNER  
Signature of Applicant Date Type or Print Name and Title

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

Melissa Corley 4/21/22  
Signature of Notary Public Date  
*exp. 4/2/23*



Affix Notary Seal

**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: LARRY C. GARNER

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.

**CONFLICT OF INTEREST CERTIFICATIONS  
FOR REZONING APPLICATION**

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

[Signature] \_\_\_\_\_ 4/21/22  
Signature of Applicant Date

Joshua Corley / Pres.  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Attorney or Representative Date

\_\_\_\_\_  
Type or Print Name and Title

Melvin Corley \_\_\_\_\_ 4/21/22  
Signature of Notary Public Date  
*Exp. 4/7/23*



**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: Joshua Corley

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.

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.

Larry C. Garner 3-7-22  
Signature of Owner or Agent Date

LARRY C. GARNER  
Type or Print Name and Title

Affix Notary Seal

Melissa Corley 3/7/22  
Signature of Notary Public Date  
exp. 4/7/23