



RECEIVED

# REZONING APPLICATION

MAY 17 2022

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

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: \_\_\_\_\_

1725 ROCKDALE CIR #2200256  
REZONE RZ 22-07, LUP 22-06  
PARCEL- R5060-008

**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.

Century Communities of Georgia, LLC  
Name (please print)  
3091 Governors Lake Drive, Suite 200  
Address  
Norcross, Georgia 30071  
City, State, Zip Code  
(470) 880-5874  
Phone Number(s) Fax

Hazel L Lee  
Name (please print)  
1725 Rockdale Circle  
Address  
Snellville, Georgia 30078  
City, State, Zip Code  
Phone Number(s) Fax

Contact Person: Dakota Carruthers Phone: (470) 880-5874 Fax: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_ E-mail: Dakota.Carruthers@centurycommunities.com

Present Zoning District Classification: RS-15 Requested/Proposed Zoning District Classification: RS-5

Present Future Land Use Map (FLUM) Designation: Medium Density Residential Does the FLUM Require Amending?  No  Yes\*

Proposed Use (Describe): 98-unit single-family detached residential subdivision

Property Address/Location: 1725 Rockdale Circle; 1689 Rockdale Circle District 5th Land Lot 60 Parcel(s) R5060 008 and R5060 023

\* 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: See Standards Governing the Exercise of the Zoning Power, attached.

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

Response: See Standards Governing the Exercise of the Zoning Power, attached.

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

Response: See Standards Governing the Exercise of the Zoning Power, attached.

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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: See Standards Governing the Exercise of the Zoning Power, attached.

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

Response: See Standards Governing the Exercise of the Zoning Power, attached.

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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: See Standards Governing the Exercise of the Zoning Power, attached.

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PARKER POE ADAMS & BERNSTEIN LLP  
To: City of Snellville, Planning & Development Department

**Additional Page to Rezoning Application and associated Land Use Amendment  
Application by Century Communities of Georgia, LLC**

Additional Property Owner

Brenda Glasgow Lee  
1689 Rockdale Circle  
Snellville, Georgia 30078  
Tax Parcel ID R5060 023



Shaun R. Adams  
*Counsel*  
t: 678.690.5732  
f: 404.869.6972  
shaunadams@parkerpoe.com

Atlanta, GA  
Charleston, SC  
Charlotte, NC  
Columbia, SC  
Greenville, SC  
Raleigh, NC  
Spartanburg, SC  
Washington, DC

May 17, 2022

**Via Hand Delivery**

Mr. Jason Thompson  
City of Snellville  
Planning & Development Department  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, Georgia 30078

Re: Rezoning Application together with associated Land Use Plan Amendment Application (the "Application") by Century Communities of Georgia, LLC (the "Applicant") to rezone that certain real property located at 1725 Rockdale Circle, City of Snellville, Georgia 30078, Tax Parcel Number R5060 008, and 1689 Rockdale Circle, Snellville, Georgia 30078, Tax Parcel Number R5060 023 (both parcels, collectively, the "Property") from RS-15 to RS-5 and to amend the City of Snellville Future Land Use Map ("FLUM") to change Property's existing land use designation of Medium Density Residential to Low Density Residential

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER: REZONING APPLICATION, ATTACHMENT A**

Applicant is requesting the rezoning of Property, from the current RS-15 (Single-Family Residential) to RS-5 (Single-Family Residential) to construct a 98-unit single-family detached residential subdivision with a total site density of 3.91 units per acre.

**A. Will this proposed rezoning and the proposed land use change permit a use that is suitable in view of the use and development of adjacent and nearby properties?**

The proposed rezoning and the proposed land use change will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The rezoning and the land use change will allow for low-density residential development within Skyland area where predominate land use already is low-density residential.

**B. Will this proposed rezoning and the proposed land use change adversely affect the existing use or usability of adjacent or nearby properties?**

The proposed rezoning and land use change will positively affect the existing use of nearby properties by expanding the supply of available housing that is consistent with the character of the surrounding neighborhoods and provides options for families and professionals in the area.

PPAB 7516267v1

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City of Snellville  
July 6, 2021  
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**C. Does the property to be affected by the proposed rezoning have reasonable economic use as currently zoned?**

Due to the size, shape, and topography of the Property, it does not have reasonable economic use as currently zoned.

**D. Will the proposed rezoning and the proposed land use change result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

The Property is in an appropriate location for the proposed development, and the proposed rezoning and land use change will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Applicant's request for a land use change would result in a lower density development in accordance with surrounding uses while providing a transitional density from the RS-15 properties and the commercial corridor along E Main St, resulting in little to no impact to the surrounding properties or schools.

**E. Is the proposed rezoning in conformity with the policy and intent of the Future Land Use Plan?**

The proposed rezoning and land use change is in conformance with the policy and intent of the land use plan. The proposed rezoning is consistent with the Comprehensive Plan Future Development Map designation of Skyland. The City's Comprehensive Plan describes Skyland as a group of neighborhoods that protects its residential character, a school-focused community with strong social ties to neighborhood schools. Skyland is characterized by a mix of older ranch homes and newer subdivisions with traditional, tow-story homes. Predominate Land Uses in Skyland are low-density residential. The proposed rezoning to RS-5 is consistent with the Skyland character of low-density residential. Further, the proposed rezoning would provide a transitional use from the established subdivisions and the commercial corridor along E. Main St.

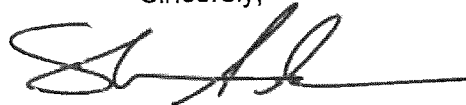
**F. Are there other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning?**

The Property's location surrounded by low-density residential areas is well-suited for a quaint, high-quality, single family detached home subdivision in a walkable setting. The proposed rezoning and land use change would allow for a development consistent with the character of the surrounding residential at a lower density than identified on the Future Land Use Map while still providing the transitional density and walkable setting intended by the City's Comprehensive Plan.

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Applicant respectfully requests that the Community Development Department (the "**Department**") recommend approval of the Application to the Planning Commission and the City Council. Applicant is happy to answer questions or provide any additional information that the Department and the City may have with regard to this Application.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Adams', with a long horizontal flourish extending to the right.

Shaun R. Adams

SRA/avd  
cc:







AUTHORIZATION TO INSPECT PREMISES

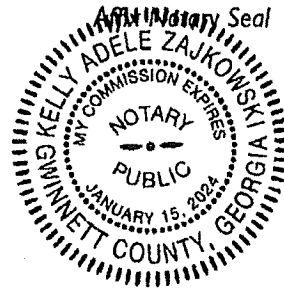
With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

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

Brenda Lee Eaves 5/6/22  
Signature of Owner or Agent Date

Brenda Lee Eaves  
Type or Print Name and Title

Kelly Adele Zajkowski 5/6/22  
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.

*Hazel L Lee*

*5/5/22*

\_\_\_\_\_  
Signature of Owner or Agent

\_\_\_\_\_  
Date

*Hazel L Lee*  
\_\_\_\_\_  
Type or Print Name and Title

Affix Notary Seal

*Douglas W. Lee*

*5/5/22*

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

Douglas W. Lee  
Notary Public, Gwinnett County, Georgia  
My Commission Expires 1-8-23

**CONFLICT OF INTEREST CERTIFICATIONS  
FOR REZONING APPLICATION**

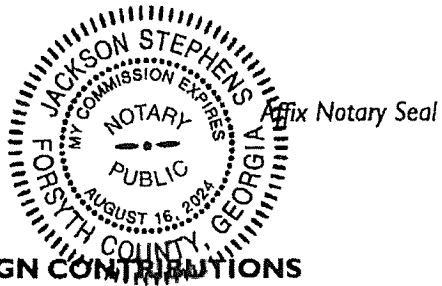
The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

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

[Signature]                      5/9/22                      Dakota Carruthers  
Signature of Applicant                      Date                      Type or Print Name and Title

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

[Signature]                      5/9/22  
Signature of Notary Public                      Date



**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: \_\_\_\_\_

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

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
	5/16/22
Signature of Applicant's Attorney or Representative	Date
	5/16/2022
Signature of Notary Public	Date

Type or Print Name and Title
Shawn Adams, Attorney
Type or Print Name and Title



### 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: Shawn Adams

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.

**DESCRIPTION OF  
1725 & 1689 Rockdale Circle**

All that tract or parcel of land lying and being in Land Lot 60 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCING** at a 1'' rod found at the common Land Lot corner of Land Lots 37, 38, 59, and 60; **THENCE** proceeding along the common Land Lot Line of Land Lots 37 and 60 South 29 degrees 58 minutes 22 seconds East a distance of 965.00 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING**.

**THENCE** from said **TRUE POINT OF BEGINNING** leaving the common Land Lot Line of Land Lots 37 and 60 the following courses and distances: North 25 degrees 57 minutes 04 seconds East a distance of 413.43 feet to a 1/2'' rebar found; **THENCE** North 33 degrees 26 minutes 42 seconds East a distance of 485.65 feet to a 1/2'' rebar found; **THENCE** North 48 degrees 16 minutes 37 seconds East a distance of 137.59 feet to a 2'' open top pipe found; **THENCE** South 65 degrees 15 minutes 15 seconds East a distance of 138.42 feet to an iron pin set; **THENCE** South 65 degrees 15 minutes 15 seconds East a distance of 239.96 feet to a 1 1/2'' open top pipe found; **THENCE** North 77 degrees 17 minutes 41 seconds East a distance of 243.97 feet to a 1/2'' rebar found on the westerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way); **THENCE** proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: along a curve to the left with a radius of 1636.35 feet and an arc length of 73.87 feet, said curve having a chord bearing of South 28 degrees 45 minutes 50 seconds East and a chord distance of 73.86 feet to an iron pin set; **THENCE** South 30 degrees 53 minutes 12 seconds East a distance of 117.60 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 657.59 feet and an arc length of 200.55 feet, said curve having a chord bearing of South 21 degrees 35 minutes 25 seconds East and a chord distance of 199.77 feet to an iron pin set; **THENCE** South 13 degrees 16 minutes 47 seconds East a distance of 65.93 feet to an iron pin set; **THENCE** South 12 degrees 24 minutes 40 seconds East a distance of 114.53 feet to an iron pin set; **THENCE** South 11 degrees 54 minutes 06 seconds East a distance of 107.59 feet to an iron pin set; **THENCE** South 12 degrees 23 minutes 08 seconds East a distance of 119.63 feet to an iron pin set on the northerly Right-of-Way Line of Rockdale Circle; **THENCE** proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: South 45 degrees 58 minutes 46 seconds West a distance of 131.95 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 1221.14 feet and an arc length of 113.85 feet, said curve having a chord bearing of South 49 degrees 44 minutes 56 seconds West and a chord distance of 113.81 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 1987.20 feet and an arc length of 139.50 feet, said curve having a chord bearing of South 54 degrees 30 minutes 12 seconds West and a chord distance of 139.47 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 1149.82 feet and an arc length of 156.70 feet, said curve having a chord bearing of South 59 degrees 40 minutes 34 seconds West and a chord distance of 156.58 feet to an iron pin set; **THENCE** South 65 degrees 09 minutes 53

seconds West a distance of 97.82 feet to an iron pin set; THENCE along a curve to the right with a radius of 2246.68 feet and an arc length of 144.37 feet, said curve having a chord bearing of South 64 degrees 56 minutes 01 seconds West and a chord distance of 144.34 feet to an iron pin set; THENCE along a curve to the left with a radius of 1101.09 feet and an arc length of 31.75 feet, said curve having a chord bearing of South 61 degrees 21 minutes 07 seconds West and a chord distance of 31.75 feet to an iron pin set; THENCE South 58 degrees 03 minutes 50 seconds West a distance of 53.36 feet to a 1/2" rebar found; THENCE leaving the northerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way) the following courses and distances: North 29 degrees 57 minutes 52 seconds West a distance of 606.56 feet to a 1/2" rebar found; THENCE South 60 degrees 02 minutes 33 seconds West a distance of 349.55 feet to a 1/2" rebar found on the common Land Lot Line of Land Lots 37 and 60; THENCE proceeding along the common Land Lot Line of Land Lots 37 and 60 North 29 degrees 58 minutes 22 seconds West a distance of 122.10 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING**.

Said tract contains 1,091,256 square feet or 25.052 acres.

