



REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

RECEIVED
AUG 16 2022
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

2706 LENORA CHURCH RD #2200473
REZONING APP RZ 22-08
PARCEL- 5028 001
BRITT AND CAMP

Owner's Agent
 Contract Purchaser
 Property Owner

Applicant is: (check one)

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

Lazaro Mota c/o Alliance Engineering and Planning

BRITT AND CAMP LLC

Name (please print)
299 South Main Street
Address
Alpharetta GA 30009
City, State, Zip Code
770-225-4730 ext. 819
Phone Number(s) Fax

Name (please print)
PO BOX 550
Address
Snellville GA 30078
City, State, Zip Code
Phone Number(s) Fax

Contact Person: Tyler Lasser Phone: 770-225-4730 ext. 819 Fax: _____
Cell Phone: 770-225-4730 ext. 819 E-mail: Tylerl@allianceco.com

Present Zoning District Classification: RS-30 Requested/Proposed Zoning District Classification: RS-5

Present Future Land Use Map (FLUM) Designation: Low Density Res. Does the FLUM Require Amending? No Yes*

Proposed Use (Describe): Single-family detached subdivision

Property Address/Location: 2706 Lenora Church Road District 5 Land Lot 028 Parcel(s) 001

* 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

CERTIFICATIONS

APPLICANT'S CERTIFICATION

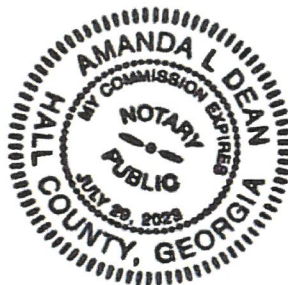
The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Rezoning and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief.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

[Signature] _____ 5/13/22
Signature of Applicant Date

Lazaro Mota
Type or Print Name and Title

Affix Notary Seal

[Signature] _____ 05/13/2022
Signature of Notary Public Date



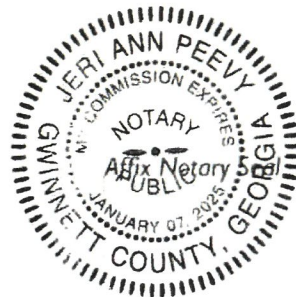
PROPERTY OWNER'S CERTIFICATION

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 AEP 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.

[Signature] _____ 5-13-2022
Signature of Owner Date

Tony Britt, Partner
Type or Print Name and Title



[Signature] _____ 5-13-22
Signature of Notary Public Date

**CONFLICT OF INTEREST CERTIFICATIONS
FOR REZONING APPLICATION**

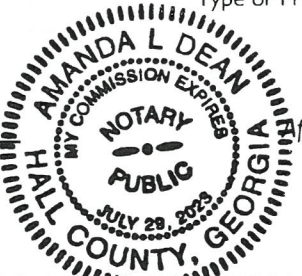
The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

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

Lazaro Mota 5/13/22 Lazaro Mota - Applicant
Signature of Applicant Date Type or Print Name and Title

Tyler Lasser 5/13/22 Tyler Lasser - AEP
Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

Amanda L Dean 05/13/2022 Notary Seal
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: Lazaro Mota

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.

Applicant's Letter of Intent

2707 Lenora Church Road

The applicant, Lazaro Mota, requests to rezone the approximately 2.765-acre site located on Lenora Church Road from RS-30 to RS-5 to construct a new single-family detached subdivision. As proposed, the development will include a total of 11 lots and abundant open space. Homes will be two-stories with a modern farmhouse-style architecture, including a variety of concrete exterior materials. Homes will range between 2,400 and 2,800 square feet, all of which will include a minimum 2-car garage. The price of the homes will start in the mid-500s. As proposed, the development will include sidewalks throughout the site, which provide safe and efficient access to the Lenora Church frontage. The added sidewalks interior to the site will connect to those existing along Lenora Church frontage, which are consistent from Briscoe Park to the Snellville Town Center. An additional path will be provided adjacent to the stormwater management pond, for additional access to the site's frontage. The use, which will remain as single-family residential, will be consistent with the predominately residential uses in the surrounding area. Further, the use is consistent with the future land use map, which categorizes the subject site as low-density residential. Because the development will remain at a density below 4 units per acre, it will remain consistent with the future land use plan.

The applicant looks forward to meeting with staff as well as the community to answer all questions or concerns and is excited to be able to provide exceptional homes in a highly desirable section of Snellville. Please refer to the attached documents for additional details regarding the layout and appearance of the proposed single-family detached dwellings.

- a. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. **Yes, the area is primarily residential subdivisions including to the north of the subject site, and across Lenora Church Road. The adjacent site to the south includes a Snellville public library.**
- b. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property. **No, it would not adversely affect the use of adjacent or nearby property. The use would be consistent with the surroundings and would be beneficial to the area.**
- c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. **Due to the size and location of the lot along with the pattern of residential infill in the area, it does not have a reasonable economic use as it is currently zoned.**
- d. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing, streets, transportation facilities, utilities, or schools. **The zoning will not result in a use that would cause excessive or burdensome use of existing streets transportation facilities utilities or schools.**
- e. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Map. **Yes, the use is consistent with the intent of the Future Land Use Map. The site is intended for low density residential and will remain consistent with the requirements of the future land use category under the proposed zoning and development.**
- f. Whether there is 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. **The pattern of residential infill in the area and consistency with the future land use plan and among reasons for the approval of the request zoning.**

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

BOUNDARY SURVEY OF AN EXISTING TAX PARCEL

LAND LOT 28 OF THE 5TH LAND DISTRICT CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA

REFERENCE DEED: D.B. 14430 PG. 71 EXISTING TAX PARCEL: R5028 001

BRITT & CAMP, LLC

BOUNDARY SURVEY FOR:

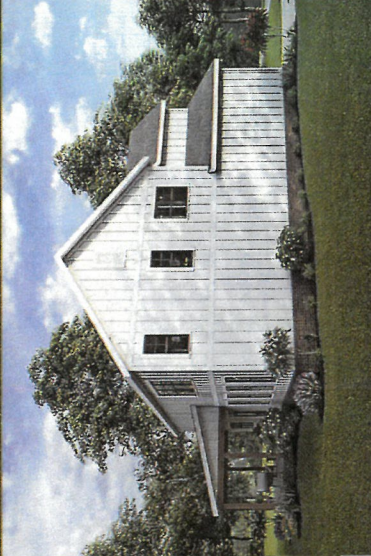
NO.	DATE:	REVISION:	
SURVEY INFORMATION:			
DATE: 5/17/19		LAND LOT: 28	
COUNTY: GWINNETT		CITY: SNELLVILLE	
JOB NUMBER: 19-187		SCALE: 1"=50'	
DATE OF FIELD WORK: 4/5/2019		DRAWN BY: BENNETT	

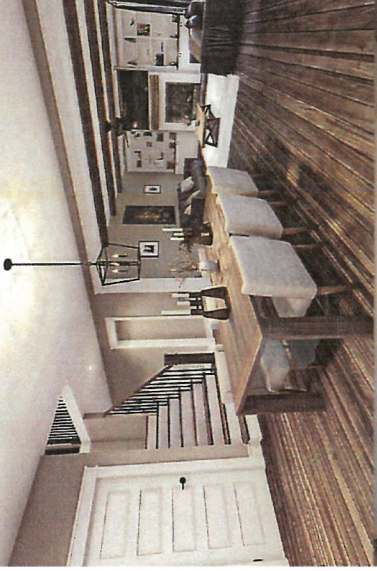
ACRE
 PROFESSIONAL SURVEYORS
 PREPARED BY: A Georgia Land Surveying Firm, LSF# 001105
 ACRE GROUP, INC.
 1105 HUNTERS HILL (GEORGIA) RD, SUITE 200
 SNELLVILLE, GA 30078

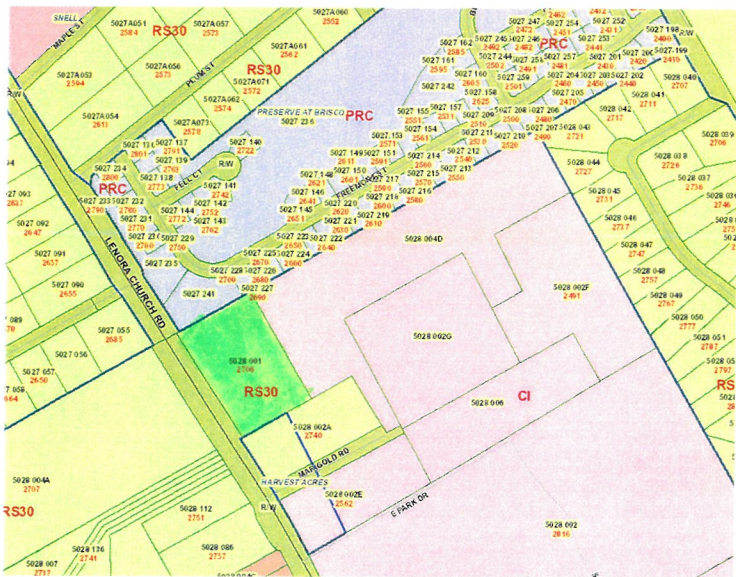
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 - 27059000" RFB
 - 27125000" RFB
 - 27191000" RFB
 - 27257000" RFB
 - 27323000" RFB
 - 27389000" RFB
 - 27455000" RFB
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 - 30557000" RFB
 - 30623000" RFB
 - 30689000" RFB
 - 30755000" RFB
 - 30821000" RFB
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SITE INFORMATION
 AREA: 2,705 ACRES
 LOCAL UNIT: 012, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 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2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2







REZONING APPLICATION CHECKLIST

The following is a checklist of information required for submission of a Rezoning application. The Planning and Development Department reserves the right to reject any incomplete application.

- Application Form with notarized signatures
- Application and Public Notice Fees (make check payable to City of Snellville, Georgia)
- Recorded Warranty Deed, Quit Claim Deed or other recorded legal instrument showing evidence of ownership in the real property subject to the application
- Property Legal Description for each subject parcel, Composite legal description if more than one parcel.
- As-Built Boundary Survey (current within one-year)
- Site Plan (24" x 36" full size original and one 11" x 17" reduction) – See requirements on next page
- Floor Plan, if applicable (11" x 17")
- Colored Building Elevations (all elevations – may be conceptual or photographs)
- Letter of Intent summarizing proposed project.
- Traffic Impact Analysis (when required by UDO Sec. 103-5.2)
- Verification of Paid Property Taxes
- Applicant Certification with Notarized Signature (Attachment A)
- Property Owner Certification with Notarized Signature (Attachment A)
- Conflict of Interest Certification/Campaign Contributions (Attachment B)
- Additional information deemed necessary by the Planning Director in order to evaluate a proposed use and its relationship to the surrounding area.
- Provide Ten (10) Colored Copies of Application Original and exhibits
- Provide Ten (10) full-size copies and 11" x 17" reduction of Site Plan
- Provide Ten (10) 11"x17" Copies of Floor Plan
- Provide Ten (10) 8-1/2"x11" Colored Copies of Building Elevations
- Provide CD-ROM or USB Flash Drive containing digital files (in .PDF format) of Complete Application (including all attachments, exhibits, survey, plans, photos, reports, etc.)

SITE PLAN REQUIREMENTS

SITE PLANS shall include the following, unless waived by the Director of Planning and Development:

- Property lines of all lots
- Adjoining streets w/street names, adjoin alleys
- Professional's signature, date, seal, or registration number
- Scale, north arrow, date, and revision date(s)
- Site Plan Specifications (show all applicable specifications on the site plan in chart form – see attached sheet)
- Proposed lot sizes in square feet and acres
- Vicinity map at a scale of not less than 1" equals 2000 feet
- Existing and proposed roads (dimensioned, including rights-of-ways)
- Easements and utilities
- Watercourses and their names
- Any bridges and culverts
- Present use of any structure
- Existing topography with a maximum of 5-foot contour intervals at a minimum scale of 1" equals 50 feet
- Flood plains, flood hazard districts, and floodways as per FEMA

Include as Applicable:

- Sidewalks (required for all new construction)
- Show tree, landscaped strips, and street furniture (including street lights)
- Footprints (outlines) of existing and proposed buildings, structures, and additions
- Building entrance locations
- Show striping of parking structures, and loading spaces and areas
- Show landscaping of parking lots
- Curb cuts, driveways (indicate one-way or two-way), parking pads, turnarounds
- Bicycle/moped spaces or racks
- Van, shuttle bus, taxicab parking spaces or waiting areas
- Location and dimensions of landscaped buffers and landscaping screens
- Front, side, rear yard setbacks (dimensioned)
- Recreation facilities such as pools, playgrounds, picnic areas, etc.
- Location of dumpsters & garbage cans
- Crosswalk paving and driveway medians and refuge areas
- Zoning classifications – current and proposed
- Square footage of buildings and structures
- Square footage and use of accessory space
- Number of dwelling units
- Height of buildings and structure in feet
- Gross land area
- Total open space or lot coverage
- Number of parking and loading spaces – minimum required and proposed