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CITY OF SNELVILLE
PLANNING & DEVELOPMENT

REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELVILLE 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

1501 CHURCH ST / 2400 MAIN ST ARRIS HOLDINGS
#2400135 RZ 24-01-LUP 24-01-SUP 24-01
PARCEL- 5027 009; 007; 113; 124 ;097 ;020; 021; 164; 016; 015

Version 10-29-2020

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 Zoning District Classification: RS-30 Requested/Proposed Zoning District Classification: TC-R

Present Future Land Use Map (FLUM) Designation: Towne Center & Residential-Low Density Does the FLUM Require Amending? No Yes*

Proposed Use (Describe): Class A+ multifamily development

Property Address/Location: Address and parcel list attached District 5th Land Lot 27 Parcel(s) See attached

* 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 attached

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

Response: See attached

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

Response: See attached

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 attached

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

Response: See attached

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 attached

A. Whether the zoning proposal will permit a use that is suitable in view of the use 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. The proposed rezoning will permit a use that is suitable, and similar, in view of these adjacent and nearby uses. The rezoning 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 zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

The proposed rezoning 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 property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The proposed development will activate vacant land parcels that currently have no economic use under the current zoning. Additionally, a portion of the property contains a stream and the land within the buffers have no economic use, as they are unbuildable without significant impacts to the existing greenspace.

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.

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 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.

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

The proposed rezoning will conform with the policy and intent of the land use plan. The proposed rezoning is consistent with the 2040 Comprehensive Plan Towne Center Character Area, which calls for high-density residential and an interconnected system of parks and greenways. The proposed development features ample community greenspace and public trail connectivity, which are specifically encouraged in the Comprehensive 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.

The Property is located in the Towne Center core of downtown Snellville, where higher densities are needed 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 rezoning. 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.

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 of Applicant Date

Type or Print Name and Title

Affix Notary Seal

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 Arviz Holdings 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] 4/10/24
Signature of Owner Date

MICHAEL K. WILLIAMSON, TRUSTEE CHAIRMAN
Type or Print Name and Title

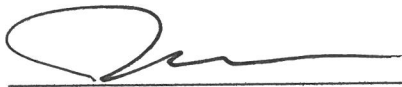
Affix Notary Seal

[Signature] 4-10-24
Signature of Notary Public Date

CERTIFICATIONS

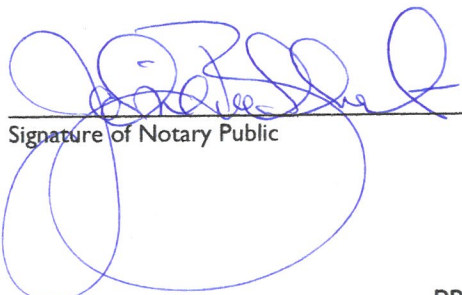
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 4/8/24
Signature of Applicant Date

Park Lamments / VP
Type or Print Name and Title



 4/8/2024
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 _____ 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 of Owner Date

Type or Print Name and Title

Affix Notary Seal

Signature of Notary Public Date

AUTHORIZATION TO INSPECT PREMISES

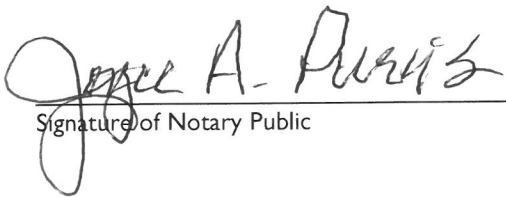
With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

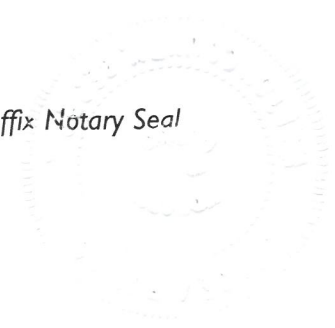
I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

 4/10/24
Signature of Owner or Agent Date

MICHAEL K. WILLIAMSON, TRUSTEE CHAIRMAN
Type or Print Name and Title

Affix Notary Seal

 4-10-24
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.

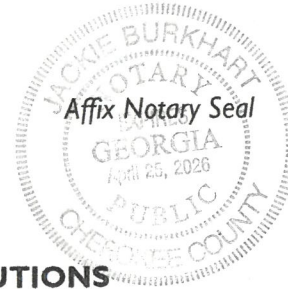
[Signature] 4/8/24
Signature of Applicant Date

Parker Lammonds / VP
Type or Print Name and Title

N/A
Signature of Applicant's Attorney or Representative Date

N/A
Type or Print Name and Title

[Signature] 4/8/2024
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: Parker Lammonds

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.

Arris Snellville Tax Parcel List:

2400 E Main St - R5027 011

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)