



# REZONING APPLICATION

RECEIVED

MAY 14 2024

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: \_\_\_\_\_

2785 MAIN ST W #2400182  
**RZ# 24-02**  
PARCEL- 5007-285

**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.

Multiple - Please see attached

Parkland Communities Inc, c/o LJA Engineering

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Name (please print)  
299 S. Main Street

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address  
Alpharetta, GA, 30009

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
City, State, Zip Code  
770.225.4730

\_\_\_\_\_  
Phone Number(s) Fax

\_\_\_\_\_  
Phone Number(s) Fax

Contact Person: Tyler Lasser Phone: 770.225.4730 Fax: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ E-mail: tlasser@LJA.com

Present Zoning District Classification: BG Requested/Proposed Zoning District Classification: R-TH

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

Proposed Use (Describe): Attached Townhomes

Property Address/Location: 2791 Stone Mountain Hwy District 5 Land Lot 007 Parcel(s) 283,285,282,165

\* 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: Please see attached

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

Response: Please see 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: Please see 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: Please see 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: Please see attached

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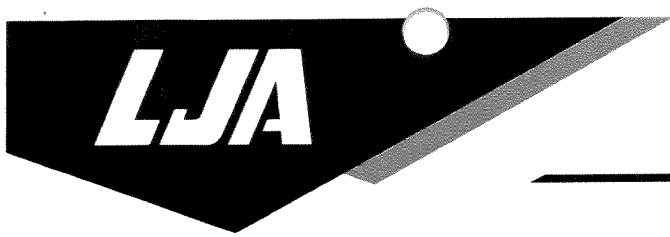
F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

Response: Please see attached

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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.

Yes, the site is situated between two commercial/office parks. The proposed development will help to support these predominately medical jobs along a corridor with minimal housing options.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.  
No, the development is intended to support the adjacent uses. Utilizing existing streets on 78, the development is ideal for infill residential.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.  
The property has maintained its vacancy over the years. With the overabundance of commercial and office uses in the area, the Applicant submits the proposed zoning is more suitable for the subject site.

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.  
No, the zoning proposal will not result in a use which will or could cause an 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 Plan.  
Yes, its within the Health Village area of the future land use plan, and near the Town Center area. This calls for housing that supports the many medical/office uses of the area. At a reasonable density, the development will act as a natural transition for the high-density uses of the town center.

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 consistency with the land use plan, the need for infill housing, and lack of demand for more office and commercial are amongst supporting grounds for approval.



770.225.4730

www.LJA.com

299 South Main Street, Suite A, Alpharetta, Georgia 30009

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### Property Owner Information

**TRACT 1: PID 5007 283**

**TRACT 2: PID 5007 285**

**TRACT 3: PID 5007 282**

VIKRAM CHAUDHARY

1085 OLD TUCKER RD, STONE MOUNTAIN, GA 30087-2949

**TRACT 4: PID 5007 165**

GRACE RIDGE SNELLVILLE LLC

2331 SELWYN AVE, CHARLOTTE, NC 28207-2713

**Contact:**

Tyler Lasser

470.202.9321

Tlasser@LJA.com

**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.

*James D. Jacobi* 4.25.2024  
Signature of Applicant Date  
JAMES D. JACOBI  
Type or Print Name and Title

Affix Notary Seal



*[Signature]* 4/25/24  
Signature of Notary Public Date

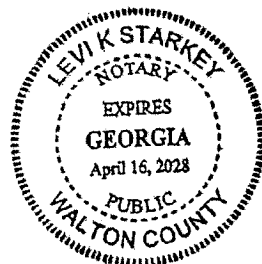
PROPERTY OWNER'S CERTIFICATION

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 Parkland Home Builders 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]* 5/10/24  
Signature of Owner Date  
VIKRAM CHANDAR  
Type or Print Name and Title

Affix Notary Seal

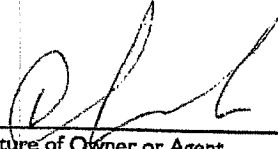


*[Signature]* 5/10/24  
Signature of Notary Public Date

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.

 5/10/24  
Signature of Owner or Agent Date

VIKRAM CHAUDHARY  
Type or Print Name and Title

Affix Notary Seal

 5/10/24  
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.

*Jack Somers*                      4.22.24  
Signature of Owner or Agent                      Date

Jack Somers Principal  
Type or Print Name and Title

Affix Notary Seal

*Khamla Sphabmixay*                      04/22/2025  
Signature of Notary Public                      Date

Khamla Sphabmixay  
NOTARY PUBLIC  
Mecklenburg County, NC  
My Commission Expires July 27, 2025



**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.

James D. Jacobi 4/25/24  
Signature of Applicant Date

JAMES D. JACOBI  
Type or Print Name and Title

Tyler Lasser 4.25.24  
Signature of Applicant's Attorney or Representative Date

Tyler Lasser  
Type or Print Name and Title

[Signature] 4/25/24  
Signature of Notary Public Date



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: Jim Jacobi

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.

#### As-Surveyed Legal Description - Overall

A parcel of land lying in the land lot 7 of the 5<sup>th</sup> land district of Gwinnett County Georgia, and being more particularly described as follows;

Commence at a found concrete monument (per plat book 144, page 235: filed in Gwinnett County Clerk's office) at the southwest corner of a mitered intersection of Fountain Drive (having a variable public right-of-way) and Stone Mountain Highway (having a variable public right-of-way); Thence run South 59 Degrees 39 Minutes 30 Seconds West along said right-of-way of Stone Mountain Highway for a distance of 150.34 feet to a point on said right of way; Thence along said right-of-way run South 71 Degrees 49 Minutes 57 Seconds West for a distance of 28.43 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322" on said right of way, said point being the POINT OF BEGINNING of the parcel herein described;

Thence run along said right of way South 73 degrees 01 minutes 32 seconds West for a distance of 29.77 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322" on said right of way; Thence leaving said right of way run North 29 degrees 28 minutes 58 seconds West for a distance of 278.21 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run South 71 degrees 28 minutes 21 seconds West for a distance of 122.04 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run South 17 degrees 46 minutes 13 seconds East for a distance of 85.21 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run South 29 degrees 30 minutes 36 seconds East for a distance of 179.44 feet to a found mag nail in an asphalt parking lot, said mag nail being on the aforementioned right of way of Stone Mountain Highway; Thence along said right of way run South 72 degrees 14 minutes 31 seconds West for a distance of 199.77 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence leaving said right of way run North 34 degrees 45 minutes 05 seconds West for a distance of 205.49 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run North 32 degrees 34 minutes 19 seconds East for a distance of 122.51 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run North 11 degrees 57 minutes 17 seconds West for a distance of 32.41 feet to a found half inch rebar; Thence run North 61 degrees 05 minutes 03 seconds East for a distance of 50.75 feet to a found half inch rebar; Thence run North 29 degrees 58 minutes 12 seconds West for a distance of 343.01 feet to a found half inch capped rebar stamped "L.S.F. 0011"; Thence run North 29 degrees 57 minutes 41 seconds West for a distance of 295.06 feet to a found half inch rebar; Thence run South 60 degrees 20 minutes 41 seconds West for a distance of 143.88 feet to a found half inch rebar; Thence run North 30 degrees 15 minutes 03 seconds West for a distance of 330.86 feet to a found half inch rebar on a common line for Nob Hill Estates, being on the southernmost line of Lot One, and the northernmost line of the parcel herein described; Thence run along common line North 60 degrees 05 minutes 52 seconds East for a distance of 359.56 feet to a found half inch rebar on said common Subdivision and being at the southernmost line of lot 57 of said subdivision; Thence leaving said common line run South 29 degrees 44 minutes 12 seconds East for a distance of 626.28 feet to a set 5/8 inch

capped rebar stamped "L.S.F. 1322"; Thence run South 29 degrees 44 minutes 12 seconds East for a distance of 722.82 feet to the POINT OF BEGINNING.

Said parcel contains 334,236 Square Feet or 7.673 Acres.

#### As-Surveyed Legal Description - Tract 1

A parcel of land lying in the land lot 7 of the 5<sup>th</sup> land district of Gwinnett County Georgia, and being more particularly described as follows;

Commence at a found concrete monument (per plat book 144, page 235: filed in Gwinnett County Clerk's office) at the southwest corner of a mitered intersection of Fountain Drive (having a variable public right-of-way) and Stone Mountain Highway (having a variable public right-of-way); Thence run South 59 Degrees 39 Minutes 30 Seconds West along said right-of-way of Stone Mountain Highway for a distance of 150.34 feet to a point on said right of way; Thence along said right-of-way run South 71 Degrees 49 Minutes 57 Seconds West for a distance of 28.43 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322" on said right of way; Thence run South 76 degrees 13 minutes 30 seconds West for a distance of 142.34 feet to a found mag nail in an asphalt parking lot, said nail being on the right of way of Stone Mountain Highway and said point being the POINT OF BEGINNING of the parcel herein described;

Thence run South 72 degrees 14 minutes 31 seconds West for a distance of 199.77 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322" on said right of way; Thence leaving said right of way run North 34 degrees 45 minutes 05 seconds West for a distance of 205.49 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run North 32 degrees 34 minutes 19 seconds East for a distance of 122.51 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run North 11 degrees 57 minutes 17 seconds West for a distance of 32.41 feet to a found half inch rebar; Thence North 61 degrees 05 minutes 03 seconds East for a distance of 50.75 feet to a found 1/2" rebar; Thence run North 60 degrees 26 minutes 59 seconds East for a distance of 36.17 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run South 50 degrees 21 minutes 46 seconds East for a distance of 75.13 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run South 17 degrees 46 minutes 13 seconds East for a distance of 85.21 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run South 29 degrees 30 minutes 36 seconds East for a distance of 179.44 feet to the right of way of Stone Mountain Highway and the POINT OF BEGINNING.

Said parcel contains 59,205 Square Feet or 1.359 Acres.

As-Surveyed Legal Description – Tract 2

A parcel of land lying in the land lot 7 of the 5<sup>th</sup> land district of Gwinnett County Georgia, and being more particularly described as follows;

Commence at a found concrete monument (per plat book 144, page 235: filed in Gwinnett County Clerk's office) at the southwest corner of a mitered intersection of Fountain Drive (having a variable public right-of-way) and Stone Mountain Highway (having a variable public right-of-way); Thence run South 59 Degrees 39 Minutes 30 Seconds West along said right-of-way of Stone Mountain Highway for a distance of 150.34 feet to a point on said right of way; Thence along said right-of-way run South 71 Degrees 49 Minutes 57 Seconds West for a distance of 28.43 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322" on said right of way, said point being the POINT OF BEGINNING of the parcel herein described;

Thence run along said right of way South 73 degrees 01 minutes 32 seconds West for a distance of 29.77 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322" on said right of way; Thence leaving said right of way run North 29 degrees 28 minutes 58 seconds West for a distance of 278.21 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run South 71 degrees 28 minutes 21 seconds West for a distance of 122.04 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run North 50 degrees 21 minutes 46 seconds West for a distance of 75.13 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run South 60 degrees 26 minutes 59 seconds West for a distance of 36.17 feet to a found half inch rebar; Thence run North 29 degrees 58 minutes 12 seconds West for a distance of 343.01 feet to a found half inch capped rebar stamped "L.S.F. 0011"; Thence run North 60 degrees 01 minutes 38 seconds East for a distance of 211.55 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322"; Thence run South 29 degrees 44 minutes 12 seconds East for a distance of 722.82 feet to the right of way of Stone Mountain Highway (being a variable public right of way) and the POINT OF BEGINNING.

Said parcel contains 93,281 Square Feet or 2.154 Acres.

As-Surveyed Legal Description – Tract 3

A parcel of land lying in the land lot 7 of the 5<sup>th</sup> land district of Gwinnett County Georgia, and being more particularly described as follows;

Commence at a found concrete monument (per plat book 144, page 235: filed in Gwinnett County Clerk's office) at the southwest corner of a mitered intersection of Fountain Drive (having a variable public right-of-way) and Stone Mountain Highway (having a variable public right-of-way); Thence run South 59 Degrees 39 Minutes 30 Seconds West along said right-of-way of Stone Mountain Highway for a distance of 150.34 feet to a point on said right of way; Thence along said right-of-way run South 71 Degrees 49 Minutes 57 Seconds West for a distance of 28.43 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322" on said right of way; Thence leaving said right of way run North 29 degrees 44 minutes 12 seconds West for a distance of 722.82 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322" said point being the POINT OF BEGINNING of the parcel herein described;

Thence run South 60 degrees 01 minutes 38 seconds West for a distance of 211.55 feet to a found capped rebar stamped "L.S.F. 0011"; Thence run North 29 degrees 57 minutes 41 seconds West for a distance of 295.06 feet to a found half inch rebar; Thence run South 60 degrees 20 minutes 41 seconds West for a distance of 143.88 feet to a found half inch rebar; Thence run North 30 degrees 15 minutes 03 seconds West for a distance of 330.86 feet to a found half inch rebar on a common line for Nob Hill Estates, being on the southernmost line of Lot One, and the northernmost line of the parcel herein described; Thence run along said common line North 60 degrees 05 minutes 52 seconds East for a distance of 359.56 feet to a found half inch rebar on said common Subdivision and being at the southernmost line of lot 57 of said subdivision; Thence leaving said common line run South 29 degrees 44 minutes 12 seconds East for a distance of 626.28 feet to a set 5/8 inch capped rebar stamped "L.S.F. 1322", said point being the POINT OF BEGINNING.

Said parcel contains 181,209 Square Feet or 4.160 Acres.