

2400395  
RZ 24-06



# REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA  
RECEIVED

OCT 16 2024

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)

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

1428 MAIN ST #2400395 RZ 24-05; SUP 24-03 & RZ 24-06  
PARCEL- 5026 051; 177 AND 107  
SNELLVILLE COMMUNITY CHURCH

<b>Applicant</b> is: (check one) <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Property Owner	<b>Owner</b> (if not the applicant): <input type="checkbox"/> check here if there are additional property owners and attach additional sheets.
Name (please print) _____ 2428 Main St E _____ Address _____ Snellville, GA 30078 _____ City, State, Zip Code _____ 678.522.6598 _____ Phone Number(s) _____ Fax _____	Name (please print) _____ Address _____ City, State, Zip Code _____ Phone Number(s) _____ Fax _____

Contact Person: Tyler Lasser Phone: 470.202.9321 Fax: \_\_\_\_\_  
 Cell Phone: \_\_\_\_\_ E-mail: tlasser@lja.com

Present Zoning District Classification: CI Requested/Proposed Zoning District Classification: BG  
 Present Future Land Use Map (FLUM) Designation: Towne Center Does the FLUM Require Amending?  No  Yes\*  
 Proposed Use (Describe): Adult living/daycare, retail, restaurant  
 Property Address/Location: 2428 Main St E, Snellville, GA 30078 District 5 Land Lot 026 Parcel(s) 177

\* 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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### Proposed BG Standards

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 at a major intersection within the county and city. Currently, there is mostly commercial, and office uses in close proximity, many of which are vacant. The Town Center is directly across 78, which is in walking distance of the subject site.

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 and the Town Center. The development will be an upgrade to what is currently an outdated building.

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

There is currently an unused and outdated structure on the site. The Applicant submits that the property does not have reasonable economic value as currently zoned, but it will continue to be for commercial purposes.

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, it's within the Town Center character area of the future land use plan. Adding to the variety of services and commercial uses is encouraged.

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, and pattern of development in the area are among the reasons for approval of the zoning proposal.



**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] 10.8.2024  
Signature of Applicant Date

JAMES D. JACOBI  
Type or Print Name and Title

Affix Notary Seal

[Signature] 10/8/24  
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 COMMUNITIES 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] 10-9-24  
Signature of Owner Date

Bruce A. Hinkel  
Type or Print Name and Title

Affix Notary Seal

[Signature] 10/9/24  
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.

*James D. Jacobi*      10.8.2024      JAMES D. JACOBI MANAGER  
Signature of Applicant      Date      Type or Print Name and Title

*Tyler Lasser*      10/8/24      TYLER LASSER, LJA  
Signature of Applicant's Attorney or Representative      Date      Type or Print Name and Title

*[Signature]*      10/8/24  
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?

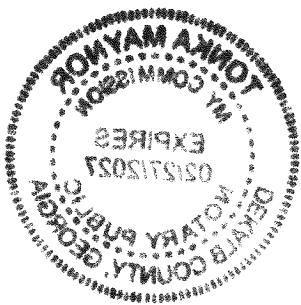
YES       NO      YOUR NAME: JAMES JACOBI

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.

[Faint, illegible text or markings]



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.

Buill 10-9-24  
Signature of Owner or Agent Date

Bruce A. Hinkel  
Type or Print Name and Title

Affix Notary Seal

[Signature] 10/9/24  
Signature of Notary Public Date



