



SPECIAL USE PERMIT APPLICATION

For All Uses

(Except Collective Residences; Hotel Motel and Extended-Stay Hotel and Places of Worship)

RECEIVED

OCT 16 2021

DATE RECEIVED

City of Snellville, Georgia Department of Planning & Development

2342 Oak Road, 2nd Floor

Snellville, Georgia 30078

Phone 770.985.3515

Fax 770.985.3551

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

<p>Applicant is: (check one)</p> <p><input checked="" type="checkbox"/> Property Owner</p> <p><input type="checkbox"/> Attorney for Property Owner</p> <p><input type="checkbox"/> Property Owner's Agent</p>	<p>Property Owner (if not the applicant): <input type="checkbox"/> check here if additional property owners and attach additional sheets.</p>
<p>Name (please print) Trustee</p> <p>Title Snellville Community Church, Inc.</p> <p>Corporate Entity Name 2428 Main St E</p> <p>Mailing Address Snellville, GA 30078</p> <p>City, State, Zip Code 678.522.6598</p> <p>Phone Number (wk) _____ (cell) _____ andy.1972@att.net</p> <p>Email Address _____</p>	<p>Name (please print) _____</p> <p>Title _____</p> <p>Corporate Entity Name _____</p> <p>Mailing Address _____</p> <p>City, State, Zip Code _____</p> <p>Phone Number (wk) _____ (cell) _____</p> <p>Email Address _____</p>

Requested Special Use (see Uses Requiring a Special Use Permit): Stacked Flats

This SUP application is also being filed along with applications for: Rezoning Land Use Plan Amendment None

Present Zoning District Classification: CI/TC-R Present Future Land Use Classification: Towne Center
Proposed Zoning District Classification: TC-R Proposed Future Land Use Classification: Towne Center

Property Street Address: 2428 Main St E, Snellville, GA 30078 Acreage: 7.77 Tax Parcel No.: 5025 051, 177, 107

APPLICATION FEES:

- Special Use Permit Application \$ 500 (without rezoning); or \$250 with rezoning
- 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)

Special use permits may not be used for securing early zoning for conceptual proposals which may not be undertaken for more than 6 months from the date the application is submitted. A special use permit application will be considered only if it is made by the owner of the property or their authorized agent.

SPECIAL USE: A use which while not permitted as a matter of right may be allowed within a given zoning district when meeting standards as prescribed by this UDO. Special land uses have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in this UDO.

UDO Sec. 103-10.1. General: Special use permits are intended as a means for the City Council to authorize certain uses that are not permitted by-right in a zoning district. Special use permits may be subject to meeting specific standards by Chapter 200 Article 6 (Use Provisions), but still require individual review by City Council because of the increased potential for incompatibility with its immediate neighborhood.

*** INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED ***

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 a Special Use Permit 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 no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate if the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, or otherwise conveyed or discontinued.

James D. Jacobi July 15, 2024
Signature of Applicant Date

JAMES D. JACOBI MANAGER
Type or Print Name and Title

Affix Notary Seal



[Signature] 7/16/24
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 PARKLANDS COMMUNITIES INC to file this application. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

Frank J. Schaefer 7/10/24
Signature of Owner Date

FRANK J. SCHAEFER TRUSTEE
Type or Print Name and Title



[Signature] 7/10/24
Signature of Notary Public Date

CONFLICT OF INTEREST CERTIFICATIONS FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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 property owners and attach additional "Conflict of Interest Certification" sheets.

James D. Jacobi July 16, 2024 JAMES D. JACOBI, MANAGER
Signature of Applicant Date Type or Print Name and Title

Tyler Lasser, L.L.A. 7/16/24 Tyler Lasser, L.L.A.
Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

[Signature] 7/16/24
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 D. 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.

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.

Bull 5-29-24
Signature of Owner or Agent Date

Bruce A. Hinkel
Type or Print Name and Title

Affix Notary Seal

Margaret Tutton 5-29-2024
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 Special Use Permit application.

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

Frank J Schaefer 7/10/24
Signature of Owner or Agent Date

FRANK J SCHAEFER TRUSTEE
Type or Print Name and Title

[Signature] 7/10/24
Signature of Notary Public Date



