



CHANGE IN CONDITIONS APPLICATION

RECEIVED

MAY 12 2026

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA AND REQUEST TO AMEND PRIOR APPROVED CONDITIONS OF ZONING

CITY OF SNELLVILLE PLANNING & DEVELOPMENT

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3514 Website: www.snellville.org

2380 WISTERIA DR #2600236 CIC 26-01
CHANGE IN ZONING CONDITIONS
PARCEL- 5038 133
VESPERA

2600 236

Version 4-1-2025

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.

SPG Planners + Engineers
Name (please print)
1725 Electric Avenue
Address
Watkinsville, GA 30677
City, State, Zip Code
706-769-9515 **N/A**
Phone Number(s) Fax

Shifa Real Estate Investments LLC
Name (please print)
[Redacted]
Address
Duluth, GA 30097
City, State, Zip Code
Phone Number(s) **N/A** Fax

Contact Person: **Mick Kittle** Title: **Sr. Project Manager** Phone: **706-769-9515**
Cell Phone: [Redacted] E-mail: [Redacted]

Request to Change the Conditions for Rezoning Case No. **RZ 24-03, SUP 24-01** and Ordinance No. **2024-05, 2024-06** Approval Date: **07-22-2024**
Property Address/Location: **2380 Wisteria Drive** District **10⁵** Land Lot **38** Parcel(s) **5038 133**

APPLICATION FEES: Please see the Planning Department Fee Schedule for application and public notification fees.

CHANGE IN CONDITIONS: The process to modify or remove conditions of zoning attached to a property by a prior rezoning.

UDO Sec. 103-9.9 Rezoning Condition Alteration

- A. An application to alter conditions of rezoning must be submitted and processed in accordance with all provisions applicable to zoning map amendments (UDO Sec. 103-9.4.C) through the Department, the Planning Commission for a public hearing, and to the City Council for a public hearing.
- B. The City Council may add or delete conditions to rezoning applications during the public hearing that are more or less restrictive than the UDO.

UDO Sec. 103-9.4.C. Zoning Map Amendments

Zoning map amendment applications must include the following:

1. Payment of the appropriate application fee as determined by the fee schedule.
2. A current legal description of the site to be rezoned. If the site proposed for amendment includes multiple lots, provide a separate legal description for each individual lot, together with a composite legal description for all lots.
3. Ten (10) printed boundary surveys of the site to be rezoned, at least one of which should be an 11 x 17-inch (or smaller) reduction. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director. The survey must have been prepared by a registered land survey no more than 12 months before the date of submittal.
4. Letter of intent explaining what is proposed.
5. Applicant's and/or owner's certification.
6. Conflict of interest certification and disclosure of campaign contributions.
7. The names and addresses of the owners of the land and their agents, if any.

Zoning map amendment applications must include the following (continued):

8. The present and proposed zoning district for the site.
9. Ten (10) copies of the proposed site plan, and one 11 x 17-inch (or smaller) reduction of the plan, drawn to scale, showing: a north arrow; land lot, district, and parcel number; the dimensions with bearing and distance; acreage; location of the tract(s); the present zoning district of all adjacent lots; the proposed location of structures, driveways, parking, and loading areas; and the location and extent of required buffer areas. The site plan must be prepared by an architect, engineer, landscape architect or land surveyor whose State registration is current and valid. The site plan must be stamped and sealed by one of the four above-mentioned professionals no more than 6 months before the date of submittal. In addition, a digital copy in .pdf and .dwg formats must be submitted using email, flash drive, or other means approved by the Director.
10. Ten (10) stapled or bound copies of the zoning map amendment application and all supporting documents, in addition to one unbound application bearing original signatures. In addition, a digital copy of all materials in .pdf format must be submitted using email, flash drive, or other means approved by the Director.
11. Each zoning map amendment application, whether submitted by the City or by another party, must include with it a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters (Attachment A):
 - a. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
 - b. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.
 - c. Whether the property to be affected by the zoning proposal has a reasonable economic use as 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.
 - e. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Map.
 - 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.
12. Architectural building renderings indicating building elevation, colors, construction materials, etc. of which the facades and roofs will consist.
13. Verification by Gwinnett County and the City of Snellville that all County and City property taxes owed have been paid (for all lots subject to this application).
14. Recorded Warranty Deed, Quit Claim Deed or other recorded legal instrument showing ownership in the real property which is subject to the application.
15. A map indicating the site and the adjacent properties, identified by tax parcel number.
16. A traffic impact analysis when required by the Planning Director.
17. An initiating party must also file any other information or supporting materials that are required by the City Council, Planning Commission, and/or the Department.

**SUBMITTAL CHECKLIST
PROVIDED ON PAGE 7
BELOW**

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: The proposed change in conditions to permit the development of 239 residential units will revitalize a currently underutilized site, aligning it with the goals and objectives of the Towne Center District. This area is surrounded by a dynamic mix of new apartments, retail spaces, and civic buildings, reinforcing the vision of a vibrant, mixed-use community. The Vespera apartments, as a key addition to this district, will complement the surrounding architecture and contribute to the desired character and growth of the Towne Center, enhancing its role as a central focal point for the City.

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

Response: This Change in Conditions application aligns with the intent of the original rezone application, with the only modification being the addition of increased density. The development of the Vespera apartments will positively impact surrounding properties and further the transformation of the Snellville Towne Center. By extending the redeveloped corridor, this project will contribute to the continued revitalization and growth of the area, helping to realize the vision for a vibrant, mixed-use district.

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

Response: The site is surrounded by extensive retail and office spaces, yet there is a significant lack of housing options. By introducing dense residential development, the project will not only address this gap but also support the existing businesses by increasing the potential customer and employee base. This, in turn, will generate economic value for the City and contribute to the overall vitality of the area.

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: **Ex-Streets:** Wisteria Drive serves as the primary thoroughfare through the TC-R district. Designed with growth in mind, the road is well-equipped to handle the increased traffic resulting from this rezone. See enclosed traffic study.
Transportation Facilities: The site is within walking distance of a regional bus stop and park-and-ride facility, providing convenient access to public transportation.
Schools: Gwinnett County maintains a student-to-teacher ratio of 14.2:1, lower than the national average of 15.4:1, which supports a high-quality educational environment for the area's residents.

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

Response: The property lies within the Towne Center District and conforms with the intent of the Future Land Use Plan. Walkability, pedestrian connectivity, and access to nearby shops, restaurants, and offices would be accommodated by providing more living opportunities within the Towne Center District.

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: As cities shift away from auto-centric designs and residents increasingly seek diverse housing options, this presents a prime opportunity to continue the momentum of thoughtful, cohesive redevelopment in the Towne Center area of downtown Snellville. This development will contribute to a more vibrant, walkable community while supporting the ongoing transformation of the district.

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 Change in Conditions 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 change in conditions application is denied by the City Council, no change in conditions application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

 04/30/2026
Signature of Applicant Date

William M. Kithe, Jr.; Sr. Project Mgr.
Type or Print Name and Title

Affix Notary Seal

 4/30/26
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 **SPG Planners + Engineers** to file this application. The undersigned is aware that that if the change in conditions application is denied by the City Council, no change in conditions 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.

 4/30/26
Signature of Owner Date

Husein Hamison; Member
Type or Print Name and Title

 4/30/26
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 Change in Conditions application.

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

[Redacted Signature] 4/30/26
Signature of Owner or Agent Date

Husein Hamirani member
Type or Print Name and Title


[Redacted Signature] 4/30/26
Signature of Notary Public Date



CONFLICT OF INTEREST CERTIFICATIONS FOR CHANGE IN CONDITIONS APPLICATION

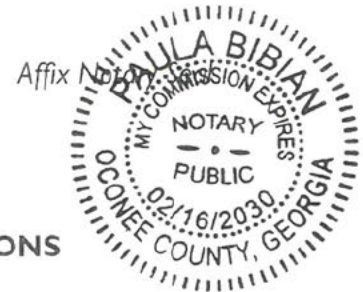
The undersigned below, making application for a Change in Conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

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

 04/25/26 William Kittle (Sr. Project Mgr.)
Signature of Applicant Date Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 04/25/26
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: Husein Hamirani

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL	CONTRIBUTIONS	DATE CONTRIBUTION
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Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078
 (770) 985-3508

2025 Property Tax Bill

Parcel ID	Tax District	Bill #
R5038 133	10 - City of Snellville	005411
Property Owner/Location/Description		Fair Market Value
SHIFA REAL ESTATE INVESTMENTS LLC 2380 WISTERIA DR		[REDACTED]
		Taxable Value
		[REDACTED]
Levies	Taxable Value	- Exemptions = Net Assessment X Tax Rate = Net Tax
City of Snellville	[REDACTED]	0 = 580,720 X 4.0000000000 = [REDACTED]
2025 STORMWATER		[REDACTED]

Exemptions:

Tax bills are sent to the owner on record as of January 1st of each year. THEY ARE NOT SENT TO MORTGAGE COMPANIES. If taxes are paid through escrow or by someone other than the name appearing on this statement (mortgage company, new owner) please forward a copy of this statement to the responsible party.

All taxes and fees that are delinquent and paid after January 15, 2026 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2026.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT WWW.SNELLVILLE.ORG

Current Year Tax	[REDACTED]
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	[REDACTED]
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	01/15/2026



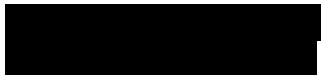
Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5038 133
 Amount Due: \$0.00
 Bill#: 005411
 Due Date: 01/15/2026

AMOUNT PAID

SHIFA REAL ESTATE INVESTMENTS LLC



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

Property Tax [View Pay Your Taxes](#)

View/Pay Your Taxes

View Bill

[Back to Account](#)

Tax Account

Parcel ID :
R5038 133

Property Type :
Real Property

Site Address :
2380 WISTERIA DR
SNELLVILLE 30078

Mailing Address :
SHIFA REAL ESTATE INVESTMENTS
LLC
1654 MORNINGDALE CIR
DULUTH GA 30097-5261

[Change Mailing Address](#)

Legal :
WISTERIA DRIVE

District :
SNELLVILLE

Last Update :
04/22/2026 08:04 PM

Tax Values

To view additional information on the valuation of your property [click here](#). You will be redirected to the Assessors' Property Information page.

Assessments

	Net Tax	Savings
+ School Taxes		\$0.00
+ County Incorporated No Police		\$0.00
Total		\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Fee	Penalty	Interest	Total Due
INST 1	27073513	11/15/2025	2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Date Paid
2025	27073513	B25.148656		11/15/2025