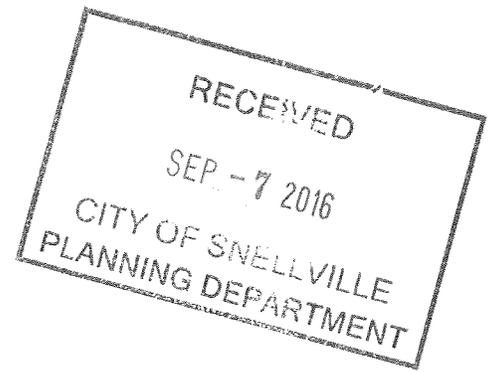


EMMANUEL INTERNATIONAL CHURCH
LETTER OF INTENT



The Emmanuel International Church seeks to purchase an existing building located at 2005 McGee Rd and refurbish the interior to hold Church services. Emmanuel Church is a small congregation currently meeting in rented unfinished warehouse space and they would like to be in a more permanent space they own. The property is currently zoned BG contains a metal building formally used as a gymnastics school. This property was rezoned in 1997 with 8 conditions . Later in 1997 two of the conditions were deleted by the City Council. Condition number 1. limiting the use of the property to a sports and physical recreation facility and condition 8. which required reversion of the property back to RS-180 if it was not used for a sports and recreation facility . The building has not been used for a few years and is presently bank owned. Therefore, the Emmanuel Church would like to submit a CUP application under section 9.10 BG. General Business District (3) Conditional Uses 5. Churches and religious institutions subject to provisions of Section 9.2 of the Snellville Zoning Ordinance to use the building for church services. Additionally the Church is also seeking a variance to reduce the side yard setbacks from 20 feet to ten feet and to locate a Church on a road classified as a minor collector. Where the side yard reduction is necessary the Zoning Board of Appeals granted a 10 foot side yard reduction in May 1997. The sports building was subsequently constructed in the reduced setback. In June 1997 the Zoning Board of Appeals voted to further reduce the setbacks to 0 feet. The remaining side yard adjacent to Ashwood Grove is heavily vegetated contains a fence and is at a higher elevation than the adjacent properties. The reduction which already exists should have little impact on neighboring homes. No outside activities, school or construction are planned on the site. Any services will be held indoors. Although only classified as a minor collector McGee Rd. extends from Highpoint Rd to Hwy 78 and is accessed by residential development, businesses, and South Gwinnett Park.

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