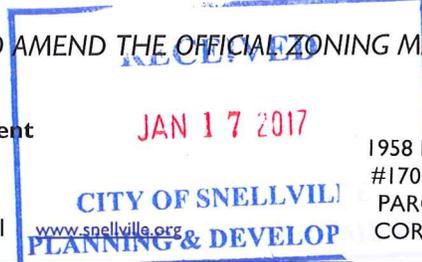




REZONING APPLICATION

1700030

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELVILLE GEORGIA



**City of Snellville
Planning & Development Department**
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3514 Fax 770.985.3551

DATE RECEIVED: _____
1958 DOGWOOD RD
#1700030 RZ 17-04; LUP 17-03
PARCEL- 5040 036
COR PROPERTIES, LLC c/o Mahaffey Pickens Tucker

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.

COR Properties, LLC c/o Mahaffey Pickens Tucker, LLP
Name (please print)
1550 N Brown Road, Suite 125
Address
Lawrenceville, GA 30043
City, State, Zip Code
770.232.0000 678.518.6880
Phone Number(s) Fax

New Jerusalem Church Ministries, Inc.
Name (please print)
PO Box 1627
Address
Snellville, GA 30078
City, State, Zip Code
770.232.0000 678.518.6880
Phone Number(s) Fax

Contact Person: Shane Lanham Phone: 770.232.0000 Fax: 678.518.6880
Cell Phone: 770.232.0000 E-mail: slanham@mptlawfirm.com

Present Zoning Classification(s): RS-180
Proposed Zoning Classification(s): BG
Proposed Use: Retail strip center
Property Address/Location: 1958 Dogwood Road District 5 Land Lot 40 Parcel(s) 036

At a minimum, the following items are required with submittal of this application. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

- ✓ Pre-submittal appointment shall be requested and completed a minimum of five (5) business days prior to Application deadline to ensure application is complete, accurate, and includes all required attachments/exhibits and required signatures;
- ✓ Payment of the appropriate application, public notice sign, and adjoining property owner notification fees;
- ✓ Letter of Intent explaining the request for rezoning and what is proposed;
- ✓ The names, addresses, and original signatures of the owners of the subject parcel(s) and their agents, if any;
- ✓ The present and proposed zoning district for the parcel(s). Include listing of ALL permitted uses in requested Zoning District;
- ✓ Analysis of impact of the proposed rezoning pursuant to Section 15.2(3)(e) of Snellville Zoning Ordinance. (Attachment A);
- ✓ Applicant's and/or Owner's Certification (Attachment B);
- ✓ Conflict of Interest Certification and Disclosure of Campaign Contributions (Attachment C);
- ✓ A current legal description of the parcel(s) to be rezoned. If the parcel proposed for amendment includes multiple parcels, provide a separate legal description for each individual parcel, together with a composite legal description for all parcels;
- ✓ Verification from county Tax Assessor that all property taxes have been paid and account is current (for all parcels subject to this application). Applicant to obtain confirmation of taxes paid using original Verification Sheet (attached);
- ✓ A Certificate of Title or Warranty Deed (for all parcels subject to this application);
- ✓ Map indicating the subject parcel(s) and the adjoining parcel(s), identified by property owner(s) name and tax parcel number;
- ✓ Thirty (30) copies and one (1) original of the proposed Site and Concept Plan, and one (1) 11" x 17" (or smaller) reduction of the plan, drawn to scale, showing: (a) north arrow; (b) district, land lot(s) and parcel number(s); (c) the dimensions with bearing and distance; (d) acreage; (e) location of the tract(s), (f) the present zoning and land use classification of all adjacent parcels, (g) the proposed location of structures, driveways, parking and loading areas; (h) and the location and extent of required buffer areas. Site and Concept Plan shall be prepared by an architect, engineer, landscape architect, or land surveyor whose Georgia state registration is current and valid. Site plan must be stamped and sealed by one of the four above-mentioned professionals no more than six (6) months prior to the date of submittal;
- ✓ Thirty (30) stapled or bound copies of: (a) Rezoning application (page 1 only and any additional sheets if there are additional property owners); (b) Analysis of impact of the proposed rezoning (Attachment A); (c) Certifications (Attachments B and C); (d) Letter of Intent; and (e), Architectural building renderings and all supporting documents. In addition, one (1) unbound application (original) bearing original signatures and all other required documents. All documents must be folded to 8-1/2" x 11"; and
- ✓ A CD-ROM containing a digital file of: (a) site plan in .pdf and .dwg file formats, (b) legal description(s) in .pdf file format, and (c) completed and signed Rezoning application (and all supporting documents) in .pdf file format;

Pursuant to Section 15.2(3)(e) of the Snellville Zoning 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 questions are not acceptable.**

1. 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

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

Response: Please see attached

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

Response: Please see attached

4. 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

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

Response: Please see attached

6. 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

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property is surrounded on three sides by property zoned BG and BN which contain intense commercial uses. The proposed development is consistent with the established commercial character of the area.

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

The zoning proposal would not adversely affect the existing use or usability of adjacent and nearby property. The proposed development is compatible with surrounding uses and would provide an infill development for an underutilized tract.

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

In light of market conditions, surrounding uses, and due to the topography, location, and layout of the property, the subject property does not have reasonable economic use as currently zoned.

4. 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.

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. The proposed development would not add any burden to the school system and is located in very close proximity to Scenic Highway which is a major travel corridor and a four-lane divided state highway.

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

The zoning proposal is in conformity with the overall policy and intent of the Land Use Plan. The Future Land Use Plan categorizes the Property as Medium Density Residential, but it is adjacent to property designated as Retail. The Property is surrounded on three sides by property classified as Retail on the Future Land Use Map. Further, the property is within or adjacent to the Scenic Highway North Character Area and the use of the land as proposed would further the Quality Community Objective of "Infill Development" as set forth in the 2030 Comprehensive Plan.

6. 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 Property is surrounded on three sides by property zoned for intense commercial use. Additionally, the proposed development would provide an opportunity for an infill development in furtherance of the Comprehensive Plan.

VARIANCE APPLICATION ATTACHMENT "A"

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structure, or buildings in the same zoning district. The subject Property is located approximately 275 feet from Scenic Highway and is surrounded on three sides by land zoned for commercial uses. Though adjacent to residentially-zoned property, the subject Property is within the scope of the established commercial corridor of Scenic Highway.
2. A literal interpretation of the provisions of the Zoning Ordinance or Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance or Development Regulations. Though the subject Property is zoned for residential uses, it has recently been used a church which is a more intensive use than a single-family residence. Without approval of the requested relief, the Applicant cannot develop the property in a manner consistent with the highest and best use of the Property.
3. The special circumstances and conditions which exist relative to the subject property do not result from the actions of the applicant.
4. Granting the requested relief will not confer on the applicant any special privilege that is denied by the Zoning Ordinance or Development Regulations to other lands, structures, or buildings in the same zoning district. Rather, approval of the requested relief will allow the applicant to develop the property in a manner that will increase the safety of employees, customers, and the public using the site. Other nearby commercial property is located adjacent to residential uses without providing the required buffer.

REZONING CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.



Signature of Applicant

9/22/16

Date

Shane Lanham, Attorney for the Applicant

Type or Print Name and Title



Signature of Notary Public

9/22/16

Date



OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

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

Signature of Owner

Date

Type or Print Name and Title

Notary Seal

Signature of Notary Public

Date

REZONING CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

APPLICANT'S CERTIFICATION

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Signature of Applicant Date

Type or Print Name and Title

Notary Seal

Signature of Notary Public Date

OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

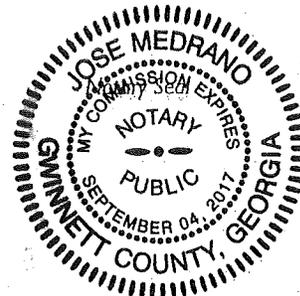
Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

NEW JERUSALEM CHURCH MINISTRIES, Inc.

By: Elijah Collins, Jr. 12-13-16
Signature of Owner Date

Elijah Collins, Jr. (Pastor)
Type or Print Name and Title

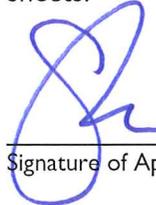
Jan W. [Signature] 12.13.2016
Signature of Notary Public Date



CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS

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

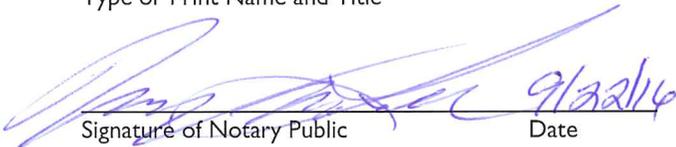
Check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

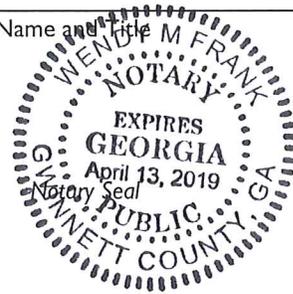
 _____
Signature of Applicant Date 9/22/16

Shane Lanham, Attorney for the Applicant
Type or Print Name and Title

Signature of Owner Date

Type or Print Name and Title

 _____
Signature of Notary Public Date 9/22/16



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last four (4) 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?

As to Applicant (circle one): YES **NO** As to Property Owner (circle one): YES NO

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

Name of Government Official:	Contributions or Descriptions of Gifts (List all which aggregate to \$250.00 or more):	Date when Contribution or Gift was made within last four-years:
_____	_____	_____
_____	_____	_____
_____	_____	_____

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.



ACCOUNT DETAIL



[View/Pay Your Taxes / Account Detail](#)

Tax Account

Mailing Address:

NEW JERUSALEM CHURCH MINISTRIES INC
PO BOX 1627
SNELLVILLE, GA 30078-1627

[Change Mailing Address](#)

SITUS:

1958 DOGWOOD RD

Tax District:

SNELLVILLE

Parcel ID	Property Type	Last Update
R5040 036	Real Property	1/19/2017 2:21:01 PM

Legal Description

L29 AB MATTHEWS S/D

Tax Bills

Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2016	\$317.50	\$319.21	\$0.00	\$0.00	10/15/2016	\$0.00
2015	\$211.67	\$218.02	\$0.00	\$0.00	10/15/2015	\$0.00

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2014	\$211.67	\$270.54	\$0.00	\$0.00	10/1/2014	\$0.00
2013	\$211.67	\$241.31	\$0.00	\$0.00	10/3/2013	\$0.00
Total						\$0.00

Print Tax Bill

Click to view and print your Aug 2016 tax bill.

* This bill is good through Oct 15, 2016 only.

Pay Online

No payment due for this account.



BK 43650 PG 0128

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 40, of the 5th District, City of Snellville, Gwinnett County, Georgia, being more particularly described according to a plat of survey for New Jerusalem Church Ministries, Inc. by Lincoln Surveying, Inc., Registered Land Surveyor Number 2625, said plat dated July 12, 2005, as follows:

TO FIND THE POINT OF BEGINNING, commence at a point found on the Centerline of Dogwood Drive, (a sixty foot right of way), Gwinnett County, Georgia, which point is located 507.48 feet westerly of the intersection of the centerline of said Dogwood Drive and the centerline of Ga. Hwy No. 124, Gwinnett County, GA; run thence North 57° 49' 36" East a distance of 30.93 feet to a ½ inch re-bar found on the easterly right of way of said Dogwood Drive and the TRUE POINT OF BEGINNING; run thence along the arc of a curve westerly along the easterly right of way of said Dogwood Road, said curve having as its elements a radius of 1500.78 feet and a chord of North 44° 56' 23" West 75.26 feet for an arc distance of 75.26 feet to a point; run thence North 43° 30' 11" West a distance of 225.31 feet to an open top pipe iron pin found; run thence North 46° 01' 51" East a distance of 274.21 feet to an iron pin set; run thence South 30° 38' 15" East a distance of 106.48 feet to an iron pin found; run thence South 30° 38' 15" East a distance of 244.02 feet to an iron pin set; run thence South 30° 38' 15" East a distance of 5 feet to a point; run thence South 57° 49' 36" West a distance of 5 feet to an iron pin set; run thence South 57° 49' 36" West a distance of 198.13 feet to a ½ inch re-bar found on the easterly right of way of said Dogwood Drive and the POINT OF BEGINNING. Said tract containing a two story brick bldg according to said survey and being commonly known as 1958 Dogwood Drive according to the present system of numbering in Gwinnett County, Georgia..



BK 43650PG0125

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

05 JUL 22 PM 2:00

TOM LAWLER, CLERK

067-2005-028728
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 462.00
TOM LAWLER CLERK OF
SUPERIOR COURT

Return Recorded Document to:
DAVID MARKOWITZ, P.C.
ATTORNEY AT LAW
1800 Century Boulevard, N.E.
Suite 950
Atlanta, GA 30345

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Dekalb

File #: N0513224

This Indenture made this 18th day of July, 2005 between Dogwood Drive Missionary Baptist Church of Snellville, Inc., now known as by successor in merger, Grace Baptist Church of Auburn, Georgia, an unincorporated Church in the state of Georgia, as party or parties of the first part, hereinafter called Grantor, and New Jerusalem Church Ministries, Inc., a Georgia Corporation, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 40, of the 5th Land District, Gwinnett County, Georgia, and being known and designated as Lots number 29, 30 and 31 of Dogwood Manor according to a plat of survey recorded in Plat Book "P", Page 257, Gwinnett County, Georgia Records, which plat by reference is incorporated herein and made a part hereof.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness



Dogwood Drive Missionary Baptist Church of Snellville, Inc., now known as by successor in merger Grace Baptist Church of Auburn, Georgia

[Signature] (Seal)
[Signature] (Seal)

116357-61

12

SECTION 9.10 BG, GENERAL BUSINESS DISTRICT.

PURPOSE: This district provides for a wide range of retail and service establishments requiring a location accessible to large sectors of the community population.

(I) PRINCIPAL PERMITTED USES:

A. Retail and service establishments of the following types:

1. Any use permitted in the BN, Neighborhood Business district; and
2. Automotive car wash (full service or self service);
3. Bicycle shops;
4. Bottle shops;
5. Bus terminals;
6. Business college or business schools;
7. Clothing sales or rental stores;
8. Consumer fireworks retail sales facility (located in a single-tenant/user standalone building), provided:
 - (a) Property is located within the Corridor Overlay District boundary.
 - (b) Not to exceed more than one (1) location per State licensed distributor within the City; and
 - (c) No consumer fireworks retail sales facility (in a single-tenant/user standalone building) shall be permitted or operated within 1,500 feet of any standalone consumer fireworks retail sales facility. For purposes of this requirement, distance shall be measured by the most direct route of travel on ground and shall be measured in the following manner:
 - i. From the main entrance of the proposed consumer fireworks retail sales facility (located in a single-tenant/user standalone building);
 - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - iv. To the main entrance of the existing establishment identified in 8(c) above.
9. Consumer fireworks retail sales facility (located in a multi-tenant building/shopping center containing at least three (3) or more tenant spaces), provided:
 - (a) Property is located within the Corridor Overlay District boundary.

- (b) Leased tenant space does not exceed 5,000 sq. ft.;
 - (c) No consumer fireworks retail sales facility (located in a multi-tenant building/shopping center) shall be permitted or operated within 1,500 feet of any standalone consumer fireworks retail sales facility or consumer fireworks retail sales facility located in a multi-tenant building/shopping center. For purposes of this requirement, distance shall be measured by the most direct route of travel on ground and shall be measured in the following manner:
 - i. From the main entrance of the proposed consumer fireworks retail sales facility (located in a multi-tenant building/shopping center);
 - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - iv. To the main entrance of the existing establishment identified in 9(c) above.
 - (d) Property shall meet the City's off-street parking requirements for all existing and new uses; and
 - (e) Applicant must permit conforming non-temporary wall signage for the building storefront for the duration of the lease period.
10. Contractor's offices (provided no equipment or materials are stored outdoors);
 11. Department stores;
 12. Electronic sales and service establishments;
 13. Equipment rental (excluding heavy equipment, bulldozers, backhoes, forklifts, cranes, etc.), and provided there is no outdoor storage associated with the use;
 14. Feed and seed stores;
 15. Finance company;
 16. Food catering establishments;
 17. Frame shops;
 18. Furniture rental and sales establishments;
 19. Garden supply centers and greenhouses, including accessory outdoor storage;
 20. Health clubs or spas and tanning salons;
 21. Internet based businesses, including call center, internet café, trading

center, virtual office, and other internet related businesses as determined by the Director;

22. Kennels;
23. Laundries and dry cleaning establishments, including self-service;
24. Loan offices (GILA regulated), provided:
 - (a) Not to exceed more than one (1) location per company within City limits;
 - (b) No loan office establishment shall be licensed or operated within one thousand (1,000) feet of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, tattoo studio, pawnshop, title pawnshop, GILA regulated loan office, check cashing or adult entertainment establishment. For purposes of this requirement, distance shall be measured by the most direct route of travel on ground and shall be measured in the following manner:
 - i. From the main entrance of the proposed loan office establishment;
 - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - iv. To the main entrance of the existing establishment identified above, or zoning line for properties in a residential zoning district.
 - (c) No onsite display or storage of pledged goods or vehicles.
25. Locksmith shops;
26. Log splitting and storage lots, provided the lot is vacant and splitting and storage area are screened by a six-foot (6') high opaque fence;
27. Motels/Hotels:
 - (a) Each motel/hotel shall be accessed through main or central lobby. The lobby size shall be a minimum of seven-hundred (700) square feet;
 - (b) Each motel/hotel shall have a minimum of sixty (60) rooms;
 - (c) Each guest room shall be accessed through an interior hallway and shall not have access to the exterior of the building (except through the central lobby or as otherwise determined by fire codes);
 - (d) Each motel/hotel site shall be a minimum of two (2) acres;
 - (e) Each motel/hotel must provide staff or management on duty twenty-four (24) hours a day;
 - (f) Each guest room shall have a minimum of three-hundred (300) square feet;

- (g) Each motel/hotel building shall have a minimum roof pitch of four (4) in twelve (12);
 - (h) Each motel/hotel shall provide an enclosed heated and air conditioned laundry space with a minimum of three (3) washers and three (3) dryers;
 - (i) Any outdoor recreational areas provided shall be located to the rear of the site; and
 - (j) Provide a seventy-five-foot (75') natural buffer, enhanced with an additional twenty-five-foot (25') landscaped buffer (total one-hundred-feet (100') adjacent to residentially zoned property.
28. Office/Showroom facilities;
 29. Office supply sales establishments;
 30. Parking lots and structures;
 31. Pest control businesses;
 32. Pet shops and grooming establishments;
 33. Photocopying, printing and reproduction service;
 34. Plant nursery sales facilities;
 35. Plumbing, electrical, pool and home building supply showrooms and sales centers provided there is no outdoor storage associated with the use);
 36. Radio, recording and television studios and broadcasting stations;
 37. Record/video sales and rental stores;
 38. Restaurant delivery services;
 39. Restaurants and eating places, including fast-food establishments;
 40. Shopping centers, neighborhood, community and regional;
 41. Sporting goods store;
 42. Taxidermists;
 43. Theaters;
 44. Travel agencies;
 45. Trophy shops; and

46. Upholstery shops.

B. Office Uses:

1. Accounting office;
2. Architecture or engineering offices;
3. Doctor, dentist or chiropractor offices;
4. Insurance offices;
5. Law offices;
6. Medical offices;
7. Other public or professional offices; and
8. Real estate offices.

C. Public and Semi-Public Uses:

1. Any use permitted in the BN, Neighborhood Business district; and
2. Post Offices.

D. Other provisions:

1. Automobile parking is permitted within the minimum front yard provided a minimum ten-foot (10') landscaped strip and curb is provided adjacent to the right-of-way so that no automobile can back into the bordering street;
2. No outdoor storage is permitted except as specified herein; and
3. Other uses which may be determined by the Director of Planning and Development to be similar to the above listed principal permitted uses and which are in harmony with the purpose of this district may be permitted, provided, however, the uses are not specifically listed as a permitted use in another district with a more intense classification.

E. Temporary Uses:

1. Any temporary use permitted in the BN, Neighborhood Business district, as specified in section 9.9(D).

(2) PERMITTED ACCESSORY USES:

- I. Those normally appurtenant to commercial uses permitted in this district.

2. Fireworks Store, as defined in Section 6.2 Definitions.
- (3) **CONDITIONAL USES:** Within the BG (General Business) district, the following uses may be permitted provided the applicant for such a business is granted a Conditional Use Permit by the Mayor and Council after receiving recommendations from the Planning and Development Department and Planning Commission and after a public hearing.
1. Automotive parts store (with or without lubrication or tune-up centers);
 2. Automotive and motorcycle sales and rental establishments and associated service facilities (new or used) provided:
 - a. The property for said use shall not be less than two (2) acres in area;
 - b. The property shall have a minimum road frontage of two hundred (200) feet;
 - c. One thousand (1,000) linear feet of separation exists between said business and any other automotive and motorcycle sales business. For purposes of this requirement, distance shall be measured by the most direct route of travel on ground and shall be measured in the following manner:
 - iv. From the main entrance of the proposed establishment from which automotive and motorcycle sales shall occur;
 - v. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - vi. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - vii. To the main entrance of the existing establishment from which automotive and motorcycle sales shall occur.
 - d. All vehicles on the sales lots are in operating condition at all times.
 - e. All vehicle inventory stored/parked/displayed outside must be on paved parking surfaces only and shall not be stored/parked/displayed in landscaped areas or elevated by use of a ramp, post or other device higher than five feet (5') above grade.
 - f. Showrooms and/or service bays that keep new/used/service vehicles within building structures, must meet all applicable Federal, State, County, and local building and life-safety codes (at the time of application for an Occupation Tax Certificate) regarding the storage of hazardous materials.
 - g. A Conditional Use Permit shall be required for all automotive and motorcycle sales lots/businesses.
 - h. Internet car sales where there is no temporary or permanent storage, parking, delivery, or display of inventory may submit an application to the Planning & Development Department for administrative review. The Planning and Development Director or his/her designee shall review and prepare a recommendation of the request. The City Manager, after having reviewed the Planning and Development Director's recommendation(s) shall have final

- authority to grant administrative variances. Application for an administrative variance shall contain the following:
- iv. Administrative Variance Application
 - v. Sworn/Notarized Affidavit by the applicant/owner certifying that there will be no temporary or permanent storage, parking, delivery or display of vehicles/inventory.
- i. Prior to the issuance of an Occupational Tax Certificate from The City of Snellville, all applicants must provide a current copy of the Used Motor Vehicle Dealers License obtained from The State of Georgia.
 - j. Anyone found to be in violation of this ordinance shall be subject to citation(s) of up to \$1,000.00 per day and/or up to 60 days in jail so as long as the violation(s) are present on the property.
3. Automotive service stations or tire stores, including minor services such as lubrication or tune-up centers, battery replacement and brake repair;
 - a. All vehicle inventory stored/parked/displayed outside must be on paved parking surfaces only.
 - b. Service bays within building structures, must meet all applicable Federal, State, County, and local building and life-safety codes (at the time of application for an Occupation Tax Certificate) regarding the storage of hazardous materials.
 4. Building supply centers with outdoor lumber yards or storage areas, provided these areas are screened with a six foot high, opaque fence;
 5. Churches and religious institutions subject to provisions of Section 9.2;
 6. Commercial recreation enterprises including, but not limited to, miniature golf courses, driving ranges, water slides, drive-in theaters, electric or gas powered vehicles, bowling centers, batting cages, skate board and paint-ball establishments, etc.;
 7. Emissions inspection stations;
 8. Gas Stations, provided that:
 - a. Fuel pumps shall not be closer than thirty-feet (30') from right of way;
 - b. Fuel pumps and gas storage tanks shall be set back at least one hundred feet (100') from any residential district; and
 - c. Canopy design shall conform to the specifications indicated in Architectural Design Standards.
 9. Lawnmower sales and repair shops;
 10. Machine and/or welding shops;
 11. Pawn shops and brokers, title pawn shops and check cashing businesses provided the following:

- a. No pawnshop/broker, title pawn shop or check cashing business shall be licensed or operated within one thousand (1,000) feet of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, tattoo studio, existing pawnshop, title pawnshop, check cashing or adult entertainment establishment. For purposes of this requirement, distance shall be measured by the most direct route of travel on ground and shall be measured in the following manner:
 - iv. From the main entrance of the proposed pawn shops/broker, title pawn, or check cashing establishment;
 - v. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - vi. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - vii. To the main entrance of the existing establishment identified above.
12. Psychics and fortunetellers, provided the following:
- a. No psychic or fortuneteller shall be licensed or operated within two thousand (2,000) feet of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, adult entertainment establishment, tattoo and/or body piercing establishment, and any other existing psychic and fortunetelling business. For purposes of this requirement, distance shall be measured by the most direct route of travel on ground and shall be measured in the following manner:
 - i. From the main entrance of the proposed psychic or fortuneteller establishment;
 - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route; and
 - iv. To the existing main entrance of the establishment identified above.
13. Railroad through and spur tracks subject to provisions of Section 9.2;
14. Tattoo and/or body piercing establishment, provided the following:
- a. No tattoo and/or body piercing establishment shall be licensed or operated within two thousand (2,000) feet of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, adult entertainment establishment, and any other tattoo and/or body piercing business. For purposes of this requirement, distance shall be measured by the most direct route of travel on ground and shall be measured in the following manner:
 - i. From the main entrance of the proposed tattoo parlor establishment;

- ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - iv. To the existing main entrance of the establishment identified above.

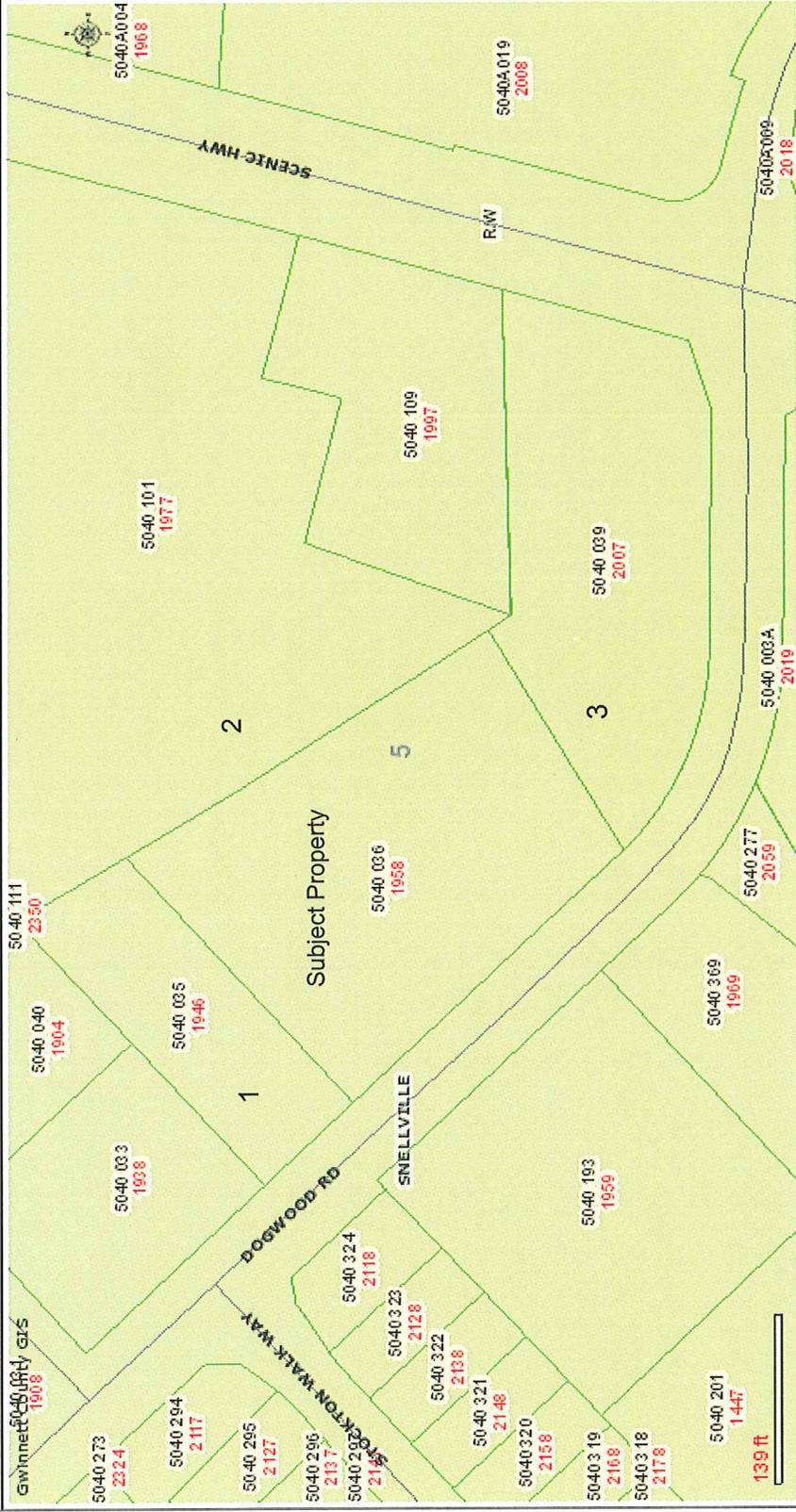
- 15. Taxicab or limousine services with on-site storage or parking of vehicles (either permanently or temporarily); and

- 16. Utility substations subject to provisions of Section 9.2

- (4) SPACE LIMITS:
 - 1. Minimum Lot Area: None;
 - 2. Minimum Lot Width: None;
 - 3. Maximum Height of Building: 80 feet;
 - 4. Minimum Front Yard: 25 feet from right-of-way;
 - 5. Minimum Rear Yard: 15 feet, but 40 feet when abutting a residential district;
 - 6. Minimum Side Yard: 10 feet; but 40 feet when abutting a residential district;
 - 7. Minimum Side Yard on Street Side of Corner: 35 feet;
 - 8. Maximum Ground Coverage: 90 percent.

Gwinnett County GIS Map

Contact
 Name: Gwinnett County ITS - GIS
 Telephone: 770-822-8036
 Website: www.gwinnettcounty.com
 Email: gisoffice@gwinnettcounty.com
 Address: 75 Langley Drive, Lawrenceville, GA 30046



Map Printed On September 22, 2016

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Adjoining Property Owners List

#	Owner	Parcel #	Mailing Address
1	Koovakada, Joseph	5040 035	PO Box 992, Snellville, GA 30078
2	Adams Scenic Square, LLC	5040 101	5784 Lake Forrest Dr, Ste 290, Atlanta, GA 30328
3	Empire Investments Snellville, LLC	5040 039	2007 Scenic Hwy N, Snellville, GA 30078