



REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

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

RECEIVED
JAN 17 2017
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

1905 PHARRS RD
REZONING APPLICATION (RZ 17-05)
#1700032
PARCEL-5056 009 **PARK PLACE SNELLVILLE, LLC**

Owner's Agent

Applicant is: (check one)

Contract Purchaser
 Property Owner

Owner (if not the applicant): check here if there are additional property owners and attach additional sheets.

Park Place Snellville, LLC c/o Mahaffey Pickens Tucker, LLP
Name (please print)
1550 N Brown Rd, Ste 125
Address
Lawrenceville, Georgia 30043
City, State, Zip Code
770.232.0000 678.518.6880
Phone Number(s) Fax

Park Place Snellville, LLC
Name (please print)
1505 Lakes Pkwy, Ste 190
Address
Lawrenceville, Georgia 30043
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: _____ E-mail: slanham@mptlawfirm.com

Present Zoning Classification(s): BG (with conditions)
Proposed Zoning Classification(s): BG (Change in Conditions)
Proposed Use: Hotel
Property Address/Location: 1905 Pharrs Road District 5 Land Lot 056 Parcel(s) 009

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: See attached

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

Response: See attached

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

Response: 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: See attached

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

Response: 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: 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 adjacent to 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 complement existing development in the area.

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 Commercial Retail and is adjacent to property designated as Commercial Retail.

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 within a larger commercial development which was recently approved by the Mayor and City Council. The proposed development is consistent with the character of the development that was approved, but requires a modification to the site plan.

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

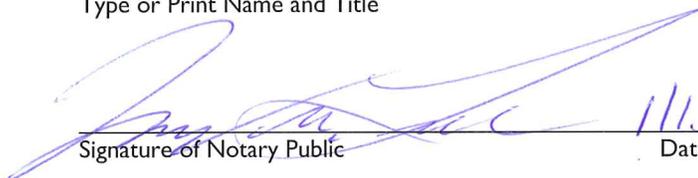
The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.



Signature of Applicant
Date 1/13/17

Shane Lanham, Attorney for the Applicant

Type or Print Name and Title



Signature of Notary Public
Date 1/13/17



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

Signature of Notary Public
Date

Notary Seal

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.

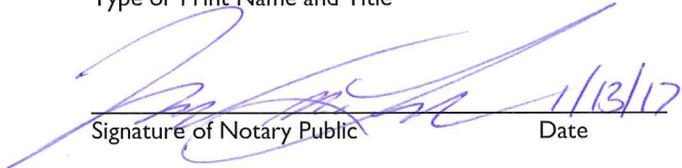
Check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.


Signature of Applicant _____ Date 1/13/17

Signature of Owner _____ Date _____

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

Type or Print Name and Title _____


Signature of Notary Public _____ Date 1/13/17



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 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.

Outparcel 1

A Tract for zoning modification situated in Land Lot 56, 5th District, City of Snellville, Gwinnett County, Georgia; the bearings of which are based on State Plan Grid (Georgia West Zone) and being more particularly described as follows:

Commencing at a N°4 rebar, said rebar being found at the intersection of the existing Easterly Right-of-Way of Georgia Highway 124 (variable r/w) and the existing Northerly Right-of-Way of Pharrs Road (80' r/w), Thence N60°59'55"E for a distance of 886.67 feet to the **Point of Beginning** of the Tract herein described:

Thence N30°09'35"W for a distance of 47.37 feet;
Thence Northwesterly 27.23 feet along a curve to the left (having a radius of 125.00 feet, a chord bearing of N36°23'55"W, and a chord distance of 27.17 feet);
Thence N15°47'39"E for a distance of 326.78 feet;
Thence S75°52'27"E for a distance of 387.08 feet to the Northerly Right-of-Way of Pharrs Road (variable r/w);
Thence along S52°14'45"W for a distance of 79.89 feet;
Thence Southwesterly 59.96 feet along a curve to the right (having a radius of 790.00 feet, a chord bearing of S54°25'11"W, and a chord distance of 59.94 feet);
Thence S43°10'19"W for a distance of 72.33 feet;
Thence S63°24'04"W for a distance of 57.27 feet;
Thence S60°20'13"W for a distance of 243.74 feet to the **Point of Beginning**.

Containing 2.00 acres or 87,120 square feet as depicted on a zoning modification plan prepared by Paulson Mitchell, Inc.; dated 12 December 2016, last revised 16 January 2017 (Project N°2014219). *The purpose of this plan is for a zoning modification and is not to be used to transfer title and/or to be recorded as a stand-alone document.*



CITY OF SNELVILLE
 Department of Planning & Development
 2342 Oak Road, 2nd Floor
 Snellville, GA 30078
 Phone 770.985.3514 Fax 770.985.3551

APPLICANT - PLEASE HAND DELIVER THIS VERIFICATION SHEET TO THE GWINNETT COUNTY TAX ASSESSORS OFFICE (SEE ADDRESS AND PHONE NUMBER BELOW) TO OBTAIN WRITTEN CONFIRMATION THAT REAL PROPERTY TAXES HAVE BEEN PAID-IN-FULL AND PROPERTY TAX ACCOUNT IS CURRENT. ATTACH COMPLETED ORIGINAL TO APPLICATION. IF SUBMITTING A LAND USE PLAN AMENDMENT APPLICATION TOGETHER WITH A REZONING APPLICATION, PROVIDE VERIFICATION SHEET(S) FOR ONLY ONE (1) APPLICATION.

APPLICANT NAME: Mahaffey Pickens Tucker, LLP

CHECK HERE, IF THERE ARE MORE THAN FOUR (4) SUBJECT PARCELS AND ATTACH ADDITIONAL SHEETS.

PROPERTY OWNER NAME(S): Park Place Snellville, LLC TAX PARCEL NO.: 5056 009

AMOUNT OF CURRENT TAXES PAID: \$ 47566.13 PAYMENT DATE: 10/15/16 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

*** INFORMATION VERIFIED BY GWINNETT COUNTY TAX ASSESSOR'S OFFICE ***

COUNTY TAX DEPARTMENT REPRESENTATIVE (PRINT NAME): <u>Deidre Pitts</u>	DATE: <u>1/13/17</u>
COUNTY TAX DEPARTMENT REPRESENTATIVE (SIGNATURE): <u>[Signature]</u>	

ONLY ORIGINAL VERIFICATION SHEET CAN BE USED TO CONFIRM PROPERTY TAX ACCOUNT STATUS

BK53693 PG0303

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2015 JUL 16 PM 4:45

RICHARD ALEXANDER, CLERK

305138

PT-81# 67-2015-016879
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 124.30
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

After Recording Return To:
MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File #2209-0008 (ALC/brp)

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, Made the 13th day of July, 2015, by and between, **GAROLD W. LEWIS** and **JO ANN LEWIS**, as party or parties of the first part, hereinafter referred to as "Grantor," and **PARK PLACE SNELLVILLE, LLC**, a Georgia limited liability company, 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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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 56 of the 5th District, Gwinnett County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and made a part hereof by this reference.

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

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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 Grantor and all others claiming by, through or under Grantor.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

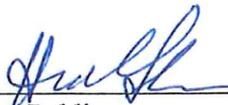
GRANTOR:



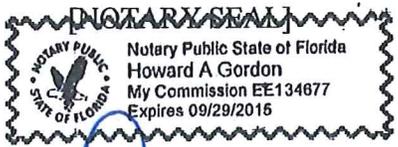
Unofficial Witness

 (SEAL)

GAROLD W. LEWIS



Notary Public





Unofficial Witness

 (SEAL)

JO ANN LEWIS



Notary Public

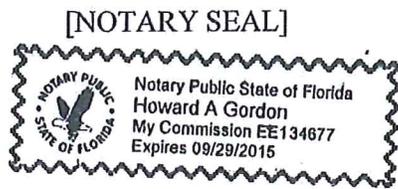


EXHIBIT "A"

PROJECT NO.: DPI-0202 (001) CT.2
P. I. NO.: 122720
PARCEL NO.: 3

COUNTY: GWINNETT

All that tract or parcel of land lying and being in Land Lot 56 of the 5th Land District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the existing right-of-way of Pharrs Road (80' R/W) and the northeasterly property line of lands now or formally owned by Lester W. Roberts as shown on the plat prepared by Michael A. Royston & Associates, Inc. registered surveyors, dated June 8, 1978 for Lester W. Roberts, recorded in Plat Book 8, page 127, Gwinnett County records; Thence proceeding N29°51'00"W a distance of 476.42 feet to an iron pin found; Thence proceeding S76°14'00"E a distance of 690.64 feet to an iron pin found on the existing right-of-way of Pharrs Road; Thence proceeding S60°09'00"W along the existing right-of-way line of Pharrs Road a distance of 500 feet back to the point of BEGINNING

Said property contains 2.734 acres, more or less.

This conveyance is made subject to any easement of record and any utilities facilities permitted by the Department of Transportation.

EXHIBIT "B"

Permitted Title Exceptions

1. All general and special taxes and assessments for the year 2015 and subsequent years, liens not yet due and payable and any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.
2. All matters as shown on that Survey for Lester W. Roberts, prepared by Michael A. Royston & Associates, Inc., dated June 8, 1978, certified by Michael A. Royston, GRLS #1731, recorded at Plat Book 8, Page 127, Gwinnett County, Georgia Records.
3. Right of Way Deed from Lester W. Roberts, et al. to Gwinnett County, dated March 1, 1962, recorded at Deed Book 177, Page 406, aforesaid records.
4. Right of Way Deed from Garold W. Lewis & Jo Ann Lewis to Department of Transportation, dated March 28, 1997, recorded at Deed Book 13986, Page 187, aforesaid records.

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.

(1) 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-foot (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:

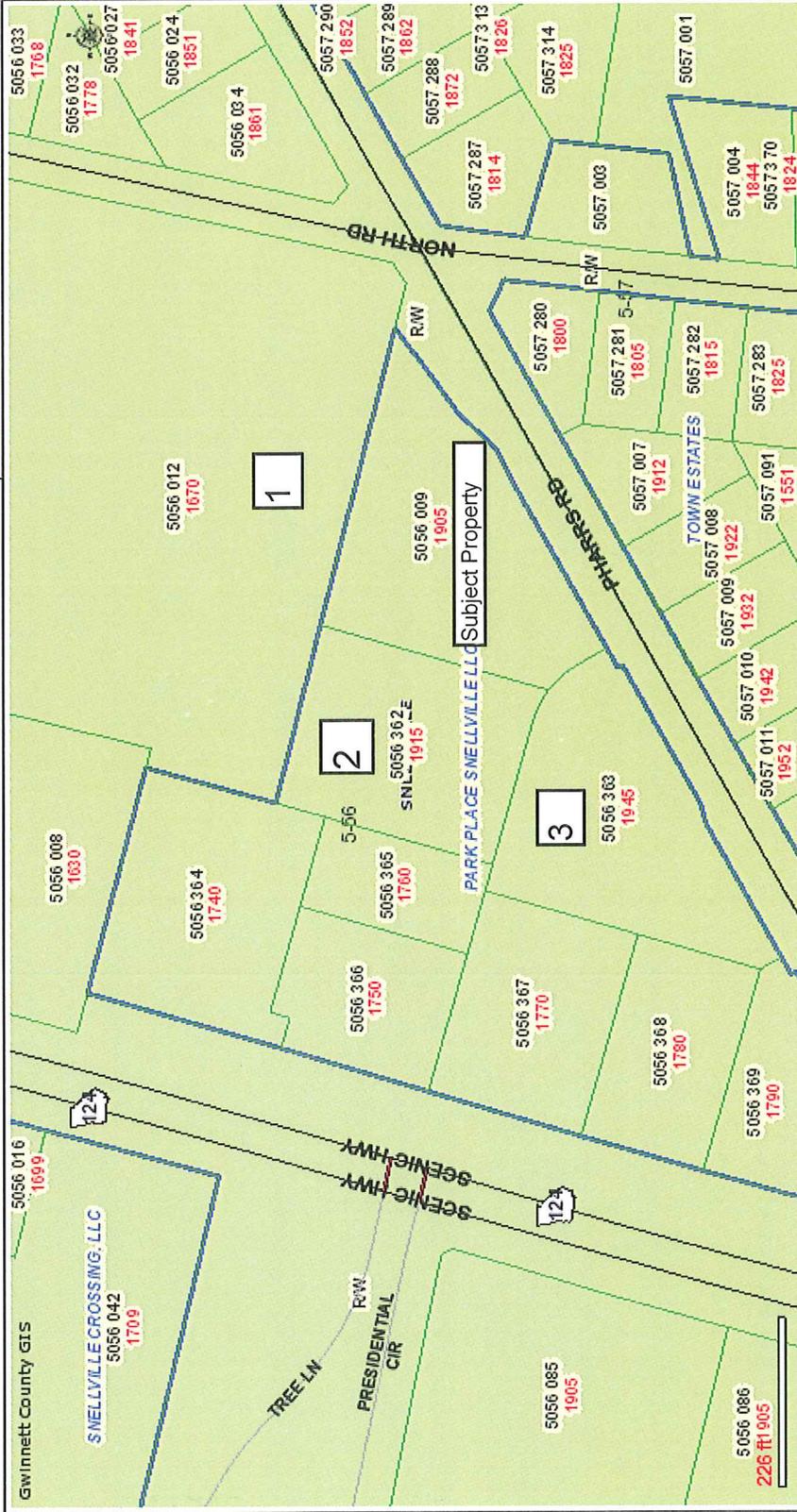
- iv. Administrative Variance Application
 - v. Sworn/Notarized Affidavit by the applicant/owner certifying that there will be no temporary or permanent storage, parking, delivery or display of vehicles/inventory.
- i. Prior to the issuance of an Occupational Tax Certificate from The City of Snellville, 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.

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

Gwinnett County GIS Map



Map Printed On January 13, 2017

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Adjoining Property Owners List

#	Owner	Parcel #	Mailing Address
1	DDR Southeast Snellville, LLC	5056 012	3300 Enterprise Pkwy, Beachwood, OH 44122
2	Park Place Snellville, LLC	5056 362	1505 Lakes Pkwy, Ste 190, Lawrenceville, GA 30043
3	Park Place Snellville, LLC	5056 363	1505 Lakes Pkwy, Ste 190, Lawrenceville, GA 30043