



City of Snellville Planning Commission

PLANNING COMMISSION REPORT January 26, 2016

CASE NUMBER:	#CUP 16-02
REQUEST:	Conditional Use Permit
PURPOSE:	To Operate a Church and Request for Variances
LOCATION:	1709 Scenic Highway, Snellville (formerly Best Buy)
PARCEL:	District 5, Land Lot 56, Parcel 042
PRESENT ZONING:	BG (General Business) District
FUTURE LAND USE PLAN:	Office Professional
DEVELOPMENT/PROJECT:	Church Campus
PROPERTY OWNER:	1709 Scenic Highway North LLC Alameda, California 94501
APPLICANT / CONTACT:	C. Norwood Davis, CFO 12Stone Church, Inc. 678.990.9512 or Norwood.Davis@12stone.com

The Planning Commission held a duly advertised public hearing on the subject application at the January 26, 2016 Regular Meeting of the City of Snellville Planning Commission. For the purposes of promoting health, safety, morals, convenience, order, prosperity, aesthetics, or the general welfare of the City of Snellville, by a vote of 4-1, the recommendation is to **Approve** the request for a Conditional Use Permit for a Church Campus with the following recommended **Conditions**:

1. The property shall be developed in general accordance with the submitted site and concept plan entitled “12Stone Church”, sealed and dated 12-11-2015, with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the site and concept plan, as determined by the Director of Planning and Development, will require Mayor and Council approval;
2. Any expansion of the Church Campus beyond the current property boundary as shown on 12-11-2015 site plan will require Conditional Use Permit (or rezoning) approval by the Mayor and Council;
3. The Conditional Use Permit shall only be valid as long as 12Stone Church, Inc. is leasing the property. If at any time 12Stone Church, Inc. purchases the property the Church will require Conditional Use Permit (or rezoning) approval by the Mayor and Council;
4. The two (2) planter islands located at the north and south end of the building front shall be a minimum of 200 sq. ft. in area and shall be designed and landscaped in accordance with Section 19-74 of the Landscape Ordinance;
5. Any improvements made to the property as part of any initial building permit issued within the first twelve (12) months from the date of Mayor and Council approval shall not trigger a Substantial Building Permit. However, after the first twelve (12) months from the date of Mayor and Council approval, future improvements or re-development with a total value in excess of the Gwinnett County Tax Assessor’s 100% assessed value of the existing improvements (only) will be subject to the requirements of a substantial building permit and applicable Zoning and Development Regulations;
6. Freestanding signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited;
7. Any additional non-substantial variance(s) as determined by the Director of Planning and Development for the design requirements, zoning requirements, development regulations and construction requirements must be submitted in writing for Administrative Variance approval with the Director of Planning and Development for this project; and

8. In the event that the subject property is not leased or occupied by 12Stone Church, Inc. within twelve (12) months from the date of Mayor and Council approval, or if the property is occupied and later vacated by 12Stone Church, Inc. the Conditional Use Permit will become null and void.

In conjunction with the Conditional Use Permit approval and conditions, the following variances (1-3) are recommended for **Approval**:

1. Variance from Section 9.2(3)(b)(3) of Article IX of the Zoning Ordinance to exceed the 3 acre maximum lot size requirement to 5.44 acres, subject to Condition #2 above.
2. Variance from Section 19.74(1)(A) of Chapter 19, Buffer, Landscape and Tree Ordinance to be exempt from providing the required parking lot planter island(s) for every ten parking spaces for the proposed 72 new parking spaces which will be added along the sides and rear of the existing building, subject to Condition #4 above.
3. Variance from Section 11.2, Design Standards for Interior Driveway of Article XI of the Zoning Ordinance to reduce the interior driveway width from 24 feet to 22 feet for the two-way driveway located in the rear of the building near the loading area.