



December 14, 2015

Mayor Tom Witts
Mayor Pro Tem Bobby Howard
Council Member Dave Emanuel
Council Member Roger Marmol
Council Member Cristy Lenski
Council Member Barbara Bender
Planning Commission Members
City of Snellville
2342 Oak Road
Snellville, GA 30078

Dear Mayor, City Council & Planning Commission:

On behalf of 12Stone Church, its Board of Directors, and its congregation, I am filing an application for a Conditional Use Permit to establish a campus of 12Stone Church at 1709 Scenic Highway, Snellville, Georgia, District 10, Land Lot TR.1, Parcel 5056 042. The subject lot is currently occupied by Best Buy a retail electronics store.

12Stone Church currently operates nine (9) campuses located in Bethlehem, Braselton, Buford, Dacula, Duluth, Flowery Branch, Lawrenceville, and Snellville. These nine campuses currently host 27 different service times on a typical weekend. Our average weekly attendance at these campuses is over 16,000 people. Over 28,000 actively engaged participants will attend a service at 12Stone in a typical month. Currently, our Snellville Campus is meeting in Brookwood High School with two services at 9am and 11am. Since opening the campus in January 2015, we average 679 adults, students and children at our weekend services.

It is anticipated that Best Buy will vacate the property on or about March 1, 2016 and relocate to an adjacent retail development. Upon their vacancy, 12Stone Church will commence a substantial interior renovation of the property to accommodate a church campus. The conceptual plan includes a worship auditorium seating 750 – 800 people, children's ministry area, student ministry area, and staff office area. The conceptual interior plan and minor exterior modifications are submitted as part of this application. We anticipate the renovation to require 4 – 6 month and a late summer to early fall 2016 opening of the campus.

www.12Stone.com

1322 Buford Drive
Lawrenceville, GA 30043
678.990.8100

My review of the Zoning Ordinance of the City of Snellville identifies two requested variances:

1. Section 9.2(3)b.3. The ordinance as written limits the lot size to a maximum of three (3) acres. The subject parcel is 5.44 acres. We request a variance from this maximum lot size. Given that we are leasing an existing building and lot, it is not possible for us to meet the zoning requirement as identified.
2. Section 19-74(1)(a). The ordinance requires a planter island for every 10 spaces. We request a variance from this requirement for the additional parking spaces we propose to add along the side and rear of the building as indicated on the site plan. These areas are shielded from visibility by the existing landscape on the property and the requirement would reduce the number of spaces available to a ratio below what is necessary for the auditorium we propose.

Based upon our applications in other jurisdictions, a frequent line of inquiry involves parking and traffic management. It seems prudent to address those issues in this letter of intent.

Section 11.3 of the Zoning Ordinance identifies the Minimum and Maximum Off-Street Parking and Loading Requirements. The parking requirements for Houses of Worship identify one (1) space for each six (6) seats in the main auditorium as a minimum standard. The current configuration includes 291 existing parking spaces on the subject parcel. The existing ratio would provide one (1) space for each 2.7 seats in the main auditorium, or 2.2 spaces for each 6 seats. We are requesting to stripe an additional 72 spaces along the side and rear of the building that would result in a ratio of 1 space for each 2.17 seats, or 2.8 spaces for each 6 seats. Thus, our parking plan exceeds the zoning ordinance requirements.

In addition, we have consistently collected data since June 2000 across each of our services at each of our campuses. This data set spans over 15 years, across 9 campuses, and 6 different service times. Currently, across our 9 campuses we conduct 24 different services and park thousands of vehicles each and every week.

The most comparable campus in size and function to our concept for this Snellville Campus is our Hamilton Mill Campus. Our Hamilton Mill Campus will have a similar auditorium size. It also includes a single right in-right out entrance onto State Route 124 and a secondary entrance onto a local road. Based upon a review of data from our services at Hamilton Mill since opening that facility we are confident that the parking configuration as proposed will accommodate our congregation.

As you may imagine, we are keenly aware of the sensitivity to traveling convenience for those who do not attend 12Stone Church. Given our focus on serving those who do not regularly attend church, we can ill afford to frustrate those we are trying to serve before they even attend a campus. Therefore, 12Stone has an established record of utilizing off-duty police officers on state routes to safely and swiftly manage traffic into and out of our parking lots.

On Thursday, December 10, we met with Captain Perry, Commander of the Uniform Division for the City of Snellville Police Department. Our traffic management plan includes 4 key elements:

1. We intend to hire 2-4 police officers for our weekend services and any other large events we may hold at the campus. The police officers will provide traffic control on SR 124 and Tree Lane.
2. We will maintain a volunteer parking team detail on the subject property to expedite onsite parking in order to eliminate congestion backing up on the roadways.
3. As we have at our Lawrenceville Campus and our Hamilton Mill Campus, we will coordinate with the Gwinnett County Department of Transportation to adjust traffic signal timing to ensure the safety and convenience of the traveling public on SR 124 and Tree Lane.
4. We will continually monitor the effectiveness of our plan and adjust as necessary to reduce congestion.

We believe that our 27 year history within Gwinnett and surrounding counties is evidence of our good will and good faith to serve the communities in which we locate. We have a long track record of giving ourselves away to the communities where we have campuses. Thus, we intend to partner with the local community and its leaders in a way that is aligned with the shared vision of the community. We seek to complement and contribute to the community's quality of life.

Therefore, on behalf of the church, I humbly request favorable consideration for our Conditional Use Permit Application.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'C. Norwood Davis', with a large, sweeping flourish extending to the right.

C. Norwood Davis
Chief Financial Officer