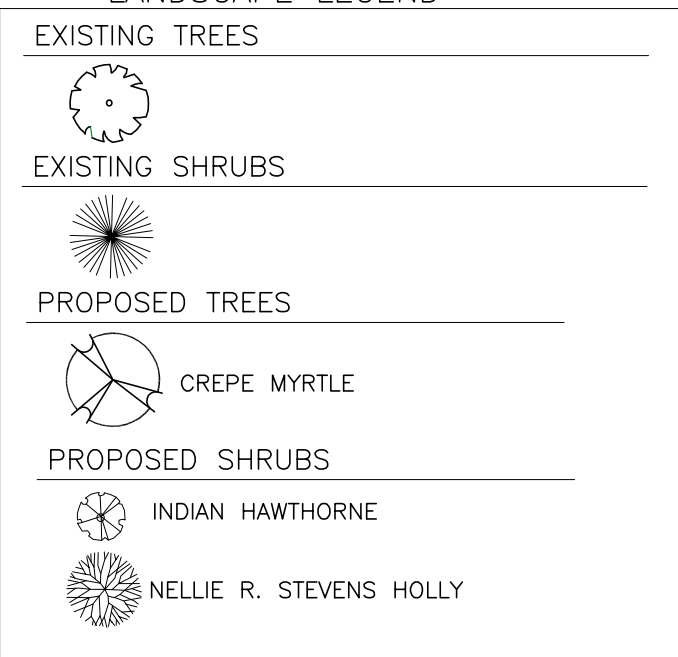


PLANT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE (MIN.)	SPACING	UNITS	CONDITIONS	NOTES
FRONT LANDSCAPE STRIP							
16	LAGERSTROEMIA INDICA 'TONTON'	CREPE MYRTLE 'TONTON'	2"				B&B OR CONTAINER
24	"SNOW WHITE" IND. HAWT.	RHAPHIOLEPIS INDICA "SNOW WHITE"	1 GAL.				CONTAINER
ZONING BUFFER							
17	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R STEVENS'	MIN. 6'				B&B OR CONTAINER

LANDSCAPE LEGEND



SITE INFORMATION

EXISTING ZONING: RS-180

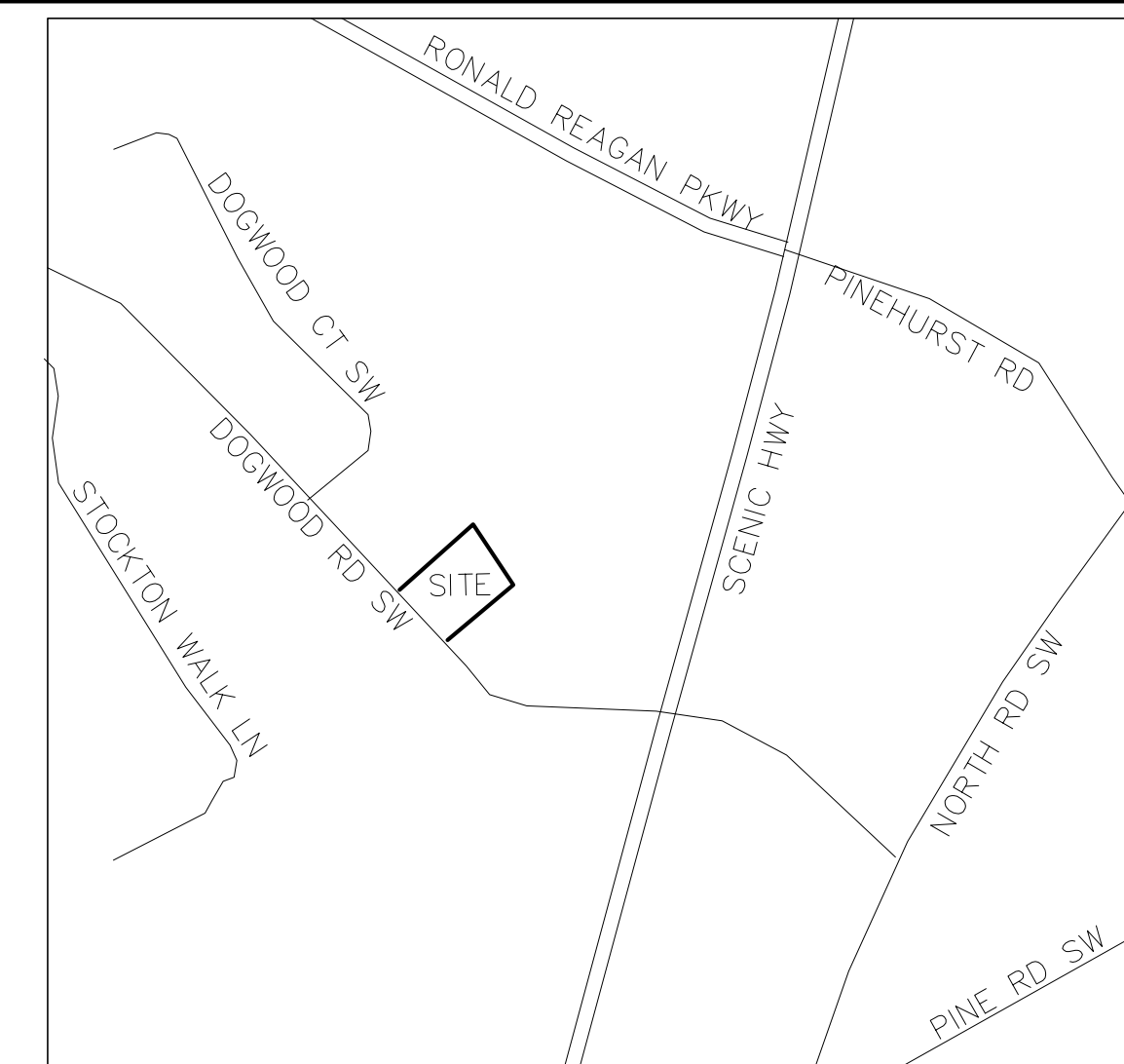
TOTAL AREA: 1.731 ACRES  
 MINIMUM LOT SIZE = 1 ACRE  
 MAXIMUM LOT SIZE = 3 ACRE  
 MINIMUM LOT WIDTH = 100 FEET

RS-180 ZONING SETBACKS:  
 FRONT = 50'  
 SIDE = 10'  
 REAR = 40'

PARKING REQUIREMENTS:  
 1 SPACE PER 6 SEATS, CHURCH HAS 100 SEATS  
 100/6=17 SPACES REQUIRED, EXISTING SPACES=26

CONDITIONAL USE PERMIT REQUEST:

ALLOW FOR CONDITIONAL USE PERMIT TO ALLOW PLACE OF WORSHIP IN RESIDENTIALLY ZONED PROPERTY.



LOCATION MAP

VARIANCE # 1:

ALLOW FOR VARIANCE FROM SNELLVILLE BUFFER, LANDSCAPE AND TREE ORDINANCE ARTICLE III.sec19.73(f) ALLOW VARIANCE ON SIDE AND REAR LANDSCAPE STRIP REQUIREMENTS TO LET IT REMAIN AS UNDISTURBED TREE STANDS AS SHOWN ON ATTACHED CUP PLAN.

VARIANCE # 2:

ALLOW FOR VARIANCE FROM SNELLVILLE ZONING ORDINANCE ARTICLE VII.sec8.18 RELATING TO CURB AND GUTTER REQUIREMENTS TO ALLOW SITE TO REMAIN AS SHOWN ON ATTACHED PLAN.

VARIANCE # 3:

ALLOW FOR VARIANCE FROM SNELLVILLE BUFFER, LANDSCAPE AND TREE ORDINANCE ARTICLE III.sec19.74 RELATING TO PARKING ISLAND REQUIREMENTS TO ALLOW THE PARKING LOT AND ISLANDS TO REMAIN AS SHOWN ON THE ATTACHED CUP PLAN.

VARIANCE # 4:

ALLOW FOR VARIANCE FROM SNELLVILLE DEVELOPMENT REGULATIONS SECTION 6.5.6.2 TO ALLOW THE EXISTING SITE BUILDING EXTERIOR AND SITE OUTDOOR LIGHTING.

VARIANCE # 5:

ALLOW FOR VARIANCE FROM SNELLVILLE ORDINANCE ARTICLE XI.A.11.2.(2) ONE WAY INTERIOR DRIVEWAYS SHALL BE A MINIMUM OF 10 FEET IN WIDTH. EXISTING DRIVES RANGE FROM 9.2' TO 30.6'.

VARIANCE # 6:

ALLOW FOR VARIANCE FROM SNELLVILLE ORDINANCE ARTICLE III.sec19.73(c)(1) RELATING TO LANDSCAPE STRIP RESTRICTIONS. TO ALLOW FOR ENCROACHMENT BY EXISTING PARKING LOT ALONG SOUTHEASTERN PROPERTY LINE. AMOUNT OF ENCROACHMENT IS 5 FEET NEAR FRONT PROPERTY LINE AND GETS SMALLER AS PROPERTY LINE EXTENDS TOWARD REAR AS SHOWN ON PLANS

VARIANCE # 7:

ALLOW FOR VARIANCE FROM SNELLVILLE BUFFER, LANDSCAPE AND TREE ORDINANCE ARTICLE II.sec19.32 RELATING TO BUFFER STRIP REQUIREMENTS TO ALLOW THE NORTHWESTERN PROPERTY LINE AREA TO REMAIN AS IS WITH EXISTING FENCE AND VEGETATION FROM FENCE AREA TO THE BACK PROPERTY LINE AND PLANTED NEAR ADJACENT RESIDENCE AS SHOWN ON PLAN.

VARIANCE # 8:

ALLOW A GENERAL VARIANCE FOR THE SITE TO BE APPROVED IN ITS CURRENT CONDITION EXCEPT FOR THE ADDITIONAL ITEMS REQUESTED ON THIS VARIANCE PLAN.

LANDSCAPE STRIP (300 LF - 35 LF FOR EX. ENTRANCES)  
 265 LINEAR FEET X 10 FEET = 2650 SQ FT  
 3 EX. LARGE SHRUBS X 16 FEET = 48 SQ FT  
 16 TREES AT 50 SQ FT = 800 SQ FT  
 24 SMALL SHRUBS AT 9 SQ FT = 216 SQ FT  
 TOTAL VEGETATIVE COVERAGE = 1064 SQ FT  
 40.2% VEGETATIVE COVERAGE

CITY OF SNELLVILLE NOTES:

1. CITY OF SNELLVILLE ACCEPTS NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF SNELLVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
2. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
4. MAXIMUM CUT OR FILL SLOPES IS 2H:1V.

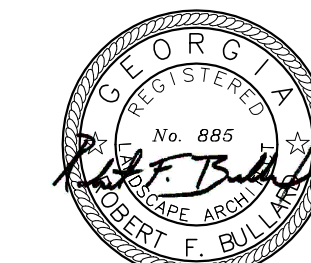
CONDITIONAL USE PERMIT PLAN FOR:  
 ZOTUNG CHRISTIAN CHURCH

5TH DISTRICT, LAND LOT 40, PARCEL 036  
 1958 DOGWOOD RD.  
 SNELLVILLE, GA 30078  
 GWINNETT COUNTY  
 CITY OF SNELLVILLE, GEORGIA

OWNER:  
 NEW JERUSALEM CHURCH MINISTRIES  
 PO BOX 1627  
 SNELLVILLE, GA 30078  
 PHONE: 770-972-2324

APPLICANT:  
 ZOTUNG CHRISTIAN CHURCH  
 705 GRENIER TERRACE  
 LAWRENCEVILLE, GA 30045  
 CONTACT PERSON: MR. SAW BIK  
 PHONE: 404-578-8952

DESIGNER:  
 BULLARD LAND PLANNING, INC  
 3790 CANNONWOLDE DR  
 SNELLVILLE, GA. 30039  
 CONTACT PERSON: BOBBY BULLARD  
 770-344-1293 blpbobby@bellsouth.net



-DATE: 10/16/2017  
 -BLP JOB# 17-1905

