



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT
November 28, 2017

CASE NUMBER:	#CUP 17-05
REQUEST:	Request for Conditional Use Permit and Variances from the City Code of Ordinances
LOCATION:	1958 Dogwood Road, Snellville, Georgia
TAX PARCEL:	5040 036
PRESENT ZONING:	RS-180 (Single-Family Residence) District
FUTURE LAND USE MAP:	Public-Civic
DEVELOPMENT/PROJECT:	1.73± Acre Site with Existing Church Building, and Related Parking
PROPOSED USE:	Church/Place-of-Worship
PROPERTY OWNER:	New Jerusalem Church Ministries, Inc. Snellville, Georgia 30078
APPLICANT:	Zotung Christian Church, Inc. Lilburn, Georgia 30047
CONTACT:	Saw Bik, Chairman 404.578.8952 or lsawbik@yahoo.com

The Planning Commission held a duly advertised public meeting on the subject application at the November 28, 2017 Regular Meeting of the City of Snellville Planning Commission. By a vote of 4-1, the Planning Commission recommended **Approval** of the request for a Conditional Use Permit for Zotung Christian Church to operate a Place of Worship with the following **Conditions**:

1. The property shall be developed and utilized in general accordance with the submitted conceptual rezoning site plan, sealed and dated 10-16-2017 with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, as determined by the Director of Planning and Development, will require Mayor and Council approval;
2. Installation of trees and shrubbery as shown on the submitted site plan, sealed and dated 10-16-2017 shall be completed within three (3) months from the date of Mayor and Council approval;
3. Installation of any new exterior building or site lighting or upgrades to any existing building or site lighting shall comply with the City's exterior lighting standards and require an approved permit;
4. Parking of vehicles shall be on a hard-surface parking area only. Parking in the grass/yard is prohibited. Any expansion to the parking area shall require a Land Disturbance Permit approved by the Director of Planning and Development;
5. Prior to occupancy and use of the building, the Church shall provide to the City a Certificate of Occupancy certificate issued by the Gwinnett County Fire Marshal's Office;
6. In the event that the subject property is vacated by Zotung Christian Church, the Conditional Use Permit will become null and void; and
7. New signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited. Any new sign(s) shall conform to the sign ordinance and require an approved sign permit prior to installation.

In conjunction with the rezoning approval and recommended conditions (1-7), the following variances are recommended for **Approval**:

1. Variance from the Snellville Buffer, Landscape and Tree Ordinance Article III, Section 19.73(f) regarding side and rear landscape strip requirements to let it remain as undisturbed tree stands as shown on the proposed site plan.

2. Variance from Snellville Zoning Ordinance Article VII, Section 8.18 regarding curb and gutter requirements to allow site to remain as shown on the proposed site plan.
3. Variance from the Buffer, Landscape and Tree Ordinance Article III, Section 19.74 relating to parking island requirement to allow parking lot and islands to remain as shown on the proposed site plan.
4. Variance from Snellville Development Regulations Section 6.5.5.2 to allow the existing site building exterior and site outdoor lighting.
5. Variance from Snellville Ordinance Article XI, Section A.11.2(2), which states “one-way interior driveways shall be a minimum of 10 feet in width.” The existing drive ranges from 9.2’ to 30.6’ in width.
6. Variance from Snellville Ordinance Article III, Section 19.73(c)(1) regarding 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 the proposed site plan.
7. Variance from Snellville Buffer, Landscape and Tree Ordinance Article II, Section 19.32 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 the proposed site plan.
8. Allow a general variance for the site to be approved in its current condition except for the additional items requested on the proposed site plan.