

PARCEL 5029 096
 ZONED CI
 LAND USE CLASSIFICATION: PI
 GCSA LLC

PARCEL 5029 282
 LAND USE CLASSIFICATION: PI
 ZONED OP
 CHURCH OF CHRIST AT SNELLVILLE

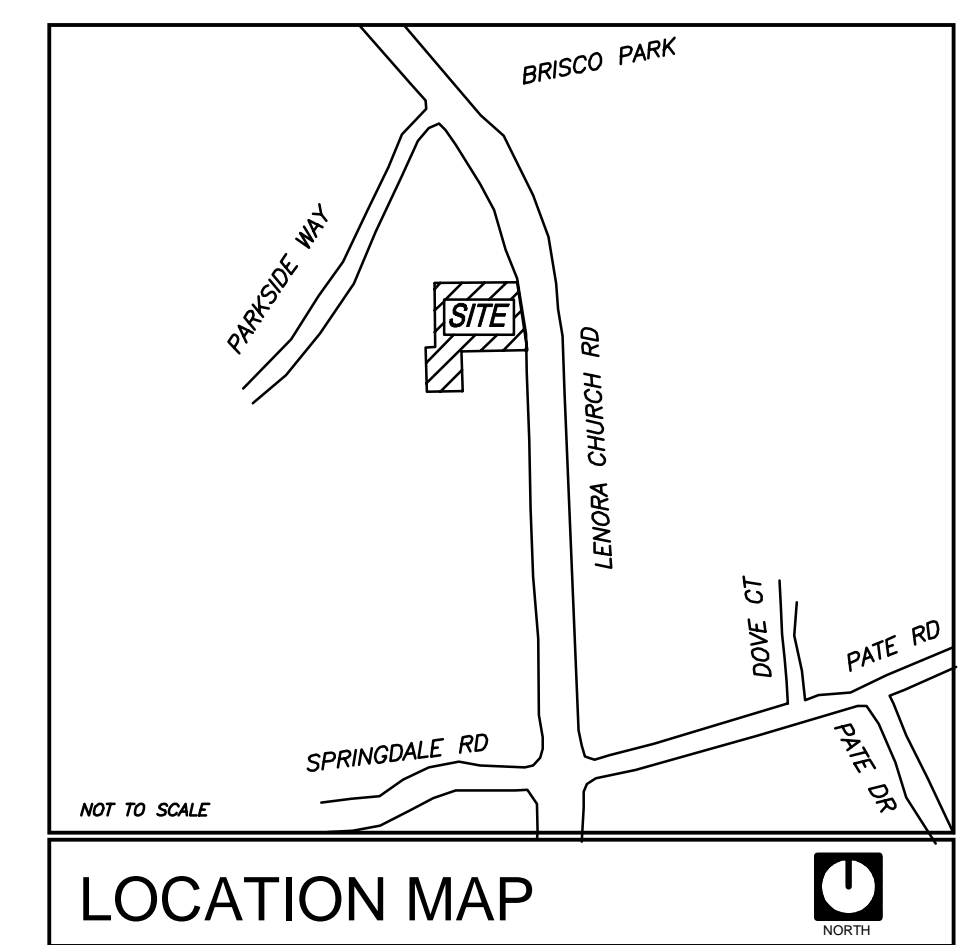
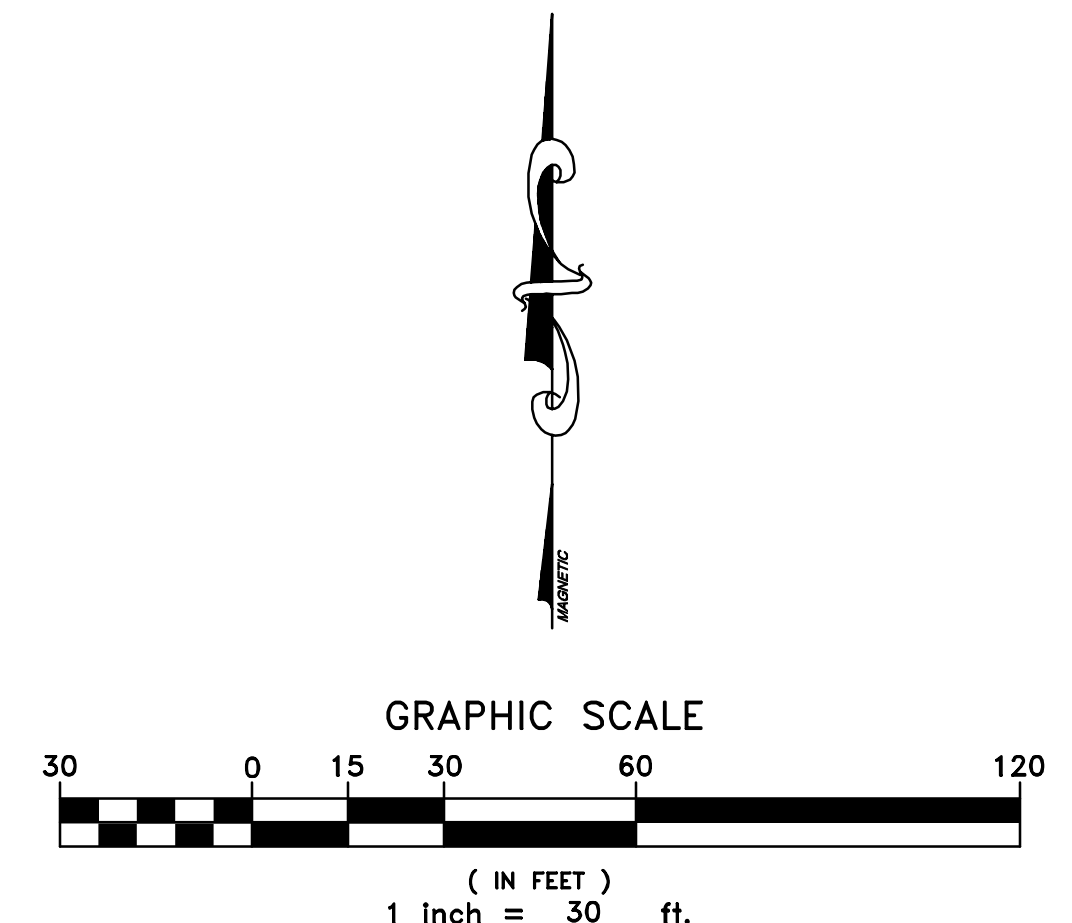
PARCEL 5029 140
 LAND USE CLASSIFICATION: PI
 ZONED OP
 CHURCH OF CHRIST AT SNELLVILLE

SITE DATA:

- AREA: ±1.25 AC.
- EXISTING BUILDING: ±16,161 SF
- EXISTING PARKING PROVIDED: 52
- PARKING PROPOSED: 51
- SNELLVILLE MINIMUM PARKING PERMITTED FOR "CLUBS AND ORGANIZATIONS":
 3.3 SPACES/1000 SF: 53.33 SPACES MINIMUM
- A VARIANCE IS REQUESTED FOR RELIEF FROM THE 5' LANDSCAPE STRIP REQUIREMENT ALONG INTERIOR PROPERTY LINES. THIS VARIANCE IS NEEDED DUE TO CONTINUOUS PARKING LOT PAVEMENT AMONG ADJACENT PARCELS AND EXISTING ACCESS EASEMENT.
- A VARIANCE IS REQUESTED FOR RELIEF FROM THE REQUIRED PARKING WHICH WOULD BE 53 SPACES. THERE ARE 52 EXISTING SPACES, THUS NEEDING A VARIANCE FOR 1 SPACE.
- FUTURE LAND USE CLASSIFICATION FOR SUBJECT PARCEL IS "PUBLIC INSTITUTIONAL" PER THE CITY OF SNELLVILLE 2030 COMPREHENSIVE PLAN FUTURE LAND USE MAP

NOTES:

1. BASE DATA TAKEN FROM FINAL SUBDIVISION PLAT PREPARED BY W.T. DUNAHOO AND ASSOCIATES DATED 12-21-2005 AND GWINNETT COUNTY GIS INFORMATION.
2. SUBJECT PROPERTY:
 CURRENT ZONING: OP
 PROPOSED ZONING: CI
 CI YARD REQUIREMENTS ARE: FRONT- 0', REAR- 10', SIDE- 5'.
 EXISTING BUILDING IS IN CONFORMANCE WITH CI REQUIRED SETBACKS
3. SIGN: EXISTING SIGN ON SUBJECT PROPERTY WILL REMAIN AS IS.
4. 10' LANDSCAPE STRIP ALONG LENORA CHURCH ROAD: A PLAN FOR RE-LANDSCAPING FRONTAGE STRIP WILL BE PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR FOR REVIEW.
5. TREE DENSITY: REQUIRED TREE DENSITY IS 16 UNITS PER ACRE; 1.25 ACRE SUBJECT SITE = 20 TDU REQUIRED; 39.1 TDU PROVIDED BY EXISTING TREES



PROJECT
 3005 A LENORA CHURCH ROAD - REZONING CONCEPT
 SNELLVILLE, GA 30078

CLIENT
 HOUSE AND LAND DEALER, INC.
 955 BRIDGEWATER WALK
 SNELLVILLE, GA 30078

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APPROVED FOR CONSTRUCTION
 NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE

DRAWING TITLE
 CONCEPT PLAN

DRAWING FILE	DRAWING NO.
DRAWN BY: JB	
DATE: 04/11/17	
PROJECT NO: 4907.00	CP-1