



# *City of Snellville*

## *Planning Commission*

**PLANNING COMMISSION REPORT**  
**June 27, 2017**

**CASE NUMBER:** #RZ 17-09

**REQUEST:** Zoning Map Amendment and Request for Variances from Snellville Code of Ordinances

**LOCATION:** 2686 and 3176 Springdale Road, Snellville

**PARCEL:** 5029 274 and 257

**PRESENT ZONING:** OP (Office Professional) District and LM (Light Manufacturing) District

**PROPOSED ZONING:** CI (Civic-Institutional) District

**FUTURE LAND USE MAP:** Public-Civic

**DEVELOPMENT/PROJECT:** 8,100± SF Existing Building for a House of Worship and Related Accessory Uses

**APPLICANT:** New Bethel Deliverance and Empowerment Ministries, Inc., Lilburn, Georgia

**PROPERTY OWNER:** Development Authority of Snellville & The City of Snellville, Snellville, Georgia 30078

**CONTACT:** Carleen Hepburn (678.639.1500) or [mark.a.hepburn@staint-gobain.com](mailto:mark.a.hepburn@staint-gobain.com)

The Planning Commission held a duly advertised public hearing on the subject application at the June 27, 2017 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 an unanimous vote of 5-0, recommended **Approval** to amend the Official Zoning Map from: OP (Office Professional) District to CI (Civic-Institutional) District for the 3.22± acre parcel (Parcel #5029 274); and LM (Light-Manufacturing) District to CI (Civic-Institutional) District for the 0.34± acre parcel (Parcel #5029 257) District with the following **Conditions**:

1. The property shall be utilized in general accordance with the submitted conceptual rezoning site plan, sealed and dated 5-10-2017, and stamped received 5-17-2017 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. Any new construction, signage, exterior lighting on the 1.899± acre tract (Parcel "B") shall comply with City ordinances and regulations and require an approved permit;
3. Any improvements made to the property as part of any initial building permit issued within the first twenty-four (24) months from the date of rezoning approval shall not trigger a Substantial Building Permit. However, after the first twenty-four (24) months from the date of rezoning 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 will be subject to the requirements of a substantial building permit and applicable Zoning and Development Regulations;
4. 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 approval with the Director of Planning and Development for this project;
5. An exemption plat shall be recorded prior to the release of any Certificate of Occupancy;
6. New signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited; and
7. Uses involving adult entertainment, including any sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.

As part of the rezoning approval, the Planning Commission recommended **Approval** of the following variances:

1. Section 19-32, Buffer Strips of Chapter 19 of the City Code to reduce the 40 feet required landscape buffer to zero (0) feet where the property abuts Parcels 5004 047 and 048 along the eastern property line.
2. Section 19-73, Landscape Strips of Chapter 19 of the City Code for non-conformities created upon subdivision of the property into Parcels “A” and “B”.
3. Section 19-74, Planter Islands of Chapter 19 of the City Code for the existing conditions in the rear parking area and non-conformities created upon subdivision of the property into Parcels “A” and “B”.
4. Section 6.5.6(b)(2), Non-Residential Lighting Standards of Article 5 of the Development Regulations for the existing non-conforming exterior building and parking lot lighting.
5. General variance for the building and site to be approved in its current “as-is” condition.