



City of Snellville Planning Commission

**PLANNING COMMISSION REPORT
November 28, 2017**

CASE NUMBER:	#RZ 17-12 CUP 17-04
REQUEST:	Zoning Map Amendment; Request for Conditional Use Permit; and Variances from Snellville Code of Ordinances
LOCATION:	3400 Rosebud Road, Loganville, Georgia
TAX PARCEL:	5099 062
PRESENT ZONING:	RS-180 (Single-Family Residence) District
REQUESTED ZONING:	CI (Civic-Institutional) District
FUTURE LAND USE MAP:	Public-Civic
DEVELOPMENT/PROJECT:	12.0± Acre Site with Existing Church Building, Manufactured Building and Related Parking
APPLICANT:	South Gwinnett Baptist Church
PROPERTY OWNER:	South Gwinnett Baptist Church, Inc. Loganville, Georgia 30052
CONTACT:	Pastor Tim Owens (770) 978-2532 or owen3328@bellsouth.net

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 unanimous vote of 5-0, the Planning Commission recommended **Approval** of the request to amend the Official Zoning Map from RS-180 (Single-Family Residential) District to CI (Civic-Institutional) District for a Place of Worship and related accessory uses and recommended **Approval** of the request for a Conditional Use Permit for the existing modular classroom building with the following recommended **Conditions**:

1. The property shall be utilized in general accordance with the submitted conceptual rezoning site plan, sealed and dated 7-11-2017, and stamped received 10-5-2017 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 conceptual rezoning site plan, sealed and dated 7-11-2017 shall be completed within three (3) months from the date of rezoning 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. In the event that the subject property is vacated by South Gwinnett Baptist Church, the Conditional Use Permit will become null and void;
5. The Church shall provide to the City within thirty (30) days from the date of rezoning approval, a Certificate of Occupancy certificate issued by the Gwinnett County Fire Marshal's Office within the past six (6) months for both the main sanctuary building and accessory modular classroom building;
6. Installation of a six-foot wide sidewalk and grassed/landscape strip of not less than four-feet separating sidewalk and back of curb; curb and gutter; and related stormwater infrastructure shall be required along the entire length of Rosebud Road and triggered when any building improvement or re-development with a total value in excess of the Gwinnett County Tax Assessor's 100% appraised value of the existing improvements; 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 and approved sign permit prior to installation.

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

1. Variance from Article III, Section 19.73(f) of the Landscape Ordinance relating to landscape strip requirement.
 - a. In lieu of the 10-foot front landscape strip along the entire frontage along Rosebud Road, allow the landscape plan presented in the attached plans submitted by Bullard Land Planning, dated 7-11-2017.
 - b. Allow variance from side landscape strip requirements along the south property line adjoining Summit Chase, to let it remain as-is.
 - c. Allow variance from landscape strip requirements along the north and eastern property lines to remain as undisturbed existing tree stands.
2. Variance from Section 19.74 of the Landscape Ordinance relating to the parking lot planter island requirement.
3. Variance from Article VII, Section 8.18 of the Zoning Ordinance relating to sidewalks and curb and gutter requirements to allow site to remain as shown on the attached plan.
4. Variance from Section 6.5.6.2 of the Development Regulations to allow the existing site building exterior and site outdoor lighting.
5. Variance from Section 9.7(3)(1) of the Zoning Ordinance to allow the existing parking lot to be located in front of the existing building.
6. Allow a general variance for the site to be approved in its current condition except for the items requested on this rezoning application.