

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.

SITE TREE DENSITY (TDU) NOTE:

REQUIRED TDU OF SITE IS 12.0 ACRES X 16 UNITS = 192 UNITS
 THE SITE HAS 4.8 ACRES OF UNDISTURBED WOODLAND AREA THAT PUTS IT WELL OVER THE REQUIRED DENSITY UNITS REQUIRED.

PLANT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE (MIN.)	SPACING	UNITS	CONDITIONS	NOTES
FRONT LANDSCAPE STRIP							
7	QUERCUS PHILLOS	WILLOW OAK	3"	30' O.C.	0.5	B&B OR CONTAINER	
17	"SNOW WHITE" IND. HAWT.	RHAPHIOLEPIS INDICA "SNOW WHITE"	1 GAL.			CONTAINER	
PORTABLE BUILDING AREA							
7	NELLIE R STEVENS HOLLY	"LEX X" "NELLIE R STEVENS"	2 GAL.		0.5	CONTAINER	

LANDSCAPE LEGEND

EXISTING TREES

PROPOSED TREES

WILLOW OAK

PROPOSED SHRUBS

INDIAN HAWTHORNE

NELLIE R STEVENS HOLLY

SITE INFORMATION

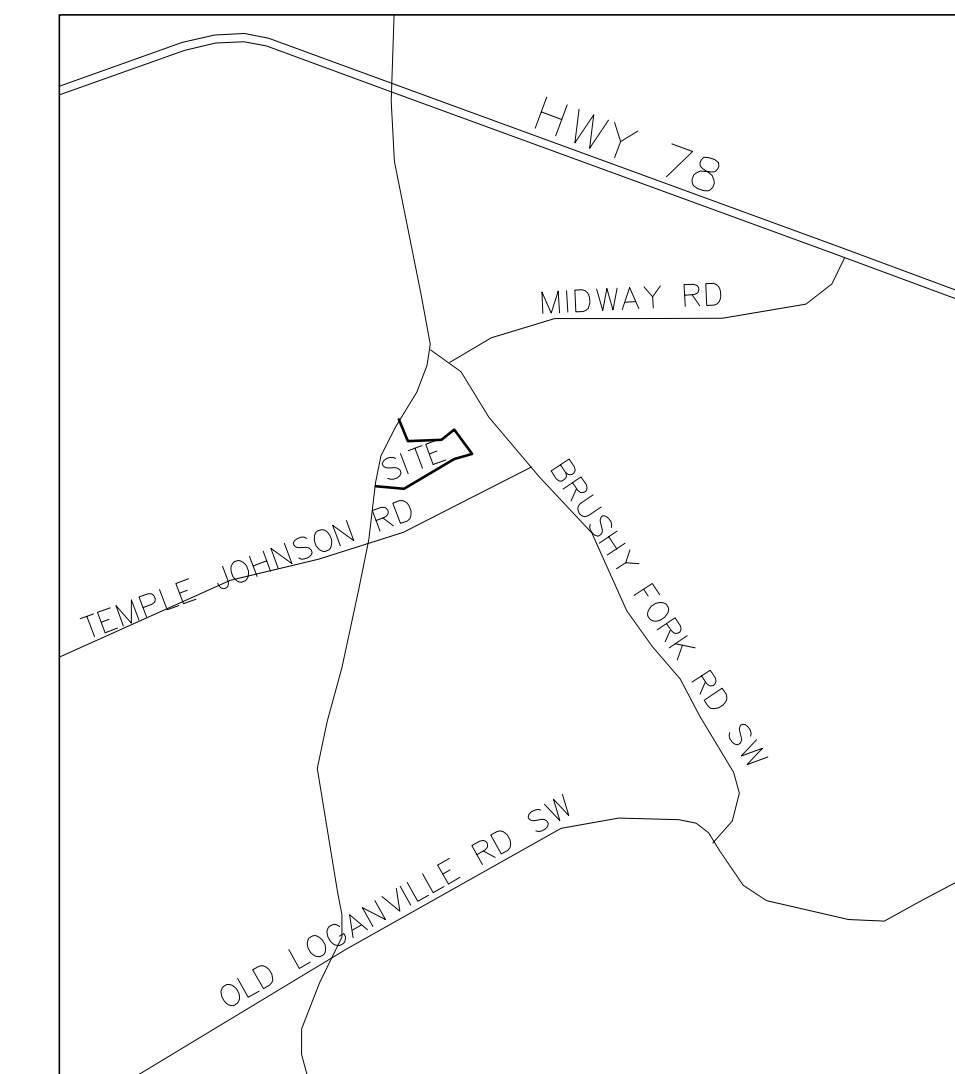
EXISTING ZONING: RS-180
 PROPOSED ZONING: CI
 TOTAL AREA: 12.00 ACRES ON 1 PARCEL (5-099-062)
 MINIMUM LOT AREA = 5000 SQ.FT.
 MINIMUM LOT WIDTH = 48 FEET
 MAXIMUM GROUND COVERAGE = 90%

CI ZONING SETBACKS:
 FRONT = NONE
 SIDE = 5'
 REAR = 40'

PARKING REQUIREMENTS:
 1 SPACE PER 6 SEATS, CHURCH HAS 84 SEATS
 84/6=14 SPACES REQUIRED, EXISTING SPACES=82

CONDITIONAL USE PERMIT REQUEST:

ALLOW FOR CONDITIONAL USE PERMIT FOR THE PORTABLE CLASSROOM BUILDING SHOWN ON THIS PLAN AS ALLOWED PER ARTICLE VII, SECTION 7.1 OF THE CITY OF SNELLVILLE ZONING ORDINANCE RELATING TO ACCESSORY STRUCTURES.



LOCATION MAP

VARIANCE # 1:

ALLOW FOR VARIANCE FROM SNELLVILLE BUFFER, LANDSCAPE AND TREE ORDINANCE ARTICLE III.sec19.73(f) RELATING TO LANDSCAPE STRIP REQUIREMENTS. IN LIEU OF 10 FOOT FRONT LANDSCAPE STRIP ALONG ENTIRE ROSEBUD RD. FRONTAGE, ALLOW LANDSCAPE PLAN AS SHOWN ON ATTACHED REZONING PLAN BY BULLARD LAND PLANNING DATED 07-11-17. ALSO ALLOW VARIANCE ON SIDE LANDSCAPE STRIP REQUIREMENTS ALONG SOUTH SOUTH PROPERTY LINE THAT ADJOINS SUMMIT CHASE GOLF COURSE TO LET IT REMAIN AS IT EXISTS NOW. ALSO ALLOW REAR AND SIDE LANDSCAPE STRIPS ALONG WEST AND NORTH TO REMAIN AS UNDISTURBED EXISTING TREE STANDS.

VARIANCE # 2:

ALLOW FOR VARIANCE FROM SNELLVILLE ZONING ORDINANCE ARTICLE VII.sec8.18 RELATING TO SIDEWALKS AND 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 REZONING PLAN.

VARIANCE # 4:

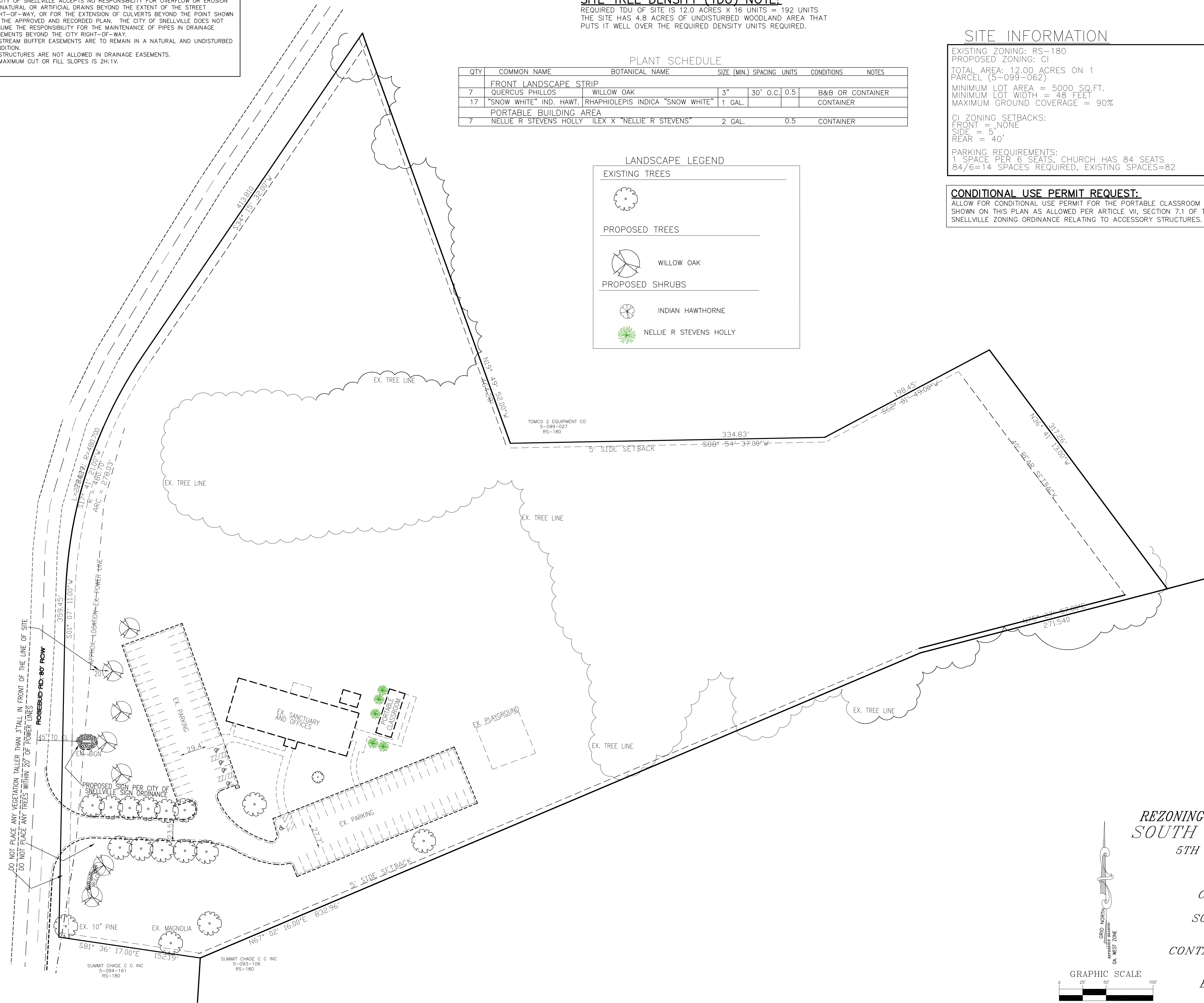
ALLOW FOR VARIANCE FROM SNELLVILLE DEVELOPMENT REGULATIONS SECTION 6.5.6.2 TO ALLOW THE EXISTING SITE BUILDING EXTERIOR AND SITE OUTDOOR LIGHTING.

VARIANCE # 5:

ALLOW FOR VARIANCE FROM SNELLVILLE ZONING ORDINANCE SECTION 9.7(3)(1) TO ALLOW THE EXISTING PARKING LOT TO BE LOCATED IN FRONT OF THE EXISTING BUILDING.

VARIANCE # 6:

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

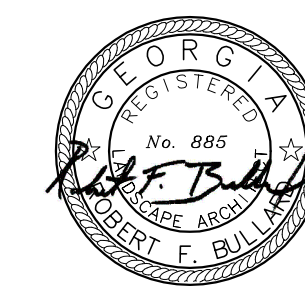
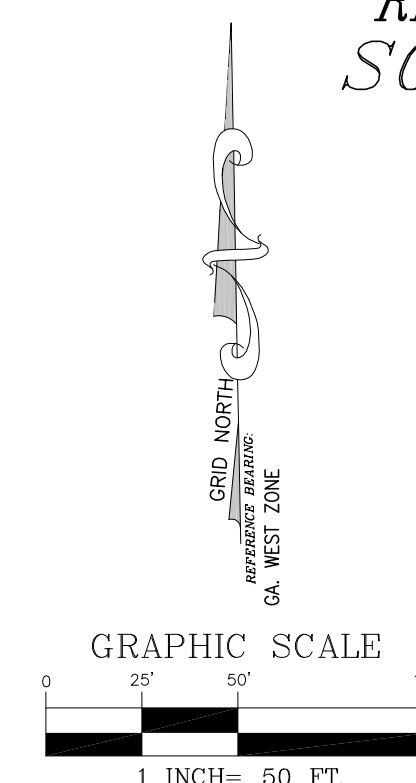


**REZONING & CONDITIONAL USE PERMIT PLAN FOR:
 SOUTH GWINNETT BAPTIST CHURCH**

5TH DISTRICT, LAND LOT 99, PARCEL 062
 3400 ROSEBUD RD.
 LOGANVILLE, GA 30052
 GWINNETT COUNTY
 CITY OF SNELLVILLE, GEORGIA

OWNER:
 SOUTH GWINNETT BAPTIST CHURCH
 3400 ROSEBUD RD.
 LOGANVILLE, GA 30052
CONTACT PERSON: PASTOR TIM OWENS
 PHONE: 404-376-0647

DESIGNER:
 BULLARD LAND PLANNING, INC
 3790 CANNONWOLDE DR
 SNELLVILLE, GA 30039
CONTACT PERSON: BOBBY BULLARD
 770-554-8714 blpbobby@bellsouth.net



-DATE: 07/11/2017
 -BLP JOB# 17-1889