

3400 Rosebud Rd.
South Gwinnett Baptist Church
Loganville, Ga. 30052



City of Snellville
Planning and Development Department
2342 Oak Road, 2nd Floor
Snellville, Georgia 30078
770/985-3514 Of
770/985-3551 Fax

RE: Letter of Intent
Subject Parcel 5/099/062
3400 Rosebud Rd.
July 11, 2017

To Whom It May Concern,

Enclosed is an application for a change in zoning for the above referenced subject property. The subject property is currently zoned RS-180. This application requests a change in zoning to CI. The two adjacent properties are zoned RS-180 and LM. The property to the north is manufacturing and the property to the south is a golf course.

The property has been serving as a house of worship since 1990 and also serves as a polling location for Gwinnett County. It has one existing permanent building, one portable building and related parking and entrance drives. We will be proposing to change the existing zoning from RS-180 to CI. This request is being made in order to bring this property up to the correct zoning classification for its current use.

Below also are the variances that are being requested to bring this property up to current Snellville municipal codes.

1. Allow variance to 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. Allow variance on side landscape strip requirements along 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.
2. Allow for variance from Snellville Zoning Ordinance Article VII.sec.8.18 relating to sidewalks and curb and gutter requirements to allow site to remain as shown on the attached plan.
3. Allow variance from Snellville Buffer, Landscape, and Tree Ordinance Article III.sec19.74 related to parking islands to allow the parking lot and islands to remain as shown on attached rezoning plan.
4. Allow variance from Snellville Development Regulations Section 6.5.6.2 to allow the existing site building exterior and site outdoor lighting.
5. Allow variance to Snellville Zoning Ordinance Section 9.7(3)(1) 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.

Sincerely,

Pastor Jim Owens

Pastor-South Gwinnett Baptist Church