

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 16.06± ACRE TRACT OF LAND LOCATED IN LAND LOTS 55, 56, 73, AND 74 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA; TO GRANT A SPECIAL USE PERMIT FOR A PLACE OF WORSHIP; TO ALLOW THE CONSTRUCTION OF A CONFORMING MONUMENT SIGN; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER:	#CUP 19-02
PROPERTY OWNER:	Mount Zion Baptist Church of Snellville Snellville, Georgia 30078
LOCATION:	16.06 Acre Tract Located at 1525 Scenic Highway, Snellville, Georgia
CURRENT ZONING:	RS-180 (Single-Family Residence) District
TAX PARCEL:	R5073 002
DEVELOPMENT/PROJECT:	Mount Zion Baptist Church of Snellville
APPLICANT/CONTACT:	Shane Lanham, Esq. Mahaffey Pickens Tucker, LLP 770-232-0000 or slanham@mptlawfirm.com

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 16.06± acre tract of the 22.75± acre Mount Zion Baptist Church campus located at 1525 Scenic Highway, Snellville, Georgia (Tax Parcel R5073 002) and grant the requested special use permit for a place of worship, and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. A special use permit is hereby granted for the 16.06± acre tract of the 22.75± acre land, shown on the property survey, entitled “Survey for Mount Zion Baptist”, sealed and dated 10-29-1999, exclusive of the area of land that is not in the municipal limits of the City of Snellville, Georgia, described and shown in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference, to allow for a Place of Worship, more specifically approved for the existing Mount Zion Baptist Church campus and cemetery, subject to the attachment of the following conditions (1-4):

CONDITIONS:

1. No land disturbance activity including clearing, grubbing, or grading activities shall commence or proceed except in accordance with the provisions of the City of Snellville Code of Ordinances and not until receipt of a Land Disturbance Permit or Site Development Permit approved and issued by the Director of Planning and Development;
2. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical,

gas, mechanical, or plumbing system, the installation of which is regulated by the construction codes, or to cause any such work to be done, shall first make application to the Director of Planning and Development and obtain the required permit for the work;

3. Before erection or installation of any signage, the Church shall submit a sign permit application and any fees to the Director of Planning and Development for review and approval; and
4. New signs higher than 15 feet or larger than 225 square feet are prohibited.

Section 2. In accordance with Section 12.4(B), Signs Permitted and Regulated in for Places of Worship as an Approved Special Use of Article XII, Signs of the 2001 Zoning Ordinance, the property owner shall be allowed to erect a conforming monument sign in accordance with the Sign Ordinance regulations for the City of Snellville, Georgia in effect at the time of application for a monument sign permit and in general accordance and design with the monument sign shown in Exhibit “B”, attached hereto and incorporated herein as reference.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set forth herein.

Section 4. The changes in zoning classification is to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any

discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 5. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 6. Penalties in effect for violations of the Zoning Ordinance of the City of Snellville at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 7. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 8. This Ordinance was adopted on June 10, 2019. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this 10th day of June, 2019.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

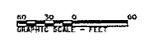
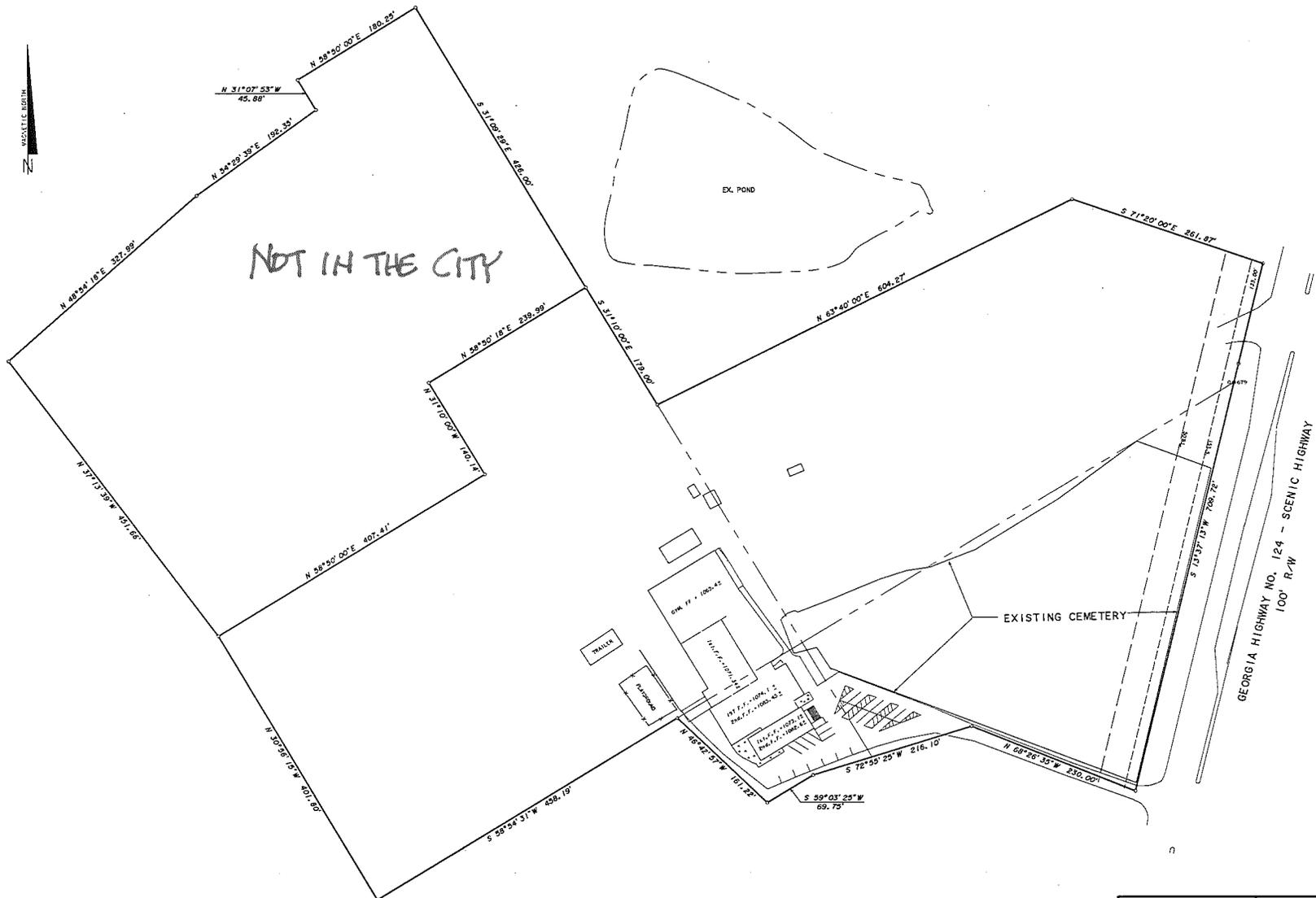
Roger Marmol, Council Member

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT "A"



OFF: (770) 979-7663 FAX: (770) 730-8268	LAND LOT: 000673.4 DISTRICT: 5	SURVEY FOR: FOR: MOUNT ZION BAPTIST
GORDON STORY & ASSOC. CIVIL ENGINEERING - LAND SURVEYING	SHEET: _____ COUNTY: _____	
3005 INDUSTRIAL WAY SUITE 200 SNELLVILLE, GA 30039	DATE: 10-25-99 JOB: 99-06-303	
GORDON STORY, P.E., R.L.S.	REVISIONS:	SHEET OF 1

EXHIBIT "B"

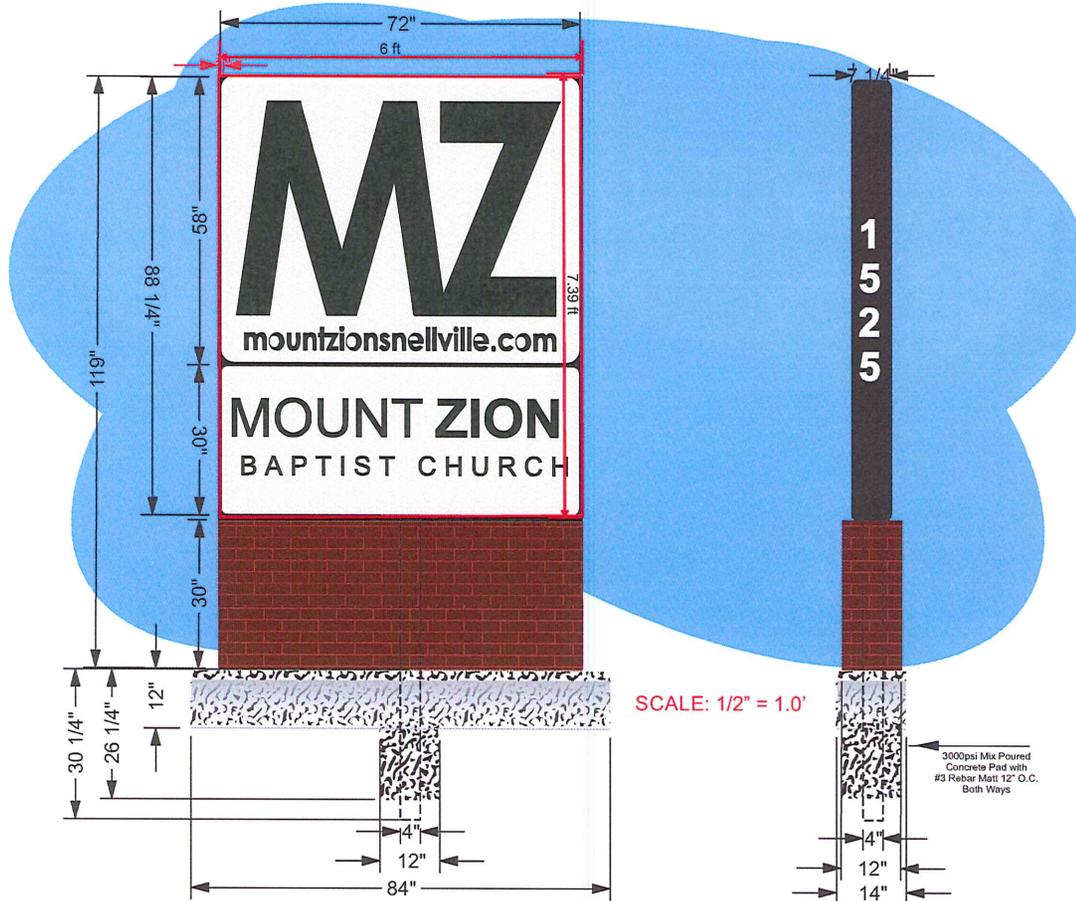
RECEIVED

MAR 13 2019

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

678-203-6044
info@UnitedSignsGA.com

United Signs, Inc.
853 S. Peachtree St, Norcross, GA 30071



SCALE: 1/2" = 1.0'



ORIGIN & FILE INFORMATION

File Name:
Designer: HY
Scale:
Date: 10/15/2017
Project Manager: JL

Mt. Zion

COLORS/CALLOUTS

SIGN TYPE

SPECIFICATION & NOTES

Approved as is Revisions & New Proof Required

