

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 4.44± ACRE TRACT OF LAND LOCATED IN LAND LOTS 26 AND 27 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA; TO GRANT A SPECIAL USE PERMIT; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #SUP 19-01

PROPERTY OWNER: Snellville United Methodist Church, Inc.
Snellville, Georgia 30078

LOCATION: 4.44± Acre Tract Located Near Henry
Clower Blvd. and Pate Street, Snellville, GA

TAX PARCELS (portions of): 5026 051; 5026 177 and 5027 107

DEVELOPMENT/PROJECT: 88-Unit Senior Apartment Building

APPLICANT/CONTACT: Bo Johnston
Wendover Housing Partners
Altamonte Springs, Florida 32714
404-694-8649
bjohnston@wendovergroup.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 4.44± acre tract of land located near Henry Clower Boulevard and Pate Street, Snellville, Georgia (including portions of Tax Parcels R5026 051; R5026 177; and R5027 107) and grant the requested special use permit for a Towne Center Flat residential housing type, and more specifically a 105,934 sq. ft. 4-story, 88-unit age-restricted (55+) apartment building and related parking and amenities; 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 4.44± acre tract of land shown on the boundary survey, entitled “Wendover Housing Partners”, signed, sealed and dated 2-11-2019 described and shown in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference, to allow for the development and occupancy of a Towne Center Flat residential housing type, and more specifically a 105,934 sq. ft. 4-story, 88-unit age-restricted (55+) apartment building and related parking and amenities.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set forth herein.

Section 3. 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 4. (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 5. 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 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. This Ordinance was adopted on April 22, 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 22nd day of April, 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"

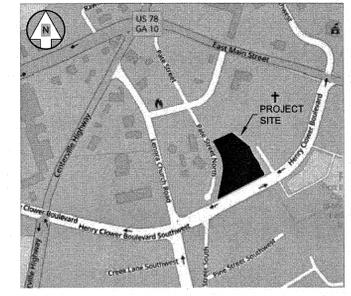
DRAFT

GENERAL NOTES

- 1) THE FIELD SURVEY WAS PERFORMED ON FEBRUARY 8, 2019. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.
- 2) HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH A TOPCON HIPER+ GPS RECEIVER. GROUND MEASUREMENTS WERE OBTAINED USING A TOPCON PS-103A TOTAL STATION.
- 3) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 22,921 FEET. AN ANGULAR ERROR OF 5.7 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 4) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE RATIOS SHOWN IN THE PARCEL SUMMARY HEREON.
- 5) THE BEARING BASIS IS GRID NORTH, NAD 83. GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY GPS GNSS REAL TIME NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 6) THIS DRAWING WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA. ALL PRINTS WERE PRODUCED IN BLACK INK AND SIGNED BY THE SURVEYOR IN BLUE INK. A COPY OF THE ORIGINAL DRAWING IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY CHANGES MADE TO COPIES OF THE ORIGINAL DRAWING WERE DONE WITHOUT THE SURVEYOR'S AUTHORIZATION AND ARE NOT TO BE CONSIDERED PART OF THE SURVEY INFORMATION.
- 7) ALL CORNER MONUMENTS SET ARE 1/2-INCH REBAR WITH YELLOW PLASTIC CAP INSCRIBED "LECRAW LSF 1160" UNLESS OTHERWISE NOTED.
- 8) THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY. AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON. NO TITLE COMMITMENT OR CHAIN OF TITLE WAS PROVIDED. OTHER CLAIMS, EASEMENTS, RIGHTS, OR RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON. A GEORGIA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS THAT MAY BE REVEALED BY TITLE EXAMINATION.
- 9) BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13135C0129F, GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, EFFECTIVE DATE SEPTEMBER 28, 2006, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONE: "X" (OTHER AREAS), DEFINED THEREON AS FOLLOWS:
ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
OTHER LOCAL FLOODING CONDITIONS MAY EXIST OR SEVERE LOCAL STORMS MAY OCCUR. NO PART OF THIS SURVEY IS A GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT FLOODING WILL NOT OCCUR. ON THE PROPERTY, ENGINEERING STUDIES SHOULD BE PERFORMED IF CONDITIONS EXIST THAT MAY CAUSE FLOODING.
- 10) THE SANITARY & STORM SEWER PIPE LOCATIONS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED, AND MAY BE INACCURATE. NO CONFINED SPACE ENTRY, TELEVISION OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. NO OTHER UNDERGROUND UTILITIES ARE SHOWN. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.
- 11) THE SURVEYOR WAS UNABLE TO DETERMINE WETLANDS. NO WETLANDS WERE DELINEATED AND NO WETLANDS OR STREAM INFORMATION WAS PROVIDED.
- 12) THE BUILDING DIMENSIONS AND SQUARE FOOTAGES SHOWN ARE BASED ON THE MAIN EXTERIOR WALLS AT GROUND LEVEL. PROTRUSIONS SUCH AS CORNICING, LEDGING, GILLS, CHIMNEYS, ETC. MAY EXIST AND ARE NOT INCLUDED IN THE DIMENSIONS SHOWN. THE NUMBER OF STORIES SHOWN IS BASED ON OBSERVATIONS FROM OUTSIDE THE BUILDINGS AND MAY BE INACCURATE. MORE COMPLETE INVESTIGATION AND MEASUREMENTS OF THE BUILDING INTERIORS WOULD BE REQUIRED TO DETERMINE GROSS SQUARE FOOTAGE OR FLOOR LEVELS NOT VISIBLE FROM OUTSIDE THE BUILDING. NO SUB-SURFACE INVESTIGATION WAS PERFORMED TO DETERMINE THE LIMITS OF FOUNDATIONS OR OTHER BURIED FEATURES.
- 13) NO ZONING SETBACKS ARE SHOWN.
- 14) NO CEMETERY PLOTS OR INDIVIDUAL BURIAL SITES WERE OBSERVED ON THE SUBJECT PROPERTY WHILE CONDUCTING THIS SURVEY. HOWEVER, NO RESEARCH OR SUB-SURFACE INVESTIGATION WAS PERFORMED OR PROVIDED DURING THE COURSE OF THIS SURVEY WHICH WOULD INDICATE THE EXISTENCE OR NON-EXISTENCE OF BURIAL SITES. MORE COMPLETE INVESTIGATION MAY BE NECESSARY.

HATCH LEGEND

	BUILDING OUTLINE
	EASEMENT
	RIP RAP



SYMBOL LEGEND

	CMS - CORNER MONUMENT SET (SEE NOTE #7)		AIR CONDITIONING UNIT
	IRON PIN FOUND (TYPE NOTED)		PARKING COUNT
	CCMF - CONCRETE MONUMENT FOUND		PAINTED TRAFFIC ARROW
	INTERSECTION POINT		HANDICAPPED SPACE
	SINGLE WING CATCH BASIN		EVERGREEN TREE
	DOUBLE WING CATCH BASIN		UNDERSTORY TREE
	FLARED END SECTION		DECIDUOUS TREE (HARDWOOD)
	DROP INLET		BENCHMARK
	CURB INLET		TEST HOLE
	STORM MANHOLE		REBAR FOUND
	STORM JUNCTION BOX		OTPF OPEN TOP PIPE FOUND
	PEDESTAL INLET		CTPF CRIMP TOP PIPE FOUND
	FIRE HYDRANT		P.O.B. POINT OF BEGINNING
	WATER VALVE		R.W. RIGHT-OF-WAY
	WATER METER		CLF CHAIN LINK FENCE
	IRRIGATION CONTROL VALVE		VCP VITRIFIED CLAY PIPE
	FIRE DEPARTMENT CONNECTION		SSE SANITARY SEWER EASEMENT
	WATER SPIGOT		DE DRAINAGE EASEMENT
	GAS VALVE		AE ACCESS EASEMENT
	GAS METER		--- BROKEN LINE (NOT TO SCALE)
	TELEPHONE BOX		--- END NOT LOCATED
	TELEPHONE MANHOLE		CMP CORRUGATED METAL PIPE
	CABLE PEDESTAL		RCP REINFORCED CONCRETE PIPE
	GUY WIRE		DIP DUCTILE IRON PIPE
	LIGHT POLE		HDPE HIGH DENSITY POLYETHYLENE PIPE
	POWER POLE		PVC POLYVINYL CHLORIDE PIPE
	POWER MANHOLE		PFC FINISHED FLOOR ELEVATION
	ELECTRIC METER		(M) MEASURED DISTANCE
	TRANSFORMER		(R) RECORD ANGLE
	SANITARY SEWER MANHOLE		(MA) MEASURED ANGLE
	SANITARY SEWER GREASE TRAP		(RA) RECORD ANGLE
	CLEANOUT		N/F NOW OR FORMERLY
	CROSS WALK SIGNAL POLE		PDP PER DESIGN PLANS
	TRAFFIC SIGNAL HAND HOLE		TE# TITLE EXCEPTION NUMBER
	TRAFFIC SIGNAL POLE		C&G CURB AND GUTTER
	TRAFFIC CONTROL BOX		CI CURB INLET
	MAILBOX		DI DROP INLET
	MONITORING WELL		IE INVERT ELEVATION
	FUEL TANK CAP		×1010.34 EXISTING SPOT ELEVATION
	STREET SIGN		TW TOP OF WALL
	BOLLARD		BW BOTTOM OF WALL
	LANDSCAPE LIGHT		

LINE LEGEND

	SITE BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	INTERIOR BOUNDARY LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EASEMENT LINE
	DITCH/CREEK LINE
	APPROX. FLOOD LIMITS
	ROAD CENTERLINE
	CURB & GUTTER
	FENCE
	STORM SEWER
	CONTOURS
	WATER LINE
	SANITARY SEWER
	GAS LINE
	TELEVISION CABLE
	FIBER OPTIC LINE
	TELEPHONE LINE
	OVERHEAD POWER
	UNDERGROUND POWER
	GUARDRAIL
	PAINT STRIPING
	TREE LINE
	CREEK BUFFER
	CREEK BANK

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 19-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-87 AUTHORITY O.C.G.A. SECS. 15-8-87, 43-15-11, 43-15-12, 43-15-13, 43-15-14, 43-15-15, 43-15-16, 43-15-17, 43-15-18, 43-15-19, 43-15-20, 43-15-21, 43-15-22. THE PARCELS SHOWN HEREON HAVE NOT BEEN OFFICIALLY SUBDIVIDED AND THIS PLAT IS NOT TO BE RECORDED.

GEORGIA REGISTERED LAND SURVEYOR
No. 2678
JAMES A. CANNINGTON

DATE: 2-11-2019
AS SURVEYOR FOR
LECRAW ENGINEERING, INC.

PARCEL SUMMARY

PARCEL #	AREA	TAX ID #	OWNER	DEED REFERENCE	PLAT CLOSURE
PARCEL 1	1.130 AC. OR 49,208 SQ. FT.	R5028 177	SNELLVILLE UNITED METHODIST CHURCH I	A PORTION OF DB 27728, PG 264	1:378,288
PARCEL 2	0.426 AC. OR 18,546 SQ. FT.	R5028 051	SNELLVILLE UNITED METHODIST CHURCH I	A PORTION OF DB 26109, PG 37	1:203,716
PARCEL 3	0.882 AC. OR 37,545 SQ. FT.	R5027 107	SNELLVILLE UNITED METHODIST CHURCH I	A PORTION OF DB 47357, PG 565	1:231,626
PARCEL 4	2.027 AC. OR 88,281 SQ. FT.	R5028 051	SNELLVILLE UNITED METHODIST CHURCH I	A PORTION OF DB 26109, PG 37	1:285,186
OVERALL	4.444 AC. OR 193,560 SQ. FT.		SNELLVILLE UNITED METHODIST CHURCH I		1:842,257

LECRAW ENGINEERING
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3475 CORPORATE WAY
DULUTH, GA 30096
PHONE - 678-546-8100
FAX - 678-546-8288
WWW.LECRAWENGINEERING.COM
LSF001160

DATE	BY	DESCRIPTION
02/11/2019	AU	JAC
0		

CLIENT
WENDOVER HOUSING PARTNERS
1105 KENSINGTON PARK DRIVE, SUITE 200
ALTAMONTE SPRINGS, FLORIDA 32714

PROJECT
BOUNDARY SURVEY
LOCATED IN LAND LOTS 26 & 27, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

SURVEY TEAM:
DRAWN BY: AU
FIELD WORK BY: GLH
REVIEWED BY: JAC

GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

SCALE: GRAPHIC SCALE: 1"=40'

NORTH ARROW: (SEE NOTE #5)

JOB #: 251001
SHEET: 1 OF 1

EXHIBIT "B"

DRAFT

