



## ***City of Snellville Planning Commission***

### **PLANNING COMMISSION REPORT August 27, 2019**

<b>CASE NUMBER:</b>	<b>#SUP 19-02</b>
<b>REQUEST:</b>	<b>Special Use Permit for a Place of Worship</b>
<b>LOCATION:</b>	<b>2140 McGee Road, Building D, Snellville</b>
<b>TAX PARCEL:</b>	5007 014
<b>PRESENT ZONING:</b>	BG (General Business) District
<b>OVERLAY DISTRICT:</b>	Corridor Overlay District
<b>FUTURE LAND USE PLAN:</b>	Health Village
<b>DEVELOPMENT/PROJECT:</b>	Place of Worship
<b>PROPERTY OWNER:</b>	Mokhberi Investments, Inc. Atlanta, Georgia 30328
<b>APPLICANT:</b>	Love & Faith Ministries Snellville, Georgia 30078
<b>CONTACT:</b>	Christopher Boatman, Pastor 404-483-5439 or <a href="mailto:christopherboatman15@gmail.com">christopherboatman15@gmail.com</a>

The Planning Commission held a duly advertised public meeting on the subject application at the August 27, 2019 Regular Meeting of the City of Snellville Planning Commission. By a unanimous vote of 6-0, the Planning Commission recommends **Approval** of the request by Love & Faith Ministries for a Special Use Permit for a Place-of-Worship with the following recommended **Conditions**:

1. In the event that the subject tenant space is not leased/occupied by Love & Faith Ministries within sixty (60) days from the date of Mayor and Council approval, or if the tenant space is occupied and later vacated by Love & Faith Ministries, the Special Use Permit will immediately become null and void;
2. Love & Faith Ministries shall obtain an Occupational Tax License from the City of Snellville Department of Planning and Development and meet all licensing requirements including obtaining a Certificate of Occupancy from the Gwinnett County Fire Marshal's Office prior to use or occupancy of any portion of the tenant space;
3. Uses involving adult entertainment, including any sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited; and
4. New signs higher than 15 feet and larger than 225 sq. ft. are prohibited.

In conjunction with the Special Use Permit approval, the following two variances are recommended for **Approval**:

1. Variance from Section 9.10(4)(a)(2) of Article IX of the Zoning Ordinance to reduce the property's 250 feet minimum road frontage requirement to  $\pm 135$  feet.
2. Variance from Section 11.3 of Article XI of the Zoning Ordinance to reduce the minimum parking space requirement for Places of Worship from one space per 200 sq. ft. gross floor area minimum parking requirement ( $15,000 \text{ sq. ft.} / 200 = 75 \text{ min. parking spaces}$ ) to one space per 366 sq. ft. gross floor area ( $15,000 \text{ sq. ft.} / 366 = 41 \text{ min. parking spaces}$ ). A variance reduction of 34 parking spaces.