

## ARTICLE 14

## ADOPTION AND AMENDMENT

## 14.1 EFFECTIVE DATE

- 14.1.1 These regulations shall be in full force and effect on April 19, 1999, following the adoption by the City Council of the City of Snellville, Georgia, and shall apply to any land disturbance Permit for which an application is received after the effective date of these Regulations.
- 14.1.2 Any subdivision or other project for which a valid and complete application for a Development Permit shall have been received prior to the effective date of these Regulations shall be considered "grandfathered" and, at the developer's option, may proceed to completion and building permits may be issued under the Subdivision Regulations of the City of Snellville in place prior to the effective date of these Regulations, provided that the Development Permit is or can be issued within 90 calendar days of said effective date and all time frames associated with said permit are observed.
- 14.1.3 Any subdivision or other project for which a Development Permit has been issued prior to the effective date of these Regulations shall be considered "grandfathered" and, at the developer's option, may proceed to completion and building permits may be issued under the terms of said permit and the Subdivision Regulations of the City of Snellville in place prior to said effective date.
- 14.1.4 Any subdivision or other project for which only a Clearing, Clearing and Grubbing, or Grading Permit shall have been issued prior to effective date of these Regulations shall be brought into conformance with these Regulations prior to issuance of a Development Permit. Administrative modifications in accordance with Article 13 shall be granted as necessary and appropriate where full compliance is not feasible or cannot reasonably be achieved because of the stage of development, limitations imposed by the site, or design parameters.
- 14.1.5 Nothing in these Regulations shall be construed to affect the validity of any building permit lawfully issued prior to the effective date of these Regulations.

## 14.2 AMENDMENTS

- 14.2.1 The Mayor and City Council, Planning Commission, or Planning Director may from time to time recommend amendments to these regulations. Any amendments to these regulations shall be heard by the Planning Commission who shall make a recommendation to the City Council regarding approval or denial. Prior to acting on any proposed amendment, public notification of the City Council public hearing shall be published in a newspaper of general circulation within the City and the newspaper which carries the legal advertisements of the City, by advertising the application and date, time, place and purpose of the public hearing not fewer than fifteen (15) days nor more than forty-five (45) days prior to the date of the City Council hearing. Such amendments shall be effective as of their date of adoption unless otherwise stated in the adopting resolution.
- 14.2.2 Any subdivision or other project for which a valid and complete application for a Development Permit shall have been received prior to the adoption of an amendment to these Regulations may, at the developer's option, proceed to completion and building permits may be issued as

though no amendment had been approved, provided that the Development Permit is or can be issued within 90 calendar days of said amendment and all time frames associated with said permit are observed.

- 14.2.3 Any subdivision or other project for which a Development Permit has been issued prior to the adoption of an amendment to these Regulations may, at the developer's option, proceed to completion and building permits may be issued as though no amendment had been approved.
- 14.2.4 Any subdivision or other project for which only a Clearing, Clearing and Grubbing, or Grading Permit shall have been issued prior to adoption of an amendment to these Regulations shall be brought into conformance with the amendment (if applicable) prior to issuance of a Development Permit. Administrative modifications in accordance with Article 13 shall be granted as necessary and appropriate where full compliance is not feasible or cannot reasonably be achieved because of the stage of development, limitations imposed by the site, or design parameters.
- 14.2.5 No amendment to these Regulations shall be construed to affect the validity of any building permit lawfully issued prior to the adoption of said amendment.

#### 14.3 SEVERABILITY

- 14.3.1 If any section, subsection, sentence, clause, or phrase of these Regulations is for any reason held to be unconstitutional or void, the validity of the remaining portions of these Regulations shall not be affected thereby, it being the intent of the City Council of the City of Snellville in adopting these Regulations that no portion thereof or provision of the Regulations contained herein shall become inoperative or fail by reason of the unconstitutionality or invalidity of any section, subsection, sentence, clause, phrase, or provisions of these Regulations.

#### 14.4 CONFLICTING REGULATIONS

- 14.4.1 All regulations or parts of regulations of the Code of Ordinances of the City of Snellville, Georgia, in conflict with these Regulations shall be and the same are hereby repealed in their portions so in conflict. Provided, however, that it is not the intent of these Regulations to repeal or affect any Law of the State of Georgia, or any Code or Ordinance of the City of Snellville adopted as a requirement of a State Law, in which case the most restrictive requirement shall control.