

CITY OF SNELLVILLE NOTES:

1. CITY OF SNELLVILLE ACCEPTS NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF SNELLVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
2. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
4. MAXIMUM CUT OR FILL SLOPES IS 2H:1V.

- VARIANCE # 1:**
ALLOW VARIANCE FROM SECTION 19.73(c) RELATING TO LANDSCAPE STRIPS, TO ALLOW ENCROACHMENT BY ENTRANCE DRIVE BY 5.2 FEET INTO THE FRONT LANDSCAPE STRIP AS SHOWN ON THIS REZONE PLAN.
- VARIANCE # 2:**
ALLOW VARIANCE FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS RELATING TO:
1) PROVIDING DECORATIVE LIGHT FIXTURES/POLES THROUGHOUT PARKING AREA
ALLOW VARIANCE TO NOT USE DECORATIVE LIGHT FIXTURES/POLES BEHIND THE EXISTING BUILDING
- VARIANCE # 3:**
ALLOW VARIANCE FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS, SECTION 9.15(A)(1) RELATED TO PROVIDING INTERPARCEL ACCESS. ALLOW VARIANCE TO NOT PROVIDE ACCESS TO ADJACENT PARCEL TO THE WEST AS ACCESS DRIVE WOULD GO THROUGH AND ELIMINATE 4 TO 5 OF THEIR EXISTING PARKING SPACES
- VARIANCE # 4:**
ALLOW VARIANCE FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS, SECTION 9.15(A)(5) RELATING TO PROVIDING STREET LIGHTS. ALLOW VARIANCE TO NOT PROVIDE A STREET LIGHT AS ONE IS EXISTING 6 FEET TO THE WEST OF PROPERTY LINE AND LOT FRONTAGE IS ONLY 124 FEET.
- VARIANCE # 5:**
ALLOW VARIANCE FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS, SECTION 9.15(C)(3) RELATING TO REQUIREMENT OF NO MORE THAN 20% PARKING IN FRONT OF BUILDING TO ALLOW FOR PARKING IN FRONT OF EXISTING BUILDING BUSINESS USE AS PARKING IN REAR WILL BE USED FOR PROPOSED BUILDING.
- VARIANCE # 6:**
ALLOW VARIANCE FROM ZONING ORDINANCE, SECTION 7.7 (TABLE 1) RELATING TO RESTRICTION OF NO CONCRETE BLOCK OR SPLIT FACE CONCRETE BLOCK BUILDING MATERIALS IN HSB ZONING. VARIANCE REQUESTED TO ALLOW CMU-SPLIT FACE MASONRY BLOCK TO BE USED ON THE SIDES AND REAR FOR PROPOSED BUILDING.
- VARIANCE # 7:**
ALLOW A GENERAL VARIANCE FOR THE SITE TO BE APPROVED IN ITS CURRENT CONDITION EXCEPT FOR THE ADDITIONAL ITEMS REQUESTED ON THIS REZONING AND VARIANCE PLAN.

SITE INFORMATION

EXISTING ZONING: BG
PROPOSED ZONING: HSB
CORRIDOR OVERLAY DISTRICT
TOTAL AREA: 1.111 ACRES

REQUIRED PARKING:
~~AUTO SERVICE GARAGE~~
 PARKING REQUIRED = 1 PER 400 SQ.FT.
 3 EMPLOYEES = 3 SPACES
 3200 SQ.FT./400 = 8 SPACES
 TOTAL MINIMUM SPACES REQUIRED = 11
 PARKING PROVIDED = 33 SPACES

~~FLOWER SHOP/RETAIL~~
 PARKING REQUIRED = 1 PER 250 SQ.FT.
 MINIMUM & 1 PER 175 SQ.FT. MAXIMUM
 1500/175 = 9 SPACES MIN.
 1500/250 = 6 SPACES MAX.
 PARKING PROVIDED = 8 SPACES

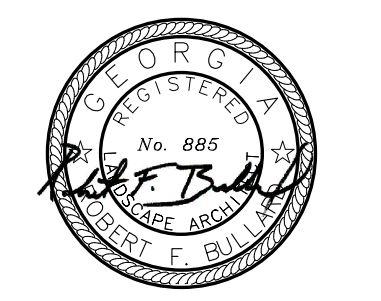
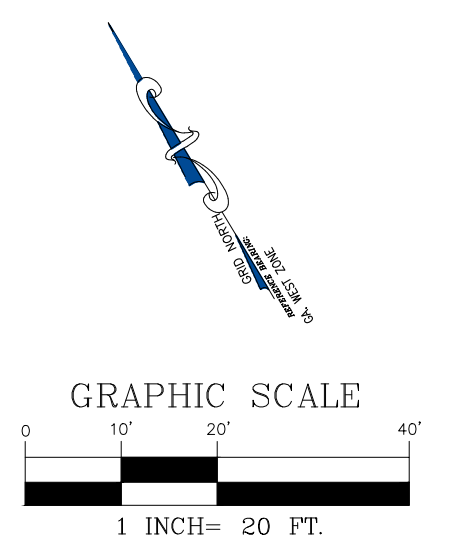
HC SPACES REQUIRED: 2 SPACES
 HC SPACES PROVIDED: 2 SPACES

SETBACKS:
 FRONT = 50 FEET
 SIDE = 10 FEET
 REAR = 50 FEET

BUFFERS:
 REAR = 60 FEET
 MAX. GROUND COVER = 90%
 MAX. BLDG HGT. = 80'

REZONING PLAN & CUP PLAN
FOR:
2001 MAIN ST. EAST
5TH DISTRICT, LAND LOT 59, PARCEL 016
2001 MAIN STREET EAST
SNELLVILLE, GA 30078
GWINNETT COUNTY
CITY OF SNELLVILLE, GEORGIA

OWNER AND APPLICANT:
VALBONA AZIRI
1323 VILLAGE TERRACE CT.
DUNWOODY, GA 30038-2309
CONTACT PERSON: TONY AZIRI
PHONE: 678-876-7324
email: syriga81@gmail.com



DESIGNER:
BULLARD LAND PLANNING, INC
3790 CANNONWOLDE DR
SNELLVILLE, GA. 30039
CONTACT PERSON: BOBBY BULLARD
678-344-1293 blpbobby@bellsouth.net

-DATE: 11/30/2019
-BLP JOB# 19-2016