

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. _____

AN ORDINANCE TO DENY THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 5.08± ACRE TRACT OF LAND LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2752 WEST MAIN STREET, SNELLVILLE, GEORGIA; TO DENY A SPECIAL USE PERMIT; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #SUP 20-02

PROPERTY OWNERS: Rita M. Shah and Khalid Javed
Snellville, Georgia 30039

LOCATION: 2752 W. Main Street, Snellville, Georgia
(the “Property”)

TAX PARCEL: R5007 018

DEVELOPMENT/PROJECT: 95-Room 5-Story Avid Hotel

APPLICANT/CONTACT: Khalid Javed
678-770-7068 or kjaved@bellsouth.net

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 deny SUP 20-02, special use permit for a hotel; 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. For reasons stated in the public hearing and recommendations of the Planning Department and Planning Commission, a special use permit is hereby denied for the development and use of a hotel on the 5.08± acre tract of land located at 2752 W. Main Street, Snellville, Georgia (Tax Parcel R5007 018), described and shown on the site plan entitled “Proposed Re-Zoning Plan for 2752 West Main Street”, sealed, signed and dated 7-10-2020 (stamped received 9-17-2020) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference.

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. (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 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 5. This Ordinance was adopted on _____, 2021. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this ____ day of _____, 2021.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

Solange Destang, Council Member

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

Gretchen Schulz, Council Member

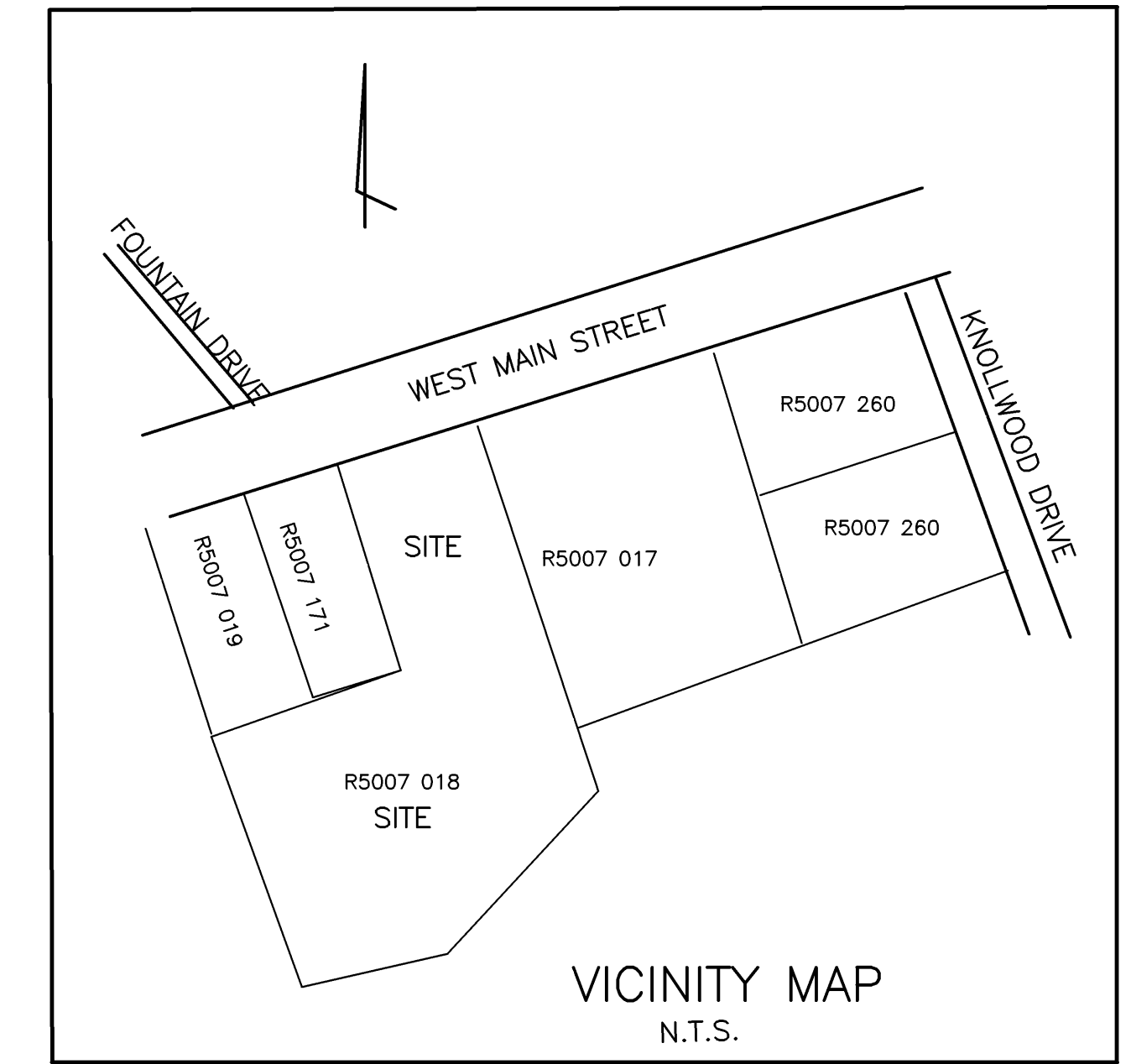
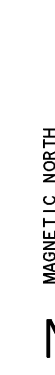
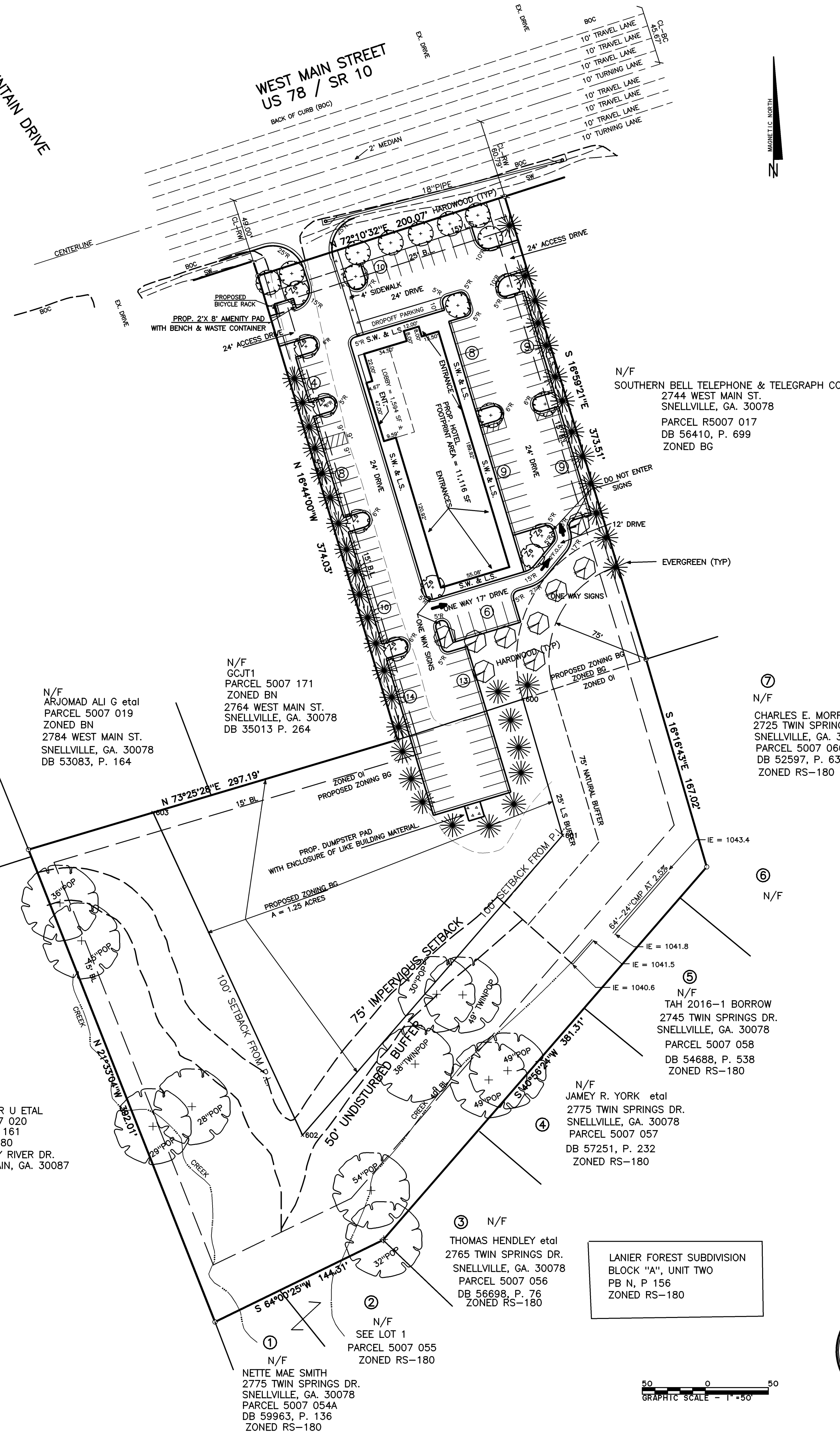
Tod Warner, Council Member

EXHIBIT "A"

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of Gwinnett County, Georgia
 Community Panel Number 13135C 0128B
 Effective Date 09/29/2006
 Revision Date

FOUNTAIN DRIVE

WEST MAIN STREET
 US 78 / SR 10



N/F
 SOUTHERN BELL TELEPHONE & TELEGRAPH CO.
 2744 WEST MAIN ST.
 SNELLVILLE, GA. 30078
 PARCEL R5007 017
 DB 56410, P. 699
 ZONED BG

N/F
 ARJOMAD ALI G et al
 PARCEL 5007 019
 ZONED BN
 2784 WEST MAIN ST.
 SNELLVILLE, GA. 30078
 DB 53083, P. 164

N/F
 BFS RETAIL & COMMERCIAL
 PARCEL 5007 167
 2780 WEST MAIN ST.
 SNELLVILLE, GA. 30078
 ZONED BN
 DB 25395, P. 242

N/F
 GCJT1
 PARCEL 5007 171
 ZONED BN
 2764 WEST MAIN ST.
 SNELLVILLE, GA. 30078
 DB 35013 P. 264

⑦
 N/F
 CHARLES E. MORRIS, III et al
 2725 TWIN SPRINGS DR.
 SNELLVILLE, GA. 30078
 PARCEL 5007 060
 DB 52597, P. 631
 ZONED RS-180

GENERAL NOTES:

- 1.) REFERENCE BOUNDARY SURVEY: SURVEY FOR MANSUR ENGINEERING, INC. DATED 6/23/2019.
- 2.) PROPERTY PRESENTLY SPLIT ZONED BG AND OI (BG = 1.724 ACS., OI = 3.356 ACS.) SEE NOTE 24
- 3.) PROPERTY AREA = 5.080 ACRES
- 4.) PROPOSED LOT COVERAGE = 1.26 ACS IMP / 5.080 ACS X 100 = 24.8% (MAX. = 90%)
- 5.) PROPOSED USE - HOTEL
- 6.) THERE ARE STATE WATERS ON THIS PROPERTY.
- 7.) TAX PARCEL NO. R5007 018
- 8.) BUILDING DIMENSIONS ARE APPROXIMATE. HEIGHT = 80' MAXIMUM
- 9.) MINIMUM ROOF PITCH 4:12
- 10.) ALL PARKING SPACES ARE 9'W X 19'L
- 11.) PROPOSED 100 PARKING SPACES
- 12.) SETBACKS: FRONT - 25'
 SIDE - 15'
 BACK - 15', 40' IF ADJACENT TO RESIDENTIAL
- 13.) LANDSCAPE BUFFERS: FRONT - 15'
 SIDE - 5'
 REAR - 40'
- 14.) THERE ARE PROPOSED 95 DWELLING UNITS.
- 15.) PROPOSED ZONING BG
- 16.) MINIMUM ROOM SIZE IS 300 SF.
- 17.) DECORATIVE STREET LIGHTS WILL BE PROVIDED
- 18.) DECORATIVE PEDESTRIAN LIGHTS WILL BE PROVIDED
- 19.) PARKING LOT LIGHTING USING DECORATIVE LIGHT POLES AND FIXTURES WILL BE PROVIDED.
- 20.) THE EXTERIOR BUILDING MATERIAL SHALL MEET CITY CODES.
- 21.) THE COLOR OF THE EXTERIOR BUILDING SHALL MEET CITY CODES.
- 22.) THE BUILDING SHALL COMPLY WITH ART. VII, MOTELS, HOTELS, AND EXTENDED-STAY HOTELS.
- 23.) THE EXISTING PYLON SIGN AT THE ENTRANCE SHALL BE REMOVED.
- 24.) AN ADDITIONAL 1.25 ACRES OF OI TO BE REZONED BG.

⑤
 N/F
 TAH 2016-1 BORROW
 2745 TWIN SPRINGS DR.
 SNELLVILLE, GA. 30078
 PARCEL 5007 058
 DB 54688, P. 538
 ZONED RS-180

④
 N/F
 JAMEY R. YORK et al
 2775 TWIN SPRINGS DR.
 SNELLVILLE, GA. 30078
 PARCEL 5007 057
 DB 57251, P. 232
 ZONED RS-180

③
 N/F
 THOMAS HENDLEY et al
 2765 TWIN SPRINGS DR.
 SNELLVILLE, GA. 30078
 PARCEL 5007 056
 DB 56698, P. 76
 ZONED RS-180

②
 N/F
 SEE LOT 1
 PARCEL 5007 055
 ZONED RS-180

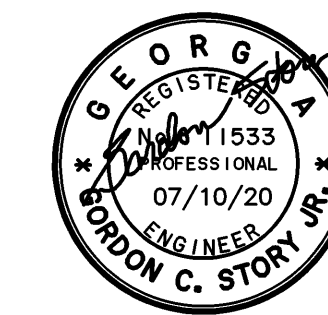
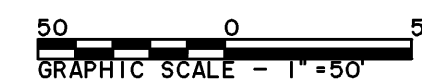
①
 N/F
 NETTE MAE SMITH
 2775 TWIN SPRINGS DR.
 SNELLVILLE, GA. 30078
 PARCEL 5007 054A
 DB 59963, P. 136
 ZONED RS-180

LANIER FOREST SUBDIVISION
 BLOCK "A", UNIT TWO
 PB N, P 156
 ZONED RS-180



IF YOU DIG IN GEORGIA ...
 CALL US FIRST 1-800-282-7411

CAUTION:
 The utilities shown are shown for the contractors convenience only. There may be other utilities not shown on these plans. The engineer assumes no responsibility for the locations of underground utilities, and it shall be the contractors responsibility to verify the locations of all utilities shown as well as those not shown within the work limits. All damage made to existing utilities by the contractor shall be the responsibility of the contractor.



GORDON STORY, PE, RLS CIVIL ENGINEER • LAND SURVEYOR LEVEL II CERTIFIED DESIGN PROFESSIONAL 2608 RICKETSON ROAD WARRENTON, GA. 30808 MOBILE PHONE: 678-656-3832 EMAIL: gtruestory@aol.com	LAND LOT 7 DISTRICT 5 GWINNETT COUNTY DATE: 08/27/20 JOB: 1914ZON5 DISK: # 19GSA	PROPOSED RE-ZONING PLAN FOR: 2752 WEST MAIN STREET SNELLVILLE, GA. PARCEL R5007 018
	REVISIONS:	
	SHEET OF 1	