

**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 5.47± ACRE TRACT OF LAND LOCATED IN LAND LOT 29 OF THE 5<sup>TH</sup> LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 3079 LENORA CHURCH ROAD, SNELLVILLE, GEORGIA; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO REPEAL CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**CASE NUMBER:** #CIC 21-01

**REQUEST:** Rezoning Change in Conditions

**LOCATION:** 3079 Lenora Church Road, Snellville,  
Georgia

**SIZE:** 5.47± Acres

**TAX PARCEL:** 5029 090

**CURRENT ZONING:** CI (Civic Institutional) District

**CURRENT FUTURE LAND PLAN:** Public-Civic

**DEVELOPMENT/PROJECT:** Place of Worship

**PROPERTY OWNER:** Rejoice in The Word Church  
International Ministry, Inc.  
Snellville, Georgia

**APPLICANT/CONTACT:** Concept Engineering Services  
Peachtree Corners, Georgia  
Emmanuel Abua, P.E.  
404-643-6044  
or [conceptengrscso@gmail.com](mailto:conceptengrscso@gmail.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 5.47± acre tract of land located at 3079 Lenora Church Road, Snellville, Georgia (Tax Parcel R5029 090) for a place of worship and associated parking; 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.** The Official Zoning Map for the City of Snellville, Georgia for the 5.47± acre tract of land as shown on the rezoning site plan entitled “Rejoice in The Word 3079 Lenora Church Road Snellville, GA 30078”, dated 8-20-2020 (stamped received 1-12-2021) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby zoned CI (Civic-Institutional) District. This action is subject to the attachment of the following conditions (1-5):

**CONDITIONS:**

1. The property shall be developed in accordance with the rezoning site plan entitled “Rejoice in The Word 3079 Lenora Church Road Snellville, GA 30078”, dated 8-20-2020 (stamped received 1-12-2021), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by the

Director of Planning and Development will require Mayor and Council approval.

2. New signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.
3. Uses involving adult entertainment, including the 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.
4. No buffer is required between the subject property and the Church of Christ at Snellville to the north (parcel 5029 090).
5. A twenty-foot (20') undisturbed buffer is required on the western edge of the property where abutting parcels (5029 249; 5029 248; 5029 201 and 5029 200).

**Section 2.** The attachment of Conditions (1-6) for #RZ 07-01 approved 2-26-2007 by the Mayor and Council are hereby repealed.

**Section 3.** The changes in zoning classification are 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.** The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

**Section 5.** (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 6.** Penalties in effect for violations of the Unified Development 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 7.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

**Section 8.** 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 March, 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

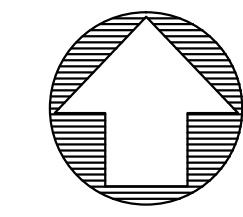
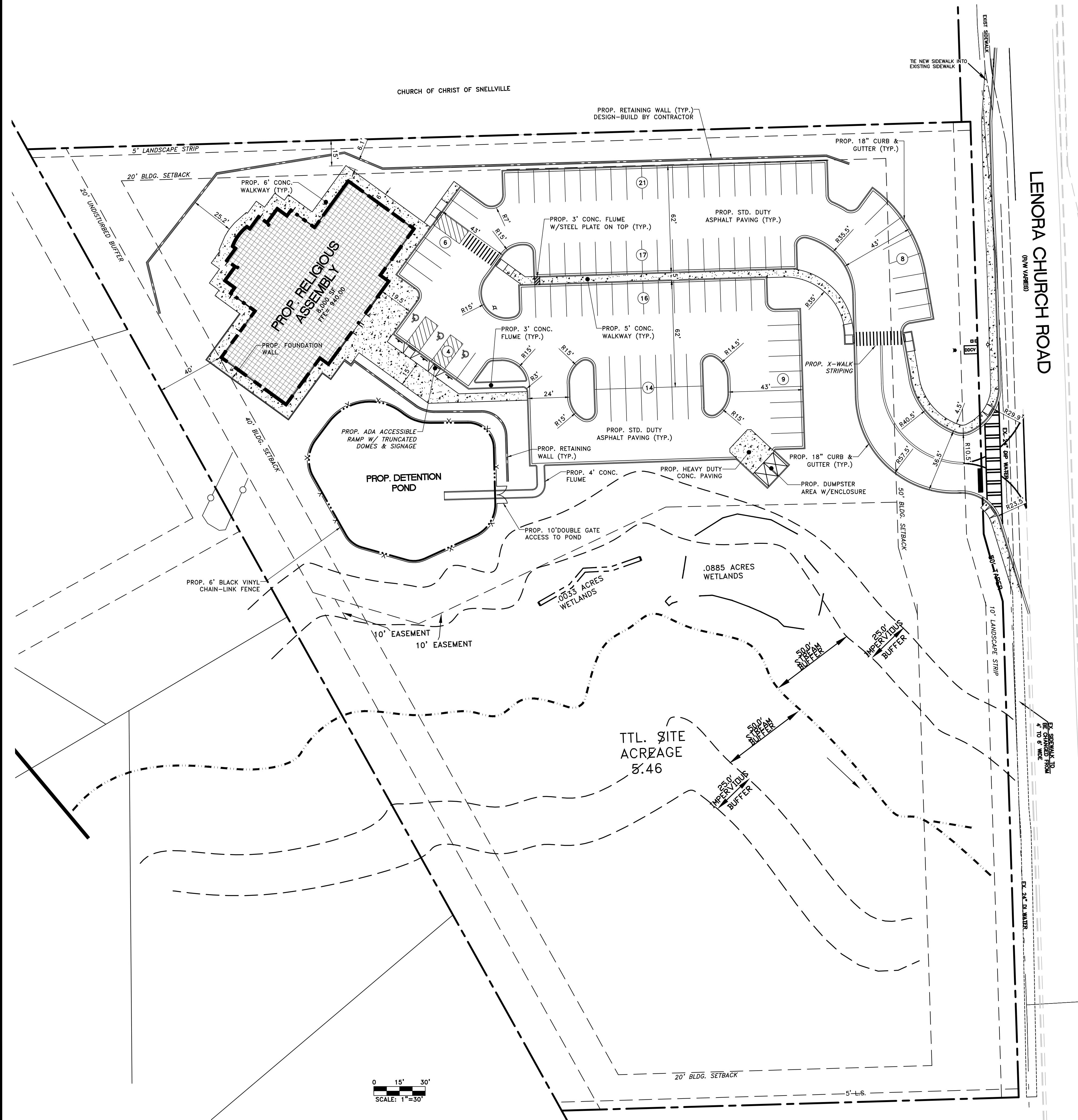
\_\_\_\_\_  
Anthony O. L. Powell, City Attorney  
Powell & Edwards, Attorneys at Law, P.C.

\_\_\_\_\_  
Gretchen Schulz, Council Member

\_\_\_\_\_  
Tod Warner, Council Member

EXHIBIT "A"





**SITE AREA CALCULATIONS**

LOT SIZE	= 238,273 SQ. FT. (5.47 AC)
DISTURBED AREA	= 112,947 SQ. FT. (2.59 AC)
PROP. IMPERVIOUS AREA	= 51,585 SF (1.18 AC.)-21.6%
PROP. PERVIOUS AREA	= 186,988 SF (4.29 AC.)-78.4%

**BUILDING AREA CALCULATIONS**

TOTAL BUILDING AREA = 8,000 SQ. FT.

**ZONING**

C1 (CIVIC/INSTITUTIONAL DISTRICT)

**PARKING**

REQUIRED PARKING	59 SPACES (1 SPACE/6 SEATS)
PROVIDED PARKING	92 REGULAR SPACES
	3 ADA ACCESSIBLE (1 VAN)
TOTAL PROVIDED	95 PARKING SPACES

**SETBACKS**

FRONT YARD SETBACK	50'
SIDE YARD SETBACK	20'
REAR YARD SETBACK	40'
REAR YARD BUFFER	20'
MAX. BLDG. HEIGHT	3 STORIES

**SITE LEGEND**

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- == 18" CURB AND GUTTER

- STOP STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- DUMPSTER PAD
- GRATE INLET
- STORM MANHOLE
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD DUTY PAVING



ARCHITECTURE  
ENGINEERING  
CONSTRUCTION MANAGEMENT  
ENERGY ENGINEERING  
6735 Peachtree Industrial Blvd. Suite 100  
Northpark Town Center, Suite 1700  
Atlanta GA 30326  
TEL: (404) 643-6044

EMAIL: eabua@conceptengrs.net

CLIENT:

THIS DRAWING IS THE PROPERTY OF CES LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF CES LLC.

SEAL:

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

**REJOICE IN THE WORD**  
3079 LENORA CHURCH ROAD  
SNELLVILLE, GA 30078

SHEET TITLE:

**SITE PLAN**

DESIGNED BY: DO-CES  
DRAWN BY: DJ  
CHECKED BY: DJ  
APPROVED BY: DO-CES

SCALE: AS SHOWN  
DATE: 8-12-2020

PROJECT NO.: CES-2020-041-C  
SHEET: C2.0



24-HR CONTACT: EMMANUEL ABUA (404) 643-6044

WINNETT CO. CASE NO: CDP2017-00075