

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. _____

AN ORDINANCE TO DENY THE REQUEST FOR CHANGE IN CONDITIONS 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 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 3079 LENORA CHURCH ROAD, SNELLVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; 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

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 CIC 21-01, which requested to amend the conditions affecting the property that were approved on 2-26-2007 for RZ 07-01 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. For reasons stated in the public hearing and upon a review of the application submitted by the Applicant, the request for a change in conditions approved on 2-26-2007 for RZ 07-01 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 denied..

Section 2. Conditions (1-6) for #RZ 07-01 approved 2-26-2007 by the Mayor and Council remain in full force and effect and are restated as follows:

1. New signs higher than 15 feet and larger than 225 square feet are prohibited;
2. 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;

3. The property shall be developed in general accordance with the submitted site plan dated 12/08/06, Concept Plan, Canaan Land Church Int'l, with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, as determined by the Director of Planning and Development, will require Mayor and Council approval;
4. No buffer is required between the subject property and the Church of Christ of Snellville to the north (parcel 5029-090);
5. A twenty-foot (20') buffer is required on the western edge of the subject property where abutting parcels (5029-249, 5029-248, 5029-201, and 5029-200); and
6. Parking may be constructed as shown on the submitted concept plan referenced in condition #3 to allow the construction of a covered drop-off area and 3 handicapped parking spots in front of the building.

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

Section 4. (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 5. 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 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

Section 7. 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:

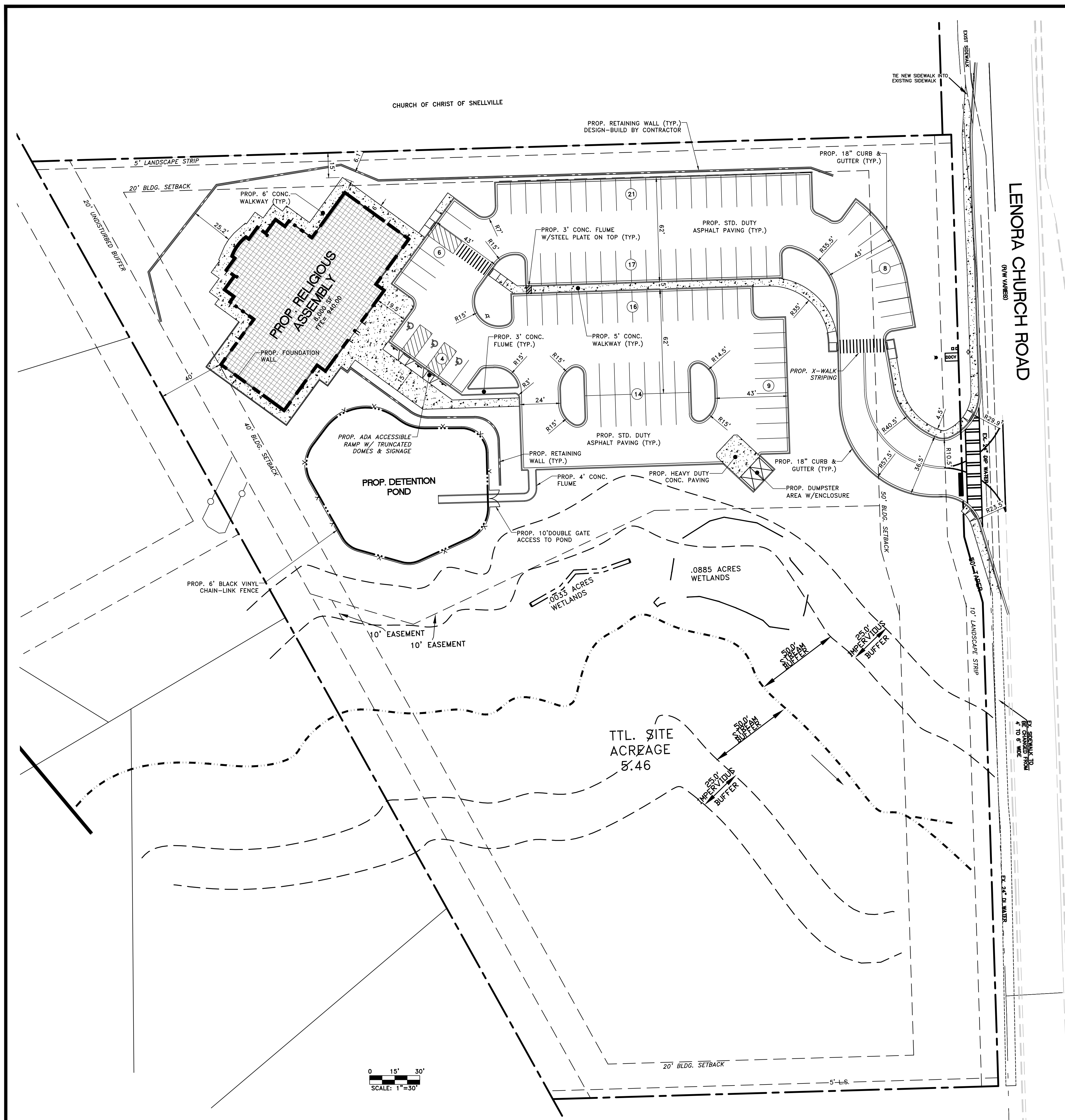
Solange Destang, Council Member

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

SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY:
BOUNDARY & TOPOGRAPHY:
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GA DEPARTMENT OF TRANSPORTATION.
- ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 18". IT SHALL BE 30" WITHIN THE R.O.W. UNLESS NOTED OTHERWISE.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN). ALL STRIPING IN R/W SHALL BE THERMOPLASTIC.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCE TO WITHIN 5' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.



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:

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SEAL:

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:
REJOICE IN THE WORD
3079 LENOIRA 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