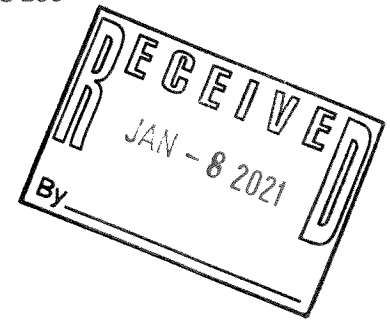




CONCEPT ENGINEERING SERVICES, LLC
6735 Peachtree Industrial Blvd Suite 100
Atlanta, Georgia 30360
Tel: 678-691-7628



January 6, 2021
City of Snellville Planning & Development Department
2342 Oak Road, 2nd floor
Snellville, GA 30078

STATEMENT OF INTENT

The owner, Rejoice In The Word Church International Ministry, Inc., is seeking a variance at 3079 Lenora-Church Road (to be referred to as the "subject property") for the development of new religious assembly. The new facility will be approximately 8,000 sf and the total acreage of the property is 5.47 acres. The "subject property" is presently zoned Civic Institutional District (CI) and the land use designation is Commercial/ Public Services. The intent of this application is to apply for a zoning Change-in-Condition for the "subject property" to accommodate parking situated to the front of the building. The request appeals to the approved conditions set forth in Zoning Case #RZ 07-01 (specifically item #3), which restricts the parking layout to be as shown in the site plan dated 12/08/06. The proposed development will provide up to 95 spaces (in front of the building) for vehicle parking during operating times. The need for the modification is warranted by the excessive topography on the site as well as trying to fulfill the owner's vision of providing enough parking to accommodate the church congregation.

The "subject property" is situated in Land Lot 29, 5th District in City of Snellville, Gwinnett County, GA. It has frontage to the east along Lenora-Church Road R/W & has residential zoned districts to the north & west as well as commercial zoning to the south. The property has an unnamed tributary of "No Business Creek" that flows from east to west through the center of property. The site predominantly slopes to the center of the property into the stream area. Due to the topography of the site and the current drainage pattern, it is difficult to design the building to the front of the property. In doing so, it creates the need for a large amount of fill material to be transported to the site for pad build up near the front of the property. Additionally, this design goes against good engineering practice and adds to the site development cost of the site.

The applicant has given special attention to ensure the layout and design of the site allows for cohesiveness, efficient ingress & egress to the subject property, as well as pedestrian traffic & landscaping across the site. The applicant looks forward to discussions with the neighbors, county officials and other interested parties to ensure a successful variance approval through the City.

Thank you for your thoughtful attention to the foregoing request in regards to our zoning variance. We look forward to working with you on this important matter.

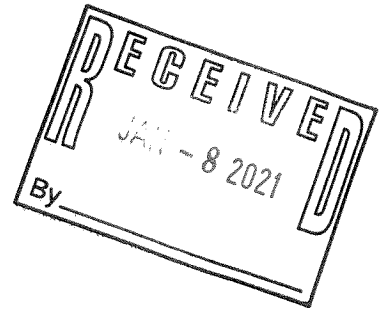
Please call us if you have any questions.

Regards,

Emmanuel Abua, CEO
Concept Engineering Services



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IMPACT ANALYSIS

This application is being filed on behalf of Rejoice In The Word Church International Ministry, Inc. (to be referred to as the "owner"). The owner proposes to construct a new 8,000 sf religious facility. The property address is 3079 Lenora-Church Rd situated in Land Lot 29, 5th District in City of Snellville, Gwinnett County, GA with frontage to Lenora-Church Rd on the eastern property line.

The proposed improvements to the site include the construction & development of a new building, associated parking, utilities & stormwater management. The new development will create more appeal & uniformity than its current condition as it is currently undeveloped & densely vegetated. It is the applicant's contention that the proposed zoning variance provides for a suitable transition between the surrounding uses, while not compromising the desires of the community.

Respectfully Submitted,



Emmanuel Abua, CEO
Concept Engineering Services