



# ***City of Snellville***

## ***Planning Commission***

**PLANNING COMMISSION REPORT**  
**February 23, 2021**

<b>CASE NUMBER:</b>	<b>#CIC 21-01</b>
<b>REQUEST:</b>	Rezoning Change in Conditions
<b>LOCATION:</b>	<b>3079 Lenora Church Road, Snellville, Georgia</b>
<b>SIZE:</b>	5.47± Acres
<b>TAX PARCEL:</b>	5029 090
<b>CURRENT ZONING:</b>	CI (Civic Institutional) District
<b>CURRENT FUTURE LAND PLAN:</b>	Public-Civic
<b>DEVELOPMENT/PROJECT:</b>	<b>Place of Worship</b>
<b>PROPERTY OWNER:</b>	Rejoice in The Word Church International Ministry, Inc. Snellville, Georgia
<b>APPLICANT/CONTACT:</b>	Concept Engineering Services Peachtree Corners, Georgia Emmanuel Abua, P.E. 404-643-6044 or <a href="mailto:conceptengrsceo@gmail.com">conceptengrsceo@gmail.com</a>

The Planning Commission held a duly advertised public hearing on the subject application at the February 23, 2021 Regular Meeting of the City of Snellville Planning Commission.

By a unanimous vote of 5-0, the Planning Commission recommends **Approval** of CIC 21-01, application for a change in conditions from #RZ 07-01 with the repeal of original Conditions #1 through #6 subject to the attachment of the following new **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).