



# BOARD OF APPEALS APPLICATION

JAN 31 2022

APPLICATION FOR VARIANCE, WAIVER OR APPEAL CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

**City of Snellville**  
**Planning & Development Department**  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, GA 30078  
Phone 770.985.3515 Fax 770.985.3551 [www.snellville.org](http://www.snellville.org)

DATE RECEIVED: \_\_\_\_\_

3005 LENORA CHURCH RD #2200071  
BOA VARIANCE/APPEAL #22-02  
PARCEL- R5029-294

**Applicant** is: (check one)  
 Owner's Agent  
 Contract Purchaser  
 Property Owner

**Owner** (if not the applicant):  check here if there are additional property owners and attach additional sheets.

Amanda Kathleen Woodruff  
Name (please print)  
3301 Stewart Lake Road  
Address  
Monroe GA 30655  
City, State, Zip Code  
404-285-1124  
Phone Number(s) Fax

Heping Ma  
Name (please print)  
5915 Abbotts Run Trail  
Address  
Duluth GA 30097  
City, State, Zip Code  
404-285-1124  
Phone Number(s) Fax

Contact Person: A. Kathleen Woodruff Phone: 404-285-1124 Fax: \_\_\_\_\_  
Cell Phone: 404-285-1124 E-mail: Kathleen@woodruffda.com

**Application for:** (check one)

- Appeal (describe): \_\_\_\_\_
- Variance or Waiver from Unified Development Ordinance (describe below)

UDO Section requested for VARIANCE or WAIVER consideration: UDO Sec 206-4.1.H Describe Request: Reduction in front set-back, side set-back and rear setback.

Property Address/Location: 3005 Lenora Church Road Tax Parcel Number(s) \_\_\_\_\_

State the purpose of this request: This is an existing structure that is non conforming due to widening of Lenora church road & lot changes in the 1940s

**At a minimum, the following items are required with submittal of this application. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

- Letter of Intent explaining the reason (and demonstrated hardships) for the request for the variance, appeal, or waiver.
- Attachment A - Analysis of impact (if variance application) or details of grievance (if appeal) or details of waiver request (if waiver).
- Attachment B - Certifications: the names, addresses, and original notarized signatures of the applicant and/or property owner(s).
- Recorded Warranty Deed, Security Deed, or Quit Claim Deed including property legal description demonstrating evidence of property ownership;
- Verification by Gwinnett County that all property taxes owed have been paid.
- VARIANCE or WAIVER applications only: As-Built, Site or Concept Plan drawn to scale, showing: (a) north arrow; (b) district, land lot(s) and parcel number(s); (c) the dimensions with bearing and distance; (d) acreage; (e) location of the tract(s), (f) the present zoning and land use classification of all adjacent parcels, (g) the proposed location of structures, driveways, parking and loading areas; (h) the location and extent of required buffer areas; and (i) location of floodplains. Site and Concept Plan shall be prepared by an architect, engineer, landscape architect, or land surveyor whose Georgia state registration is current and valid. Site plan must be stamped and sealed by one of the four above-mentioned professionals no more than six (6) months prior to the date of submittal. All documents must be folded to 8-1/2" x 11";
- Exhibits and accompany documentation to support application and request for variance, appeal, or waiver.
- Nine (9) stapled or bound copies of: the application original and one (1) unbound application (original) bearing original signatures and all other required documents.
- A USB flash drive or CD-ROM containing a digital .pdf file of the application submittal.
- Payment of the appropriate application, public notice sign, and adjoining property owner notification fees. Make checks payable to City of Snellville;

**Pre-submittal appointment recommended a minimum of five (5) business days prior to Application deadline to ensure application is complete, accurate, and includes all required attachments/exhibits and required signatures**

If request is for an APPEAL, please discuss your grievance in detail. You may attach additional sheets and provide additional documentation as appropriate:

NA  
↓

A VARIANCE from the terms of the Unified Development Ordinance shall not be granted by the Board of Appeals unless and until the applicant has **demonstrated and explained** the following. You may attach additional sheets and provide additional documentation as appropriate:

1) **Demonstrate and explain** how special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same zoning district. This is an existing building that is zoned C1. It has been used for many tenants over the years. The variance requested is due to its non conforming nature relative to the setbacks now required by the ordinance.

2) **Demonstrate and explain** how literal interpretation of the provisions of the UDO would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the UDO. Literal interpretation of the UDO would not allow the building to be occupied if the requested variance is not approved! The building would remain vacant with no active tenant.

3) **Demonstrate and explain** how the special conditions and circumstances do not result from the actions of the applicant. The conditions required currently by the UDO were put in place many years after this building was constructed. It has been used within the limits of its current zoning prior to the new owners/tenants purchase as a school, art center, etc.

4) **Demonstrate and explain** that granting the variance (or waiver) requested will not confer on the applicant any special privilege that is denied by the UDO to other lands, structures, or buildings in the same zoning district. Granting this variance would allow the lot and existing structures to be properly occupied, within the limits of its current zoning and would not confer special privilege since the UDO conditions were put in place after the original construction and occupation of the building.

**Please Note:** No non-conforming use of neighboring lands, structures, or buildings in the same zoning district, and no permitted or nonconforming use of lands, will be considered grounds for issuance of a variance or waiver. Peculiar conditions or circumstances which are the result of actions of the owner of property covered by this application cannot be considered as grounds justifying a variance. A "use variance", i.e. a variance for the purpose of using land or a structure, or combination thereof for a purpose prohibited by the present zoning classification of the property covered by this application will not be considered.

**BOARD OF APPEALS CERTIFICATIONS**

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Appeal, Waiver or Variance and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that no application or re-application affecting the same land shall be submitted less than twelve (12) months from the date of denial.

Amanda Kathleen Woodruff 1/29/2022  
Signature of Applicant Date

Amanda Kathleen Woodruff  
Type or Print Name and Title



Amanda Kathleen Woodruff 1/29/2022  
Signature of Notary Public Date

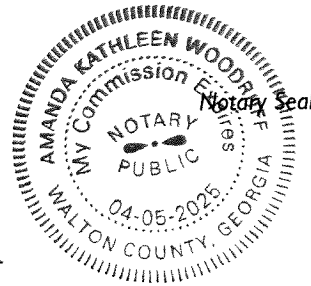
PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize Amanda Kathleen Woodruff to file this application. The undersigned is aware that, in granting any variance or waiver, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with the Unified Development Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance or waiver is granted, shall be deemed a violation of the UDO and punishable under Article 3 of the UDO. If an application for a variance or waiver is denied by the Board of Appeals, a reapplication for such for such variance or waiver may not be made earlier than twelve (12) months from the date of the original application.

Check here if there are additional property owners and attach additional "Property Owner's Certification" sheets.

[Signature] 1-29-2022  
Signature of Owner Date

Heping Ma  
Type or Print Name and Title



Amanda Kathleen Woodruff 1-29-2022  
Signature of Notary Public Date



State Licensing Board for Residential and General Contractors

Authorized Permit Agent Form

License verification by permitting office should be completed by visiting sos.ga.gov/plb/

Licensed Contractor: X Individual \_\_\_ Qualifying Agent

Name of licensed person Heping Ma Owner

\*Please attach a copy of Individual license or Company License (Reflects company and qualifying agent license number)

License number of individual or qualifying agent:

Name of licensed company(if applicable):

License number of company(if applicable):

I, Heping Ma, hereby designate Licensed Individual or Qualifying Agent

Amanda Kathleen Woodruff to apply for and obtain the permit(s) for the \*Please attach a copy of the authorized permit agent's driver's license.

project at:

3005 Lenora Church Road Street address

Apartment or Suite Number

Snellville GA City Zip Code

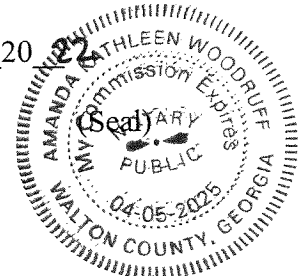
I, the undersigned, being the contractor as either an individual or a qualifying agent, do hereby affirm and swear, under oath, that all information on this form and on accompanying documents are true and correct.

Signature of individual or qualifying agent

State of GEORGIA County of WALTON

Subscribed and sworn to before me this 29 day of January 2023

Signature of Notary Public Amanda Kathleen Woodruff



FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA

16 MAR -3 PM 2:00

RICHARD ALEXANDER, CLERK

PT-61 # 007-2016-004623  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 380.00  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

Return Recorded Document to:  
The Webster Firm, P.C.  
3235 Satellite Blvd.  
Building 400, Suite 300  
Duluth, GA 30096

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF

File #: I160081

This Indenture made this 29th day of February, 2016 between 3005 LENORA CHURCH LLC, of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and HOUSE AND LAND DEALER, INC., as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

**SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF BY REFERENCE**



This Deed is given subject to all easements and restrictions of record, if any.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness  
  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
3005 LENORA CHURCH LLC (Seal)  
\_\_\_\_\_  
(Seal)

STEVEN RYAN WEBSTER  
NOTARY PUBLIC  
GWINNETT COUNTY, GA  
STATE OF GEORGIA  
MY COMMISSION EXPIRES 12/31/17

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

16  
4/16

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL THAT TRACT OF PARCEL of land lying and being in Land Lots 28 and 29, District 5, Gwinnett County, Georgia, being more particularly described in a Subdivision plat dated December 21, 2005, for 3005 Lenora Church LLC by W.T. Dunahoo and Associates recorded in Plat Book 114, Page 36, Gwinnett County, Georgia records, and further described as follows:

Commence at the southwest corner of the intersection of the Right of Way of Lenora Church Road (100 foot Right of Way) and the Right of Way of Springdale Drive (80 foot Right of Way), thence running North along the Western border of the Right of Way of Lenora Church Road 1181.02 feet to a rebar set, said point being the true point of beginning; then proceed South 86 degrees 38 minutes 41 seconds West 183.44 feet to nail and concrete found, thence South 02 degrees 38 minutes 55 seconds East 108.33 feet to an iron pin found, thence South 87 degrees 36 minutes 00 seconds West 97.45 feet to an iron pin set, thence North 02 Degrees 37 minutes 30 seconds West 126.07 feet to an iron pin set, thence North 87 degrees 27 minutes 05 seconds East 27.95 feet to nail and concrete found , thence North 02 degrees 37 minutes 30 seconds West 162.67 feet to a point, thence North 87 degrees, 36 minutes 00 seconds East 223.83 feet to a point, thence South 13 degrees 10 minutes 00 seconds East 15.00 feet to a point, thence North 87 degrees 36 minutes 00 seconds East 10.0 feet to a point, thence South 08 degrees 58 minutes 40 seconds East 188.64 feet along a circle having an arc of 188.87 feet, back to the true point of beginning, said tract containing 1.252 acres.

**Less and except:**

That property consisting of 2,206.18 square feet of required right of way located in Land Lot 29 of the 5<sup>th</sup> District, Gwinnett County, Georgia acquired by the Gwinnett County Department of Transportation for the right of way of Lenora Church Road widening project, via Right of Way Deed recorded in Deed Book 10116, Page 169, Gwinnett County, Georgia records.

## Exhibit "B"

- a. Ingress/Egress Easement between Parkview Holdings, LLC and 3005 Lenora Church, LLC dated 03/15/06 recorded 03/20/06 in Deed Book 46280 Page 0498 Gwinnett County Georgia records.
- b. Joint and Reciprocal Ingress/Egress Easement between Parkview Holdings, LLC and 3005 Lenora Church, LLC dated 03/15/06 recorded 03/20/06 in Deed Book 46280 Page 0503 and rerecorded in Deed Book 46378 Page 0391 to add Plat Book and Page Number Gwinnett County Georgia records.
- c. Drainage Easement Agreement between Parkview Holdings, LLC and 3005 Lenora Church, LLC dated 03/15/06 recorded 03/20/06 in Deed Book 46280 Page 0508 and rerecorded in Deed Book 46378 Page 0396 to add Plat Book and Page Number Gwinnett County Georgia records.
- d. Joint and Reciprocal Utility Easement Agreement between Parkview Holdings, LLC and 3005 Lenora Church, LLC dated 03/15/06 recorded 03/20/06 in Deed Book 46280 Page 0513 and rerecorded in Deed Book 46378 Page 0401 to add Plat Book and Page Number Gwinnett County Georgia records.
- e. Water Metering Device Easement between 3005 Lenora Church, LLC and Gwinnett County Water and Sewerage Authority, dated 03/15/06 recorded 03/20/06 in Deed Book 46280 Page 0519 Gwinnett County Georgia records.
- f. Water Metering Device Easement between Parkview Holdings, LLC and Gwinnett County Water and Sewerage Authority, dated 03/15/06 recorded 03/20/06 in Deed Book 46280 Page 0523 Gwinnett County Georgia records.
- g. Fire Line Maintenance and Repair Easement between 3005 Lenora Church, LLC and Parkview Holdings, LLC dated 03/15/06 recorded 03/20/06 in Deed Book 46280 Page 0527 and rerecorded in Deed Book 46378 Page 0407 Gwinnett County Georgia records.
- h. Those matters as disclosed by that certain survey entitled "Closing Plat for Parkview Holdings, Inc., The Central & Southern Bank, and Commonwealth Land Title Insurance Company", prepared by W.T. Dunahoo and Associates, Inc., bearing the seal and certification of W.T. Dunahoo, Georgia Registered Land Surveyor Number 577, dated November 26, 1997, as follows:
  - a. wood fence encroaches over southwestern boundary of subject property;
  - b. drainage pipes and related facilities crossing subject property and subject property boundaries and directing the flow of drainage into and from Retention Pond and across property boundaries. The policy to be issued shall except to the rights of the upper and lower riparian and littoral owners in and to the waters of creeks, branches or bodies of water, if any, located on or adjoining the property, and the natural flow thereof, free from diminution or pollution;
  - c. overhead power lines and power poles located throughout subject property and crossing property boundaries.
- i. Declaration of Joint and Reciprocal Easements from Parkview Holdings, LLC (fka Parkview Holdings of Georgia, LLC) to Church of Christ at Snellville, Inc., dated 06-24-02, filed 08-13-02, in deed book 28360 page 0025 Gwinnett County Georgia records.

- j. Environmental Inspection Easement from Parkview Holdings, Inc. to Central & Southern Bank dated 01-15-98, filed 01-21-98 in deed book 15335 page 0162 Gwinnett County Georgia records.
- k. Department of Transportation Right of Way Deed between Parkview Associates and Gwinnett County dated 03-15-94, filed 03-17-94 in deed book 10116 page 169 Gwinnett County Georgia records.
- l. Right of Way Easement between BLT Associates and Walton Electric Membership Corporation dated 12-30-87 filed 03-09-92 in deed book 7206 page 142 Gwinnett County Georgia records.
- m. Right of Way Easement from Parkview Associates to Walton, EMC, dated June 13, 1990, recorded March 28, 1994 in Deed Book 10146 Page 85 Gwinnett County Georgia records.
- n. Agreement for Commercial or Industrial Underground Electric Service between Walton Electric Membership Corporation and Janet Hill Personal Care, Inc. dated 11-22-85 filed 01-28-86 in Gwinnett County Georgia records.
- o. Easement from Wayne H. Mason, James D. Mason and James F. Phillips, to the City of Snellville, recorded August 15, 1974 at Deed Book 858 Page 108, Gwinnett County Georgia records.
- p. Easement from Wayne H. Mason, James D. Mason and James F. Phillips, to the City of Snellville, recorded August 15, 1974 at Deed Book 858 Page 109, Gwinnett County Georgia records.
- q. Right of Way Easement from Elmer A. Pate to the State Highway Department of Georgia, dated August 20, 1948, recorded August 18, 1952 at Deed Book 108, Page 195, Gwinnett County Georgia records.
- r. Right of Way Easement from Elmer A. Pate to The Walton Electric Membership Corporation, dated January 4, 1938, recorded April 8, 1938 at Deed Book 63, Page 571, Gwinnett County Georgia records.
- s. Right of Way Easement from Elmer A. Pate to The Walton Electric Membership Corporation, dated June 6, 1938, recorded February 14, 1939 at Deed Book 67, Page 44, Gwinnett County Georgia records.



All tag offices are open 8:30 a.m. - 5:30 p.m. Monday - Friday, extending to 6 p.m. Wednesdays. Learn More

Check wait times and required paperwork in advance.

[Make an Appointment](#)



Masks are required in all Gwinnett County offices by order of the Board of Commissioners.



TIFFANY P. PORTER  
GWINNETT COUNTY  
TAX COMMISSIONER



## ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

### Tax Account

**Mailing Address:**

HOUSE AND LAND DEALER INC  
5915 ABBOTTS RUN TRL  
DULUTH, GA 30097-1725

[✉ Change Mailing Address](#)

**SITUS:**

3005 LENORA CHURCH RD #A

**Tax District:**

SNELLVILLE

**Parcel ID**

R5029 294

**Property Type**

Real Property

**Last Update**

1/29/2022 2:06:31 PM

**Legal Description**

**Legal Description**

3005A LENORA CHURCH RD



Print Tax Bill

**Click here to view and print your August 2021 tax bill.**

\* This bill is good through Oct 15, 2021 only.

**Tax Bills**

Note: Four years of tax information is available online. Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2021	\$10,889.60	\$10,889.60	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$13,119.66	\$13,119.66	\$0.00	\$0.00	12/1/2020	\$0.00
2019	\$13,089.29	\$13,089.29	\$0.00	\$0.00	10/15/2019	\$0.00
Total						\$0.00

**Pay Now**

No payment due for this account.

**STATE OF GEORGIA**

**CITY OF SNELLVILLE**

**ORDINANCE NO. 2017-16**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP CITY OF SNELLVILLE, GEORGIA, AS AMENDED FOR A 1.25± ACRE TRACT OF LAND LOCATED IN LAND LOT 29 OF THE 5<sup>TH</sup> DISTRICT, GWINNETT COUNTY, SNELLVILLE, GEORGIA 30078; TO GRANT VARIANCES; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**CASE NO.:** #RZ 17-07

**LOCATION:** Parkview Professional Center  
3005 Lenora Church Road, Building A, Snellville,  
Georgia 30078

**SIZE:** 1.25± acres

**MAP NUMBER:** R5029 294

**PRESENT ZONING:** OP (Office Professional) District

**REQUESTED ZONING:** CI (Civic-Institutional) District

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

**DEVELOPMENT/PROJECT:** Arts-oriented International Exchange Center

**APPLICANT/  
PROPERTY OWNER:** Dr. He-Ping Ma  
House and Land Dealer, Inc.  
955 Bridgewater Walk  
Snellville, Georgia 30078-2050

**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 zoning map as it applies to a 1.25± acre tract of land in the Parkview Professional Center development (Tax Parcel R5029 294), zoned OP (Office Professional) District; and

**WHEREAS**, the governing authority of the City of Snellville, Georgia desires to amend prior approved conditions of zoning; and

**WHEREAS**, the governing authority of the City of Snellville, Georgia desires to grant site specific variances from the Zoning Ordinance as it applies to the 1.25± acre property; and,

**WHEREAS**, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance.

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

**Section 1.** The property described in Exhibit "A", a copy of which is attached hereto and incorporated herein by reference, is hereby rezoned from OP (Office Professional) District to CI (Civic-Institutional) District. This action is subject to the attachment of the following approved variances and conditions as shown on the rezoning plan:

**VARIANCES:**

1. Variance from Section 19.73 of Article X, Landscape Strips of the Zoning Ordinance requiring a 5-foot wide landscape strip along internal property lines.
2. Variance from Section 19.74 of Article X, Parking Areas and Landscape Islands from the requirement for terminus landscape islands to be 200 sq. ft. minimum. Specifically, the terminus island on the north end of the 90-degree parking lot have an area less than 200 sq. ft.

3. Variance from the minimum parking requirements for 'clubs and organization halls' in the Section 11.3 of Article XI, Parking and Loading Requirements which requires 3.3 parking spaces per 1,000 sq. ft. of gross floor area. The existing building is 16,161 sq. ft.; 53 spaces being needed while there are 52 existing spaces.
4. Variance for the site to be approved in its current condition with exception to the items requested on the plan and application.

**CONDITIONS:**

1. The property shall be utilized in general accordance with the submitted conceptual rezoning site plan, entitled "3005A Lenora Church Road – Rezoning Concept", sealed and dated 4-11-2017, attached hereto as Exhibit "A" and incorporated herein by reference, 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;
2. New signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited;
3. Overnight occupancy is prohibited, including any boarding or dormitory type uses;
4. 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;
5. Outdoor speakers or sound amplification systems shall be prohibited; and
6. There shall be no temporary or permanent outside storage;

**Section 2.** The changes in zoning classification is 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 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 Zoning 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.** The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

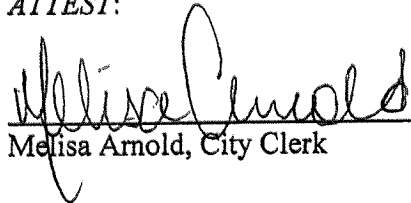
ORDAINED this 10<sup>th</sup> day of July, 2017.

  
Tom Witts, Mayor


  
Barbara Bender, Mayor Pro Tem

  
Dave Emanuel, Council Member


ATTEST:

  
Melisa Arnold, City Clerk

  
Bobby Howard, Council Member

  
Cristy Lenski, Council Member

APPROVED AS TO FORM:

  
Anthony O. L. Powell, City Attorney  
Webb, Tanner & Powell, P.C.

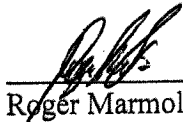
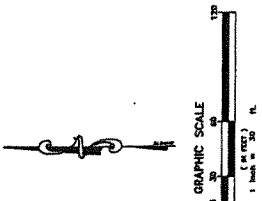
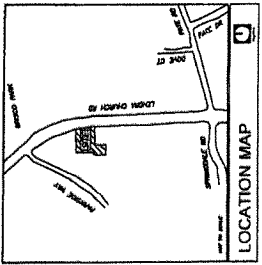
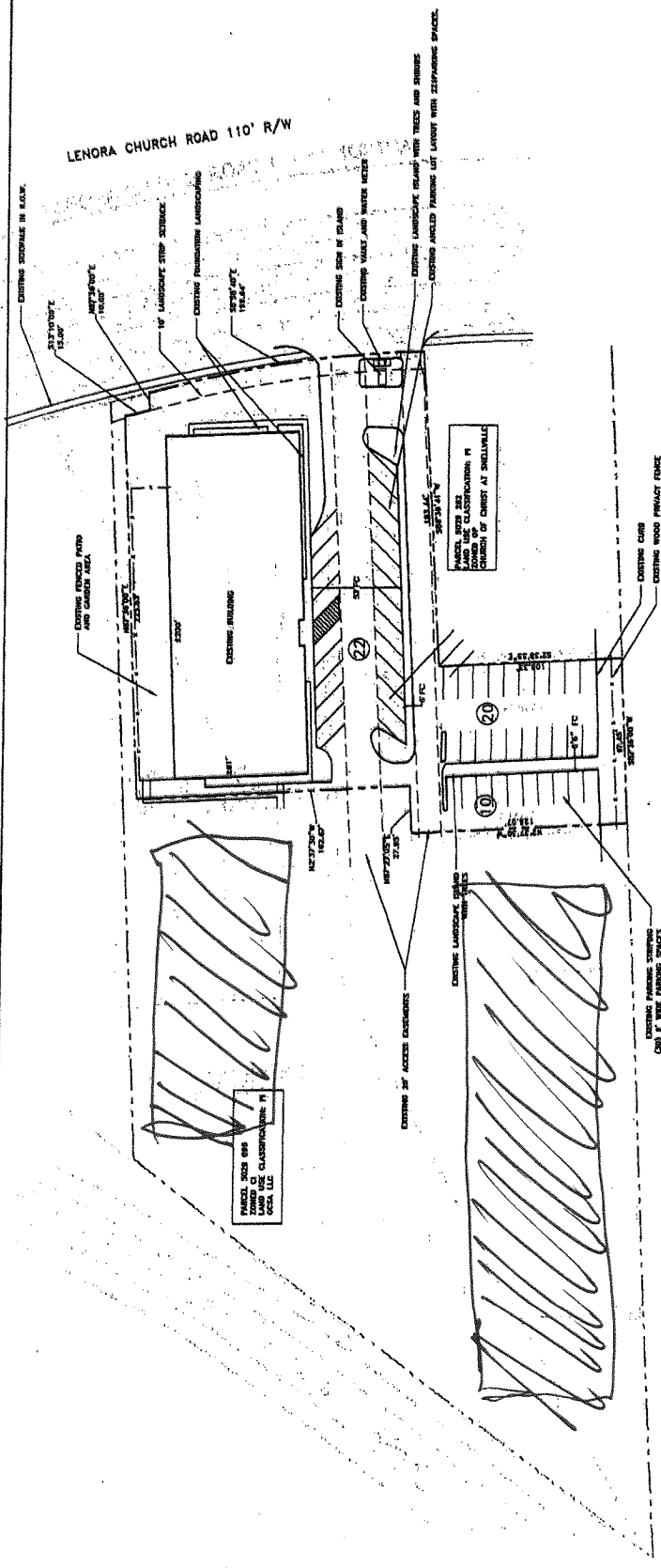
  
Roger Marmol, Council Member



EXHIBIT "A"



REVISIONS	DATE



**SITE DATA:**

AREA: 1.25 AC.  
 EXISTING BUILDING: 16,161 SF  
 EXISTING PARKING PROVIDED: 52  
 PARKING PROPOSED: 51  
 SNELLVILLE MINIMUM PARKING PERMITTED FOR "CLUBS AND ORGANIZATIONS": 3.3 SPACES/1000 SF: 53.33 SPACES MINIMUM

A VARIANCE IS REQUESTED FOR RELIEF FROM THE REQUIRED PARKING WHICH WOULD BE 53 SPACES. THERE ARE 52 EXISTING SPACES, THUS NEEDING A VARIANCE FOR 1 SPACE.  
 A VARIANCE IS REQUESTED FOR RELIEF FROM THE REQUIRED LANDSCAPE STRIP REQUIREMENT ALONG INTERIOR PROPERTY BOUNDARIES TO BE MAINTAINED TO PROTECT ADJACENT PARKING LOT PAVEMENT AMONG ADJACENT PARCELS AND EXISTING ACCESS EASEMENT.  
 A VARIANCE IS REQUESTED FOR RELIEF FROM THE REQUIRED PARKING WHICH WOULD BE 53 SPACES. THERE ARE 52 EXISTING SPACES, THUS NEEDING A VARIANCE FOR 1 SPACE.  
 FUTURE LAND USE CLASSIFICATION FOR SUBJECT PARCEL IS "PUBLIC INSTITUTIONAL" PER THE CITY OF SNELLVILLE 2030 COMPREHENSIVE PLAN FUTURE LAND USE MAP

**NOTES:**

- BASE DATA TAKEN FROM FINAL SUBDIVISION PLAN PREPARED BY W.T. GUNN AND ASSOCIATES DATED 12-21-2005 AND GWINNETT COUNTY GIS INFORMATION.
- SUBJECT PROPERTY:  
 CURRENT ZONING: CP  
 PROPOSED ZONING: CI  
 CI YARD REQUIREMENTS ARE: FRONT- 0', REAR- 10', SIDE- 5'.  
 A BUILDING IS IN CONFORMANCE WITH CI REQUIRED SETBACKS
- SIGN: EXISTING SIGN ON SUBJECT PROPERTY WILL REMAIN AS IS.
- 10' LANDSCAPE STRIP ALONG LENORA CHURCH ROAD: A PLAN FOR RE-LANDSCAPING FRONTAGE STRIP WILL BE PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR FOR REVIEW.
- TREE DENSITY: REQUIRED TREE DENSITY IS 16 UNITS PER ACRE; 1.25 ACRE SUBJECT SITE = 20 TDU REQUIRED; 39.1 TDU PROVIDED BY EXISTING TREES

**SURVEY NOTES:**

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, E.P.A., E.T.C. RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION. ACCORDING TO FIRM MAP NO. 13155C 00096, DATED 02/06/2014, THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

**3005 LENORA CHURCH ROAD, #A**

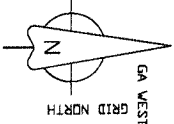
**TAX ID R5029-294**

**55,107 SF/1.265 ACRES**

THE FIELD DATA ON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN \_\_\_\_\_ FEET AND AN ANGULAR ERROR OF \_\_\_\_\_ SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE \_\_\_\_\_ METHOD. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN \_\_\_\_\_ FEET. TYPE OF EQUIPMENT: \_\_\_\_\_ LEICA DISTANCE S12

**LEGEND**

- I.P.F. = IRON PIN FOUND
- R.P.S. = IRON PIN SET
- B/W = RIGHT OF WAY
- P/L = PROPERTY LINE
- C.L. = CENTER LINE
- L.L. = LAND LOT
- L.D. = LAND LOT LINE
- P.P. = POWER POLE
- N/P = NOT PLANNED
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- P.C. = PAGE

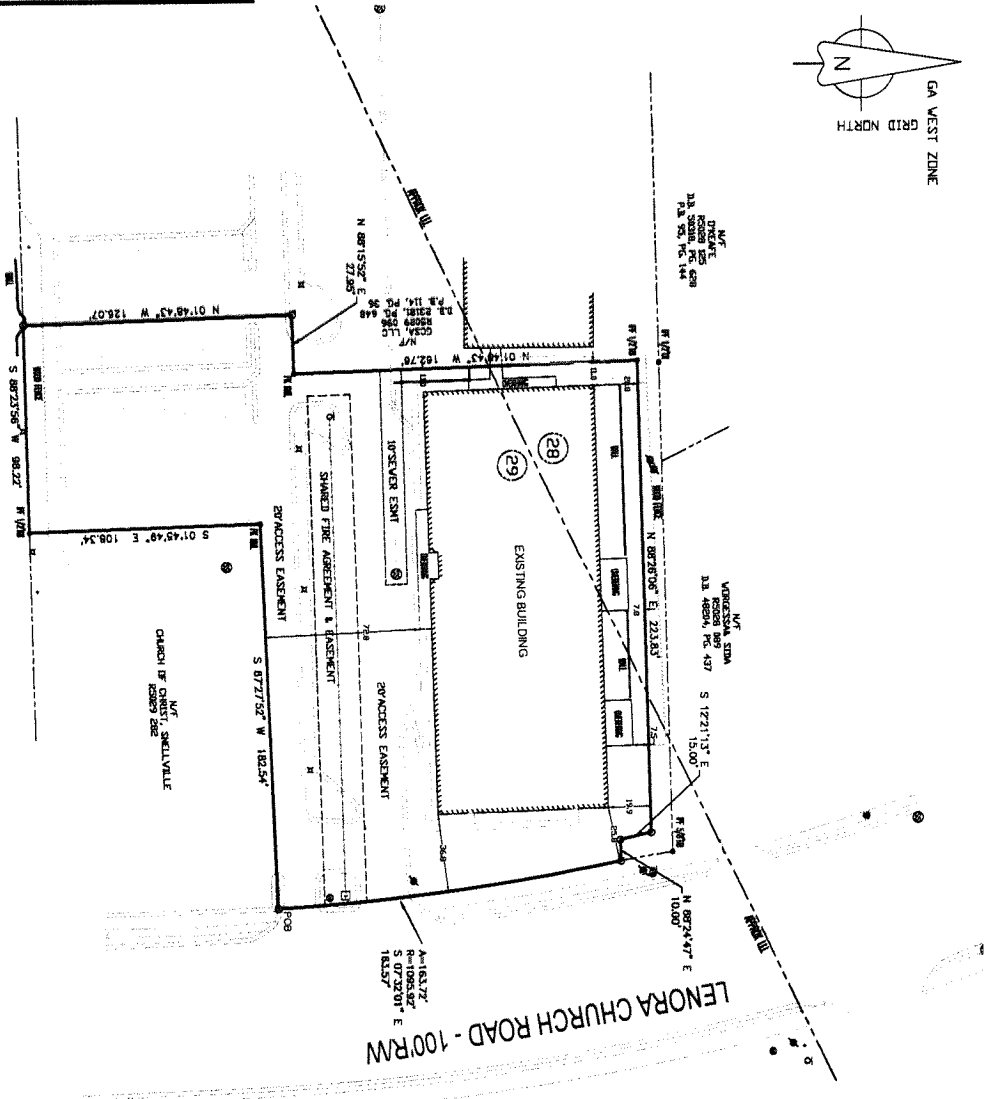


**SURVEYOR'S CERTIFICATE:**  
This survey is a retracement of an existing record of land and does not constitute or create a new record of land. The surveyor has examined the documents, maps, plans and other information furnished to him and has determined that the same are correct and reliable and that the boundaries shown hereon are in accordance with the records of the Georgia Board of Land Surveyors and the Georgia Board of Registration for Professional Land Surveyors. The surveyor has also examined the records of the Georgia Board of Land Surveyors and the Georgia Board of Registration for Professional Land Surveyors and has determined that the same are correct and reliable and that the boundaries shown hereon are in accordance with the records of the Georgia Board of Land Surveyors and the Georgia Board of Registration for Professional Land Surveyors.



1/25 2022

CHURCH OF CHRIST, SNELLVILLE



LENORA CHURCH ROAD - 100' RW

RE-TRACEMENT SURVEY FOR:

**HOUSE AND LAND DEALERS, INC**

STATE	GA	SCALE	1" = 40'	JOB #	22024	FIELD DATE:	JANUARY 28, 2022
CITY	SNELLVILLE	COUNTY	CHWNETT	LAND LOT	28 & 29	DIST	5th
						PLAT DATE:	JANUARY 29, 2022

Thou shall not remove thy neighbor's landmark, which they of old time have set in this inheritance, which thou shall inherit in the land that the Lord thy God giveth thee to possess it.

Deuteronomy 19:14



**ROBB HENDERSON**  
Surveying & Planning

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CUMMING, GA 30041  
PH: 706-884-2016  
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