

PROPERTY OWNER:
 PID: 5026-051, 5026-177, 5026-107
 SNELLVILLE COMMUNITY CHURCH, INC.
 2428 MAIN ST E
 SNELLVILLE, GA 30078

DEVELOPER:
 PARKLAND COMMUNITIES, INC.
 925 NORTH POINT PKWY, SUITE 320
 ALPHARETTA, GA 30005

FEMA NOTE:
 NO PORTION OF SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER MAP PANEL NO. 13135C0128F, EFF. 9/29/2006.

WATER NOTE:
 WATER PROVIDED BY GWINNETT COUNTY

SEWER NOTE:
 SEWER PROVIDED BY GWINNETT COUNTY

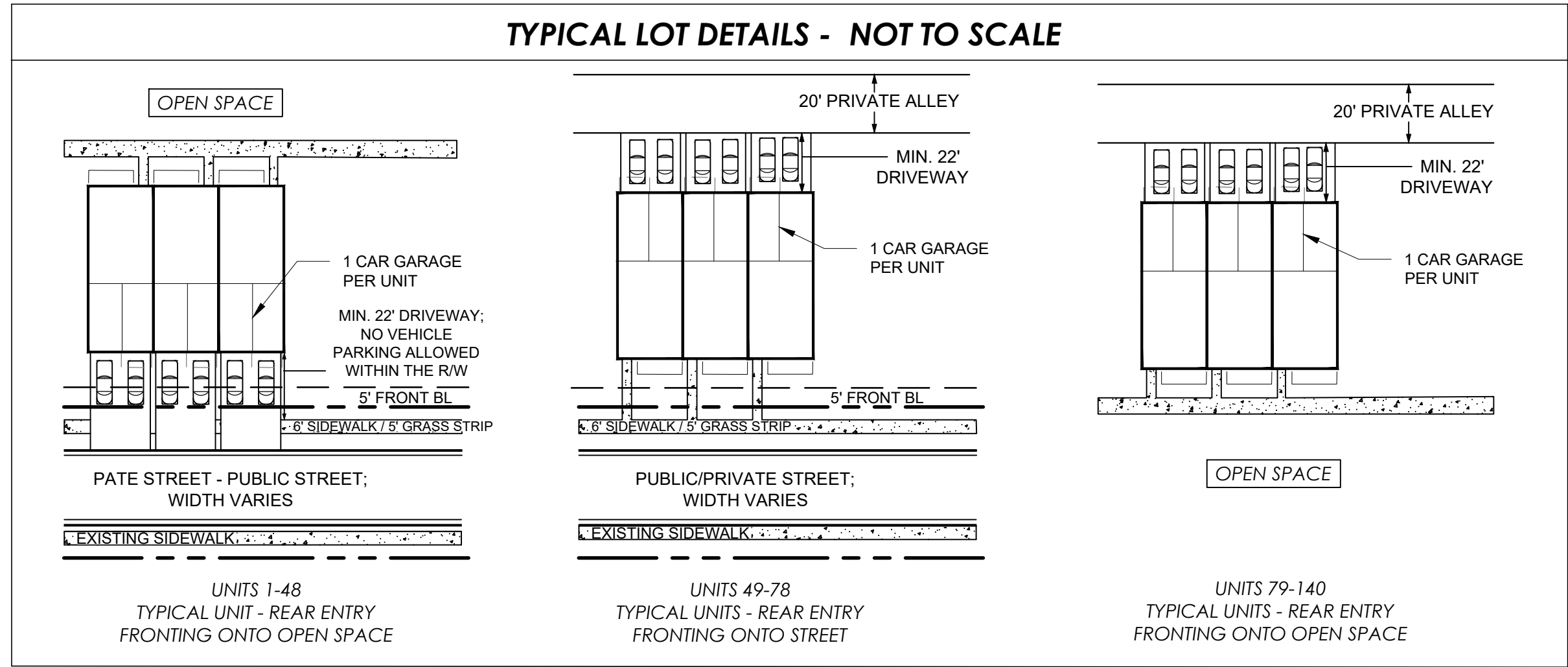
STORMWATER NOTE:
 STORMWATER WILL BE PROVIDED ON SITE. EXISTING POND TO BE EXPANDED.

VARIANCES:

1. PARKING IS ALLOWED BETWEEN BUILDING AND STREET INCLUDING WITHIN DRIVEWAYS (UDO 201-2.8), (UNITS 1-140) ⓐ
2. ALLOW OFFSTREET PARKING NOT FROM AN ALLEY (UDO 205-1.11) (UNITS 1-48) ⓑ
3. ALLOW 8' STORIES (UDO 201-2.8), (UNITS 1-140) ⓒ

SITE LEGEND

- Ⓐ AMENITY PARKING
- Ⓑ CABANA
- Ⓒ DUMPSTER
- Ⓓ EXISTING SIDEWALK TO REMAIN
- Ⓔ MAIL KIOSK
- Ⓕ PROPOSED 6' SIDEWALK / 5' GRASS STRIP
- Ⓖ PROPOSED 10' SIDEWALK / 5' GRASS STRIP
- Ⓗ STORMWATER MANAGEMENT AREA
- Ⓘ SWIMMING POOL
- Ⓝ PICNIC PAVILION



RESIDENTIAL SITE DATA

EXISTING ZONING:	CI - CIVIC INSTITUTIONAL & TC-R
OVERLAY DISTRICT:	TOWN CENTER OVERLAY
PROPOSED ZONING:	TC-R (TOWNE CENTER RESIDENTIAL W/ SPECIAL USE PERMIT)
GROSS ACRES:	+/- 7.77 ACRES
TOTAL UNITS:	140 UNITS
GROSS DENSITY:	18.0 U/A
PROPOSED BUILDING TYPE:	STACKED FLAT
AMENITY SPACE REQUIRED:	5% OF SITE
AMENITY SPACE PROVIDED:	5.1%
CIVIC SPACE REQUIREMENT:	10% OF SITE
CIVIC SPACE PROVIDED:	10.5%

LOT & BUILDING DIMENSIONS

MIN. LOT AREA:	N/A
MIN. LOT WIDTH:	N/A
MAX LOT COVERAGE:	100%
BUILDING HEIGHT:	3 STORIES OR 40'

STREETS & RIGHT OF WAY

PAVEMENT WIDTH:	AS SHOWN
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PRINCIPAL BUILDING SETBACKS

MIN. FRONT YARD, STREET (SIDE):	5'
SIDE YARD (STREET):	0'
REAR (NO ALLEY):	3' MIN
REAR (ALLEY):	10'

BUFFERS/LANDSCAPE STRIPS

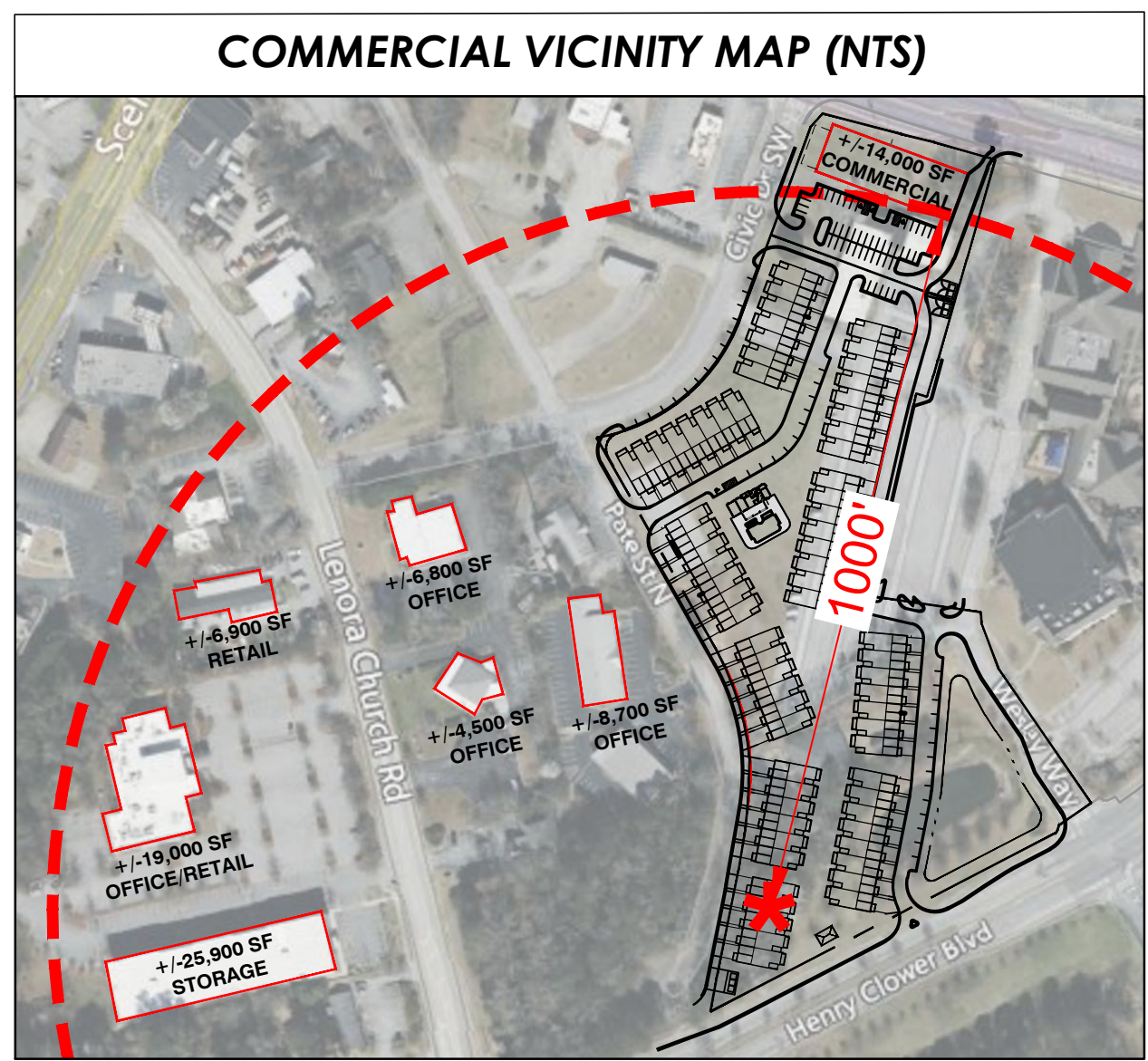
BUFFERS REQUIRED:	N/A
LANDSCAPE STRIP:	N/A

PARKING

PARKING REQUIRED PER UNIT:	1 PER UNIT + 1 PER 4 UNITS
PARKING PROVIDED PER UNIT:	2 PER UNIT (1 GARAGE + 1 DRIVEWAY)
GUEST PARKING PROVIDED:	46 SPACES
TOTAL PARKING PROVIDED:	326 SPACES

BG SITE DATA

EXISTING ZONING:	CI
PROPOSED ZONING:	BG
PROPOSED BUILDING:	14,000 SF
GROSS ACRES:	+/- 1.18 ACRES
PARKING REQUIRED:	28 SPACES (1 PER 500 SF)
PARKING PROVIDED:	47 SPACES

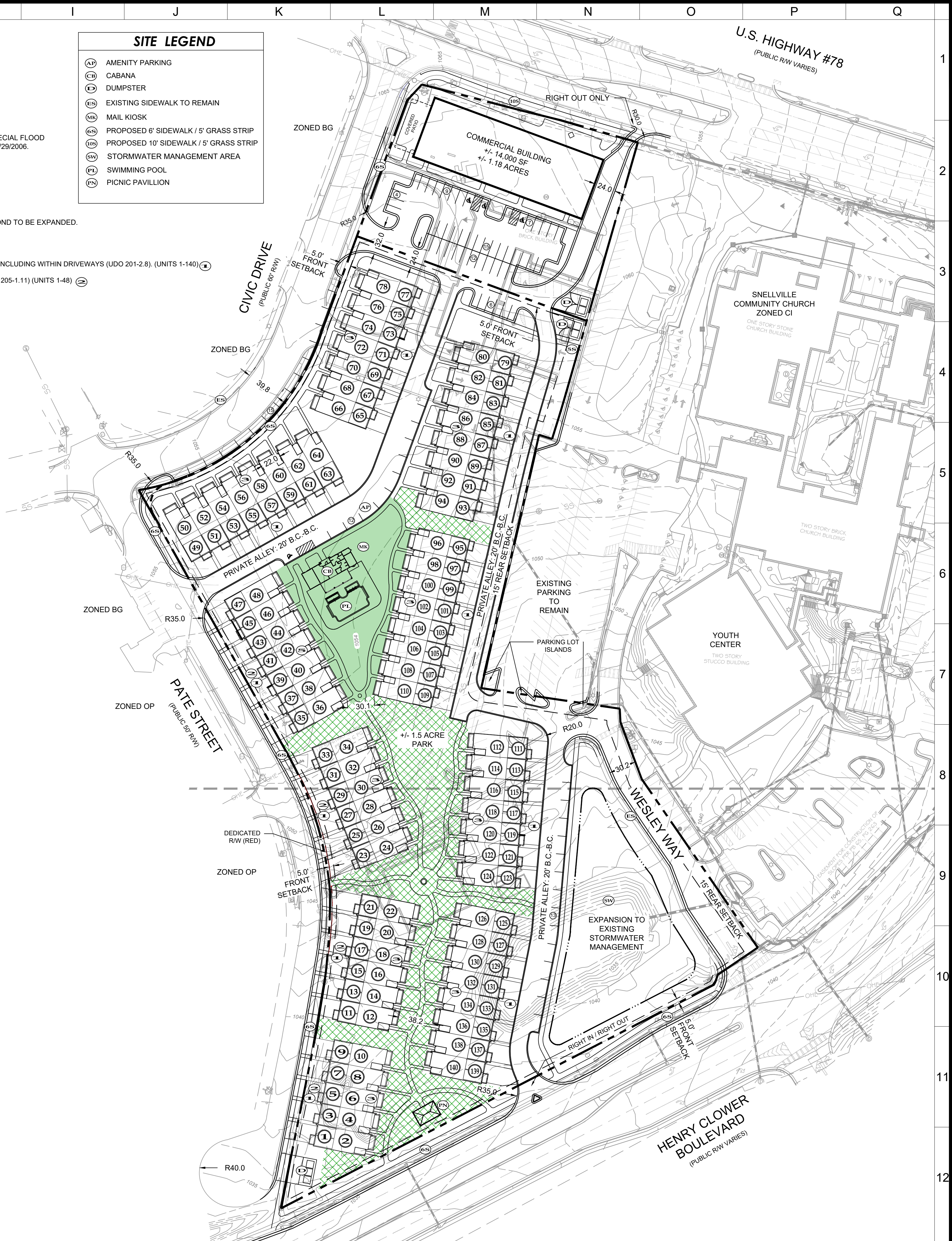


COMMERCIAL VICINITY CALCCS

COMMERCIAL REQUIRED:	23,333 SF
COMMERCIAL PROVIDED:	
STORAGE:	+/- 25,900 SF
OFFICE/RETAIL:	+/- 19,000 SF
RETAIL:	+/- 5,800 SF
RETAIL:	+/- 6,800 SF
RETAIL:	+/- 4,500 SF
RETAIL:	+/- 8,700 SF
PROPOSED COMMERCIAL:	+/- 14,000 SF
TOTAL COMMERCIAL PROVIDED:	+/- 86,700

RESIDENTIAL PARKING CALCCS

TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
REAR ENTRY SFA PARKING PROVIDED	1	1	2	140	280
REAR ENTRY SFA PARKING REQUIRED: (1 PER UNIT + 1 PER 4 UNITS)					175
PARALLEL PARKING SPACES (GUEST PARKING)					46
TOTAL PARKING SPACES (280 + 46 = 326)					326



 LJA ENGINEERING 299 S. MAIN ST., ALPHARETTA, GA 30009 770-225-4730	 PARKLAND COMMUNITIES DEVELOPER 299 S. MAIN ST., ALPHARETTA, GA 30009 24 HR CONTACT: JIM JACOBI CELL: 404.456.5562 E: JIM@PARKLANDCO.COM
ZONING PLAN FOR BETHANY PARK Snellville Community Church Tract 2428 E. Main St., Snellville, GA 30078 Tax ID: 5026 177	
 NORTH SCALE: 1" = 60' 0 60	
	PROJECT NUMBER: GA3793-23119 SHEET TITLE: ZONING SITE PLAN SHEET NUMBER: 1/30/2025