



# ***City of Snellville***

## ***Planning Commission***

**PLANNING COMMISSION REPORT**  
**October 25, 2022**

<b>CASE NUMBER:</b>	<b>#SUP 22-05</b>
<b>REQUEST:</b>	<b>Special Use Permit and Request for Variances</b>
<b>LOCATION:</b>	<b>2340 Scenic Highway, Snellville</b>
<b>SIZE:</b>	<b>1.17± Acres</b>
<b>TAX PARCEL:</b>	<b>5026 316</b>
<b>CURRENT ZONING:</b>	<b>BG (General Business) District</b>
<b>OVERLAY DISTRICT:</b>	<b>Towne Center Overlay District</b>
<b>SPEICAL USE PERMIT REQUEST:</b>	<b>Restaurant with Drive-Thru Lane</b>
<b>DEVELOPMENT/PROJECT:</b>	<b>Dairy Queen Grill &amp; Chill Restaurant</b>
<b>APPLICANT/PROPERTY OWNER:</b>	<b>2338 Scenic Highway, LLC Atlanta, Georgia 30318</b>
<b>CONTACT:</b>	<b>Art Brannen 404-355-9500 or <a href="mailto:bdc9500@gmail.com">bdc9500@gmail.com</a></b>

The Planning Commission held a duly advertised public hearing on the special use permit application and request for variances from the Unified Development Ordinance at the October 25, 2022 Regular Meeting of the City of Snellville Planning Commission.

By a unanimous vote of five (5) to zero (0), the Planning Commission recommended **Approval** of #SUP 22-05, application for a special use permit for a restaurant with drive-thru lane for a Dairy Queen Grill & Chill restaurant; variance from UDO Sec. 205-1.6.B.6 (Space Limit Standards) to increase the 10-foot maximum front yard building setback to ±35-feet; and variance from UDO Sec. 201.10.B. (Shopfront Specific Standards) to allow parking between the building and local street, with the attachment of the following recommended **Conditions**:

1. The property shall be developed in accordance with the submitted site plan entitled "Site Development Plans for Dairy Queen, 2340 Scenic Highway, Snellville, GA 30078", sealed and dated 8-15-2022 and exterior building elevations entitled "DQ Grill & Chill", sealed and dated 9-13-2022, with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.
2. Signage shall require an approved Sign Permit. Upper or second-story windows shall not contain any graphics or signage and shall adhere to the window tinting/film guidelines of the Sign Ordinance. All other windows and glass doors shall be allowed signage and/or tinting/film in accordance with the Sign Ordinance.
3. The development shall abide by all applicable standards and regulations of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals, or where allowed by the UDO as an administrative variance for approval by the Director of Planning and Development.
4. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
5. New signs higher than 15 feet or larger than 225 sq. ft. in area are prohibited.
6. All conditions of zoning attached to the subject property, approved by the Mayor and Council on 1-28-2008 for case #RZ 07-19, and approved on 8-25-2008 for case #RZ 08-05 are hereby repealed.