



# ***City of Snellville***

## ***Planning Commission***

**PLANNING COMMISSION REPORT**  
**June 28, 2022**

<b>CASE NUMBER:</b>	<b>#CIC 22-02</b>
<b>REQUEST:</b>	Rezoning Change in Conditions
<b>LOCATION:</b>	<b>3340 Rosebud Road, Snellville, Georgia</b>
<b>SIZE:</b>	17.894± Acres
<b>TAX PARCELS:</b>	R5099 003; R5099 005; and R5009 027
<b>CURRENT ZONING:</b>	LM (Light Manufacturing); OP (Office Professional); and RS-30 (Single-family Residential) Districts
<b>CURRENT FUTURE LAND PLAN:</b>	Industrial Mixed-Use
<b>DEVELOPMENT/PROJECT:</b>	<b>Expansion of Existing Manufacturing Facility</b>
<b>APPLICANT/PROPERTY OWNER:</b>	TOMCO2 Systems Company Snellville, Georgia
<b>CONTACT:</b>	Tyler Lasser Alliance Engineering and Planning 770-225-4730 ext. 819 or <a href="mailto:tylerl@allianceco.com">tylerl@allianceco.com</a>

The Planning Commission held a duly advertised public hearing on the rezoning application at the June 28, 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 #CIC 22-02, application to adopt conditions to allow the following variances:

1. Existing metal buildings to remain and allow for the expansion of the building to be metal.
2. Parking areas to remain as existing, including gravel parking and storage.
3. Maintain existing stormwater facilities and not require curb and gutter standards.
4. Allow existing lighting on site to remain as is.
5. Allow current tree density.
6. Allow current parking lot islands.

Approval is subject to the attachment of the following **Conditions**:

1. The property shall be developed in accordance with the rezoning site plan showing the building addition submitted with the application, 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. The property owner shall obtain a sign permit and complete construction of a new monument sign prior to the issuance of a Certificate of Occupancy for the new building addition. The freestanding sign shall meet all requirements of the current sign ordinance regulations.
3. All nonconforming elements of the site as identified in the above variance list, excluding nonconforming building façade/architectural materials, and approved herein as variances must be made conforming at the time of phase two as indicated by the applicant in the letter of intent.
4. Conditions of approval for #CIC 22-02 shall only apply to parcel numbers 5099 005 and 5099 027. All previously approved conditions as outlined in Ordinance No. 2021-15, applying to parcel 5099 003, shall remain in full-force and effect.