



# ***City of Snellville***

## ***Planning Commission***

**PLANNING COMMISSION REPORT**  
**May 24, 2022**

<b>CASE NUMBER:</b>	<b>RZ 22-04 LUP 22-04</b>
<b>REQUEST:</b>	<b>Rezoning and Land Use Plan Amendment and Request for Variances</b>
<b>LOCATION:</b>	<b>2045-2075 E. Main Street, Snellville, GA</b>
<b>SIZE:</b>	<b>3.43± Acres</b>
<b>TAX PARCEL(s):</b>	<b>5059 248; 5059 485; 5059 486; 5059 487</b>
<b>CURRENT ZONING:</b>	<b>BG (General Business) District</b>
<b>REQUESTED ZONING:</b>	<b>R-TH (Townhome Residential) District</b>
<b>CURRENT FUTURE LAND PLAN:</b>	<b>Commercial Retail</b>
<b>REQUESTED FUTURE LAND USE PLAN:</b>	<b>Medium-Density Residential</b>
<b>DEVELOPMENT/PROJECT:</b>	<b>27-Unit Single-family Townhome Development</b>
<b>PROPERTY OWNER:</b>	<b>Larry Garner Loganville, Georgia 30052</b>
<b>APPLICANT/CONTACT:</b>	<b>Andy Lunsford CKK Development Services, LLC 678-314-0466, <a href="mailto:Andy@cckdev.com">Andy@cckdev.com</a></b>

The Planning Commission held a duly advertised public hearing on the rezoning and land use plan amendment applications at the May 24, 2022 Regular Meeting of the City of Snellville Planning Commission.

By a unanimous vote of four (4) to zero (0), the Planning Commission recommended **Approval of #LUP 22-04**, application to amend the 2040 Snellville Comprehensive Plan Future Land Use Map (FLUM) from Commercial Retail to Medium-Density Residential.

And, by a unanimous vote of four (4) to zero (0), the Planning Commission recommended:

- A. **Approval** of #RZ 22-04, application to amend the Official Zoning Map for the City of Snellville from BG (General Business) District to R-TH (Townhome Residential) District.
- B. **Approval** of variance from UDO Sec. 201-3.3.E.1. (Small Residential Building Standards) to allow the combined area of the front building façade area to exceed more than 40% for windows and doors.
- C. **Approval** of variance from UDO Table 401-4.2. (Streetscapes Required) to allow the existing 5-feet wide sidewalk and 2-feet wide planter strip to remain 'as-is' within the E. Main Street public right-of-way.
- D. **Approval** of variance from UDO Sec. 201-3.3.E.2. (Small Residential Building Standards) to not require a raised front porch or raised stoop.
- E. **Denial** of variance from UDO Sec. 202-6.6. (Dimensional Standards) to reduce the 40 feet minimum site setback (not along streets) to 30 feet where abutting Olde Hickory Village to the north.

These recommendations are subject to the attachment of the following recommended **Conditions**:

1. The property shall be developed in accordance with the rezoning site plan entitled "C.K.K. Development", dated 3-16-2022 (stamped received 4-7-2022), 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 and the City Manager will require Mayor and Council approval.
2. A Home Owner's Association shall be established for the continual maintenance of open space; landscaping; walls, columns and fencing; signage; mailbox kiosk; and parking areas.

3. The development and townhome units are to be deed restricted to at least 90% owner-occupied fee-simple single-family ownership while the remaining 10% of the townhome units may be used as non-owner occupied (rental) units. This condition must be incorporated into the Home Owner's Association documents prior to the release of any certificates of occupancy.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.
5. An access and maintenance easement shall be established and granted to the Olde Hickory Village Homeowner's Association for the 600± feet of existing solid brick wall and columns located along the northern property line. The wall and columns to remain in its place 'as-is' and protected during construction.
6. An access and maintenance easement shall be established and granted to the Olde Hickory Village Homeowner's Association for the existing solid brick Olde Hickory Village subdivision sign located at the southwestern corner of the property. The sign to remain in its place 'as-is' and protected during construction.
7. The existing 5-foot wide sidewalk and 2-foot wide planter strip where adjacent to U.S. Highway 78 (E. Main Street) shall continue easterly to the property line where abutting Parcel 5059 233.
8. All project access improvements or modifications made within the Hickory Station Drive right-of-way shall be reviewed and approved by the City Engineer and completed at the sole cost and expense of the developer.
9. All townhome driveways shall be a minimum of twenty-two feet (22') in length, measured from the front of the garage door to the leading edge of the sidewalk (edge closest to dwelling), and shall be wide enough to accommodate the parking of two vehicles.
10. Unless approved as a concurrent variance at time of zoning approval, variances are to be considered by the Snellville Board of Zoning Appeals, unless authority is granted by the UDO to the Director of Planning and Development for Administrative Variance consideration and approval.