



City of Snellville Planning Commission

PLANNING COMMISSION REPORT November 15, 2022

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| CASE NUMBER: | #RZ 22-08 |
| REQUEST: | Rezoning |
| LOCATION: | 2706 Lenora Church Road, Snellville, GA |
| SIZE: | 2.765± Acres |
| TAX PARCEL: | 5028 001 |
| CURRENT ZONING: | RS-30 (Single-family Residential) District |
| REQUESTED ZONING: | RS-5 (Single-family Residential) District |
| CURRENT FUTURE LAND PLAN: | Low-Density Residential |
| DEVELOPMENT/PROJECT: | 11-Lot Single-family (Detached) Residential Subdivision |
| PROPERTY OWNER: | Britt and Camp, LLC, Snellville, Georgia 30078 |
| APPLICANT: | Lazaro Mota Mota's Construction, LLC Winder, Georgia 30680 |
| CONTACT: | Tyler Lasser Alliance Engineering and Planning 770-225-4730 or TylerL@allianceco.com |

The Planning Commission held a duly advertised public hearing on the rezoning application at the November 15, 2022 Specially Called Meeting of the City of Snellville Planning Commission.

By a unanimous vote of five (5) to zero (0), the Planning Commission recommended **Approval** of #RZ 22-08, application to amend the City of Snellville Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District.

The recommendation above is subject to the attachment of the following recommended **Conditions**:

1. The property shall be developed in accordance with the rezoning site plan entitled "Proposed Subdivision 2706 Lenora Church Road, Snellville, GA 30078", sealed and dated 8-15-2022 (stamped received 8-29-2022), 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 City Manager will require Mayor and Council approval.
2. All dwelling 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.
3. A Property Owner's Association shall be established for the continuous maintenance of open space, stormwater detention facility, entrance signage and landscaping.
4. A minimum twenty (20) percent of the total site area must be conserved as open space and subject to the Open Space regulations of Sec. 401-2 Article 1 of Chapter 4 of the Snellville Unified Development Ordinance.
5. Subdivision entrance signage (if any) shall be located on Open Space.
6. Signs higher than 15 feet or larger than 225 square feet are prohibited.
7. A densely planted landscape buffer shall be provided between the stormwater detention facility and southern property boundary where adjacent to the Lenora Church Road public right of way as shown on the 8-15-2022 site plan.
8. Non-substantial variances, as determined by the Director of Planning and Development and City Manager for the design, development, or zoning requirements of the Snellville Unified Development Ordinance, must be

submitted in writing for Administrative Variance approval consideration by the Director of Planning and Development.