



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT

January 24, 2023

CASE NUMBER:	RZ 23-01 LUP 23-01
REQUEST:	Rezoning, Land Use Plan Amendment and Request for Variances
LOCATION:	2154 North Road, Snellville, Georgia
SIZE:	1.129± Acres
TAX PARCEL:	5039 032
CURRENT ZONING:	RS-30 (Single-family Residential) District
REQUESTED ZONING:	NR (North Road) District
CURRENT FUTURE LAND PLAN:	Low-Density Residential
REQUESTED FUTURE LAND USE PLAN:	North Road Redevelopment Area
DEVELOPMENT/PROJECT:	Financial Services Office
APPLICANT/PROPERTY OWNER:	Toney Financial Services, Inc. James and Meghan Toney Snellville, Georgia 30078
CONTACT:	Tyler Lasser Alliance Engineering and Planning 770-225-4730 x 819 or tylerl@allianceco.com

The Planning Commission held a duly advertised public hearing on the rezoning and land use plan amendment applications and request for variances from the Unified Development at the January 24, 2023 Regular Meeting of the City of Snellville Planning Commission.

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

- A. **Approval** of LUP 23-01, application to amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map from Low-Density Residential to North Road Redevelopment Area.
- B. **Approval** of RZ 23-01, application to amend the City of Snellville Official Zoning Map from RS-30 (Single-family Residential) District to NR (North Road) District.
- C. **Approval** of variance from Sec. 207-1.7 (Vehicle Parking and Layout Design and Sec. 401-5.13 (Driveways) to allow the existing dirt/gravel driveway to remain.
- D. **Approval** of variance from Sec. 207-2.1.C.1 (Minimum Buffer Strips) to allow encroachment of an existing wood accessory building into the 40-foot undisturbed buffer adjacent to the residential property to the east.
- E. **Approval** of variance from Sec. 401-3.4.H (Inter-parcel Access) to waive the requirement to provide vehicle cross-access points to the adjacent residential properties to the north (Parcel 5039 046) and east (Parcel 5039 192).
- F. **Approval** of variance from Sec. 203-5.11 (Driveways) to allow the site to exceed an amount equal to one driveway every 300 feet of total street frontage or fraction thereof for the two existing dirt/gravel driveways.

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

- 1. The property shall be developed in accordance with the rezoning site plan entitled "Site Zoning Plan for North Rd. & Eastwood Dr., 2154 North Road, Snellville, GA 30078", dated 12-13-2022 (stamped received 1-24-2023), 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. If not connecting to Gwinnett County sanitary sewer, the applicant shall provide written approval by the Gwinnett County Department of Environmental Health for use of the onsite septic system before issuance of a certificate of occupancy, certificate of completion, or business license.

Sec. 203-5. NR North Road District

203-5.1. Purpose

This district is intended to support the incremental redevelopment of the Comprehensive Plan’s North Road Transitional Corridor Character Area from single-family residential uses into a residential-scaled mix of residential, office, and complementary commercial uses, in accordance with the recommendations of the such plan. In doing so, the district will support the creation of a transitional area between the Towne Center, Highway 124, and residential neighborhoods.

203-5.2. Rezoning to NR

No site smaller than the minimum site areas in Sec. 203-5.8 (Dimensional Standards) may be zoned to the NR district, unless such rezoning is initiated by the City Council.

203-5.3. Use Provisions

A. Allowed Use Table

See Sec. 206-2 (Allowed Use Table), subject to the additional restrictions in paragraph B below.

B. Commercial Uses

Commercial uses may only occupy either:

1. Any existing structure built before the effective date of this UDO; or
2. A new building on a site of at least 3 acres in size.

203-5.4. Building Types

Building type requirements apply in the NR district and the following types are allowed:

- A.** Detached house
- B.** Carriage house
- C.** Cottage court
- D.** Semi-detached house
- E.** Townhouse
- F.** Walk-up flat
- G.** Commercial house
- H.** Civic building

203-5.5. Architectural Standards

See Sec. 201-4 (Enhanced Architectural Standards).

203-5.6. Site Development Standards

A. General

See Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

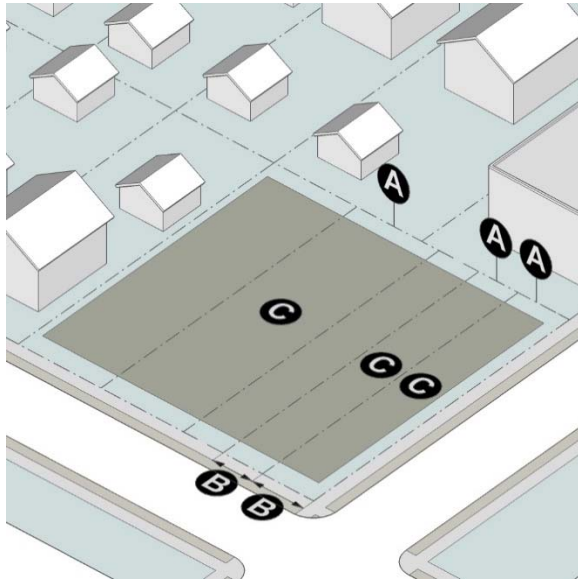
B. Residential District

Where the standards referenced in paragraph A above include specific standards for “residential districts,” those standards will also apply in the NR district.

203-5.7. Inter-parcel Access

See Sec. 401-3.4.H (Inter-parcel Access).

203-5.8. Dimensional Standards



Site Standards

Sites (without commercial uses in new buildings)	2 ac. min
Sites (with commercial uses in new buildings)	3 ac. min.
Density:	8 u/a max.
Amenity Space Requirement:	5% of site min. (all sites)
Civic Space Requirement:	10% of site min. (sites over 5 acres)
Site setback (along rights-of-way):	20 ft. min. and planted per Sec. 207-3
Site setback (not along rights-of-way):	10 ft. min. and planted per Sec. 207-3

Lot Standards [1] (A) Area (B) Width

Carriage House:	Same as principal structure	
Cottage court	1,200 sf. min.	20 ft. min.
Townhouse:	1,000 sf. min.	20 ft. min.
All other building types:	2,500 sf. min.	25 ft. min.

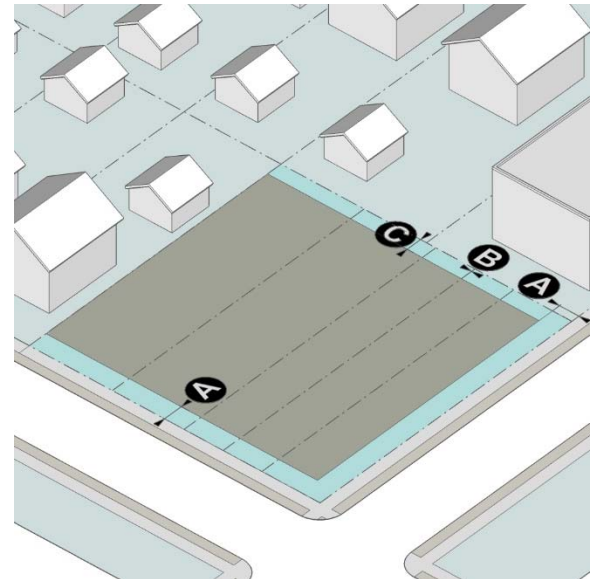
Lot Coverage [1]

(C) All lots:	75% max.
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Table note:

[1] Lot standards only apply to sites that meet the minimum area requirements. When minimum site area is not met, no subdivision is allowed.

203-5.9. Building Placement



Building Setbacks

(A) Front and side (street):	10 ft. min.
(B) Side (interior):	0 ft. min.
(C) Rear (no alley):	6 ft. min.
(C) Rear (alley):	3 ft. min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes

Table Note:

[1] Greater site setbacks also apply per Sec. 203-5.8.

203-5.10. Bulk and Mass



Building Height

Ⓐ Height: 35 ft. max.

203-5.11. Driveways

The following applies to driveways, including those serving as alleys, but not to required new streets.

A. Number

The maximum number of driveways allowed on a site may not exceed an amount equal to one driveway for every 300 feet of total street frontage or fraction thereof.

B. Sidewalks and Driveways

All sidewalk materials must continue across driveways.

