



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
MAYOR AND COUNCIL**

CASE SUMMARY

August 22, 2022

CASE NUMBER: #RZ 22-07 LUP 22-06

REQUEST: Rezoning and Land Use Plan Amendment

LOCATION: 1689 and 1725 Rockdale Circle, Snellville, Georgia

SIZE: 25.052± Acres

TAX PARCEL(s): 5060 023 and 5060 008

CURRENT ZONING: RS-15 (Single-family Residential) District

REQUESTED ZONING: **RS-5 (Single-family Residential) District**

CURRENT FUTURE LAND PLAN: Medium-Density Residential

REQUESTED FUTURE LAND USE PLAN: Low-Density Residential

DEVELOPMENT/PROJECT: **98-Lot Single-family (Detached) Residential Subdivision**

PROPERTY OWNERS: Ms. Brenda Glasgow Lee and Mrs. Hazel L. Lee
Snellville, Georgia 30078

APPLICANT/CONTACT: Century Communities of Georgia, LLC
Norcross, Georgia 30071
Attn: Dakota Carruthers
470-880-5874 or Dakota.Carruthers@centurycommunities.com

RECOMMENDATION: **Approval with Conditions**



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
MAYOR AND COUNCIL**

CASE ANALYSIS

August 22, 2022

TO: **The Mayor and Council**

PUBLIC HEARING DATE: August 22, 2022

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: **#RZ 22-07 LUP 22-06**

FINDINGS OF FACT:

The Department of Planning and Development has received applications from Shaun R. Adams, Parker Poe Adams & Bernstein, LLP and legal counsel for Century Communities of Georgia, LLC (applicant) and Ms. Brenda Glasgow Lee and Mrs. Hazel L. Lee (property owners) requesting to amend the Future Land Use Map and Official Zoning Map for a 98-lot single-family (detached) subdivision on a 25.05± acre site located at 1689 and 1725 Rockdale Circle, Snellville.

The applicant, Century Communities of Georgia, LLC intends to develop the property and construct a 98-lot single-family (detached) residential subdivision with five (5) acres of open space/common area having a total gross site density of 3.91 units per acre.

The 5,000 sq. ft. minimum lot size development will consist of two-story homes, ranging in size from 2,400± sq. ft. to 3,000± sq. ft. each containing a 2-bay garage. Front elevations will consist primarily of fiber cement siding, with accents of brick, stacked stone, or fiber cement shake.

BACKGROUND:

The 25.05± acre site is located to the northwest of the junction of the two Rockdale Circle's, east of Litchfield Manor subdivision, north of Walden Park subdivision and west of Lakeview Manor subdivision.



The site consists of two separate tax parcels. The larger 19.92± acre site was developed in 1968 and contains a single-family detached dwelling and a residential detached garage while the smaller 4.73± acre site was developed in 1979 and contains a single-family detached dwelling.

The property was part of a larger 40.3± acre assemblage of parcels that was rezoned pursuant to Court Order on 6-11-2007 from RS-180 and RS-150 to RS-150 for a 100-lot single-family detached subdivision with twelve (12) conditions of zoning. However, due to the economic downturn of The Great Recession, the project was never developed.

With the 10-26-2020 approval and adoption of the Unified Development Ordinance and the Official Zoning Map for the City of Snellville, the RS-150 District became known as RS-15 (Single-family Residential) District, with '15' representing the districts minimum 15,000 sq. ft. lot size.

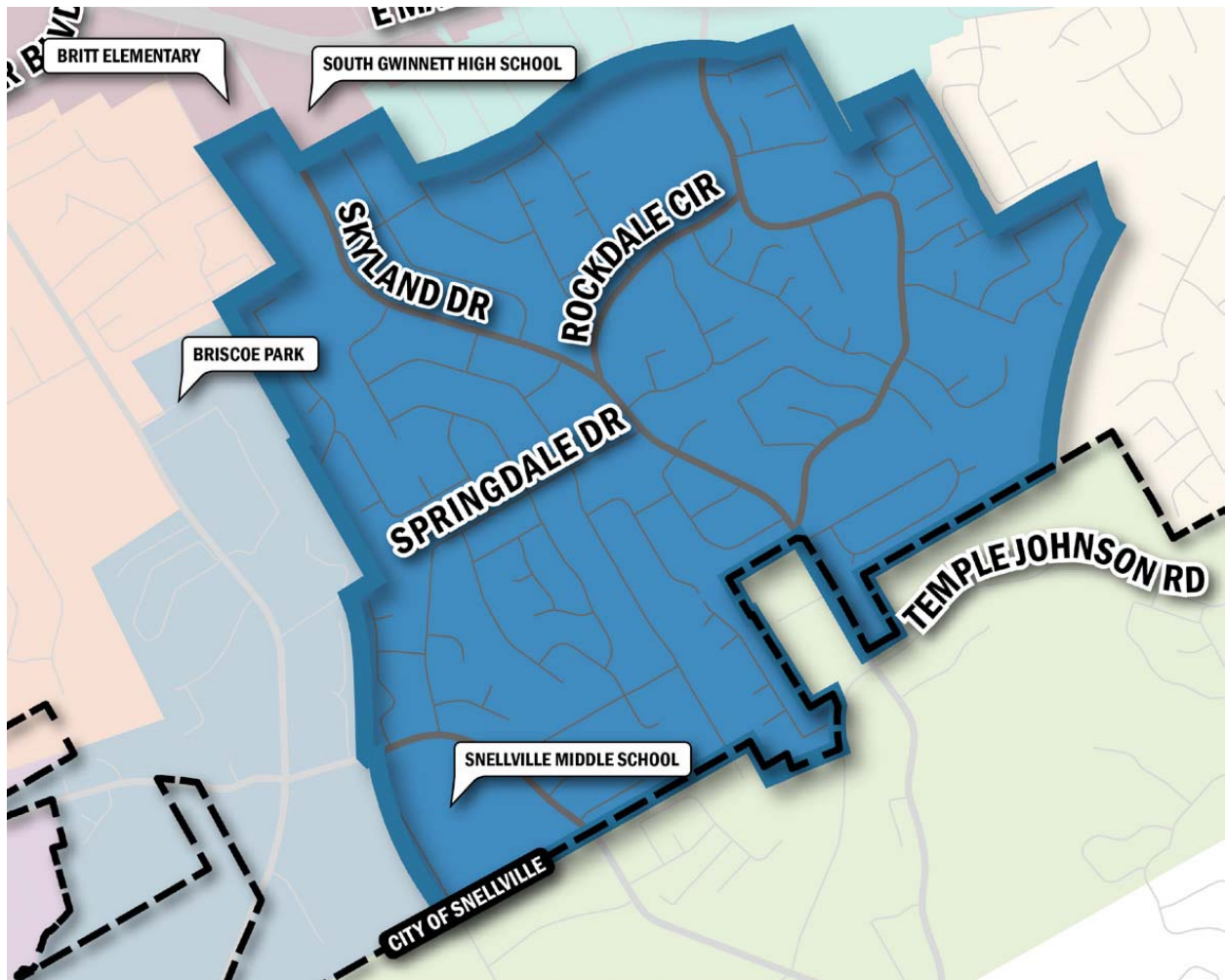
REQUEST:

The applicant is requesting to rezone the 25.052± acre site from RS-15 (Single-family residential) District to RS-5 (Single-family Residential) District and amend the 2040 Comprehensive Plan Future Land Use Map (FLUM) from Medium-Density Residential to Low-Density Residential.

At this time, the applicant is not requesting variances from the Snellville Unified Development Ordinance.

SNELLVILLE 2040 COMPREHENSIVE PLAN RECOMMENDATION:

The subject property is located in the north central portion of the *Skyland Character Area* on the 2040 Comprehensive Plan Future Development Map (shown in blue below).



Skyland Character Area (blue)
2040 Snellville Comprehensive Plan Future Development Map

Existing Character Description

The Skyland character area is the predominately residential neighborhood south of Britt elementary School and Gwinnett High School. There is a mix of older ranch homes built in the 1950s and 1960s, as well as newer subdivisions with traditional, two-story homes. Snellville Middle School is in the southern end of the character area. Most homes are on large lots with mature trees. Some streets have underground utilities and traffic calming devices, but few local roads have sidewalks. Currently, the lack of sewer infrastructure limits the development of more intensive uses.

Predominate Land Uses

The predominate land uses are low-density residential.

Vision

The vision for the character area is *'a school-focused community with strong social ties to neighborhood schools, the Skyland character area is a group of neighborhoods that protects its residential character. As the Towne Center is established, transitional uses will develop closest to the Towne Center as a step down in density to the low-density single-family neighborhood.'*

Key Implementation Strategies

- Expand sidewalk network along Skyland Drive and in adjacent residential neighborhoods to improve connectivity to neighborhood schools and Briscoe Park
- Add traffic calming improvements (speed tables, bulb outs, landscaped medians, chicanes) and increase street interconnections to improve walkability within neighborhoods
- Focus on reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing properties
- Continue to enforce code violations
- Explore options to construct a neighborhood park
- Improve area infrastructure, including adding curb and gutters for stormwater management

Compliance with 2040 Comprehensive Plan

In the Snellville 2040 Comprehensive Plan, the following Land Use and Housing *Goals* provide support for the proposed development:

- Goal LU-5: Strongly discourage the development of additional strip commercial uses.
- Goal H-2: Ensure housing stock remains affordable.

And, the following Land Use, Housing, and Economic Development *Policies* provide additional support for the proposed development:

- LU-2.1: Encourage compatible uses, both residential and commercial, and the utilization of transitional zones and buffers between residential and non-residential development.
- H-2.1: Promote Snellville as an affordable alternative to intown housing.
- H-2.2: Encourage the construction of housing types that appeal to young families.
- H-2.3: Pursue more options for quality workforce housing.
- H-2.4: Support the development of housing that is within the financial reach of households on fixed incomes.
- ED-6.3: Ensure attractive, affordable housing is available for younger households.

LAND USE PLAN AMENDMENT ANALYSIS:

The applicant proposes to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Medium-Density Residential to Low-Density Residential, which is the *Appropriate* future land use category for the requested RS-5 zoning as shown in the table below.

Table 2. Future Land Use Categories and Corresponding Zoning Districts (as amended 2-28-2022)

		Future Land Use Category**									
A = Appropriate C = Considered Blank = Not Appropriate		Low Density Residential	Medium Density Residential	Commercial Rebil	Office/Professional	Industrial Mixed-Use	Public/Institutional	Health Village	Towne Center Mixed Use	Hwy. 78 East Activity Node	North Rd. Redevelopment Area
Zoning District*	RS-30: Single-family Residential District	A									
	RS-15: Single-family Residential District	A									
	RS-5: Single-family Residential District	A	C					C			
	R-DU: Duplex Residential District		A								
	R-TH: Townhouse Residential District		C					A	A	A	A
	RM: Multifamily Residential District							C	C	C	C
	RX: Mixed Residential District		C								
	RO: Residential for Older Persons District	A	C					C	A		

The Low-Density Residential land use category allows for single-family residential areas, which are less than four (4) units per acre, while the Medium-Density Residential land use category allows for higher density of 4-10 units per acre. The proposed development comes in at 3.91 units per acre.

UNIFIED DEVELOPMENT ORDINANCE (“UDO”) REGULATIONS:

The RS-5 zoning district is intended to provide areas for high-quality small-lot (5,000 sq. ft. minimum) single-family detached housing in a walkable setting.

The ‘Detached House’ building type requirements of UDO Sec. 201-2.2 are applicable, as well as the Design Criteria for Residential Districts in UDO Sec. 202-1.2 and the General Architectural Standards in UDO Sec. 201-3, more specifically Sec. 201-3.3 Small Residential Building Standards.

The RS-5 District regulations are found in UDO Sec. 202-4 as follows:

Sec. 202-4. RS-5 Single-Family Residential

202-4.1. Purpose

The district is intended to provide areas for high-quality small-lot single-family detached housing in a walkable setting.

202-4.2. Use Provisions

See Sec. 206-2 (Allowed Use Table).

202-4.3. Site

202-4.4. Building Types

Building type requirements apply in the RS-5 district and the following types are allowed:

- A. Detached House
- B. Civic Building

202-4.5. Architectural Standards

See Sec. 202-1.2 (Design Criteria) and Sec. 201-3 (General Architectural Standards).

202-4.6. Development Standards

See Chapter 200 Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

202-4.7. Dimensional Standards



Site Standards		
Open space requirement:	20% of site min.	
Lot Standards	(A) Area	(B) Width
Detached house:	5,000 sf. min.	50 ft. min.
All other building types:	5,000 sf. min.	50 ft. min.
Lot Coverage		
(C) All building types:	60% max.	

REZONING SITE PLAN ANALYSIS:

The submitted rezoning site plan shows the entire 25.05± acre site, lot layout for the 98-lots, location of the 5.06± acres of open/common space and adjacent properties.

Sole access to the proposed development is by a full-access drive with decal lane on the southern branch of Rockdale Circle across from Eastland Way. A stormwater detention pond is located just left of the subdivision entrance and to the right is a 0.55± acre open space tract, serving as a buffer between the rear of Lots 1-7 and Rockdale Circle.

A second stormwater detention pond is located just north of the open space where the two Rockdale Circles intersect, behind Lots 8-11. Located just north of the detention pond is a larger 1.34± acre common space that runs behind Lots 12-27. A third detention pond is located on the

northern portion of the site where abutting tax parcel 5060 034. A 1.81± acre common area is located just north of Litchfield Manor subdivision and runs behind Lots 28-41 connecting to the 1.34± acre common area. Another 1.36± acre commons area is located internally and across the street from Lots 1-7; 49-51; 66-70; 71; and 98. Eighteen (18) parallel parking spaces providing vehicular guest parking for the development.

Although not shown on the rezoning site plan, there is a pond and blue-line stream on the adjacent property to the north (Parcel 5060 034) that may impact development of Lots 25-26 because of the special buffer requirements for sites which are impacted by the Big Haynes Creek and Watershed Area requiring a 100 feet minimum buffer and 150-foot minimum impervious surface setback.



As part of the preliminary plat review process, the City Engineer will conduct a thorough analysis for compliance with the city's Stream Buffer Protection Ordinance (UDO Sec. 403-1) to determine the limits of these buffers and impact, if any on the development.

The site plan indicates that the 25.052± acre total site will contain 20% (5.01± acres) of open space and requirement for the RS-5 District.

Section 401-2 (Open Space) of Article 1 of Chapter 400 of the Snellville Unified Development Ordinance provides regulations on open space, where at least 20% of the site must be set aside as open space. The open space must remain undeveloped and natural except for the provision of non-motorized passive recreation opportunities such as running, walking, biking, and similar outdoor activities. Further, the open space must adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space, as defined by the Comprehensive Plan, The Gwinnett County Open Space and Greenway Master Plan, the Snellville Greenway Master Plan, or any other official City plan or project.

Uses of open space may only include the following:

- a. Conservation of natural, archaeological, and/or historical resources.
- b. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas.
- c. Walking or bicycle trails, provided they are constructed of porous paving materials.
- d. Passive recreation areas, such as open fields.
- e. Active non-commercial recreation areas, such as playing fields, playgrounds, courts, and bikeways.

- f. Agriculture, horticulture, silviculture, and/or pasture uses.
- g. Pastureland for horses and other grazing livestock used solely for recreational purposes.
- h. Outdoor open space amenities such as village greens, commons, picnic areas, community gardens, trails, and similar low-impact passive recreational uses specifically excluding motorized off-road vehicles, rifle ranges, and other uses similar in character and potential impact as determined by the Department.
- i. Golf courses.
- j. Other conservation-oriented uses compatible with the purposes of this regulation.

No more than 50% of required stream buffers, 100-year floodplain, and delineated wetlands may be credited as open space.

In addition to the 20% open space requirement, there is an additional requirement (UDO Sec. 402-2.2.) that 6% (1.503± acres) of the site's gross land area be provided as recreational area for recreational use and must be contiguous or separated only by parking areas and private drives. Because the site plan does not indicate the required recreational area, a condition has been added requiring compliance with the requirement

BUILDING ELEVATIONS ANALYSIS:

The applicant provided sample exterior front elevations, including floor plans for four (4) different model homes, with each model having several different front elevation options. Although exterior material percentages are not depicted, the front elevations appear to consist primarily of fiber cement siding, with accents of brick, stacked stone, or fiber cement shake.

Building plans and elevations shall be required to comply with the General Architectural Standards of UDO Sec. 201-3, as well as the Small Residential Building Standards of UDO Sec. 201-3.3. Moreover, per the Design Criteria and Rules for All Residential Districts of UDO Sec. 202-1, before issuance of a site development permit, the developer must submit architectural elevations in the form of a "Plan Book" for review and approval by the Planning Director.

CONCLUSION AND STAFF RECOMMENDATION:

In conclusion, the requested future land use plan amendment and rezoning are supported by the 2019 adopted Snellville 2040 Comprehensive Plan and in harmony with the Skyland Character Area. The Department of Planning and Development recommends the following actions:

- A. **Approval** of LUP 22-06, application to amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map from Medium-Density Residential to Low-Density Residential.
- B. **Approval** of RZ 22-07, application to amend the City of Snellville Official Zoning Map from RS-15 (Single-family Residential) District to RS-5 (Single-family Residential) District.

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 “Zoning Plan Rockdale Circle Tract”, dated 4-4-2022 (stamped received 5-17-2022), 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; common areas; stormwater detention areas; and any structures which may be located within any open space/common areas, including but not limited to: landscaping, retaining walls, columns, fencing, entrance signage, etc.
3. The development and single-family lots are to be deed restricted to at least 90% owner-occupied fee-simple single-family ownership while the remaining 10% of the lots may be used as non-owner occupied (rental) units. This condition must be incorporated into the Home Owner’s Association documents and recorded prior to the release of any certificates of occupancy.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.
5. A sidewalk and planter strip shall be constructed in accordance with UDO Table 401-4.2 (Streetscapes required) where the development is adjacent to Rockdale Circle, and at the sole cost and expense of the developer.
6. 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.
7. In addition to the twenty-percent (20%) open space requirement of UDO Sec. 401-2-1, at least six-percent (6%) of the site’s gross land area must be provided for recreational use in accordance with UDO Sec. 401-2.2.
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.

PLANNING COMMISSION REPORT:

The Planning Commission held a duly advertised public hearing on the rezoning and land use plan amendment applications at the June 28, 2022 Regular Meeting of the City of Snellville Planning Commission.

By a vote of four (4) to one (1), the Planning Commission recommended **Denial** of LUP 22-06, application to amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map from Medium-Density Residential to Low-Density Residential.

The Planning Commission did not take action on RZ 22-07, application to amend the City of Snellville Official Zoning Map from RS-15 (Single-family Residential) District to RS-5 (Single-family Residential) District.

UPDATE BASED ON 8-3-2022 REVISED REZONING SITE PLAN:

On August 5th the Planning Department received a revised rezoning site plan, dated 8-3-2022 (stamped Received 8-5-2022), that shows a reduction in the original proposed 98-lot count to 90-lots, representing a reduction in the gross density from 3.91 units per acre to 3.59 units per acre. The revised plans shows the relocation of the single subdivision entrance to align with and located across from Brookhill Way; elimination of the dead-end streets and eye-brow cul-de-sacs; and location of the recreation/amenity area.