



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT
June 25, 2024

CASE NUMBER:	#RZ 24-02
REQUEST:	Rezoning and Variances
LOCATION:	2785-2791 W. Main Street, Snellville, Georgia
SIZE:	8.174± Acres
TAX PARCELS:	5007 165, 5007 282, 5007 283, and 5007 285
CURRENT ZONING:	BG (General Business) District
REQUESTED ZONING:	R-TH (Townhome Residential) District
CURRENT FUTURE LAND USE MAP DESIGNATION:	Health Village
DEVELOPMENT/PROJECT:	64-Unit Single-family (Attached) Townhome Development
PROPERTY OWNERS:	Vikram Chaudhary, Stone Mountain, GA 30087 Grace Ridge Snellville LLC, Charlotte, NC 28207

APPLICANT/CONTACT:

Tyler Lasser, Business Development
Manager
LJA Land Development
Alpharetta, GA 30009
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The Planning Commission held a duly advertised public hearing on the rezoning application and requested variances from the Snellville Unified Development Ordinance at the June 25, 2024 7:30 p.m. Regular Meeting of the City of Snellville Planning Commission.

Following 15-minutes of public comments, by a unanimous vote of 5-0, the Planning Commission voted to **APPROVE** #RZ 24-02, application to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to R-TH (Townhome Residential) District and **APPROVE** the following variances and conditions:

VARIANCES:

- A. UDO Sec. 202-6.6. (Dimensional Standards – Site Setback): to reduce the 40-foot minimum site setback to 19.2 feet along the *western property line* where adjacent to Towne Center Office Park per the site plan.
- B. UDO Sec. 202-6.6. (Dimensional Standards – Site Setback): to reduce the 40-foot minimum site setback to 7.0 feet along the *eastern property line* where adjacent to the Fountain Drive commercial properties.
- C. UDO Sec. 202-6.6. (Dimensional Standards – Site Setback): to reduce the 50-foot minimum site setback (along streets) to 5.0 feet along the *southern property line* where the existing private street is located that serves as sole access to and from the Towne Center Office Park.

CONDITIONS:

- 1. The property shall be developed in general accordance with the conceptual rezoning site plan entitled “Site Zoning Plan for Brookwood Green”, sealed and dated 5-29-2024 (stamped received 6-11-2024), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.

2. All streets and alleys shall be privately owned and maintained by the Property Owners' Association.
3. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.
5. Developer to provide an emergency access gate at the connection point to Crescent Drive for sole use by emergency first responder vehicles.
6. A rental cap of ten-percent (10%) of the total number of townhome units at any given time for rentals greater than thirty (30) consecutive days shall be placed on the development with such language being included in the Homeowners Association's Declaration of Covenants, Conditions and Restrictions.