



# ***City of Snellville***

## ***Planning Commission***

**PLANNING COMMISSION REPORT**  
**June 25, 2024**

<b>CASE NUMBER:</b>	<b>#RZ 24-03 SUP 24-02</b>
<b>REQUEST:</b>	<b>Rezoning, Special Use Permit and Variances</b>
<b>LOCATION:</b>	2380 Wisteria Drive, Snellville, Georgia
<b>SIZE:</b>	2.76± Acres
<b>TAX PARCEL:</b>	5038 133
<b>CURRENT ZONING:</b>	BG (General Business) District
<b>REQUESTED ZONING:</b>	<b>TC-R (Towne Center Residential) District</b>
<b>OVERLAY DISTRICT:</b>	Towne Center Overlay District
<b>CURRENT FUTURE LAND USE MAP DESIGNATION:</b>	Towne Center
<b>SPECIAL USE PERMIT REQUEST:</b>	171 Towne Center Flat Units
<b>DEVELOPMENT/PROJECT:</b>	<b>5-Story 221,015 SF Multi-family Residential Building</b>
<b>PROPERTY OWNER:</b>	Shifa Real Estate Investments LLC Duluth, Georgia 30097

**APPLICANT/CONTACT:**

Mick Kittle, RLA, Senior Land Planner  
SPG Planners + Engineers  
Watkinsville, Georgia 30677  
706-714-3443 [mick@onespg.com](mailto:mick@onespg.com)

The Planning Commission held a duly advertised public hearing on the rezoning, special use permit applications 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 24-03, application to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to TC-R (Towne Center Residential) District; **APPROVE** #SUP 24-02, application for Special Use Permit for 171 Towne Center Flat (stacked flat) units; and **APPROVE** the following variances and conditions:

VARIANCES:

- A. UDO Sec. 206-3.1.F.2.E. (Commercial Floor Area Requirement): to waive the requirement for a minimum of 30,000 sq. ft. onsite commercial floor area for development of 171 Towne Center Flat units (5,000 sq. ft. per 30 units).
- B. UDO Sec. 205-1.14.D. (Storefront Street Requirements): to allow development and use of the Stacked Flat building type for buildings abutting a storefront street.

CONDITIONS:

- 1. The property shall be developed in general accordance with the conceptual rezoning site plan entitled "Wisteria Drive Flats", dated 5-14-2024 (stamped received 5-14-2024), 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 variances and conditions approved 2-13-2018 by the Snellville Board of Zoning Appeals for case #BOA 18-01 are repealed.

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.