



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION**

CASE SUMMARY

February 25, 2025

CASE NUMBER: RZ 24-04 LUP 24-02

REQUEST: Rezoning and Land Use Plan Amendment

LOCATION: Green Turf Drive and Classic Drive
3197 Classic Drive, Snellville, Georgia

SIZE: 95.386± Acres

TAX PARCEL: 5093 106

CURRENT ZONING: RS-30 (Single-family Residential) District

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

CURRENT FUTURE LAND PLAN: Park-Recreation

REQUESTED FUTURE LAND USE PLAN: Residential –Low Density

DEVELOPMENT/PROJECT: 150-Lot Single-family (Detached) Residential
Subdivision with Open Space

PROPERTY OWNER: Summit Chase Country Club, Inc.
Snellville, Georgia

APPLICANT/CONTACT: KJ Luxury Homes, LLC
c/o Mahaffey Pickens Tucker, LLP
Shane M. Lanham, Attorney for Applicant
Lawrenceville, Georgia
770-232-0000 SLanham@mptlawfirm.com

RECOMENDATION: Approval with Conditions



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION**

CASE ANALYSIS

February 25, 2025

TO: The Planning Commission

MEETING DATE: February 25, 2025

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: RZ 24-04 LUP 24-02

FINDINGS OF FACT:

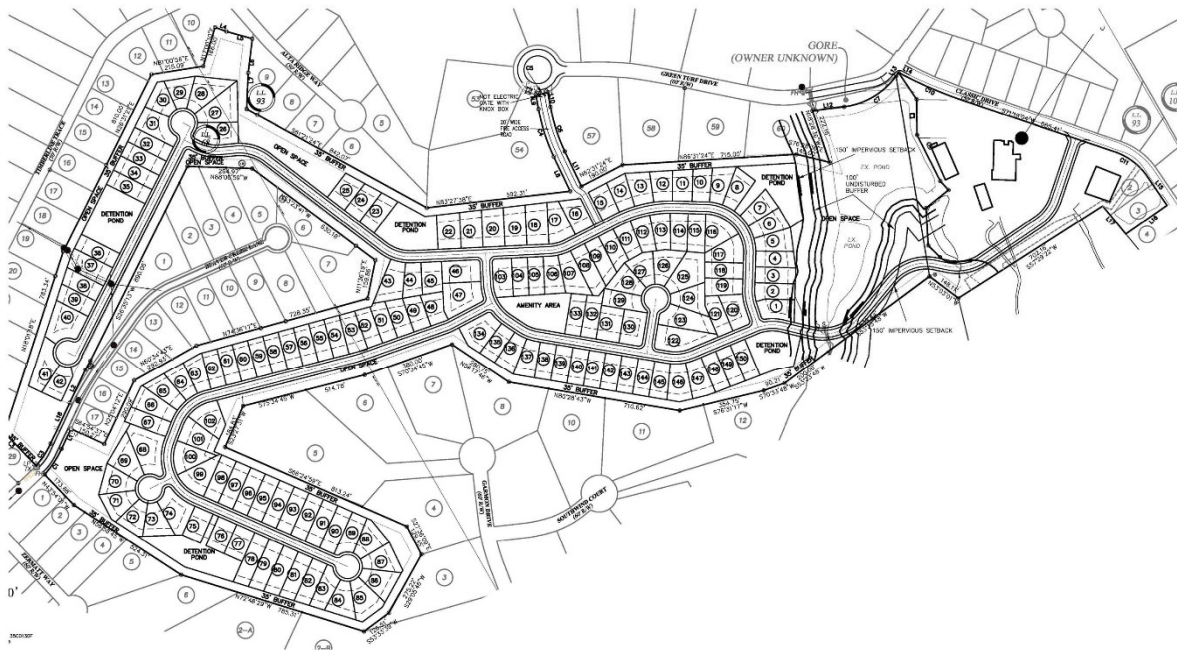
On September 10, 2024 the Department of Planning and Development received applications from Shane Lanham, Mahaffey Pickens Tucker, LLP, attorney for applicant KJ Luxury Homes, LLC and Summit Chase Country Club, Inc. (property owner) requesting to amend the Future Land Use Map and Official Zoning Map for a 95.386± acre site located along Green Turf Drive and Classic Drive, 3197 Classic Drive, Snellville.

The applications were originally scheduled for consideration and public hearing on October 22, 2024; however, after receiving several requests by the applicant to table action on the case, a revised rezoning site plan was received on January 31, 2025 allowing the case to be presented for consideration and public hearing at the February 25, 2025 Planning Commission regular meeting.

The site formerly served as the Summit Chase Golf Club & Country Club, developed in the mid 1970's and includes the back-nine of the golf course, driving range, clubhouse, swimming pool,

tennis courts, driving range, cart barn, maintenance building, and surface parking. The applicant intends to develop the property and construct a 150-lot single-family (detached) residential community with a gross density of 1.57 lots per acre and incorporate almost 27 acres of open space and recreational area including country club style tennis courts, swimming pool, clubhouse and other amenities for residents to enjoy.

The proposed development is located less than one mile from Athens Highway (U.S. Highway 78) and accessed by a single entrance on Classic Drive in Summit Chase at the current parking lot location for Summit Chase Country Club.



Proposed Rezoning Plan for Summit Chase West (revised 1-30-2025)

REQUEST:

The applicant is requesting to amend the 2045 Snellville Comprehensive Plan Future Land Use Map ("FLUM") from Park-Recreation to Residential –Low Density and amend the Official Zoning Map from RS-30 (Single-family Residence) District to RS-5 (Single-family Residential) District for a 150-lot single-family (detached) residential community.

LAND USE PLAN AMENDMENT ANALYSIS:

The applicant proposes to amend the City of Snellville 2045 Comprehensive Plan Future Land Use Map (adopted 2-26-2024) from Park-Recreation to Residential –Low Density that allows for single-family residential areas less than four (4) units/lots per acre. The Residential –Low Density future land use category is the *appropriate* land use category for the requested RS-5 zoning district. The proposed 150-lot development has a gross density of 1.57 lots per acre, well below

the maximum density of 3.99 lots per acre allowed for the Residential –Low Density land use category.

The Snellville 2045 Comprehensive Plan Future Development Map places the entirety of the proposed development in the *Summit Chase Character Area*, which consists primarily of low-density residential developments, estate residential, and park-recreation land uses.

The following provides a description for the Summit Chase Character Area, as well as predominate land uses, vision statement, and key implementation strategies:

Summit Chase Character Area

Existing Character Description:

Johnson Lake provides scenic, recreational amenity which support a high quality of life for residents in the surrounding neighborhoods. Homes in this area have a range of styles and ages, including single-family homes and estate residences on generous lots. Limited civic and commercial uses are found on nearby major roads, including TOMCO2 Systems, one of Snellville's largest employers.

Predominate Land Uses:

Low-density residential, estate residential, park/recreation.

Vision:

A reinvigorated neighborhood, Summit Chase is a beautiful community with an enhanced feeling of civic pride and community togetherness. Homes in the neighborhood are well maintained, and housing values are stable.

Key Implementation Strategies:

- Continue to address code enforcement violations
- Encourage and strengthen neighborhood watch program
- Explore opportunities to construct a multi-use trail along Big Haynes Creek
- Preserve green space and wooded areas
- Protect the Big Haynes Creek Watershed
- Focus on reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing properties

Compliance with 2045 Comprehensive Plan

As mentioned in the applicant's Letter of Intent, the proposed development is compatible with surrounding land uses and is in line with the policies of the Snellville 2045 Comprehensive Plan. The surrounding area is characterized primarily by single-family residential developments. Homes in the proposed community would be compatible with homes in the surrounding area. Further, the project is consistent with the vision for the Summit Chase Character Area as "*a reinvigorated neighborhood*" with a focus on promoting single-family homeownership.

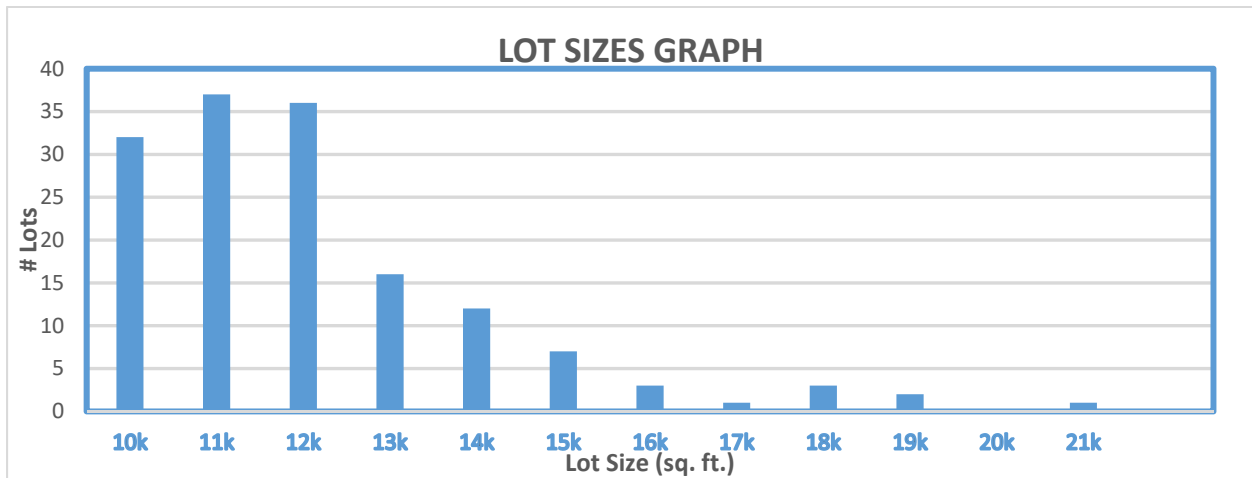
ZONING MAP AMENDMENT ANALYSIS:

In addition to the submitted request to amend the land use plan, the applicant is also requesting to rezone the property from RS-30 (Single-Family Residential) District to RS-5 (Single-family Residential) District. The RS-5 District is intended to provide areas for high-quality small-lot (5,000 sq. ft. minimum lot size) single-family detached housing in a walkable setting.

The RS-5 District is a new zoning district created with the October 2020 adoption of the Snellville Unified Development Ordinance (“UDO”) allowing for small-lot single-family residential developments. The last approved rezoning to RS-5 was in November 2022 for an 11 lot single-family detached subdivision on a 2.765 acre site on Lenora Church Road, Snellville with a gross density of 3.978 lots per acre.

Building type requirements of UDO Sec. 201-2 apply in the RS-5 District allow for: a) detached house; and b) civic building.

Although the requested RS-5 District allows for 5,000 sq. ft. minimum lot size, 93% of the lots are in the 10,000 to 15,000 sq. ft. range with 10 lots exceeding 15,000 sq. ft. in size with the largest lot being 21,160 sq. ft. in size and the smallest lot at 10,009 sq. ft. The chart below graphically depicts the range of lot sizes in the development:



The project Site Summary (shown right) indicates a 65 ft. minimum lot width; 45% maximum lot coverage; 40 ft. minimum front yard setback; 30 ft. minimum rear yard setback; and 25 ft. minimum side yard (street) setback. Each of which is more restrictive than the RS-5 District lot standards. There is a 10 ft. minimum required separation between homes. The maximum building height of 35 ft. is consistent with the other single-family zoning districts.

SITE SUMMARY:	
PROPOSED LAND USE:	RESIDENTIAL SUBDIVISION
TOTAL SITE AREA	95.386 AC.
EXISTING ZONING	RS-30
PROPOSED ZONING	RS-5
FLOOD PLAIN AREA:	0.0 A.C.
REQUIRED OPEN SPACE:	19.08 AC. (20.0%)
PROVIDED OPEN SPACE:	26.5 A.C. (27.8%)
TOTAL NUMBER OF LOTS:	150 LOTS
PROPOSED DENSITY:	1.57 LOTS/AC.
MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM HEATED AREA:	2,400 S.F. (2 CAR GARAGE MIN.)
MINIMUM LOT WIDTH:	65 FT
MAXIMUM LOT COVERAGE:	45%
MAXIMUM BUILDING HEIGHT:	35 FT
SETBACKS:	
FRONT YARD	= 40 FEET
SIDE YARD	= 10 FEET (STREET 25')
REAR YARD	= 30 FEET
REQUIRED RECREATIONAL AREA:	6% (5.72 AC.)
PROVIDED RECREATIONAL AREA:	12% (11.8 AC.)

SITE PLAN ANALYSIS:

The January 30, 2025 revised rezoning site plan shows the entire 95.386± acre site as well as the single-family lots adjacent to the proposed development and located on Green Turf Drive, Alta Ridge Way, Timberline Trace, Beaver Creek Lane, Zermatt Way, Garmin Drive, and Southwind Court.

Each lot has frontage on a 31 ft. wide street, measured curb-to-curb, with 50 ft right-of-way and full-access driveway on Classic Drive, across from lots 18 and 19 Summit Chase 2 (3216-3226 Classic Drive), serving as the primary Ingress/egress point for the development with a secondary 20 ft. wide fire access road connection at the Green Turf Drive cul-de-sac, between lots 54 and 57 Summit Chase Steeple Chase (1352-1382 Green Turf Drive). This connection is gated and secured with a “Knox Box” allowing for rapid first responder emergency vehicle access.

Five (5) stormwater detention ponds are located throughout the site.

Although there is no required site setback or buffer requirement between the proposed single-family detached development and surrounding similar single-family residential uses, the applicant is proposing a 35 ft. buffer between the rear lot lines and adjacent residential properties. Portions of this buffer is shown as open space¹ which is required to be owned in fee-simple by the property owners’ association and permanently protected through covenant or easement to run in perpetuity under Georgia law.

As a requirement in the RS-5 District, the site plan shows 26.5± acres of open space, representing 27.8% of the total site acreage with an additional 11.8± acres of recreational area being provided which includes the former Summit Chase Country Club clubhouse, swimming pool and tennis facilities for use by the new residents. The proposed open space and recreational area exceeds the minimum 20% open space and 6% recreational area requirements.

Lots 1, 2 and 3 located at the beginning of the subdivision on the eastern portion of the site are impacted by a stream located within the designated Big Haynes Creek and Watershed Protection Area requiring additional stream buffer protection requirements. These include a minimum 100 ft. non-disturbed stream buffer and 150 ft. impervious surface setback. Development of this area shall be in accordance with the Stream Buffer Protection ordinance of UDO Sec. 403-1.

Although not required during rezoning consideration, per Sec. 401-1.3.C (Site Analysis Map) and applicable with any development permit, land disturbance permit, or building permit, a site analysis map is required to determine primary and secondary conservation areas. To the maximum extent practicable, development is to be located to preserve natural features, to avoid areas of environmental sensitivity, and to minimize negative impacts and alteration of natural features. The development is to be laid out to: a) avoid adversely affecting groundwater and aquifer recharge; reduce cut and fill; c: avoid unnecessary impervious cover; d) prevent flooding;

¹ Sec. 401-2.1.E.1.b. (Open Space Standards) At least 75% of the open space must be contiguous with a minimum width of 40 feet.

e) provide adequate access to lots and sites; and f) mitigate adverse effects of shadow, noise, odor, traffic, drainage, and utilities on neighboring properties.

BUILDING ELEVATIONS:

Included in the application submittal, the applicant provided color photos showing the front elevations of four (4) homes constructed by KJ Luxury Homes in the Atlanta market. As stated in the Letter of Intent, *“homes in the proposed community would be compatible with homes in the surrounding area and attractive architectural elements which would meet or exceed the requirements of the UDO's Architectural Design Criteria. Building facades of the proposed homes would include brick, stone, shake/siding, and/or board and batten as depicted in the building elevations submitted with the Application. All of the homes would include two-car garages and would have a minimum heated floor area of 2,200 sq. ft. for single-story homes and 2,400 sq. ft. for two-story homes. The interior of the homes would feature granite countertops and stainless-steel appliances.”*

CONCLUSION AND STAFF RECOMMENDATION:

In conclusion, the Department of Planning and Development recommends the following actions:

- **Approval** of LUP 24-02, application to amend the City of Snellville 2045 Comprehensive Plan Future Land Use Map from Park-Recreation to residential –Low Density.
- **Approval** of RZ 24-04, 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 recommendations above are subject to the attachment of the following recommended **Conditions:**

1. The property shall be developed in accordance with the conceptual rezoning site plan entitled “Master Plan for Summit Chase West”, dated 8-15-2024, revised 1-30-2025, (stamped received JAN 31 2025), 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.
2. Building setbacks are as follows: Front yard = 40 ft.; Rear yard = 30 ft.; side (interior) yard = 10 ft.; and side (street) yard = 25 ft. Maximum lot coverage = 45%.
3. All driveways shall be a minimum of twenty-two (22) feet in length, measured from the front of the garage door to the edge of the sidewalk closest to dwelling, and shall be wide enough to accommodate the parallel parking of two vehicles.
4. Developer to provide an emergency access gate at the connection point to the Green Turf Drive cul-de-sac for sole use by emergency first responders.

5. All blasting activities shall be in accordance with The Georgia Blasting Standards Act. Before blasting work begins, a blasting notification plan must be reviewed and approved by the Planning and Development Department. Said plan shall include signage, email notification, and any other notification deemed necessary.
6. 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.
7. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.