



**CITY OF SNELLVILLE
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
January 28, 2025**

Council Chambers, City Hall, 2342 Oak Road, Snellville, Georgia

Members present: Terry Kori, Chairman; Stephen Brust; Michael Kissel; Kevin Morrissey; Rose Purdy, and new member Robert Windsor.

Member absent: None.

Planning and Development Department staff present: Jason Thompson, Planning Director; and John Dennis, Zoning Administrator.

CALL TO ORDER

Chairman Kori called the regular meeting to order at 7:30 p.m. and thanked members of the public for attending tonight's meeting.

APPROVAL OF AGENDA

Michael Kissel made a motion to approve the agenda.

Kevin Morrissey made a second to the motion.

A vote was taken; voted six (6) in favor and zero (0) opposed; motion approved.

WELCOME NEW MEMBER TO POST 1 OF THE PLANNING COMMISSION

Chairman Kori announced the recent appointment of Robert Windsor to Post 1 of the Planning Commission and welcomed Mr. Windsor to the Planning Commission.

APPROVAL OF MINUTES

Michael Kissel made a motion to approve the minutes from the December 10, 2024 Special Called Meeting.

Kevin Morrissey made a second to the motion.

A vote was taken; voted six (6) in favor, zero (0) opposed; motion approved.

OLD BUSINESS

#RZ 24-04 LUP 24-02 – Consideration and Recommendation on applications by KJ Luxury Homes, LLC (applicant) and Summit Chase Country Club, Inc. (property owner) requesting: a) to amend the Snellville 2045 Future Land Use Map from Park/Residential to Residential –Low Density; and, b) amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District for a 150-lot single-family detached subdivision and 19.66± acres of open space including country club style tennis courts, swimming pool, clubhouse and other amenities for residents to enjoy on a 95.386± acre vacant, unused golf course and country club site with a gross density of 1.57 lots per acre, situated along Green Turf Drive and Classic Drive, 3197 Classic Drive, Snellville, Georgia (Tax Parcel 5093 106).

Planning Director Jason Thompson stated the applicant submitted a third request to postpone action on tonight's case and table to the February 25, 2025 7:30 p.m. Planning Commission Regular Meeting. Mr. Thompson stated the Planning Department received a revised rezoning site plan that will be considered at the Feb 25th meeting.

Michael Kissel made a motion to table #RZ 24-04 LUP 24-02 until the next Planning Commission meeting on February 25, 2025 at 7:30 p.m.

Kevin Morrissey made a second to the motion.

A vote was taken; voted six (6) in favor, zero (0) opposed; motion approved.

Chairman Kori said copies of the applicant's request to table are provided on the back table.

NEW BUSINESS

Chairman Kori read aloud the Planning Commission's Process and Procedures governing the meeting tonight.

#SUP 25-01 – Consideration and Recommendation on application by Michael Briscoe, Briscoe's Pharmacy P.C. d/b/a Snell's Pharmacy requesting a Special Use Permit for a 140 sq. ft. mural painted on the southern building elevation and variance from Sec. 207-6.2 (Definitions) of Article 7 Chapter 200 of the Snellville Unified Development Ordinance for

the property zoned BG (General Business) District, 2295 Oak Road, Snellville, Georgia (Tax Parcel 5026 225).

Planning Director Jason Thompson presented an overview of the application for special use permit to allow a wall mural recently painted on the side building elevation of Snell's Pharmacy at 2295 Oak Road. The applicant submitted an application for a Wall Sign Permit which was denied because it exceeded the maximum sign area allowed given the relatively small building façade. The applicant was then advised to submit for special use permit for final approval consideration by the Mayor and Council. Because the graphic is not consistent with the mural definition in the Sign Ordinance, the Planning Department recommends denial.

Michael Briscoe, 2571 Church Street, Snellville, owner of Snell's Pharmacy stated he wanted to update the look of the building by painting the building and having a mural painted on the side of the building. The mural was painted on a masonry product that was applied to the brick to provide a smooth surface for the application of the mural.

Mr. Briscoe addressed questions by the Planning Commission.

Chairman Kori opened the meeting to public comment.

Trisha Rawlings, 2088 Harbour Oaks Drive, Snellville spoke in favor of the application.

Chairman Kori closed the public hearing and asked for a motion.

Michael Kissel made a motion to approve #SUP 25-01 based on the mural definition.

Kevin Morrissey made a second to the motion.

A vote was taken; voted three (3) in favor (M. Kissel, K. Morrissey, and S. Brust), two (2) opposed (T. Kori and R. Windsor) and one (1) abstention (R. Purdy) considered a non-vote; motion approved three (3) to two (2).

#RZ 25-01 – Consideration and Recommendation on application by Split Silk Properties, LLC, representing Sinocoin Investment, LLC (property owner) requesting: a) to amend the Official Zoning Map from RS-30 (Single-family Residential) District to R-TH (Townhouse Residential) District; and b) request for variances from the Snellville Unified Development Ordinance for a 67-unit single-family (attached) townhome development on a 17.44± acre site with a density of 3.84 units per acre, located near the intersection of U.S. Highway 78 (Athens Highway) and Rosebud Road, 3,000 Block Rosebud Road, Snellville, Georgia (Tax Parcel R5100 023).

Planning Director Jason Thompson presented an overview of the application to rezone 17.44 acres at Rosebud Road and Highway 78 (Athens Highway) to R-TH for a 65-unit

single-family (attached) townhome development. The project site is just south of the 2023 Mayor and Council approved mixed-use rezoning consisting of apartments, townhomes and commercial-retail space. Prior to the 2023 approved rezoning, Mayor and Council approved an amendment to the Future Land Use Map for the subject property and parcel to the north to designate the area 'Highway 78 East Activity Center/Node' encouraging mixed-use and residential development. A large portion of the site is adversely impacted by stream buffers and topography issues. The majority of the townhomes are rear-entry as desired by Mayor and Council. Although not required a traffic study was provided that revealed generally acceptable operating conditions at the intersections. A shared access driveway on Rosebud Road is designed to allow connectivity to the adjacent mixed-use development to the north.

The applicant requested variances from the code with two additional variances identified while preparing the staff report. Specifically, the Planning Department supports the request to allow rollback curbing instead of vertical curbing on Lots 14-19; reductions of the 5-foot wide planter strip to 2.5 feet between the sidewalk and internal streets. The department does not support the variances to reduce the minimum 27-foot street pavement width.

In conclusion, the Planning Department recommends the following:

- A. Approval of RZ 25-01, application to amend the City of Snellville Official Zoning Map from RS-30 (Single-family Residential) District to R-TH (Townhome Residential) District.
- B. Approval of variance to allow roll-back curbing in lieu of vertical curbing within the proposed townhome development on Lots 14-19. A 2.5-foot wide planter is required between the roll-back curbing and sidewalk.
- C. Denial of variance to allow a minimum street width of 27-feet measured back-of-curb.
- D. Approval of variance to reduce the 5-foot minimum planter width to 2.5-feet between the sidewalk and (internal) streets.

Together with the following recommended conditions:

- 1. The property shall be developed in general accordance with the rezoning site plan.
- 2. A Property Owner's Association shall be established for the continuous maintenance of all streets, sidewalks, alleys, buffers, open space, landscaping, signage, stormwater detention facility and infrastructure, and recreation and clubhouse areas.
- 3. All streets, alleys and stormwater management infrastructure shall be privately owned by the Property Owner's Association.

4. The development and townhome units are to be deed restricted to at least 90% owner-occupied fee-simple single-family ownership while the remaining 10% of the townhome units may be used as non-owner occupied (rental) units.
5. A 6-foot high shadowbox wood privacy fence shall be installed along the southern property line adjacent to Parcels 5100 022, 5100 047, and 5100 016.
6. A minimum 6-foot wide sidewalk and minimum 5-foot wide planter is required where the development is adjacent to Rosebud Road.
7. Rear-entry driveway length shall be a minimum of 22-feet, measured from garage door to alley pavement edge. Front entry driveway length shall be a minimum of 22-feet, measured from garage door to sidewalk.
8. The stormwater management ponds located at the southwestern portion of the site shall be designed as a wet extended detention facility, unless topographic, bedrock, or other preventive measures are present that require a dry pond.
9. Except for the cul-de-sac street, cross streets connecting to alleys shall have a minimum width of 19-feet measured back-of-curb.
10. All buildings shall have 20-foot minimum separation between principal buildings.
11. 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.
12. Signs higher than 15-feet or larger than 225 square feet are prohibited.

Chairman Kori asked the applicant to come forward and advised of the presentation 15-minute time limit.

Jeff Timler, Split Silk Properties, LLC, PO Box 1725, Loganville, Georgia present representing applicant Sinocoin Investment, LLC. Mr. Timler stated there are several benefits to the proposed development including: \$30 million increase to the tax base; support for the alleyway requirement for townhomes; units per density is half what is allowed in the requested zoning; and over half of the property will remain undeveloped.

However, they would like reconsideration of the reduction of the street pavement width. Regarding Conditions #2 and #3 regarding private streets, alleys, and sidewalks, we believe these should be public as making them private will be burdensome to the townhome owners when they need to be repaired, resurfaced, or replaced. Regarding Condition #5 and 6-foot tall wooden shadowbox style fence, we ask that the Planning Director be given discretion to allow modification of the fence type and design. Condition #7 requiring a minimum 22-foot setback from the garage door to alley. We want to be able to stagger the townhome units with every other unit and allow a minimum of 20-foot setback from the alley.

Mr. Timler answered questions from the Planning Commission regarding: private-public streets.

Chairman Kori opened the meeting to public comments.

Harley Falbaum, 3278 Brooks Drive, Loganville shared some negative comments regarding the location of the stormwater detention ponds with stagnant water and mosquitoes. Questioned the fence type proposed along the rear of his property.

Megan Palich, 3224 Brooks Court, Loganville had questions about the detention ponds and mitigation and prevention of silt running into Johnson Lake.

Trisha Rawlins, 2088 Harbour Oaks Drive, Snellville had questions about the dumpster location and shared her issues with noise issues servicing the dumpsters.

Robert Brainard, 1555 Timberline Trace, Snellville shared concerns about the existing traffic congestion on Rosebud Road and area residential developments currently in construction and potential cut-through traffic using Brooks Drive and Summit Chase Drive.

Barry Wiggs, 2210 Stockton Walk Lane, Snellville asked if the stormwater ponds are detention ponds or retention ponds. Asked how many trees will be removed, potentially adding more runoff and silt into the creeks. Asked about the location of the 6-foot fence and fencing around the stormwater ponds.

William Scales, 3316 Classic Drive, Snellville shared concerns about runoff coming from the site and adding to the silting issues with Johnson Lake.

Planning Director Jason Thompson addressed questions raised during public comment.

Mr. Thompson answered questions from the Planning Commission regarding the private-public street issue.

Jeff Timler provided rebuttal addressing questions and comments made during public comments.

Mr. Thompson answered questions from the Planning Commission regarding the privacy fence issue.

Chairman Kori asked for a motion.

Michael Kissel made a motion to approve #RZ 25-01 with recommendations and denials as proposed by staff for items A, B, C and D, with denial of item C; striking the word 'streets' in Condition #2 and adding language in Condition #5 to allow the neighbors to work out the fence issue with the Mayor and Council and developer.

Kevin Morrissey made a second to the motion.

A vote was taken; voted six (6) in favor, zero (0) opposed; motion approved.

UDO 25-01 – Consideration and Recommendation on amendment #8 to the text of Chapter 200 (Zoning and Land Use) of the Snellville Unified Development Ordinance.

Planning Director Jason Thompson presented a summary of proposed amendment #8 to the Snellville Unified Ordinance which was adopted in 2020 to:

- A. Require rear-entry garages with alley access for all single-family (attached) residential developments. Front-entry garages with street access is prohibited.
- B. Amend definition, add use standards and require SUP approval for 'Special Event Facility (indoor)'.
- C. Add 'Medical Cannabis Dispensary' to allowed use table as a Limited use in BG and HSB. Provide definition and use standards.
- D. Add 'CBD Store' to allowed use table as principal permitted use in BG, HSB, MU, TCO and TC-MU. Provide definition.
- E. Add 'Food Truck (base of operation)' to allowed use table as principal permitted use in LM. Provide definition and use standards.
- F. Amend definition and use standards for 'Temporary Shelter'
- G. Amend requirements and regulations for dumpster enclosure.
- H. Amend minimum vehicle parking requirements for single-family (attached) and single-family (detached) uses.

Mr. Thompson asked for approval of the proposed amendments and answered questions from the Planning Commission.

Chairman Kori opened the meeting to public comment.

There was none.

Chairman Kori closed public comments and asked for a motion.

Michael Kissel made a motion to approve #UDO 25-01 as stated.

Kevin Morrissey made a second to the motion.

A vote was taken; voted six (6) in favor, zero (0) opposed; motion approved.

ANNOUNCEMENTS

Mr. Thompson said the case tabled tonight will be considered by the Planning Commission at the February 25th regular meeting and welcomed Mr. Windsor to the Planning Commission.

ADJOURNMENT

Michael Kissel made a motion to adjourn.

Kevin Morrisey made a second to the motion.

A vote was taken; voted six (6) in favor and zero (0) opposed; motion approved.

The regular meeting was adjourned at 8:45 p.m.



Terry Kori, Chairman



John Dennis, Secretary

THESE ARE OFFICIAL MINUTES AND WERE APPROVED BY THE
PLANNING COMMISSION AT THE FEBRUARY 25, 2025 REGULAR
MEETING.