



**CITY OF SNELLVILLE
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
July 23, 2024**

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

Members present: Terry Kori, Chairman; Michael Kissel; Rose Purdy; and Charles Williams.

Member absent: Kevin Morrisey.

Post 5 remains vacant.

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

CALL TO ORDER

Chairman Terry Kori called the regular meeting to order at 7:32 p.m.

APPROVAL OF AGENDA

Michael Kissel made a motion to approve the agenda.

Charles Williams made a second to the motion.

A vote was taken; voted four (4) in favor and zero (0) opposed; motion approved.

APPROVAL OF MINUTES

Michael Kissel made a motion to approve the minutes from the June 25, 2024 Regular Meeting.

Charles Williams made a second to the motion.

A vote was taken; voted four (4) in favor, zero (0) opposed; motion approved.

OLD BUSINESS

None.

NEW BUSINESS

ELECTION OF OFFICERS AND APPOINTMENT OF SECRETARY

Michael Kissel made a motion to elect Terry Kori to serve as Planning Commission Chairman.

Charles Williams made a second to the motion.

A vote was taken; voted three (3) in favor, (0) opposed, abstention by Mr. Kori; motion approved.

Charles Williams made a motion to elect Michael Kissel to serve as Planning Commission Vice-Chair.

Rose Purdy made a second to the motion.

A vote was taken; voted four (4) in favor and zero (0) opposed; motion approved.

Michael Kissel made a motion to appoint Planning Department staff to serve as Secretary.

Charles Williams made a second to the motion.

A vote was taken; voted four (4) in favor and zero (0) opposed; motion approved.

#CIC 24-01 – Consideration and Recommendation on application by John Gaskin, Patrick Malloy Communities (applicant) and Ballantry PMC Summit Chase LLC (property owner) requesting a Change in Conditions from the 4-26-2021 approved rezoning from RS-30 to the RO District (case #RZ 21-02 LUP 21-02 and Ordinance No. 2021-10) approved for a 21-Lot (age-restricted) single-family detached residential subdivision (Soleil Summit Chase) on a 5.58± acre tract located at the intersection of Rosebud Road and Temple Johnson Road, 3491 Rosebud Road, Snellville (Tax Parcel 5094 327).

Planning Director Jason Thompson presented an overview of the change in conditions application by Patrick Malloy Communities for a 5.58 acre tract of the *Soleil Summit Chase* age-restricted residential subdivision currently under development. Mr. Thompson stated the first request is to modify the condition from the 4-26-2021 approved rezoning to remove the required architectural design standards as stated in the approval ordinance

and replace with the Soleil Summit Chase Community Plan Book, last revised May 28, 2024. The second request is to modify the language in Condition No. 8 of the approved ordinance to remove H.O.A. responsibility for the painting of the exterior homes in the community to instead making it the responsibility of the individual homeowner with the revised condition to read as follows:

Condition 8. *The Home Owners Association shall be responsible for requiring Homeowners to assume exterior maintenance of individual residences including, at a minimum, painting exteriors on a rotation not to exceed Ten (10) years through provisions outlined in Declaration of Protective Covenants, Conditions, Restrictions and Easements. Such document shall be duly recorded. The Home Owners Association shall have the ability to enforce the provision through Liens, Fines and in extreme conditions assume the responsibility and seek financial relief against the Home Owner.*

Mr. Thompson stated the Planning Department recommends approval of both change in conditions with two conditions as stated in the staff report.

John Gaskin, Patrick Malloy Communities, 4770 S. Atlanta Road, Atlanta, Georgia present and spoke about the two requested change in conditions.

Chairman Kori opened the meeting public comment.

Jose Estrada Cordoba, 1800 Pinehurst View Drive, Grayson, asked if the HOA is only going to be responsible for maintaining the home facades or will it include landscape maintenance.

Dennis Hazelwood, 3359 Summit Turf Lane, Snellville, asked if these are only one-story homes. Expressed concern that the area between the fence and property line abutting his property has weeds and overgrown vegetation and is not being maintained. Asked if the fence will remain or will it be removed.

Keith Maggioli, 1470 Shamrock Hills Circle, Loganville, had questions concerning the HOA. Asked if it is in perpetuity. Asked how covenant violations are enforced.

Sherry Pritchett, 1360 Shamrock Hills Circle, Loganville, shared concerns about the existing infrastructure not being able to handle this and other new developments under development in the area.

Chairman Kori closed the meeting to public comments.

Mr. Gaskin provided responses to the questions raised in public comments and addressed questions by the Planning Commission.

Michael Kissel made a motion to approve #CIC 24-01 as stated in the staff report to the Planning Commission.

Charles Williams made a second to the motion.

Chairman Kori asked if there is any discussion.

There was none.

A vote was taken; voted four (4) in favor and zero (0) opposed; motion approved.

#CIC 24-02 – Consideration and Recommendation on application by John Gaskin, Patrick Malloy Communities (applicant) and Ballantry PMC Summit Chase LLC (property owner) requesting a Change in Conditions (#CIC 24-02) from the 6-10-2019 approved rezoning from RS-180 to R-HOP(55)-SF District (case #RZ 19-02 and Ordinance No. 2019-09) approved for a 257-Lot (age-restricted) single-family detached residential subdivision (Soleil Summit Chase) on a 75.29± acre tract located at the intersection of Rosebud Road, Temple Johnson Road, and Brushy Fork Road, Snellville (Tax Parcels 5099 231, 5099 232, and 5094 326).

Planning Director Jason Thompson stated this case is the same as the previous case; however, because it is a different zoning that was approved in 2019 for the larger 75-acre tract, the change in conditions request is the same in an attempt to maintain uniformity and conformity.

The request is to remove the required architectural design standards as stated in the approval ordinance and instead replace with the Soleil Summit Chase Community Plan Book, last revised May 28, 2024. The second request is to modify the language in Condition No. 8 of the approved ordinance to remove H.O.A. responsibility for the painting of the exterior homes in the community to instead making it the responsibility of the individual homeowner with the revised condition as presented in #CIC 24-01.

Mr. Gaskin present but did not add to the presentation.

Chairman Kori opened the meeting to public comment.

There was none.

Michael Kissel made a motion to approve #CIC 24-02 as stated in the staff report to the Planning Commission.

Charles Williams made a second to the motion.

Chairman Kori asked if there is any discussion.

There was none.

A vote was taken; voted four (4) in favor and zero (0) opposed; motion approved.

ANNOUNCEMENTS

Mr. Thompson announced that the August 27th regular meeting is canceled as no new applications were received.


ADJOURNMENT

Michael Kissel made a motion to adjourn.


Rose Purdy made a second to the motion.

A vote was taken; voted four (4) in favor and zero (0) opposed; motion approved.

The Regular Meeting was adjourned at 8:17 p.m.



~~Terry Kori, Chairman~~ Michael Kissel
Via - Chairman



John Dennis, Secretary

THESE ARE OFFICIAL MINUTES THAT WERE APPROVED BY THE PLANNING COMMISSION AT THE OCTOBER 22, 2024 REGULAR MEETING.