



**CITY OF SNELLVILLE  
PLANNING COMMISSION**

**REGULAR MEETING MINUTES  
June 25, 2024**

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

Members present: Terry Kori, Chairman; Michael Kissel; and Charles Williams. New members Kevin Morrissey and Rose Purdy also present.

Member absent: None.

Post 5 remains vacant.

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

City Attorney Chuck Ross, Powell & Edwards Attorneys at Law present.

**CALL TO ORDER**

Chairman Terry Kori called the regular meeting to order at 7:31 p.m. Chairman Kori thanked new members Rose Purdy and Kevin Morrissey for volunteering to serve on the Planning Commission.

**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 five (5) in favor and zero (0) opposed; motion approved.

**APPROVAL OF MINUTES**

Michael Kissel made a motion to approve the minutes from the January 23, 2024 Regular Meeting.

Charles Williams made a second to the motion.

A vote was taken; voted five (5) in favor, zero (0) opposed; motion approved.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

**#RZ 24-01 LUP 24-01 SUP 24-01 – Consideration and Recommendation on applications by First Baptist Church of Snellville, Inc. (property owner) and ARRIS Holdings, LLC (applicant) requesting to: amend the Snellville 2045 Future Land Use Map from Residential –Low density to Towne Center; amend the Official Zoning Map from RS-30 (Single-family Residential) District to TC-R (Town Center Residential) District; request for a Special Use Permit; and request for variances from the Snellville Unified Development Ordinance for a multi-family development consisting of 300 Towne Center Flat units on a 16.96± acre tract located at Henry Clower Boulevard, Pine Street, and Church Street, Snellville. Tax Parcels 5027 011, 5027 015, 5027 016, 5027 016A, 5027 020, 5027 021, 5027 097, 5027 009, 5027 124, 5027 113, 5027 007 and 11,325 sq. ft. of Pine Street right-of-way (to be abandoned).**

Planning Director Jason Thompson presented an overview of the applications for land use plan amendment, rezoning and special use permit for a 300-unit Towne Center Flats multi-family development located on a 16.96 acre site at Henry Clower Boulevard, Pine Street, and Church Street, Snellville. Mr. Thompson stated the Planning Department recommends approval of the land use plan amendment; approval of the rezoning; approval of the special use permit; approval of variance from the commercial floor area requirement; approval of variance to increase the maximum building façade length to 275-feet; denial of the parking area planter island sizes variance; approval of the variance to allow grading and site work disturbance within the 15-foot undisturbed buffer adjacent to the residential properties; and approval of variance from the 15-foot undisturbed buffer to allow encroachment for a retaining wall. Mr. Thompson stated no variance is necessary for the minimum required parking spaces. The Planning Department recommends approval of the eight (8) conditions as outlined in the Staff Report.

Parke Lammerts, 2700 Apple Valley Road, Ste. 50, Brookhaven, Georgia was present and spoke representing the applicant Arris Holdings, LLC.

Mr. Lammerts answered questions from the Planning Commission.

David Stonieki, P.E., Foresite Group, 3740 Davinci Court, Peachtree Corners, Georgia addressed the question about the variances for the proposed buffer encroachment and retaining wall.

City Attorney Chuck Ross issued instructions to the public on the public comment process and time limits for comments.

Chairman Kori opened the meeting to public comment for those in favor. No one came forward.

Chairman Kori asked anyone in opposition to please come forward and give your name and address for the record.

Gaye Bruce, 1710 Woodberry Run Drive, Snellville came forward and stated the project location is not within walking distance of Walmart or a grocery store. Over 1,078 transitional multi-family units have already been approved or being considered in the greater Snellville area. The proposed development will adversely affect the quality of life of residents in the area of stable neighborhoods. Traffic congestion will increase. Single-family cluster homes should be considered instead.

Perry Edison, 1750 Gleneden Court, Grayson shared concern for the proposed number of parking spaces based on the number of bedrooms. Waiver of the commercial retail space is a concern especially calling the church campus amenities available commercial space. The city should not be waiving the city's codes to accommodate the requests of the developer and instead should stand by the codes they adopted for the Towne Center.

Jennifer Worley, 2608 Poplar Street, Snellville shared concerns about the impact of tree removal and construction equipment to area homes.

Wanda Cochran, 2536 Pine Street, Snellville shared concerns about traffic on area streets, especially Pine Street with Pine Street having access to the development. Traffic is going to be a problem.

Corey Finn, Trustee for the estate and property at 2345 Pine Street, Snellville expressed concern about Pine Street access to the development.

Tom Flynn, 2358 Eastwood Drive, Snellville expressed concern about the added impervious area and retention pond being on the adjacent church property. The original town center plan was to have commercial buildings that look like the Snellville public safety building but now we are waiving the commercial requirement. Apartments generate police calls for service, more than houses. What other city services will be required and impacted? Will Snellville citizens be subsidizing these services?

Sherry Allen, 2458 Pate Street, Snellville expressed concern about the Pine Street access for emergency vehicles. Lenora Church to Henry Clower Boulevard should instead be used for emergency access to the development.

Jennifer Worley, 2608 Poplar Street, Snellville asked to see the plans for all the traffic generated from the development.

City Attorney Ross announced that the fifteen (15) minute public comment period has ended. If the Chairman would like to extend the comment period he will need a motion of approval, a second and affirmative vote. The applicant will also be given the same time extension.

Chairman Kori asked for a motion to extend public comments and additional five (5) minutes.

Kevin Morrisey made a motion to extend the public comments an additional five (5) minutes.

Charles Williams made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

Tammy Davis, 2794 Greenvalley Road, Snellville spoke representing Hickory Hills subdivision and the problems they have in their subdivision. Ms. Davis shared concerns about the traffic congestion, utility infrastructure, water and sewer capacity. Wants the site to remain low density residential. Asked the commission to deny the applications.

Gloria Roach, 2802 Hickory Trail, Snellville shared concerns about traffic congestion on area roadways.

Angela Mueller, 2558 Poplar Street, Snellville expressed concerns about stormwater problems in her neighborhood. Traffic and speeding is a problem. Walkability is a problem with all the mosquitoes.

Chairman Kori closed the meeting to public comments and asked the applicant to address the concerns raised during public comments.

Mr. Lammerts provided rebuttal to the issues raised in public comments concerning stormwater, traffic, Pine Street access, commercial uses at the Church on Main, and investment in the development.

Ryan Orris, 2700 Apple Valley Road, Ste. 50, Brookhaven, Georgia stated the sewer line serving the development runs through the church property and is at capacity. The project will help facilitate sewer upgrades which benefit the City's Towne Center expansion plans.

The applicant responded to questions from the Planning Commission.

Chairman Kori thanked everyone for their comments and asked for a motion.

Mr. Ross stated there are three (3) applications to consider along with the requested variances and recommended conditions. A motion on the land use plan amendment is to be considered first and if approved, followed by the rezoning and special use permit. If the LUP is denied, no action is necessary on the rezoning or special use permit.

Michael Kissel made a motion to deny #LUP 24-01.

Charles Williams made a second to the motion.

Chairman Kori asked if there is any discussion.

Mr. Kissel stated he has concerns that the development does not fit into the Towne Center residential district and that there are valid land use concerns over the entire development and the area and neighborhood that it is located in.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion to deny approved.

Chairman Kori announced a five (5) minute recess.

**#UDO 24-01 – Consideration and Recommendation on amendment to the text of the Snellville Unified Development Ordinance (“UDO”) to adopt a local amendment to the Georgia State Minimum Standard Plumbing Code and maintain the Metro Water District-Water Efficiency Code Requirements per Action Item: Water Supply Water Conservation-8 (page 5-55) of the Dec 2022 Water Resources Management Plan.**

Planning Director Jason Thompson presented an overview of the text amendment to the UDO stating this is to adopt a local amendment to the Georgia State Minimum Standard Plumbing Code on water conservation for faucets, toilets, showers, and irrigation systems. This is state of Georgia required amendment. The Planning Department recommends approval.

Michael Kissel made a motion to approve #UDO 24-01 as stated.

Kevin Morrissey made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

**#RZ 24-02 – Consideration and Recommendation on application by Vikram Chaudhary and Grace Ridge Snellville, LLC (property owners) and Parkland Communities, Inc. (applicant) requesting to amend the Official Zoning Map from BG (General Business)**

District to R-TH (Townhome Residential) District and request for variances from the Snellville Unified Development Ordinance for a 64 unit single-family attached townhome development on a 8.174± acre site located adjacent to the Towne Centre Office Park, 2785 W. Main Street, Snellville. Tax Parcels 5007 165, 5007 282, 5007 283, and 5007 285.

Planning Director Jason Thompson presented an overview of the rezoning application and request for variances for a 64-unit single-family attached townhome development on a 8.174 acre site at 2785-2791 W. Main Street, Snellville. Mr. Thompson stated the Planning Department recommends approval of the rezoning to the R-TH District; approval of the three (3) variances for site setback with four (4) recommended conditions as stated in the Staff Report.

Mr. Thompson answered questions from the Planning Commission.

Tyler Lasser, LJA Engineering, 4525 South Lee Street, Buford, Georgia and Kevin Cardinal with Parkland Communities was present and spoke representing the applicant Parkland Communities, Inc.

Mr. Lasser and Mr. Cardinal answered questions from the Planning Commission.

Chairman Kori opened the meeting to public comments and asked those in favor to come forward. There was none.

Chairman Kori asked those in opposition to come forward.

City Attorney Ross said there will be fifteen (15) minutes for public comments.

Kurt Schulz, 2027 Tanglewood Drive, Snellville asked that the connection to Crescent Drive not be opened to thru-traffic and to be used for emergency vehicle use only. Instead of the connection, require a cul-de-sac at the dead end street. Garbage collection is going to be a mess if the trash trucks have to back-up.

Kevin Phipps, 2762 Anscot Court, Snellville shared similar concerns about the townhome layout, density, buffer between Nob Hill, and connection at Crescent Drive.

Tom Flynn, 2358 Eastwood Drive, Snellville suggested the city adopt an ordinance to eliminate the back-up alarm on trash trucks since the trucks all have multiple cameras.

Gaye Bruce, 1710 Woodberry Run Drive, Snellville asked to deny application if the trash trucks have to backup when servicing the development. Request that no rentals be allowed in the development.

Barry Wiggs, 2210 Stockton Walk Ln., Snellville suggested making a roadway loop so the trash trucks do not have to backup. Make this a gated community to prevent thru-traffic.

Nicole Myers, 2097 Crescent Drive, Snellville asked that the connection to Crescent Drive not be made.

Tammy Davis, 2794 Greenvalley Road, Snellville stated that if the issues raised tonight can be fixed, this would be a good use of the property and provide another housing option.

Chairman Kori closed the meeting to public comments and asked the applicant to provide rebuttal.

Mr. Lasser provided rebuttal to the issues raised in public comments concerning connection to Crescent Drive, trash service pickup, and open to adding a 10% rental cap.

Chairman Kori asked for a motion.

Michael Kissel made a motion to approve #RZ 24-02 with staff recommended variances and conditions and the following two new conditions:

5. Limited access to Crescent Drive for emergency vehicles only.
6. A 10% cap on rentals in the development.

Charles Williams made a second to the motion.

Chairman Kori asked if there is any discussion.

Discussion ensued among the Commissioners.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

**#RZ 24-03 SUP 24-02 – Consideration and Recommendation on applications by Shifa Real Estate Investments LLC (property owner) and SPG Planners & Engineers (applicant) requesting to: amend the Official Zoning Map from BG (General Business) District to TC-R (Town Center Residential) District; request for a Special Use Permit for Towne Center Flat residential units; and request for variances from the Snellville Unified Development Ordinance for a proposed 5-story, Towne Center Flat residential building with 171 unit mix of one-, two-, and three- bedroom units on a 2.76± acre site located in the Towne Center Overlay District at 2380 Wisteria Drive, Snellville (Tax Parcel 538 133).**

Planning Director Jason Thompson presented an overview of the rezoning application, special use permit and request for variances for a 171-unit Towne Center Flats multi-family development on a 2.76 acre site at 2380 Wisteria Drive, Snellville. Mr. Thompson stated the Planning Department recommends approval of the rezoning to the TC-R District; approval of the special use permit for the Towne Center Flat units; and three (3) variances for site setback with four (4) recommended conditions as stated in the Staff Report.

Mr. Thompson answered questions from the Planning Commission.

Mick Kittle, SPG Planners + Engineers, 1725 Electric Avenue, Watkinsville, Georgia was present and spoke representing the property owner Shifa Real Estate Investments, LLC.

Mr. Kittle answered questions from the Planning Commissioners.

Chairman Kori opened the meeting to public comments and asked those in favor to come forward.

Perry Edison, 1750 Gleneden Court, Grayson spoke in support of the application due to its proximity to The Grove; however shared concern about the traffic levels at the intersection of Hugh Drive and Wisteria Drive.

Trisha Rollins, 2088 Harbour Oaks Drive, Snellville spoke in favor of the application; however, shared concerns about the building height and traffic safety issues at the Hugh Drive and Wisteria Drive intersection.

Cat Hardrick, 2280 Buckley Trail, Snellville spoke in favor of the application; however, expressed concern about the congestion at the Post Office driveway; proximity of the development to the adjacent child daycare center; age of water and sewer infrastructure and capacity in the area.

CD Van Buren, 2897 Kingstream Drive, Snellville spoke in favor; however, expressed concern about traffic flow on Wisteria Drive.

Chairman Kori asked those in opposition to come forward.

Tom Flynn, 2358 Eastwood Drive, Snellville shared concerns about the development regarding stormwater management; no commercial component to the residential development; too much development given the size of the lot; tough to get out of Hugh Drive; need a raised crosswalk at Hugh Drive; and too many units for the area.

Cat Hardrick, 2280 Buckley Trail, Snellville had several questions about the development.

Gaye Bruce, 1710 Woodberry Run Drive, Snellville expressed concerns about the project regarding traffic issues on Wisteria Drive and no room to widen the roadway.

Michael Kissel made a motion to extend public comments an additional five (5) minutes to allow the applicant to provide rebuttal to the public comments.

Kevin Morrissey made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.



Chairman Kori advised the applicant he has 6 minutes 54 seconds.

Mr. Kittle addressed the questions raised in public comments.

Mr. Thompson further addressed some of the traffic questions.

Tom Flynn, 2358 Eastwood Drive, Snellville shared concerns about stormwater management.

Mr. Kittle addressed the stormwater management concern.

Chairman Kori closed the meeting to public comment and asked for a motion.

Michael Kissel made a motion to approve #RZ 24-03.

Kevin Morrissey made a second to the motion.

Chairman Kori asked if there is any discussion.

There was none.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

Michael Kissel made a motion to approve #SUP 24-02 with variances and conditions as presented by staff.

Kevin Morrissey made a second to the motion.

Chairman Kori asked if there is any discussion.

There was none.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

### **ANNOUNCEMENTS**

None.

### **ADJOURNMENT**

Michael Kissel made a motion to adjourn.

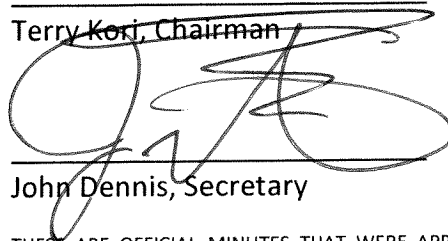
Kevin Morrissey made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

The Regular Meeting was adjourned at 8:57 p.m.

Handwritten signature of Terry Kori in black ink, written in a cursive style.

Terry Kori, Chairman

Handwritten signature of John Dennis in black ink, written in a cursive style.

John Dennis, Secretary

THESE ARE OFFICIAL MINUTES THAT WERE APPROVED BY THE  
PLANNING COMMISSION AT THE JULY 23, 2024 REGULAR MEETING.