



**CITY OF SNELLVILLE
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
March 25, 2025**

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

Members present: Terry Kori, Chairman; Stephen Brust; Michael Kissel; Kevin Morrisey; Rose Purdy; and 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 7:36 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.

Rose Purdy made a second to the motion.

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

APPROVAL OF MINUTES

Michael Kissel made a motion to approve the minutes from the February 25, 2025 meeting as stated.

Kevin Morrisey made a second to the motion.

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

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

OLD BUSINESS

None.

NEW BUSINESS

#RZ 25-03 LUP 25-01 – Consideration and Recommendation on applications by The Revive Land Group, LLC (applicant) and Chris Dusik (property owner) and Soren S. Thomas Living Trust (property owner) requesting: a) to amend the Snellville 2045 Future Land Use Map from Residential –Low Density to Residential –Medium Density; b) to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RX (Mixed Residential) District; and c) variance from UDO Sec. 201-1.6(D)(1) to increase the front yard area used for driveways from 35% to 67% for townhomes and 40% for single-family detached homes. The proposed project is for a single-family residential community consisting of 28 single-family (detached) homes and 42 single-family (attached) townhomes on a 15.149± acre site with a gross density of 4.62 units per acre, 2587 and 2597 Lenora Church Road, Snellville, Georgia (Tax Parcels 5027 001 and 5027 001E).

Planning Director Jason Thompson presented a brief summary of the request to amend the Future Land Use Map and Official Zoning Map for a 70-lot mixed-residential development consisting of 28 single-family (detached) homes and 42 single-family townhomes located on a 15 acre site with a gross density of 4.62 units per acre at 2587 and 2597 Lenora Church Road. The applicant is requesting to amend the Future Land Use map from Low-Density Residential to Medium-Density Residential and the compatible land use for the requested RX District. Although the Medium-Density Residential land use category allows 4-8 units per acre density, the proposed development is on the bottom scale at 4.62 units per acre.

The site is in the No Business Creek Character Area with support in the Snellville 2045 Comprehensive Plan for the proposed development including policies LU-1.1. and H-2.1. and housing goal H-3. The RX District is a new zoning district created with the 2020 adoption of the UDO with this application being the first RX rezoning. The site is impacted by floodplain and stream buffer for the No Business Creek that bisects the front portion of the site. A single street and bridge over the creek will serve the development with a right-in/right-out drive at Lenora Church Road.

Sample building elevations were displayed on the overhead.

A variance is being requested to increase the amount of front yard area for driveways from 35% to 67% for townhomes and 35% to 40% for the detached homes.

Mr. Thompson stated the Planning Department recommends approval of LUP 25-01, approval of RZ 25-03, approval of the variance request with the following recommended conditions:

1. The property shall be developed in accordance with the conceptual rezoning site plan entitled "Somerset at Snellville", dated 2-6-2025 (stamped received FEB 11 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. Townhomes shall be developed and constructed in accordance with the UDO provisions in effect prior to the 3-10-2025 approved text amendment #8.
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 and larger than 225 sq. ft. in area are prohibited.

The Planning Commission did not have questions for Mr. Thompson.

Chairman Kori asked the applicant to come forward and stated they have 15 minutes to present the case.

Shane Lanham, Mahaffey Pickens Tucker, LLP, 1550 North Brown Road, Lawrenceville, Georgia was present and spoke representing applicant The Revive Land Group. Mr. Lanham displayed several exhibits on the overhead during his presentation. Mr. Lanham stated they agree to the staff recommended conditions an asked for approval of the land use plan amendment and rezoning application and requested variance.

Mr. Lanham paused his presentation to answer questions from the Planning Commission regarding projected home pricing; yard maintenance responsibility; tree save area along the creek corridor; site topography; and ten-percent rental restriction.

Neville Allison, Managing Partner, The Revive Land Group, 3500 Lenox Road, Atlanta, Georgia addressed questions by the Planning Commission.

Chairman Kori opened the floor to public comment and asked those in support of the project to come forward and state your name and address for the record. There is a 15-minute time limit for public comments.

There was none.

Chairman Kori asked for those wishing to speak in opposition to come forward and limit comments to the 15-minute time limit.

Trisha Rawlins, 2088 Harbour Oaks, Snellville asked about the amenities and open space; and elevation height of the proposed homes that will be adjacent to the ranch homes in Hickory Hills.

August Horn, 2613 Green Valley Court, Snellville shared concern about blockage of the natural flow of stormwater that enters the subject property from Mr. Horn's property. Mr. Horn displayed a colored exhibit depicting his concerns (original kept for the record).

Cat Hardrick, 2280 Buckley Trail, Snellville shared concerns about stormwater runoff due to problems she sees on Rockdale Circle.

Gloria Roach, 2802 Hickory Trail, Snellville shared concerns about flooding in the area and the floodplain; single-access bridge crossing over the creek with no secondary access in case of bridge failure; and amount of granite in the area.

Suzanne Krieger, 2612 Lake Street, Snellville shared concerns about approving the medium-density land use –need to remain Low-Density; keep townhouses in the Towne Center; right-out only drive on Lenora Church Road will be hazardous for persons wanting to travel north; Maple Street is already well-traveled and this will encourage hazardous U-Turn's; if approved and project stalls due to economic downturn, the approval for 8 unit per acre remains; location of the stormwater detention pond on the other side of the creek away from the development.

Erin Richardson, 2622 Green Valley Court, Snellville said she enjoys the peaceful tranquility and trees that currently exist on the site which backs up to her property.

Neville Allison addressed comments made by the public.

Chairman Kori asked the Commissioners if they had questions of the applicant.

Chairman Kori stated the public hearing is now over and asked for a motion.

Michael Kissel made a motion to approve #RZ 25-03 LUP 25-01 and requested variance with staff recommended conditions (1-4) and new condition that a Homeowner's Association be formed with a ten-percent rental cap added to the covenants and restrictions and imposed on the development.

Kevin Morrissey made a second to the motion.

Chairman Kori asked for discussion.

There was none.

Chairman Kori asked for a vote on the motion.

A vote was taken; voted five (5) in favor, zero (0) opposed, one (1) abstention (S. Brust) considered a non-vote; motion approved.

ANNOUNCEMENTS

Mr. Thompson stated there will be a Planning Commission meeting next month in April.

ADJOURNMENT

Chairman Kori thanked everyone for coming tonight and asked for a motion to adjourn.

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 8:40 p.m.

Terry Kori, Chairman

John Dennis, Secretary

THESE DRAFT MINUTES ARE SUBJECT TO CORRECTION AND APPROVAL BY THE PLANNING COMMISSION AT THE NEXT PLANNING COMMISSION REGULAR MEETING.