



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
MAYOR AND COUNCIL**

CASE SUMMARY

November 28, 2022

CASE NUMBER: #RZ 22-09 SUP 22-06

REQUEST: Rezoning and Request for Special Use Permit

LOCATION: 1915 Pharrs Road, Snellville, Georgia

SIZE: 1.82± Acres

TAX PARCEL: 5056 362

CURRENT ZONING: BG (General Business) District

REQUESTED ZONING: HSB (Highway Service Business) District

**CURRENT FUTURE LAND
USE MAP DESIGNATION:** Commercial Retail

SPECIAL USE PERMIT REQUEST: Indoor Multi-Story Self-Storage Facility

DEVELOPMENT/PROJECT: 3-Story 100,149 SF Climate Controlled Self-Storage Facility

APPLICANT/PROPERTY OWNER: Park Place Snellville, LLC
Lawrenceville, Georgia 30043

CONTACT: Mr. Jack Wilson, Esq.
Robert Jack Wilson, P.C.
770-962-9780 or jwilson@rjwpclaw.com

RECOMMENDATION: Approval with Conditions



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
MAYOR AND COUNCIL**

**CASE ANALYSIS
November 28, 2022**

TO: The Mayor and Council

PUBLIC HEARING DATE: November 28, 2022

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: #RZ 22-09 SUP 22-06

FINDINGS OF FACT:

The Department of Planning and Development has received applications from Park Place Snellville, LLC requesting to amend the Official Zoning Map from BG (General Business) District to HSB (Highway Service Business) District and special use permit for an indoor multi-story self-storage facility for a 3-story 100,149 sq. ft. climate controlled self-storage facility.

The 1.82± acre site is a partially developed gravel lot in the Park Place commercial retail development, located adjacent to the Hampton Inn & Suites Snellville and Outback Steakhouse, near the intersection of Presidential Circle and Scenic Highway (S.R. 124N). The proposed development is bordered to the north by the Presidential Commons Shopping Center with The Home Depot and Kroger as major anchors.

REQUEST:

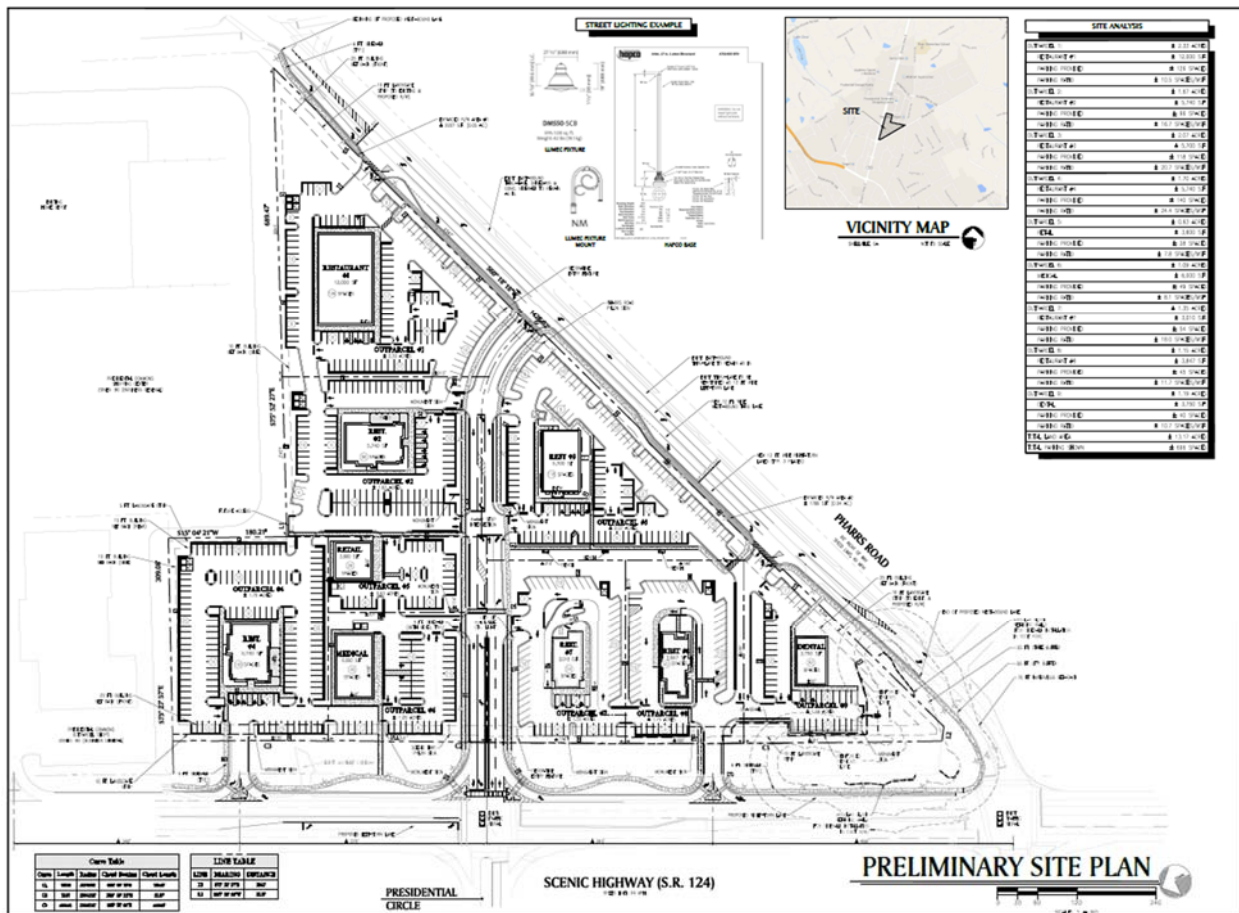
The applicant is requesting to amend the Official Zoning Map from BG (General Business) District to HSB (Highway Service Business) District and special use permit for an indoor multi-story self-storage facility for a 3-story 100,149 sq. ft. climate controlled self-storage facility.

BACKGROUND:

On July 27, 2015, the Mayor and Council approved the rezoning (case #RZ 15-02) for a 13.17± acre nine (9) parcel mixed-commercial retail development for *Park Place Snellville*. The development now consists of eight (8) parcels with original 'Outlot 5' and 'Outlot 6' being combined into one parcel (R5056 366) and developed for Outback Steakhouse.

With the exception of the subject parcel and 1.98± acre parcel R5056 363, all other parcels in the development have been developed and include Cracker Barrel, Outback, Freddy's, Zaxby's, Aspen Dental, and the recently developed Hampton Inn & Suites Hotel that was rezoned in March 2017.

7-27-2015 Approved Rezoning Plan



SNELLVILLE 2040 COMPREHENSIVE PLAN RECOMMENDATION:

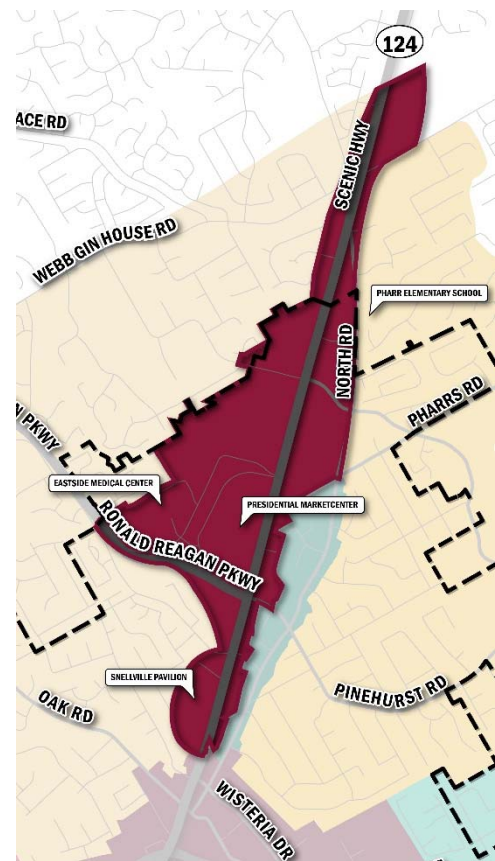
The 2015 and 2017 approved rezonings and corresponding approved land use plan amendment was based on the Snellville 2030 Comprehensive Plan that was still in effect at the time of application submittal and which was originally approved and adopted in February 2009. On February 11, 2019 the Snellville 2040 Comprehensive Plan was adopted.

The subject property is located in the center portion of the *Scenic Highway North Character Area* (shown below in dark red) on the Snellville 2040 Comprehensive Plan Future Development Map.

Existing Character Description: The Scenic Highway North character area is the city's economic engine, including a regionally significant shopping corridor along Scenic Highway (SR 124) and Snellville's largest employer, Eastside Medical Center. Shopping plazas along Scenic Highway are occupied primarily by national big box retailers and have oversized surface parking lots with deep building setbacks. Eastside Medical Center, located off Ronald Reagan Parkway on Tree Lane, has grown in recent years and plans to further expand its footprint in the area. Nearby, medical office parks have located on minor roads with convenient access to the hospital and a new continuing care retirement community is under construction next to the medical center.

Predominate Land Uses: Commercial, retail, office, professional, and health village.

Vision: An impressive gateway corridor into the city containing a mixture of land uses, including destination retail and health services. Parts of this area have been redeveloped to contain additional offices and facilities for senior living.



ZONING MAP AMENDMENT REQUEST:

The request is to amend the Official Zoning Map from BG (General Business) District to the more intensive HSB (Highway Service Business) District, where the HSB District is *'designed to provide for the effective use of land situated in relationship to major highways and highway interchanges so efficient grouping of activities can develop to serve the traveling public. Front yard requirements are designed to provide for the safety of the traveling public by provision for adequate off-highway maneuvering and parking space.'*

The Allowed Use Table in UDO Sec. 206-2 establishes uses in the HSB District that are allowed as a: a) principal permitted use; b) limited use subject to use standards; c) special use requiring Special Use Permit approval; d) accessory use; and e) temporary use.

SPECIAL USE PERMIT REQUEST:

UDO Sec. 206-6.7 (Self-Service Storage) is defined as: *"A facility providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or*

removing personal property. Self-service storage includes the following: 1) indoor multi-story storage; 2) mini-warehouse; and 3) warehouse, self-service.” Per the Allowed Use Table discussed above, indoor multi-story self-storage is allowed in the requested HSB District with a Special Use Permit, approved by the Mayor and Council, after receiving recommendations by the Planning Department and Planning Commission.

REZONING SITE PLAN ANALYSIS:

The conceptual rezoning site plan shows the general layout of the climate controlled self-storage building and parking for nineteen (19) spaces. No customer loading/unloading is shown. Access to the site is via a full-access drive shown as ‘Site Entry 5’ and located at the 4-way stop.

Because the original Park Place nine (9) parcel development was approved as a master-planned development with the front, side (interior), side (street), rear building setbacks being applied to the 13.17± acre site as one development and not individually to each of the nine (9) parcels, the building complies with the ten (10) feet side (interior) setback for the HSB District where abutting the Presidential Commons S/C to the north. However, the site plan does not indicate the front, side (interior), side (street), and rear building setbacks that are customary for a buildable lot of record.

The western building wall appears to be partially located in the local street connecting the Park Place development to the adjacent Presidential Commons shopping center. In addition, there is no pedestrian sidewalk connecting the two developments and is recommended as a condition of zoning to enhance pedestrian connections between these and the adjacent commercial uses.

The solid waste dumpster and enclosure is located in the northeast corner of the site.

BUILDING ELEVATIONS:

Included in the application submittal, the applicant provided conceptual renderings showing the proposed 3-story climate controlled self-storage building. Although conceptual, the elevations appear to be in general conformance to the UDO requirements for architectural design standards and exterior building materials; however, a more thorough review will be conducted upon receipt of the architectural plan set during permitting review to ensure compliance with these requirements.

CONCURRENT VARIANCES:

The applicant has not requested any variances as part of the rezoning and special use permit request.

STAFF RECOMMENDATION:

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

- A. **Approval** of RZ 22-09, application to amend the City of Snellville Official Zoning Map from BG (General Business) District to HSB (Highway Service Business) District.
- B. **Approval** of SUP 22-06, application for Special Use Permit for an indoor multi-story self-storage facility.

The recommendations above are subject to the attachment of the following recommended **Conditions:**

1. All variances and conditions applicable to the subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.
2. The property shall be developed in general accordance with the rezoning site plan entitled "Proposed Storage Climate Controlled, Snellville, Georgia", dated 9-12-2022 (stamped received 9-13-2022), 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, after receiving recommendations by the Planning Department and Planning Commission.
3. A six (6) feet wide pedestrian sidewalk and two (2) feet wide planter strip shall be required along the local street adjacent to the subject property and Cracker Barrel and Outback Steakhouse and shall connect to the existing sidewalk at the Tree Lane extension and terminate at the northern property line for Parcel 5056 012.
4. 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.
5. Signs higher than 15 feet or larger than 225 square feet are prohibited.

PLANNING COMMISSION REPORT:

The Planning Commission held a duly advertised public hearing on the rezoning and special use permit applications at the October 25, 2022 Regular Meeting of the City of Snellville Planning Commission.

By a unanimous vote of five (5) to zero (0), the Planning Commission recommended:

- A. **Approval** of RZ 22-09, application to amend the City of Snellville Official Zoning Map from BG (General Business) District to HSB (Highway Service Business) District.

- B. **Approval** of SUP 22-06, application for Special Use Permit for an indoor multi-story self-storage facility.

The recommendations above are subject to the attachment of the following recommended **Conditions** (condition #3 has been removed):

1. All variances and conditions applicable to the subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.
2. The property shall be developed in general accordance with the rezoning site plan entitled "Proposed Storage Climate Controlled, Snellville, Georgia", dated 9-12-2022 (stamped received 9-13-2022), 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, after receiving recommendations by the Planning Department and Planning Commission.
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