



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT
January 25, 2022

CASE NUMBER:	#SUP 22-01
REQUEST:	Special Use Permit, Request for Variances
LOCATION:	2135 E. Main Street
SIZE:	0.768± Acres
TAX PARCEL:	5038 174
CURRENT ZONING:	BG (General Business) District
OVERLAY DISTRICT:	Towne Center Overlay District
DEVELOPMENT/PROJECT:	Kidney Dialysis Center
PROPERTY OWNER:	Michael C. McMillen RCG Snellville, LLC 3060 Peachtree Road NW Atlanta, Georgia 30305
APPLICANT/CONTACT:	RCG Ventures, LLC c/o Wesley Padgett 404-816-5454 or wesleyp@rcgventures.com

The Planning Commission held a duly advertised public hearing on the subject application at the January 25, 2022 Regular Meeting of the City of Snellville Planning Commission

By a unanimous vote of 4-0, the Planning Commission recommended:

- A. **Approval** of #SUP 22-01, Special Use Permit for a Kidney Dialysis Center in the Towne Center Overlay District.
- B. **Approval** of the variance request from UDO Sec. 205-1.6.B.6 to increase the ten (10) feet maximum front yard building setback requirement of shopfront building types to fifteen (15) feet.
- C. **Approval** of the variance request from UDO Sec. 201-2.10 remove the requirement that 'Shopfront' building types must provide a building entrance facing the street every 75 feet along with an associated six (6) foot sidewalk/walkway.

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

1. The property shall be developed in accordance with the submitted aerial site plan entitled "RCG Ventures Snellville Oaks Davita", dated 01-21-2022, 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.
2. Applicant shall be required to continue the streetscape requirements along the private street to the overall shopping center as shown on the submitted site plan with additional landscaping as required by the Unified Development Ordinance.
3. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
4. Inter-parcel access to be provided to the adjacent parcel to the north (R5038 187) as shown on the submitted site plan. Said connection and improvements to be completed prior to issuance of the certificate of occupancy. Inter-parcel access to the adjacent property to the east (R5038 182) is not required.

5. The applicant shall remove the existing non-conforming freestanding pylon sign within twelve (12) months following issuance of a certificate of occupancy for the kidney dialysis center.
6. 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.
7. New signs higher than 15 feet or larger than 225 sq. ft. in area are prohibited.
8. In the event that the subject property is not leased, or purchased, or occupied by DaVita Snellville Dialysis within eighteen (18) months from the date of Mayor and Council approval, or if the property is occupied and later vacated by DaVita Snellville Dialysis the Special Use Permit will become null and void.
9. The approved zoning conditions and variances shall be referenced on any recorded plat, including subdivision plat provided to any buyer or lessee.