



# ***City of Snellville***

## ***Planning Commission***

**PLANNING COMMISSION REPORT**  
**November 15, 2022**

<b>CASE NUMBER:</b>	<b>#SUP 22-07</b>
<b>REQUEST:</b>	<b>Special Use Permit</b>
<b>LOCATION:</b>	<b>2484 E. Main Street, Snellville</b>
<b>SIZE:</b>	<b>0.77± Acres</b>
<b>TAX PARCEL:</b>	<b>5026 240</b>
<b>CURRENT ZONING:</b>	<b>BG (General Business) District</b>
<b>OVERLAY DISTRICT:</b>	<b>Towne Center Overlay District</b>
<b>SPEICAL USE PERMIT REQUEST:</b>	<b>Drive-Thru Lane for Restaurant</b>
<b>DEVELOPMENT/PROJECT:</b>	<b>Banh Mi Bubble Tea &amp; Restaurant</b>
<b>APPLICANT/PROPERTY OWNER:</b>	<b>ABN Investment Group, LLC Snellville, Georgia 30078</b>
<b>CONTACT:</b>	<b>Brian Vu 470-488-7777 or <a href="mailto:myfirstchoiceclinic@gmail.com">myfirstchoiceclinic@gmail.com</a></b>

The Planning Commission held a duly advertised public hearing on the special use permit application at the November 15, 2022 Specially Called Meeting of the City of Snellville Planning Commission.

By a unanimous vote of five (5) to zero (0), the Planning Commission recommended **Approval** of #SUP 22-07, Special Use Permit for a restaurant with drive-thru lane located in the Towne Center Overlay District, subject to the attachment of the following recommended **Conditions**:

1. The existing nonconforming pylon sign located between the entry and exit drives on U.S. Highway 78, shall be removed before issuance of any Certificate of Occupancy or Occupational Tax Certificate (Business License). New signage shall comply with the requirements of Sec. 207-6 (Signs) of Chapter 200 of the Snellville Unified development Ordinance.
2. New signs higher than 15 feet or larger than 225 sq. ft. in area are prohibited.
3. All exterior building and parking lot lighting, whether existing or new, shall comply with Sec. 207-5 (Lighting) of Chapter 200 of the Unified Development Ordinance.
4. All new and existing roof top mechanical units (RTU, exhaust fan, etc.) shall be screened from public view.
5. 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.
6. All exterior and/or interior remodel/renovation work shall require an approved building permit.