



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

**CASE SUMMARY**

**July 24, 2023**

<b>CASE NUMBER:</b>	<b>RZ 23-04</b>
<b>REQUEST:</b>	<b>Rezoning</b>
<b>LOCATION:</b>	<b>2625 Beverly Lane, Snellville, Georgia</b>
<b>SIZE:</b>	1.044± Acres
<b>TAX PARCEL:</b>	5027 001B
<b>CURRENT ZONING:</b>	RS-30 (Single-family Residential) District
<b>REQUESTED ZONING:</b>	<b>RS-15 (Single-family Residential) District</b>
<b>CURRENT FUTURE LAND PLAN:</b>	Residential –Low Density
<b>DEVELOPMENT/PROJECT:</b>	<b>Lot Subdivision</b>
<b>APPLICANT/PROPERTY OWNERS:</b>	B. H. Johnson and B.J. Longenecker and L.J. Yates Athens, Georgia 30605
<b>CONTACT:</b>	Bobby Bullard, RLA Bullard Land Planning 678-344-1293 or <a href="mailto:blpbobby@bellsouth.net">blpbobby@bellsouth.net</a>
<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>



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

**CASE ANALYSIS**

**July 24, 2023**

**TO:** The Mayor and Council

**PUBLIC HEARING DATE:** July 24, 2023

**FROM:** Jason Thompson, Director  
Department of Planning and Development

**CASE NUMBER:** RZ 23-04

**FINDINGS OF FACT:**

The Department of Planning and Development has received applications from property owners Benny H. Johnson, Beverly J. Longenecker, and Lisa J. Yates (“applicant”) requesting to amend the Official Zoning Map for the City of Snellville from RS-30 to RS-15 to subdivide the existing 1.044± acre undeveloped lot and create two (2) buildable lots of record.

The subject property is located just south of Henry Clower Boulevard at the entrance of Beverly Lane Estates subdivision at the corner of Lenora Church Road and Beverly Lane, Snellville.

The adjacent properties to the north, zoned RS-30 are single-family detached homes developed in the 1970’s as Creek Park subdivision, while properties located to the east, south and west are also zoned RS-30 consisting of single-family detached homes developed in the 1960’s.

## REQUEST:

The applicant is requesting to rezone the 1.044± acre undeveloped lot from RS-30 (Single-family Residential) District to RS-15 (Single-family Residential) District to subdivide the one lot and create two (2) buildable single-family lots for development under the RS-15 District regulations.

## SNELLVILLE 2040 COMPREHENSIVE PLAN RECOMMENDATION:

The subject property is located just south and outside of the Towne Center Character Area in the northern area of the *No Business Creek Character Area* on the Snellville 2040 Future Development Map (shown to the right in orange).

### Existing Character Description

*“The No Business Creek character area is just south of the Towne Center off Lenora Church Road. No Business Creek is the spine of the neighborhood, and it is dotted with small lakes, ponds, wooded areas, and private green space. The area is made up almost entirely of single-family homes, even along major roads. Most are well-maintained ranch homes on large lots. Many of the roads in this area are cul-de-sacs and few have sidewalks.”*

### Predominate Land Uses

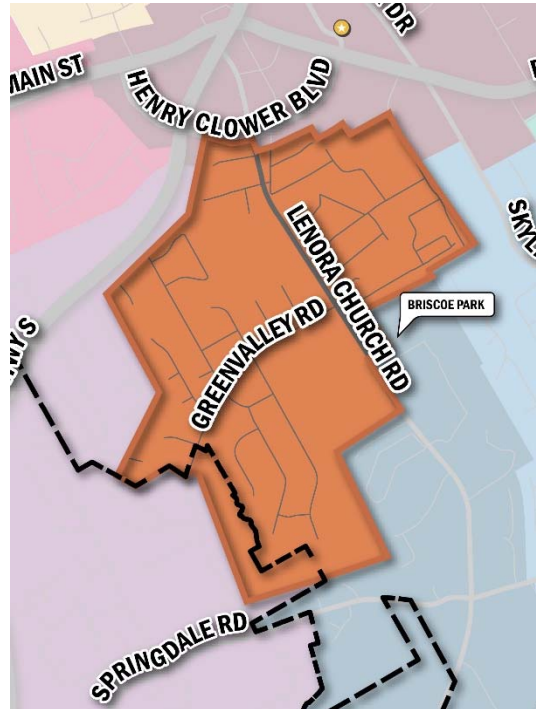
*“Low-density residential.”*

### Vision

*“A vibrant residential community with high rates of homeownership, No Business Creek is a neighborhood with strong pedestrian and bicycle connections to Downtown and adjacent areas. Its streets are quiet with minimal cut-through traffic.”*

### Key Implementation Strategies

- *“Expand sidewalks within neighborhoods, especially on residential streets with significant traffic such as Green Valley Road and Ashworth Lake Road”*
- *“Tame cut-through traffic with calming devices, such as speed tables, chicanes, and landscaped medians”*
- *“Continue to enforce code violations”*
- *“Maintain and protect 50-foot stream buffers along No Business Creek”*
- *“Focus on reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing”*



## RS-15 (SINGLE-FAMILY RESIDENTIAL) DISTRICT REGULATIONS:

### Sec. 202-3. RS-15 Single-Family Residential

#### 202-3.1. Purpose

This district is intended primarily for moderate-sized single-family detached houses and related uses.

#### 202-3.2. Use Provisions

See Sec. 206-2 (Allowed Use Table).

#### 202-3.3. Building Types

No building type requirements apply in RS-15.

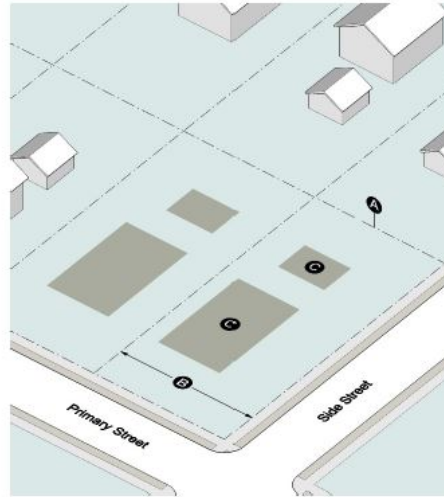
#### 202-3.4. Architectural Standards

See Sec. 202-1.2 (Design Criteria) and Sec. 201-3 (General Architectural Standards).

#### 202-3.5. Site Development Standards

See Chapter 200 Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

#### 202-3.6. Dimensional Standards



##### Site Standards

Open space requirement: See Sec. 401-2 (Open Space)

##### Lot Standards

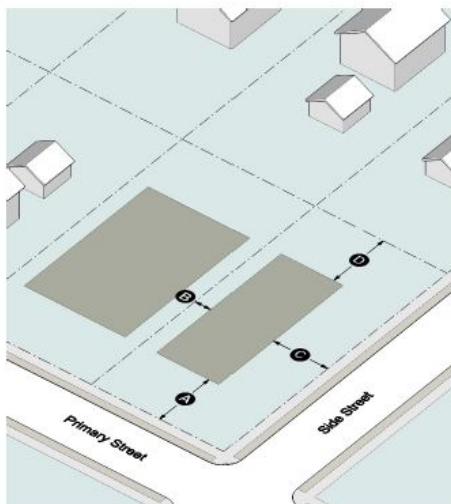
	(A) Area	(B) Width
All lots:	15,000 sf. min.	80 ft. min.

All lots: 15,000 sf. min. 80 ft. min.

##### Lot Coverage

(C) All lots: 45% max.

#### 202-3.7. Building Placement



##### Building Setbacks

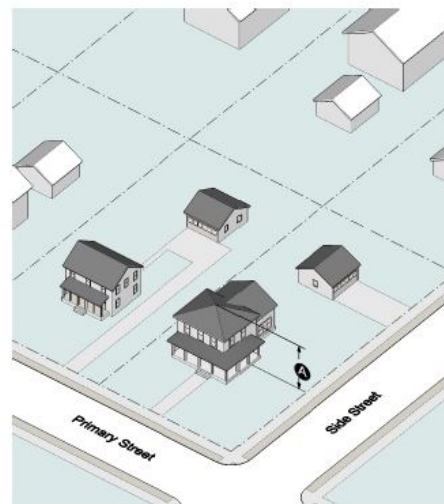
(A) Front: 40 ft. min.

(B) Side (interior): 10 ft. min.

(C) Side (street): 35 ft. min.

(D) Rear: 40 ft. min.

#### 202-3.8. Bulk and Mass



##### Building Height

(A) Height: 35 ft. max.

##### Building Size

Unit floor area: 1,700 sf. min.

Garage size per dwelling unit: 2-car min.

### **REZONING SITE PLAN ANALYSIS:**

The submitted rezoning site plan shows the entire 1.044± acre site and boundary shown by a red line with the approximate location of the proposed lot subdivision shown by a black line. The front, rear, side (interior), and side (street) building setbacks are shown by a dashed gray line for each proposed lot. Water and sanitary sewer are easily accessible and located in the right-of-way.

### **STAFF RECOMMENDATION:**

The Department of Planning and Development recommends **Approval** of RZ 23-04, application to amend the City of Snellville Official Zoning Map from RS-30 (Single-family Residential) District to RS-15 (Single-family Residential) District with the following recommended **Conditions**:

1. The property owner shall submit a Minor Subdivision Exemption Plat in accordance with Sec. 103-5.1. of the Snellville Unified Development Ordinance to the Department of Planning and Development for review and approval and provide a copy of the recorded plat prior to filing any application with the City for a building permit.
2. Development of the property shall comply with the RS-15 District regulations and any other regulations for the development and construction of a single-family detached dwelling.

### **PLANNING COMMISSION REPORT:**

The Planning Commission held a duly advertised public hearing on the rezoning application at the June 27, 2023 Regular Meeting of the City of Snellville Planning Commission.

By a unanimous vote of four (4) to zero (0), the Planning Commission recommends **Approval** of #RZ 23-04, application to amend the City of Snellville Official Zoning Map from RS-30 (Single-family Residential) District to RS-15 (Single-family Residential) District, subject to the attachment of the following recommended **Conditions**:

1. The property owner shall submit a Minor Subdivision Exemption Plat in accordance with Sec. 103-5.1. of the Snellville Unified Development Ordinance to the Department of Planning and Development for review and approval and provide a copy of the recorded plat prior to filing any application with the City for a building permit.
2. Development of the property shall comply with the RS-15 District regulations and any other regulations for the development and construction of a single-family detached dwelling.