



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

CASE SUMMARY

May 22, 2023

CASE NUMBER:	#SUP 23-01
REQUEST:	Special Use Permit
LOCATION:	2564 W. Main Street, Snellville
SIZE:	0.449± Acres
TAX PARCEL:	5026 082A
CURRENT ZONING:	BG (General Business) District
OVERLAY DISTRICT:	Towne Center Overlay District
SPEICAL USE PERMIT REQUEST:	Auto Glass Repair and Replacement Facility
DEVELOPMENT/PROJECT:	Auto Glass Now
PROPERTY OWNER:	Stockbridge 91 Property, LLC East Point, Georgia 30344
APPLICANT/CONTACT:	Jeannette Lucas, Project Manager AGN Glass, LLC 704-377-8855 AutoGlassBusinessLicense@drivenbrands.com
RECOMENDATION:	Approval with Conditions



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
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CASE ANALYSIS

May 22, 2023

TO: The Mayor and Council

PUBLIC HEARING DATE: May 22, 2023

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: #SUP 23-01

FINDINGS OF FACT:

The Department of Planning and Development has received an application from Jeannette Lucas, Project Manager, AGN Glass, LLC (applicant) and Stockbridge 91 Property, LLC (property owner) requesting Special Use Permit approval for an auto glass repair and replacement facility (d/b/a Auto Glass Now) on a 0.449± acre site located just west of the U.S. Highway 78 (Main Street) and S.R. 124 (Scenic Highway) intersection, 2564 W. Main Street, Snellville.

The site previous served as a Jiffy Lube until closure of the business in November 2021.

The applicant intends to covert the vacated Jiffy Lube shop into an auto glass repair and replacement facility including the exterior painting of the building and re-signage to the Auto Glass Now branding, while keeping the existing site conditions the same.

The subject property is zoned BG (General Business) District and located in the Towne Center Overlay District. The proposed use falls within the *Vehicle Repair, Minor* use category, which

specifically includes glass repair and replacement, as well as, audio and alarm installation; custom accessories; quick lubrication facilities; minor scratch and dent repair; emissions testing; and bed-liner installation, each requiring an approved special use permit for locations zoned BG (General Business) District and within the TCO (Towne Center Overlay) District.

The following use standards are applicable where *Vehicle Repair, Minor* is allowed as a special use:

- a. All customer vehicles stored/parked/displayed outside must be on paved parking surfaces.
- b. Service bays within building structures must meet all applicable federal, State, County, and local building and life-safety codes (at the time of application for an occupation tax certificate) regarding the storage of hazardous materials.
- c. The dismantling of vehicles for salvage and the storage of impounded vehicles is not allowed.
- d. All vehicles stored/parked/displayed must be in generally good repair.
- e. No vehicle sales, rental, or auction are allowed.
- f. Emission testing must occur in a permanent noncombustible structure that meets the architectural standards of Sec. 201-3.2.
- g. Drive-thru emission testing must include a paved stacking lane for a minimum of four vehicles.

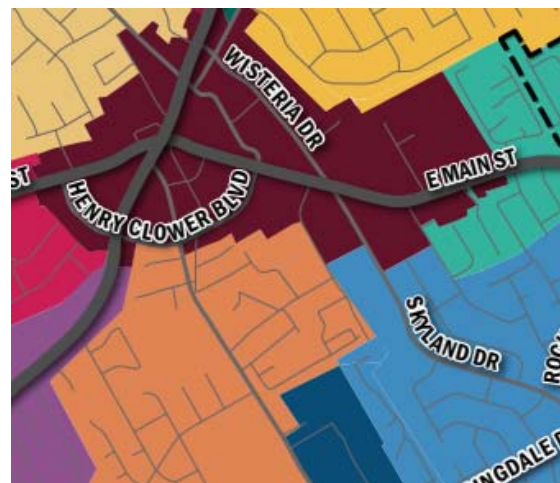
FUTURE LAND USE CATEGORIES AND CORRESPONDING ZONING DISTRICTS:

The property currently lies within the Towne Center future land use category and is within the BG (Business General) zoning district. No changes to the future land use category or zoning district are requested.

SNELLVILLE 2040 COMPREHENSIVE PLAN RECOMMENDATION

The property is located in the western area of the Towne Center Character Area on the 2040 Comprehensive Plan Future Development Map (shown to the right in maroon).

The Towne Center character area is characterized as *“the center of Snellville and includes a mix of civic, retail, office, and educational uses, as well as the Snellville Historical Cemetery. Having developed in the age of the automobile, its current form is low density and suburban in nature, unlike traditional downtowns, which are more pedestrian friendly. The City has taken steps to begin developing a true, walkable center with the construction of City Hall, the Towne Green, the Snellville Senior*



Center, and several streetscape projects. Plans are underway to construct a new library, city market, green and parking garage just a block away. There are several large, undeveloped parcels in the area, as well as shopping centers with oversized parking lots with potential for redevelopment. Elected officials and city staff are focused on identifying private development partners to bring in more compact, mixed use development typical of a traditional downtown.”

TOWNE CENTER OVERLAY DISTRICT:

As part of the October 2020 adoption of the Snellville Unified Development Ordinance (UDO), the boundary of the Towne Center Overlay District was expanded to match and be consistent with the Towne Center character area identified in the 2019 adopted 2040 Snellville Comprehensive Plan.

The original overlay consisted of an 115± acre area located in and around the City Center complex beginning at the intersection of U.S. Highway 78 and S.R. 124 (Scenic Highway), stretching west to the Snellville Oaks shopping center, then northward to include the properties on the north side of Wisteria Drive, then south along North Road.

The original Towne Center Overlay District, represented by the yellow hatching, to the much larger 485± acre current TCO area represented by the red boundary limit, which includes the subject property.

SITE PLAN



ANALYSIS:

The submitted boundary survey sealed and dated 11-11-2022 shows the 0.449± acre total site configuration that was originally developed in 1986. There is a one-story, 2,025 sq. ft. concrete/CMU building containing a two-bay service garage, customer lobby and supply storage areas.

A right-in/right-out shared driveway connects the site to W. Main Street with a secondary full-access shared driveway at Scenic Highway and across from Lenora Church Road.

Twelve (12) onsite parking spaces are shown including one (1) handicap space, well exceeding the two (2) minimum parking spaces required by the code.

STAFF RECOMMENDATION:

The Department of Planning and Development recommends **Approval** of #SUP 23-01, Special Use Permit for an *Auto Glass Repair and Replacement* facility subject to the attachment of the following recommended **Conditions**:

1. All building and ground signage shall comply with the current sign regulations and shall require an approved sign(s) permit before installation of any signage.
2. Any outstanding/open code violations on the property shall be brought into full compliance as approved by the Quality of Life Unit with any outstanding fines to be paid before issuance of the Occupational Tax Certificate (business license) and business opening to the public.

PLANNING COMMISSION REPORT:

The Planning Commission held a duly advertised public hearing on the special use permit application for an Auto Glass Repair and Replacement Facility at the April 25, 2023 Regular Meeting of the City of Snellville Planning Commission.

By a unanimous vote of three (3) to zero (0), the Planning Commission recommends **Approval** of #SUP 23-01, Special Use Permit for an *Auto Glass Repair and Replacement* facility subject to the attachment of the following recommended **Conditions**:

1. All building and ground signage shall comply with the current sign regulations and shall require an approved sign(s) permit before installation of any signage.
2. Any outstanding/open code violations on the property shall be brought into full compliance as approved by the Quality of Life Unit with any outstanding fines to be paid before issuance of the Occupational Tax Certificate (business license) and business opening to the public.