



City of Snellville Planning Commission

PLANNING COMMISSION REPORT January 3, 2017

CASE NUMBER: #RZ 17-01

REQUEST: **Zoning Modification with Request to Waiver from Approved Plan**

LOCATION: Presidential Commons Shopping Center
1630 Scenic Hwy., Snellville, Georgia

TAX PARCEL(S): 5056 008 and 012

CURRENT FUTURE LAND USE PLAN: Commercial Retail

PRESENT ZONING DISTRICT: BG (General Business) District

DEVELOPMENT/PROJECT: **Regional Shopping Center**

PROPERTY OWNER/APPLICANT: DDR Southeast Snellville, LLC
Beechwood, Ohio 44122

CONTACT: Chris May
Director of Property Management
404.504.6757 or CMay@DDR.com

The Planning Commission held a duly advertised public hearing on the subject application at the January 3, 2017 Specially Called Meeting of the City of Snellville Planning Commission. For the purposes of promoting health, safety, morals,

convenience, order, prosperity, aesthetics, or the general welfare of the City of Snellville, by a unanimous vote of 6-0, the Planning Commission recommended **Approval** of the zoning modification and recommended **Approval** of the request for waiver in accordance with Section 19-123(b) of the Buffer, Landscape and Tree Ordinance with the following **Conditions**:

1. Within thirty (30) days of Mayor and Council approval of the zoning modification and waiver request, the applicant shall obtain from the City of Snellville Department of Planning and Development a Clearing and Grubbing Permit and complete all said plantings as per the November 8, 2016 replanting plan entitled "PLANTING PLAN" within sixty (60) days of Mayor and Council approval of the zoning modification and waiver request;
2. Within fourteen (14) days following installation and completion of the planting plan, applicant shall post a twenty-four (24) month landscape maintenance bond for 125% of the total material cost. All new plantings shall be staked and guyed in accordance with Section 19-79(b) of Article III, Landscape Ordinance and maintained in accordance with Section 19-117, Maintenance of Article IV, Tree Ordinance of Chapter 19 of the Buffer, Landscape and Tree Ordinance; and
3. Within thirty (30) days of Mayor and Council approval of the zoning modification and waiver request, the applicant shall make a \$14,400 payment into the City of Snellville Tree Bank Fund.