



City of Snellville Planning Commission

PLANNING COMMISSION REPORT October 29, 2015

CASE NO:	#RZ 15-06
REQUEST:	Zoning Modification from Prior Conditions of Zoning (Case #RZ 00-06) and Request for Variances from the Snellville Municipal Code
LOCATION:	3.43± Acres at 2045-2075 E. Main Street, Snellville
PARCELS:	5059 248, 486, 486 and 487
PRESENT ZONING:	BG (General Business) District
OVERLAY DISTRICT:	Corridor Overlay District
REQUESTED ZONING:	BG (General Business) District
CURRENT LAND USE:	Undeveloped Parcels
DEVELOPMENT/PROJECT:	Office/Medical Office & Retail
APPLICANT:	Dr. George Katsitadze Pediatric Partners of Gwinnett Lilburn, Georgia 30047
PROPERTY OWNER:	Larry Garner Loganville, Georgia 30052

The Planning Commission held a duly advertised public hearing on the subject application at the October 29, 2015 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 5-0, the recommendation is to **Approve** the request with the following recommended **Conditions**:

1. Conditions (1-13) of the 8-28-2000 approved conditions of zoning are hereby repealed, and instead, replaced with Conditions (2-11) below;
2. The property shall be developed according to the rezoning site plan entitled "Pediatric Partners of Gwinnett" sealed and dated 09-08-2015, with modifications permitted due to engineering restraints, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations;
3. A mandatory master association shall be formed for the property and shall have maintenance and architectural design regulations for the master-planned development which shall control items such as construction materials, landscaping, common property maintenance, signage, stormwater facilities, ingress/egress access points, parking and such other usual and necessary covenants and restrictions to protect the quality and integrity of the master-planned development;
4. There shall be a mandatory master protective covenants for the property that will include all phases of the development; and concurrent therewith, a master association shall be formed which will include all component parts of the proposed master-planned development. The master association shall be responsible for the oversight, upkeep, and maintenance of the stormwater facilities, entrance areas, private drives, sidewalks, parking lot and pedestrian lighting, and trees and landscaping;
5. Ground signs higher than 15 feet or larger than 225 square feet are prohibited. Monument sign(s) shall meet the requirements of the Sign Ordinance and shall be of the same design and construction if more than one monument sign is utilized along the R/W;
6. Uses involving adult entertainment, including any sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited;
7. The following uses are expressly prohibited: funeral home, mortuary, and crematory; tattoo parlor; tobacco, news and vapor establishments; GILA regulated loan offices, pawn shops and pawn brokers, title pawn shops and title pawn brokers; animal kennels with outside facilities; log splitting and storage yards; welding and machine shops, and taxidermy establishments;

8. To maintain consistency with the overall theme of the development, the office/retail building (#100) shall be constructed in a style and architecture similar to the provided renderings for buildings (#200) and (#300) with similar architectural treatment on the front building façade carried over to the rear building façade where adjacent to Hickory Station Drive;
9. The current Owner, Applicant and any future Owners to make minor modifications to the building dimensions, facade materials, building and dumpster locations, and parking configuration without the approval of Mayor and Council through a Public hearing process. So long as the future modifications do not violate Code, Covenants or Conditions, the minor changes shall be approved administratively during the permitting phase of the project, provided the minor changes do not exceed the proposed aggregate square footage of the three (3) buildings (29,400 SF), or provided parking spaces (107 combined) by more than five-percent (5%). Any reduction in the aggregate square footage of the three (3) buildings, the parking facilities, proposed uses or the elimination of a building will not require any formal approval so long as the changes do not violate Code, Covenants, Conditions and the use is allowed by right within the BG (General Business) zoning district and not prohibited in Conditions #6 and #7 (above);
10. Non-substantial variances, as determined by the Director of Planning and Development, zoning requirements, development regulations, and construction requirements must be submitted in writing for administrative approval with the Director of Planning and Development. Substantial variances, as determined by the Planning and Development and/or City Manager, will require Mayor and Council approval (or Board of Appeals approval if so designated in any condition above);
11. These zoning conditions and approved variances shall be referenced on any plat, including subdivision plats provided to buyers;
12. During construction plan review, the City Engineer will provide a traffic solution addressing the intersection at the ingress/egress drive of the proposed development and Hickory Station Drive that is amenable to both the developer/property owner and Olde Hickory Village Homeowners' Association with said improvements being the sole responsibility of the developer/property owner;
13. Property owner shall provide a five (5) feet access and maintenance easement around all sides of the Olde Hickory Village subdivision sign located at the corner of US Highway 78 (E. Main St.) and Hickory Station Drive and five (5) feet access easement to said sign from the public right-of-way;
14. Placement of any and all dumpster pads, enclosures, and dumpsters shall be located away from any residential property to a location approved by the Director of Planning and Development;

15. To improve safety to the residents and general public of the Olde Hickory Village Subdivision, the developer/property owner shall share in the cost in the relocation of the 'entry call box' at a cost mutually agreed upon between the developer/property owner and the Board of Directors of the Olde Hickory Village Homeowners' Association; and
16. The developer/property owner shall work with the Olde Hickory Village Homeowners' Association on the improvements and maintenance of the landscaping along the east side of Hickory Station Drive.

In conjunction with the modification of certain conditions of zoning, the following variances are recommended for **approval**:

1. To reduce the required undisturbed buffer from 60 feet to 20 feet where abutting residential property.
2. Reduction of the corner side yard setback along Hickory Station Drive from 35 feet to 25 feet.
3. To accommodate the future subdivision of the Property, reduction of all internal building setback requirements from 25 feet front yard; 10 feet side yard; and 15 feet rear yard to zero (0) feet. Exterior building setbacks shall remain in place.
4. To accommodate the future subdivision of the Property, reduction of all internal landscape strip requirements from 10 feet front and corner side landscape strip; and 5 feet interior side and rear landscape strip to zero (0) feet.
5. To reduce the width of compact/subcompact parking space from 9 feet wide to 8 feet wide. Depth shall not be less than 17 feet deep. Spaces shall be identified by pavement markings and by appropriate signage.