



City of Snellville Planning Commission

PLANNING COMMISSION REPORT January 26, 2016

CASE NUMBER:	#RZ 16-02
REQUEST:	Official Zoning Map Amendment and Request for Variances
LOCATION:	2358 E. Main Street, Snellville
PARCEL:	District 5, Land Lot 38, Parcel 018
PRESENT ZONING:	BN (Neighborhood Business) District
FUTURE LAND USE MAP:	Retail
OVERLAY DISTRICT:	Corridor Overlay District
PROPOSED ZONING:	BG (General Business) District
DEVELOPMENT/PROJECT:	Golden Krust Caribbean Bakery & Grill
PROPERTY OWNER:	Huddle House, Inc. Sandy Springs, Georgia 30328
APPLICANT/CONTACT:	Patrick Stewart PJ's Tropical Foods LLC (d/b/a Golden Krust Caribbean Bakery & Grill) Loganville, Georgia 30052 203.394.7455 or PJstewllc@yahoo.com

The Planning Commission held a duly advertised public hearing on the subject application at the January 26, 2016 Regular 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 Planning Commission recommended to **Approve** the request to amend the Official Zoning Map from BN (Neighborhood Business) District to BG (General Business) District, with the following recommended **Conditions**:

1. The property shall be developed in general accordance with the submitted Conceptual Rezoning Site/Landscaping Plan, entitled “Proposed Golden Krust Redevelopment”, sealed and dated 10-20-2015, with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, as determined by the Director of Planning and Development, will require Mayor and Council approval;
2. Any improvements made to the property as part of any initial building permit issued within the first twelve (12) months from the date of Mayor and Council approval shall not trigger a Substantial Building Permit. However, after the first twelve (12) months from the date of Mayor and Council approval, future improvements or re-development with a total value in excess of the Gwinnett County Tax Assessor’s 100% assessed value of the existing improvements (only) will be subject to the requirements of a substantial building permit and applicable Zoning and Development Regulations;
3. Freestanding signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited;
4. 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;
5. Any additional non-substantial variance(s) as determined by the Director of Planning and Development for the design requirements, zoning requirements, development regulations and construction requirements must be submitted in writing for administrative approval with the Director of Planning and Development for this project; and
6. In the event that the subject property is not leased, or purchased, or occupied by PJ’s Tropical Foods LLC (d/b/a Golden Krust Caribbean Bakery & Grill) within twelve (12) months from the date of Mayor and Council approval, or if the property is occupied and later vacated by PJ’s Tropical Foods LLC (d/b/a Golden Krust Caribbean Bakery & Grill) the approved variances will become null and void.

In conjunction with the rezoning approval and recommended conditions, and subject to Condition #6 above, the following variances (1-5) are recommended for **Approval**:

1. Variance from Section 7.7(4)(B), Ratios and Amounts of Allowed Building Materials or Article VII of the Zoning Ordinance to keep the painted brick and stucco finishes of the building exterior as it currently exists.
2. Variance from Section 9.15(A)(4), Sidewalks and Pedestrian Amenities of Article IX of the Zoning Ordinance to be exempt from having to install decorative benches and trash cans as required by the Corridor Overlay District.
3. Variance from Section 19.32(5) and 19.33, Minimum Buffer Strip Requirement of Chapter 19 of the Code of Ordinances to be exempt from all buffers required from the Buffer, Landscape and Tree Ordinance where abutting residentially zoned property to the West and South.
4. Variance from Section 9.15(D)(1)(B), Metal Sided Building of Article IX of the Zoning Ordinance to allow and expand the existing outdoor painted metal walk-in freezer from ten (10) feet to fourteen (14) feet.
5. And general variance for the site to be approved in its current condition, except for the items and improvements as shown on the proposed Landscape Plan.