



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

CASE SUMMARY

August 28, 2017

CASE NUMBER: #ANX 17-01 LUP 17-06 RZ 17-11

REQUEST: Annexationⁱ, Land Use and Zoning Map Amendments, and Variances

LOCATION: 36.25± Acres Near the Intersection of Pinehurst Road and Ridgedale Drive, Snellville

PARCEL(S): See Exhibit "A"

CURRENT & PROPOSED ZONING: See Exhibit "A"

CURRENT & PROPOSED LAND USE PLAN: See Exhibit "A"

DEVELOPMENT/PROJECT: 130 Lot Single-Family Detached Subdivision (age restricted)

PROPERTY OWNER(S): Bonni Jo Crutchfield, Snellville
Robert J. Holt, Snellville
Jeffrey Hosford, Snellville
Susan Tanner, Snellville

APPLICANT/CONTACT: Bernie Smith
Smithton Homes LLC
Marietta, Georgia 30066
770-652-0044 or bsmith@masterworksatlanta.com

RECOMMENDATION: Approval with Conditions



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

CASE ANALYSIS

August 28, 2017

TO: **The Mayor and Council**

MEETING DATE: **August 28, 2017**

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: **#ANX 17-01 LUP 17-06 RZ 17-11**

FINDINGS OF FACT:

The Department of Planning and Development has received applications from Bernie Smith, Smithton Homes, LLC, requesting to annex 6.71± acres into the municipal boundaries of the City of Snellville, to amend the Future Land Use Plan and Official Zoning Map, and request for variances for a 36.25± acre tract located near the intersection of Pinehurst Road and Ridgedale Drive, Snellville for an age-restricted 130-lot single-family detached subdivision.

The proposed development is comprised of an assemblage of five (5) mostly undeveloped parcels, three (3) of which are located in unincorporated Gwinnett County and currently owned by Bonnie Crutchfield, Robert Holt, Jeffrey Hosford and Susan Tanner.

The applicant is proposing to rezone these properties to R-HOP(55)-SF, Single-family Residential Housing for Older Persons District and construct an age-restricted (55+) 130-lot single-family detached residential subdivision, with a density of approximately 3.59 units per acre. In addition to the home sites, the development will include walking trails, a clubhouse, and other open space and amenities for residents of the subdivision.

The proposed development is bordered on all sides by low-density residential land uses and include the 24.43± acre Sisters of Visitation Monastery property to the north; the 17.55± acre

Kuraska property that received Gwinnett County Commission rezoning approval in February this year for a 57-lot age-restricted single-family detached subdivision to the east (case documents provided separately) and Wellington North subdivision across Ridgedale Drive; Woodland Hills subdivision to the west; and other single-family residential uses to the south, across Pinehurst Road.

REQUEST:

The applicant is requesting:

- Annexation of three (3) parcels 5071 034, 5071 059 and 5071 060 containing 6.71± acres on the eastern border of the City near Ridgedale Drive and Englewood Way from unincorporated Gwinnett County into the municipal boundaries of the City of Snellville.
- To amend the City of Snellville 2030 Comprehensive Plan Future Land Use Map for the two (2) parcels in the City from Conservation and three (3) parcels located in the County which are designated as Existing-Emerging Suburban on the County’s Future Development Map to Medium-Density Residential.
- To rezone the three (3) annexed parcels from R-100 (Single-Family Residence) District and two (2) parcels in the City from RS-150 (Single-Family Residence) District to R-HOP(55)-SF, Residential Housing for Older Persons (age 55+).
- In addition, the applicant is requesting two (2) variances:
 - Section 9.18, R-HOP, Site and Architectural Design Standards to reduce the 70% requirement for brick and stone masonry on the side and rear building elevations.
 - Section 9.19, R-HOP(55)-SF, Area, Dimensional and Design Standards to decrease the minimum side yard distance between homes from 15 feet to 10 feet while keeping 5 feet setbacks on side yards.

TAX PARCEL	ACRES±	PROPERTY OWNER(s)	PROPERTY ADDRESS	LAND TYPE	CURRENT FUTURE LAND USE MAP/FUTURE DEVELOPMENT MAP	REQUESTED FUTURE LAND USE MAP AMENDMENT	CURRENT ZONING MAP	REQUESTED ZONING MAP AMENDMENT
5071 001	6.57	J. Hosford and S. Tanner	1725 Pinehurst Rd	Single-Family Residence w/Lake	Conservation (City)	Med-Density Residential	RS-150 (City)	R-HOP(55)-SF
5071 034*	4.77	S. Tanner Hosford	1966 Ridgedale Dr	Undeveloped	Existing/Emerging Suburban Character Area (County)	Med-Density Residential	R-100 (County)	R-HOP(55)-SF
5071 059*	1.00	R. Holt and B. Crutchfield	2141 Chaparral Dr	Undeveloped	Existing/Emerging Suburban Character Area (County)	Med-Density Residential	R-100 (County)	R-HOP(55)-SF
5071 060*	1.00	R. Holt and B. Crutchfield	2141 Chaparral Dr	Undeveloped	Existing/Emerging Suburban Character Area (County)	Med-Density Residential	R-100 (County)	R-HOP(55)-SF
5071 069	22.95	J. Hosford and S. Tanner	1725 Pinehurst Rd	Undeveloped w/Barn	Conservation (City)	Med-Density Residential	RS-150 (City)	R-HOP(55)-SF

* Parcels subject to annexation

PLANNING ANALYSIS:

Petition(s) for Annexation

The three parcels being considered for annexation include Parcels 5071 034, 059 and 060 and meet the requirements of O.C.G.A. §36-36-20 through §36-36-23, requiring that the property to be annexed be contiguous at a length of at least 1/8th of the aggregate external boundary, or 50 feet of the area to be annexed, whichever is less. Each of the three parcels which are being considered for annexation meets both of these requirements, though compliance with only one is required. Further, annexation of the subject properties would not create an “unincorporated island”, prohibited under O.C.G.A. §36-36-4.



Annexation of these properties would not place a burden on City services. The only services that would be marginally increased would be Public Safety through routine policing and an increase in the sanitation route for the weekly sanitation pick-up at each of the single-family residences. However, providing these services will be easy and cost effective, since the subject property is located adjacent to existing properties in the City.

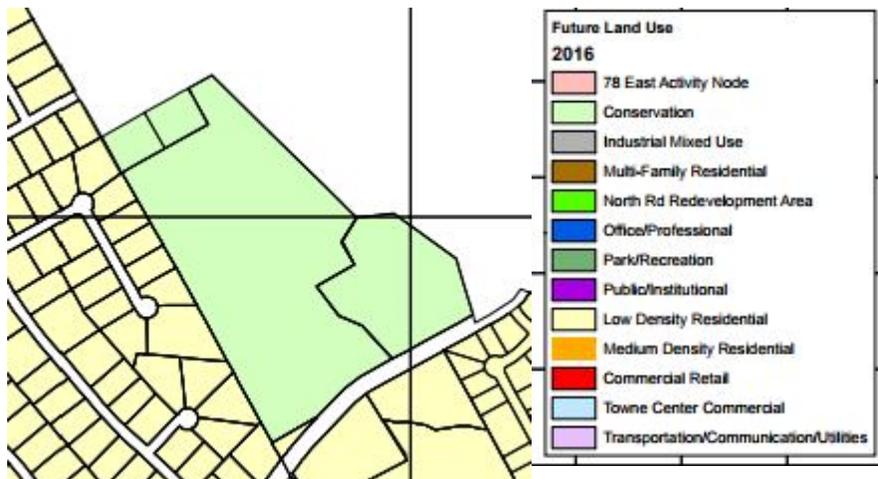
In accordance with O.C.G.A. §36-36-6; 36-36-111 requiring notice to the County of the annexation, the City provided such timely notice and received back notice from the County of County-owned facilities or property. Finally, in accordance with O.C.G.A. §36-36-23; 36-36-112 and by not receiving any timely objection from the County about the annexation, the City may proceed with the annexation and rezone the property, provided the City is not to rezone the property to a more intense density for one year after the effective date of the annexation absent a change in the Service Delivery Strategy agreement or Comprehensive Plan adopted by the City and County.

Although the Petition(s) for Annexation is considered solely by the Mayor and Council; the Planning Commission shall consider and make recommendations on the Land Use Plan Amendment application; Official Zoning Map Amendment application; and requested variances.

Land Use Plan

The applicant proposes to amend the City of Snellville 2030 Comprehensive Plan Future Land Use Map designation to Medium-Density Residential for the two (2) parcels located in the City and currently designated Conservation; and for the three (3) parcels located in the County and currently designated Existing-Emerging Suburban on the County's Future Development Map.

Although the City's Future Land Use Map calls for the area to remain designated as Conservation, the requested R-HOP(55)-SF zoning requires the Medium-Density Residential land use designation. It should be emphasized that the proposed development is targeted to come in at less than 3.6 units per acre, well below the 5.0 maximum units per acre allowed under the R-HOP(55)-SF district and below even the 3.99 maximum units per acre allowed for Low-Density Residential uses.



The 2030 Comprehensive Plan places the proposed development in the *North Road / Pinehurst Road Stable Neighborhoods Character Area*, which consists primarily of Low-Density Residential developments and single-family detached homes. The plan encourages more homeownership and upgrading of existing homes to ensure the preservation of the current neighborhood quality and vitality. It also calls for the expansion of infrastructure for non-automobile transportation, particularly sidewalks and walking trails, as well as the introduction of more recreational opportunities in the area, including but not limited to a park.

The proposed development also helps further the goals of the Comprehensive Plan by providing transportation alternatives and recreation opportunities through sidewalks, walking trails and a park.

Compliance with 2030 Comprehensive Plan

There are some findings and recommendations in the 2030 Comprehensive Plan that provide supporting grounds for approval of the application. In particular:

- “A lack of pedestrian infrastructure is a citywide transportation issue. Multi-use trails, bike lanes and sidewalks would all improve long-term modes of travel.” The

development adds a significant amount of pedestrian infrastructure through sidewalks and walking trails.¹

- “The largest growing age cohort in Snellville will continue to be persons above the age 60.” The amount of housing for seniors in the city currently is minimal. Thus, the availability of housing affordably available to seniors in the city will continue to grow in importance as the city ages.”²
- “The opportunity to add surrounding residential or commercial land to the City is a way to better control access to Snellville. It also provides the ability to increase the tax base and manage growth more coherently. Undesirable growth adjacent to the city can be limited by annexing land.”³
- “The Baby Boomer generation is beginning to retire, resulting in one of the nation’s greatest demographic shifts. Many of these wealthier, active seniors are looking for alternatives to larger lot single-family dwellings – neighborhoods with sidewalks, access to transit, and the ability to walk to shops, restaurants, and recreation areas.”⁴

On the other hand, there are some findings and recommendations in the 2030 Comprehensive Plan that provide alternate points about this development as it stands:

- Only 6 percent of Snellville’s land remains undeveloped. Though the parcels being used for this development are privately held, those parcels already in the city are largely undeveloped, with existing water features and forested acres.⁵
- “Connectivity improvements are necessary to allow cross-town movements throughout town.”⁶ This project as planned only has one point of entry, and several spots that stop just short of connecting to other existing streets.

This problem could be mitigated by creating one or more additional connections, especially to Ridgedale Drive.

The findings and recommendations of the 2030 Comprehensive Plan indicate that the development of these parcels is in compliance with the policies of the City. The development of so much housing targeted at seniors is a stated need in the plan and the additional pedestrian infrastructure within and around the proposed development is in accordance with the goals of the Comprehensive Plan.

¹ Section V, Transportation, Transportation Issues, 3.

² Section V, Housing, Housing Issues, 3.

³ Section V, Land Use, Land Use Opportunities, 6.

⁴ Section V, Housing Implementation Strategy, 1.

⁵ Section V, Land Use, Land Use Issues, 4.

⁶ Section V, Transportation, Transportation Issues, 2.

Zoning Map Amendment

In accordance with the submitted request to amend the land use plan, the applicant is also requesting to rezone the properties from their current city and county designations of RS-150 (Single-Family Residence District) and R-100 (Single-Family Residence District), respectively to R-HOP(55)-SF, Residential Housing for Older Persons (age 55+), where the R-HOP(55)-SF District is intended for single-family detached or attached residences and accessory uses for persons age 55 and over.

Please see the current and proposed zoning of each parcel in the table below.

Parcel ID	Acreage	Annexation?	Current Zoning	Proposed Zoning	Current FLU	Proposed FLU
5071 034	4.77	Y	R100	RHOP (55) SF	NA	Medium Density Residential
5071 059	1	Y	R100	RHOP (55) SF	NA	Medium Density Residential
5071 060	1	Y	R100	RHOP (55) SF	NA	Medium Density Residential
5071 069	22.95	N	RS150	RHOP (55) SF	Conservation	Medium Density Residential
5071 001	6.57	N	RS150	RHOP (55) SF	Conservation	Medium Density Residential
Total:	36.29					

R-HOP District Requirements

The R-HOP District is designed to serve the housing needs of adults who are 55 years of age or older. At least 80% of the occupied units/lots shall be occupied by at least one person who is 55 years of age or older.

The following R-HOP District design standards shall apply:

- A. A landscape strip(s) shall be provided on the property. The landscape strip may incorporate natural vegetation and shall be supplemented with a minimum of one of the following: 1) a landscaped berm (minimum of four-feet (4') as measured from the elevation of the public right-of-way, 2) wrought-iron style fence with brick or stone columns (30 feet on-center), or 3) a decorative brick wall. Alternate decorative fence materials may be utilized, subject to review and approval of the Director. Plantings shall comply with Article III, Landscape Ordinance of Chapter 19 of the City Code;
- B. Street trees shall be planted in the right-of-way, in accordance with the details provided in Article IV, Tree Ordinance of Chapter 19 of the City Code. Street trees shall be planted no further than fifty-feet (50') apart and no closer than twenty-five feet (25') from street intersections. The City Arborist may approve alternate spacing when the fifty-foot (50') spacing requirement cannot be met due to driveways and other improvements. All street trees must comply with requirements listed in the Tree Ordinance;
- C. All grassed areas shall be sodded;
- D. Homes/Buildings shall be constructed of traditional design with brick, stone, masonry horizontal siding, and masonry shakes/shingles. Brick and/or stone shall constitute no less than seventy percent (70%) of the materials used, with accents of masonry siding or shakes/shingles for each building elevation;

- E. All dwellings shall contain single-car garages, at a minimum, which may be attached or detached. All units with front-loaded garages shall have garage faces with decorative design treatments to enhance their appearances, i.e. carriage-style doors, window inserts, etc.;
- F. Provide five-foot (5') wide sidewalks and street trees adjacent to both sides of interior streets or private driveways;
- G. A paved five-foot (5') wide pathway/sidewalk system shall be constructed which connects outdoor amenities/recreation areas, homes, clubhouse, and other amenities;
- H. A four-foot (4') wide walkway, constructed of concrete or decorative pavers, shall extend from the sidewalk to the steps, stoop, or porch of all homes;
- I. There shall be no open space requirement for developments in the R-HOP districts; and
- J. Street lights within the subdivision shall be located seventy-five feet (75') apart on average.

Dwellings shall be designed with the following standards:

- A. All dwellings shall incorporate accessibility standards which shall include the following:
 - 1) A step-free feature to at least one entrance of the unit;
 - 2) 36-inch wide, clear passage doorways throughout the unit;
 - 3) Wheelchair, step-free access to the following areas, at a minimum: kitchen; dining area; entertainment area (e.g., living room/den, great room, etc.); at least one bedroom; at least one full bathroom; and laundry room with washer/dryer connection; and
 - 4) The installation of full sheets of ¾" plywood, blocking and/or its equivalent in all bathrooms to allow for future installation, if necessary, of grab bars.

A mandatory homeowner's association shall be formed and incorporated which provides for common area building and grounds maintenance and repair (recreation, amenity area, and walking trails), insurance and working capital. Said association shall publish and adhere to policies and procedures that demonstrate that the community is intended to provide housing for persons 55 years of age and older including maintaining surveys or affidavits verifying compliance with 55 years of age and older occupancy requirements as permitted by 42 U.S.C. Section 3607, (b)(2)(c) of the Federal Fair Housing Act and implementing regulations. Said association shall provide an affirmative declaration to be governed by the "Georgia Property Owners' Association Act" (POA) and the applicable provisions of O.C.G.A. §44-3-220 Et. Seq. Said association shall also include declarations and bylaws including rules and regulations, which shall at a minimum, regulate and control the following:

- A. Restriction on homes being occupied, with at least 80% of the occupied units occupied by at least one resident who is age 55 years of age or older;
- B. Restrictions on persons under 18 years of age permanently residing in the community. Permanently residing in the community shall mean longer than 90 consecutive days in any 180-day period or establishing residency as defined by state or local law. However, the HOA shall provide for a hardship provision allowing for an owner/occupant to house and care for a child less than 18 year of age in situations

where the owner/occupant assumes responsibility for caring for the child due to urgent circumstances stemming from actions not under the owner/occupant's control. The association may, but is not required to, allow for hardship exceptions to this requirement;

- C. Restrictions on single-family residential use only and leasing of units with no more than 10% of the total units may be leased by individual owners at any one time;
- D. Except for a central amenity package, prohibit playground equipment, trampolines or like accessory structures or fixtures;
- E. The HOA shall also provide that the covenants automatically renew at the end of the 20-year term, unless 100% of the owners at that time vote that the covenants should not renew; and
- F. The HOA and/or community management association for the HOA shall give written notice to any grantee of the restrictions covered in this zoning at or before any sale or transfer of any property.

Covenants and Restrictions

Legally binding covenants and/or deed restrictions that run with the land shall apply to all housing units that will bind the applicant, any assignee, mortgagee, or buyer, and all other parties that receive title to the property. The grantor must state in any deed or instrument conveying title to an R-HOP housing unit, that the property conveyed is intended to be housing for older persons and is subject to the restrictions contained in this Section. No covenant referencing any of the regulations or restrictions herein for a housing for older persons housing unit shall be recorded until and unless said covenant contains restrictions approved by the Director of Planning and Development that are consistent with the requirements of this Section. Such review and response shall be completed within thirty (30) calendar days following date of submission of such documents to the Director of Planning and Development.

Concept Plan Review for the R-HOP Districts

All rezoning applications for the R-HOP districts shall be accompanied by a concept plan in compliance with the requirements of the R-HOP district(s). The Planning Department has reviewed the conceptual site plan, entitled "Adventur Living", dated 6-12-2017 and sample building elevations and photos and determined that the applicant has met the required submittal requirements.

Conceptual Site Plan

The conceptual rezoning site plan, entitled "Adventur Living", dated 6-12-2017, shows the proposed subdivision development including: layout plan for 130 lots; streets and cul-de-sac; ingress/egress drive; stormwater detention facility; walking trails; and recreation/amenity area with parking.

Although no structures are shown on the plan, it appears the lot layout, amenity area and detention pond locations comply with the stream and impervious surface buffer that bisects the property and which surrounds the existing private pond. A second buffer exists in the southern corner of the development where a stormwater detention pond is proposed. There is a 25-foot exterior setback buffer shown at the rear of lots that abut low-density land uses. The site plan

Sample Building Elevations

The applicant has provided sample elevations and photos for a typical dwelling. While the photos and elevations look to be in general compliance with the architectural requirements prescribed in the R-HOP design standards, without a complete and detailed set of elevation plans, we are not able to evaluate whether full code compliance has been met; however, the applicant has agreed to meet the architectural design standard requirements as prescribed by the zoning ordinance and which will be vetted during building plan review.

Traffic Generation

Developing a mostly undeveloped 36.25± acre property for a 130 lot single-family subdivision will obviously increase traffic in the immediate area. Using the Institute of Transportation Engineers (ITE) Trip Generation Rates (9th Edition), it is anticipated that there will be 478 daily trips generated by the proposed subdivision. This figure represents a reduction from 1,238 daily trips if the proposed development was *not* age-restricted.

Variance Analysis

The applicant is requesting the following variances from the R-HOP District requirements of the Snellville Zoning Ordinance:

1. Section 9.18, R-HOP, Site and Architectural Design Standards

The applicant is requesting to reduce the requirement for brick and stone masonry on each building elevation so that the front elevation will have the 70% specified per the ordinance and the sides and rear will be constructed using Hardi cement siding with a combination of Hardi Shakes, Board and Batten and siding.

This variance is appropriate as it meets the requirements for the most visible portion of the home while allowing for some variety and customization to individual owner's taste. It also aids the aesthetic appeal of the neighborhood by reducing the potential for a homogenous look across the board.

2. Section 9.19, R-HOP(55)-SF, Area, Dimensional and Design Standards

The applicant is requesting to decrease the minimum side yard distance between homes from 15 feet to 10 feet while keeping the 5-foot side yard setback. The applicant's reasoning is consistent with their plans for other neighborhoods they are building as well as a reduced HOA fee for residents due to the slightly higher density.

The variance seems appropriate, as a slightly denser development is in keeping with the expected population growth in the City of Snellville and the desire to develop land in a more sustainable pattern. It is also appropriate given the intended residents; older residents may or may not be on a fixed income, so reducing HOA costs will certainly be appreciated, and given the proposed recreation and community spaces for the development, less square footage of yard on each individual lot seems an appropriate tradeoff.

CONCLUSION and STAFF RECOMMENDATION:

The requested land use plan amendment and rezoning are in general compliance with the City's ordinances and planning documents. The addition of an age-restricted residential development of this scope will be a highly sought-after addition to the City's repertoire of housing, as Snellville currently does not have age-restricted developments of this type. It will also introduce more diversity of housing options while retaining the single-family character of the immediate area. The requested variances are reasonable and will not detract from existing dwellings in the area.

The proposed network of sidewalks throughout the neighborhood is in keeping with the goals of the 2030 Comprehensive Plan to provide more and consistent sidewalks and other opportunities for residents to walk and bike separate from automobile traffic throughout the city. The addition of a neighborhood park and walking trails is also commendable, and is also in keeping with the goals of the Comprehensive Plan.

Although the applicant is proposing only one full-access drive on Pinehurst Road, the Planning Department suggests adding a second full-access drive on Ridgedale Drive, since access to the major commercial and retail centers along Scenic Highway would be accessed via Ridgedale Drive. It should be noted that there is a County/City roadway project being planned to install a roundabout (circular intersection) at Ridgedale Drive and Pharrs Road, to help ease congestion at the current 4-way stop intersection.

In conclusion, the Department of Planning and Development recommends the following:

- **Approval** of #ANX 17-01, Petition(s) for Annexation:
 - From S. Tanner Hosford for the 4.77± acre undeveloped property, 1966 Ridgedale Drive, Snellville (Parcel 5071 034);
 - From R. Holt and B. Crutchfield for the 1.00± acre undeveloped property, 2141 Chaparral Drive, Snellville (Parcel 5071 059); and
 - From R. Holt and B. Crutchfield for the 1.00± acre undeveloped property, 2141 Chaparral Drive, Snellville (Parcel 5071 060).

- **Approval** of #LUP 17-06, application to amend the Land Use Plan to Medium-Density Residential, as follows:
 - From Conservation on the City of Snellville 2030 Comprehensive Plan Future Land Use Map for the 6.57± acre property, 1725 Pinehurst Road, Snellville (Parcel 5071 001);
 - From Conservation on the City of Snellville 2030 Comprehensive Plan Future Land Use Map for the 22.95± acre property, 1725 Pinehurst Road, Snellville (Parcel 5071 069);
 - From Existing-Emerging Suburban Character Area on the Gwinnett County 2030 Unified Plan Future Development Map for the 4.77± acre property, 1966 Ridgedale Drive, Snellville (Parcel 5071 034);
 - From Existing-Emerging Suburban Character Area on the Gwinnett County 2030 Unified Plan Future Development Map for the 1.00± acre property, 2141 Chaparral Drive, Snellville (Parcel 5071 059); and

- From Existing-Emerging Suburban Character Area on the Gwinnett County 2030 Unified Plan Future Development Map for the 1.00± acre property, 2141 Chaparral Drive, Snellville (Parcel 5071 060).
- **Approval** of #RZ 17-11, application to amend the Official Zoning Map to R-HOP(55)-SF, as follows:
 - From RS-150 on the City of Snellville Official Zoning Map for the 6.57± acre property, 1725 Pinehurst Road, Snellville (Parcel 5071 001);
 - From RS-150 on the City of Snellville Official Zoning Map for the 22.95± acre property, 1725 Pinehurst Road, Snellville (Parcel 5071 069);
 - From R-100 on the Official Zoning Map for Gwinnett County, Georgia for the 4.77± acre property, 1966 Ridgedale Drive, Snellville (Parcel 5071 034);
 - From R-100 on the Official Zoning Map for Gwinnett County, Georgia for the 1.00± acre property, 2141 Chaparral Drive, Snellville (Parcel 5071 059); and
 - From R-100 on the Official Zoning Map for Gwinnett County, Georgia for the 1.00± acre property, 2141 Chaparral Drive, Snellville (Parcel 5071 060).

These recommendations of approval are subject to the following recommended **Conditions**:

1. The property shall be developed according to the rezoning site plan entitled “Conceptual Site Plan For Adventur Living”, dated 3-17-2016, revised 6-12-17 (stamped received 6-13-2017), with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations;
2. Single-family detached dwellings shall not exceed a density of 3.60 units per acre. The development shall be restricted to occupancy by residents aged 55 years or older;
3. Stormwater detention facility(s) shall be fenced with either a black vinyl-coated chain link fence a minimum of four feet in height, or 6-8-foot-tall privacy fence;
4. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited;
5. All corner lots and lots abutting an external public street shall be designated as “High Visibility Lots” and require a continuation of the front façade treatments to the corner side to continue the architectural theme that is presented on the front elevation to the corner elevation exposed to public view;
6. Sidewalks and other right-of-way improvements required by the Development Regulations and Zoning Ordinance shall be allowed in, at, or near the two streams on the subject property, subject to approval by the Director of Planning and Development;
7. The developer shall erect a wooden privacy fence a minimum of eight (8) feet in height, where the exterior lots abut property zoned R-100, R-SR, and RS-180. Maintenance, repair and replacement of said fence shall be the sole responsibility of the Homeowners’ Association;

8. The developer shall provide a second full-access drive on Ridgedale Drive, with deceleration lanes, subject to Gwinnett D.O.T. standards;
9. There shall be master protective covenants for the entire development that will include all phases of the development (recreation/amenity and residential) and such other usual and necessary covenants and restrictions to protect the quality and integrity of the single-family development;
10. A mandatory homeowner's association shall be formed and incorporated for all single-family lots in the development and common areas which will include all component parts of the proposed development. The homeowner's association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, ground signage, walls and fencing, common areas, open space areas, amenities, and the like contained within the overall development, and maintain adequate liability insurance and working capital;
11. A Residential Drainage Plan (RDP) shall be submitted for review and approval by the Director of Planning and development for those lots so designated on the Final Plat prior to issuance of a building permit;
12. All lots shall be required to connect to sanitary sewer, the use of onsite septic systems is prohibited;
13. Unless granted variance approval by the Snellville Board of Appeals, no accessory structure shall be allowed to encroach within the 75-foot impervious surface setback or 50-foot undisturbed local stream buffer;
14. Non-substantial variances, as determined by the Director of Planning and Development and/or City Manager 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 and/or City Manager. Substantial variances, as determined by the Planning and Development and/or City Manager, will require Mayor and Council approval; and
15. All approved zoning conditions and variances shall be referenced on any plat of a lot provided to homebuyers.

In conjunction with the rezoning of the property, the following variances (1-2) are recommended for **approval**:

1. Section 9.18, R-HOP, Site and Architectural Design Standards: To reduce the requirement for brick and stone masonry on each building elevation so that the front elevation will have the 70% specified per the ordinance and the sides and rear will be constructed using Hardi cement siding with a combination of Hardi Shakes, Board and Batten and siding.

2. Section 9.19, R-HOP(55)-SF, Area, Dimensional and Design Standards: To decrease the minimum side yard distance between homes from 15 feet to 10 feet while keeping the 5 foot side yard setback.

PLANNING COMMISSION REPORTS:

July 25, 2017 Regular Meeting

The Planning Commission held a duly advertised public meeting on the subject application at the July 25, 2017 Regular Meeting of the City of Snellville Planning Commission. By a vote of 4-0, the Planning Commission postponed action on the case until August 1, 2017 at 7:30 p.m.

August 1, 2017 Specially Called Meeting

The Planning Commission held a public hearing on the subject application at the August 1, 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, the Planning Commission:

- Voted unanimously (5-0) to recommend **Approval** of #LUP 17-06, application to amend the Land Use Plan to Medium-Density Residential, as follows:
 - From Conservation on the City of Snellville 2030 Comprehensive Plan Future Land Use Map for the 6.57± acre property, 1725 Pinehurst Road, Snellville (Parcel 5071 001);
 - From Conservation on the City of Snellville 2030 Comprehensive Plan Future Land Use Map for the 22.95± acre property, 1725 Pinehurst Road, Snellville (Parcel 5071 069);
 - From Existing-Emerging Suburban Character Area on the Gwinnett County 2030 Unified Plan Future Development Map for the 4.77± acre property, 1966 Ridgedale Drive, Snellville (Parcel 5071 034);
 - From Existing-Emerging Suburban Character Area on the Gwinnett County 2030 Unified Plan Future Development Map for the 1.00± acre property, 2141 Chaparral Drive, Snellville (Parcel 5071 059); and
 - From Existing-Emerging Suburban Character Area on the Gwinnett County 2030 Unified Plan Future Development Map for the 1.00± acre property, 2141 Chaparral Drive, Snellville (Parcel 5071 060).

- Voted unanimously (5-0) to recommend **Approval** of #RZ 17-11, application to amend the Official Zoning Map to R-HOP(55)-SF, as follows:
 - From RS-150 on the City of Snellville Official Zoning Map for the 6.57± acre property, 1725 Pinehurst Road, Snellville (Parcel 5071 001);
 - From RS-150 on the City of Snellville Official Zoning Map for the 22.95± acre property, 1725 Pinehurst Road, Snellville (Parcel 5071 069);
 - From R-100 on the Official Zoning Map for Gwinnett County, Georgia for the 4.77± acre property, 1966 Ridgedale Drive, Snellville (Parcel 5071 034);
 - From R-100 on the Official Zoning Map for Gwinnett County, Georgia for the 1.00± acre property, 2141 Chaparral Drive, Snellville (Parcel 5071 059); and

- From R-100 on the Official Zoning Map for Gwinnett County, Georgia for the 1.00± acre property, 2141 Chaparral Drive, Snellville (Parcel 5071 060).

These recommendations of approval are subject to the following recommended **Conditions**:

1. The property shall be developed according to the rezoning site plan entitled “Conceptual Site Plan For Adventur Living”, dated 3-17-2016, revised 6-12-17 (stamped received 6-13-2017), with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations. Substantial variation, as determined by the Director of Planning and Development, will require Mayor and Council approval;
2. Single-family detached dwellings shall not exceed a density of 3.60 units per acre. The development shall be restricted to occupancy by residents aged 55 years or older;
3. Stormwater detention facility(s) shall be fenced with either a black vinyl-coated chain link fence a minimum of four feet in height, or 6-8-foot-tall privacy fence;
4. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited;
5. All corner lots and lots abutting an external public street shall be designated as “High Visibility Lots” and require a continuation of the front façade treatments to the corner side to continue the architectural theme that is presented on the front elevation to the corner elevation exposed to public view;
6. Sidewalks and other right-of-way improvements required by the Development Regulations and Zoning Ordinance shall be allowed in, at, or near the two streams on the subject property, subject to approval by the Director of Planning and Development;
7. The developer shall erect a wooden privacy fence a minimum of eight (8) feet in height, where the exterior lots abut property zoned R-100, R-SR, and RS-180. Maintenance, repair and replacement of said fence shall be the sole responsibility of the Homeowners’ Association;
8. The developer shall provide a second full-access drive on Ridgedale Drive, with deceleration lanes, subject to Gwinnett D.O.T. standards;
9. There shall be master protective covenants for the entire development that will include all phases of the development (recreation/amenity and residential) and such other usual and necessary covenants and restrictions to protect the quality and integrity of the single-family development;
10. A mandatory homeowner’s association shall be formed and incorporated for all single-family lots in the development and common areas which will include all component parts of the proposed development. The homeowner’s association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, ground signage, walls and fencing, common areas, open space areas, amenities, and the like

contained within the overall development, and maintain adequate liability insurance and working capital;

11. A Residential Drainage Plan (RDP) shall be submitted for review and approval by the Director of Planning and development for those lots so designated on the Final Plat prior to issuance of a building permit;
12. All lots shall be required to connect to sanitary sewer, the use of onsite septic systems is prohibited;
13. Unless granted variance approval by the Snellville Board of Appeals, no accessory structure shall be allowed to encroach within the 75-foot impervious surface setback or 50-foot undisturbed local stream buffer;
14. Non-substantial variances, as determined by the Director of Planning and Development and/or City Manager 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 and/or City Manager. Substantial variances, as determined by the Planning and Development and/or City Manager, will require Mayor and Council approval;
15. All approved zoning conditions and variances shall be referenced on any plat of a lot provided to homebuyers;
16. Developer shall provide a minimum of two (2) access points to the internal common area/park (Lots 87-130 as shown on the rezoning site plan) with said access points to be not less than ten (10) feet in width; and
17. Garages shall be setback no less than twenty (20) feet from the sidewalk, as measured in a straight line from the garage door to the leading edge of the sidewalk.

In conjunction with the rezoning of the property, the following variances (1-2) are recommended for **approval**:

1. Section 9.18, R-HOP, Site and Architectural Design Standards: To reduce the requirement for brick and stone masonry on each building elevation so that the front elevation will have the 70% specified per the ordinance and the sides and rear will be constructed using Hardi cement siding with a combination of Hardi Shakes, Board and Batten and siding.
2. Section 9.19, R-HOP(55)-SF, Area, Dimensional and Design Standards: To decrease the minimum side yard distance between homes from 15 feet to 10 feet while keeping the 5 foot side yard setback.

ⁱ The Mayor and Council of the City of Snellville, Georgia will consider the Petition(s) for Annexation and upon approval, the recommendations of the Planning Department and Planning Commission on the Land Use Plan Amendment and Official Zoning Map Amendment applications and request for variances.

EXHIBIT "A"

TAX PARCEL	ACRES±	PROPERTY OWNER(s)	PROPERTY ADDRESS	LAND TYPE	CURRENT FUTURE LAND USE MAP/FUTURE DEVELOPMENT MAP	REQUESTED FUTURE LAND USE MAP AMENDMENT	CURRENT ZONING MAP	REQUESTED ZONING MAP AMENDMENT
5071 001	6.57	J. Hosford and S. Tanner	1725 Pinehurst Rd	Single-Family Residence w/Lake	Conservation (City)	Med-Density Residential	RS-150 (City)	R-HOP(55)-SF
5071 034*	4.77	S. Tanner Hosford	1966 Ridgedale Dr	Undeveloped	Existing/Emerging Suburban Character Area (County)	Med-Density Residential	R-100 (County)	R-HOP(55)-SF
5071 059*	1.00	R. Holt and B. Crutchfield	2141 Chaparral Dr	Undeveloped	Existing/Emerging Suburban Character Area (County)	Med-Density Residential	R-100 (County)	R-HOP(55)-SF
5071 060*	1.00	R. Holt and B. Crutchfield	2141 Chaparral Dr	Undeveloped	Existing/Emerging Suburban Character Area (County)	Med-Density Residential	R-100 (County)	R-HOP(55)-SF
5071 069	22.95	J. Hosford and S. Tanner	1725 Pinehurst Rd	Undeveloped w/Barn	Conservation (City)	Med-Density Residential	RS-150 (City)	R-HOP(55)-SF

* Parcels subject to annexation