



City of Snellville Planning Commission

PLANNING COMMISSION REPORT August 1, 2017

CASE NUMBER:	#ANX 17-01 LUP 17-06 RZ 17-11
REQUEST:	Annexation¹, 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

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.

EXHIBIT “A”

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