



City of Snellville Planning Commission

PLANNING COMMISSION REPORT January 24, 2017

CASE NUMBER:	#LUP 17-01 RZ 17-02 CUP 17-01
REQUEST:	Land Use Plan and Zoning Map Amendment; Zoning Modification for Change in Conditions; Request for Variances; and Conditional Use Permit
LOCATION:	2387 Lenora Church Rd., Snellville, GA
TAX PARCEL:	5026 071
CURRENT FUTURE LAND USE PLAN:	Office/Professional
PROPOSED FUTURE LAND USE PLAN AMENDMENT:	Commercial/Retail
PRESENT ZONING:	OP (Office Professional) District Corridor Overlay District
PROPOSED ZONING:	HSB (Highway Service Business) District
DEVELOPMENT/PROJECT:	72,000 sq. ft. Indoor Self-storage Facility
PROPERTY OWNER:	2338 Scenic Highway, LLC. Atlanta, Georgia 30318
APPLICANT/CONTACT:	Art Brannen & Danny Rueckel Brannen Development Co. 404-432-8392 or d.rueckel@comcast.net

The Planning Commission held a duly advertised public hearing on the subject application at the January 24, 2017 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 vote of 4-1, the Planning Commission recommended **Approval** of the amendment to the 2030 Future Land Use Plan from Office/Professional to Commercial/ Retail; by a vote of 3-2, recommended **Approval** to amend the Official Zoning Map from OP (Office/Professional) District to HSB (Highway Service Business) District and request for zoning modification/change in conditions; and by a vote of 3-2, recommended **Approval** of the request for a Conditional Use Permit for an Indoor Self-Storage facility with the following **Conditions**:

1. The property shall be developed in general accordance with the submitted site plan entitled "Concept Plan for 2338 Scenic Highway, LLC", dated 12-6-2016, 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. Freestanding signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited;
3. 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;
4. Storage units shall not be used for manufacturing, retail or wholesale selling, office, other business or service use, or human habitation;
5. Outdoor speakers or sound amplification systems shall be prohibited;
6. Such facility may include one accessory manager's office/apartment which is clearly subordinate to the primary use of the facility for warehousing purposes;
7. The building exterior and landscaping for the existing building will be improved to meet the requirements on Article 19, Buffer, Landscaping, and Tree Ordinance of the City Code;
8. There shall be no temporary or permanent outside storage;
9. Provide adequate loading and unloading areas outside of fire lanes;
10. 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

11. In the event that the subject property is not developed by the Property Owner within twelve (12) months from the date of Mayor and Council approval, the Zoning Amendment, Land Use Plan Amendment and Conditional Use Permit for the Mini-Warehouse Storage Facility will become null and void.