



City of Snellville Planning Commission

PLANNING COMMISSION REPORT January 24, 2017

CASE NUMBER:	#LUP 17-02 RZ 17-03
REQUEST:	Land Use Plan and Zoning Map Amendment; and Request for Variance
LOCATION:	Near Lenora Church Road, Maple Street, and Poplar Street, Snellville, Georgia
TAX PARCELS:	5027A 025, 027, 029, 036, 039, 040, 069
CURRENT FUTURE LAND USE PLAN:	Low-density Residential
PROPOSED LAND USE:	Medium-density Residential
PRESENT ZONING(S):	RS-180 (Single-family Residence) District
PROPOSED ZONING:	R-HOP(55)-SF (Single-family Housing District for Older Persons)
DEVELOPMENT/PROJECT:	30 Lot Single-family Detached Senior Housing Development
PROPERTY OWNERS:	Crawler Equipment Sales, Inc. Murrayville, Georgia 30564 Steven J. Archer (Executor for the Estate of Junior M. Archer), Snellville, Georgia 30078

APPLICANT/CONTACT:

Maria Wilson
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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 an unanimous vote of 5-0, recommended **Approval** to amend the 2030 Future Land Use Plan designation from Low-density Residential to Medium-density Residential; recommended **Approval** to amend the Official Zoning Map from RS-180 (Single-family Residence) District to R-HOP(55)-SF (Residential Housing for Older Persons) District with the following **Conditions**:

1. The property shall be developed in general accordance with the submitted Site Plan entitled "Rezone Site Plan," sealed, signed and dated 12-09-2016 (stamped received 12-13-2016), 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. The single-family property shall be developed at a maximum of 1.9 units per acre;
3. The single-family detached homes will be craftsman style architecture similar to the provided renderings and all four sides will have facades consisting of brick, stone, stacked stone, cedar shake type and/or hardi-plank and the like. Architectural styles will be varied in order to create a more appealing streetscape;
4. A mandatory home owners association shall be formed for development and single-family lots and shall have maintenance and architectural design regulations for the single-family residential community which shall control such items as construction materials, landscaping, common area and common property maintenance, subdivision signage, fencing, and such other usual and necessary covenants and restrictions to protect the quality and integrity of the single-family residences;
5. The covenants required by the preceding condition (in addition to standard covenants) shall include a restriction which shall restrict the rental of the single-family detached residences to no more than 10% of the total single-family detached residences for which a certificate of occupancy has been issued;
6. All new single family residential lots shall be required to connect to sanitary sewer, the use of onsite septic systems is prohibited;

7. Street trees, lot trees, and trees planted within the open space or landscape buffer shall be a minimum caliper at time of planting of three (3) inches DBH;
8. In lieu of a twenty-five foot (25') undisturbed buffer, a six foot (6') high opaque fence shall be required at the rear of Lots 15-23 and Lots 26-27 where abutting Parcels 5027A 021, 022, 023 and 024;
9. A ten feet (10') no-access easement is required at the rear of Lots 4-6 and Lots 13-15 where abutting Lenora Church Road. The three existing curb cuts on Lenora Church Road shall be removed with sidewalk, curb and gutter installed;
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;
11. Prior to the issuance of a Development Permit the developer shall submit a Plan Book for the single-family residences, in accordance with the requirements of Section 9.2(4), Design Criteria of Article IX of the Zoning Ordinance, and Section 7.7, Architectural Design Standards of Article VII of the Zoning Ordinance, to the Director of Planning and Development for review and approval; and
12. The developer shall only clear trees on Lots 28, 29, and 30 where it is necessary to develop those lots. The developer will attempt to leave as many existing trees as possible in this location subject to the review/approval of the Planning Director.

As part of the rezoning approval, the Planning Commission recommended **Approval** of the following variances:

1. Section 6.4.3(c) of the Development Regulations – Eyebrow cul-de-sac (half cul-de-sacs) shall be allowed as shown on the submitted site plan; and
2. Section 6.13 of the Development Regulations and Section 8.18 of the Zoning Ordinance – Exemption from the requirement to install sidewalks along the right-of-way for the property containing the existing pond for the portion of the property where abutting Poplar Street.