



## *City of Snellville Planning Commission*

### **PLANNING COMMISSION REPORT May 23, 2017**

<b>CASE NUMBER:</b>	<b>#LUP 17-04 RZ 17-06</b>
<b>REQUEST:</b>	<b>Land Use Plan and Zoning Map Amendment and Request for Variances from the Snellville Code of Ordinances</b>
<b>LOCATION:</b>	U.S. Highway 78 (Athens Highway) and South Crestview Drive, Snellville, Georgia
<b>TAX PARCELS:</b>	5069 011 and 017
<b>PRESENT AND REQUESTED LAND USE AND ZONING:</b>	See Exhibit "A"
<b>PROPERTY SIZE:</b>	±24.73 Acres
<b>DEVELOPMENT/PROJECT:</b>	<b>The Villas @ Crestview – Commercial &amp; Retail; Senior Living; Independent &amp; Assisted Living Development</b>
<b>PROPERTY OWNER:</b>	Ridgecliff, LLC Loganville, Georgia 30052
<b>APPLICANT/CONTACT:</b>	Jeff Timler Split Silk Properties, LLC 678-772-0202 or <a href="mailto:splitsilkproperties@gmail.com">splitsilkproperties@gmail.com</a>

The Planning Commission held a duly advertised public hearing on the subject application at the May 23, 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 recommendation is **Approval** of #LUP 17-04, application to amend the Land Use Plan:

- From Medium-Density Residential to Commercial/Retail for the 1.92± acre Tract 2 of Tax Parcel 5069 017; and
- From Medium-Density Residential to Public/Institutional for the 10.36± acre Tract 3 of Tax Parcel 5069 017.

And by a vote of 4-1, the recommendation is **Approval** of #RZ 17-06, application to amend the Official Zoning Map:

- From HSB (Highway Service Business) District to BG (General Business) District for the 1.00± acre Tract 1 of Tax Parcel 5069 011;
- From PRC (Planned Residential Conservation) District to BG (General Business) District for the 1.92± acre Tract 2 of Tax Parcel 5069 017;
- From PRC (Planned Residential Conservation) District to R-HOP(62)-CC (Continuous Care Campus Housing for Older Persons) District for the 10.36± acre Tract 3 of Tax Parcel 5069 017; and
- From PRC (Planned Residential Conservation) District to R-HOP(55)-SF (Residential Housing for Older Persons) District for the 11.45± acre Tract 4 of Tax Parcel 5069 017.

Subject to the following recommended **Conditions (1-8)**:

1. The property shall be developed in general accordance with the submitted conceptual site plan dated 04-03-2017 (stamped RCVD 5-11-2017) entitled “Master Rezoning Plan – The Villas @ Crestview, with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, including the development of concept plans for the designated out parcels, as determined by the Director of Planning and Development, will require Mayor and Council approval;
2. Signs higher than 15 feet and larger than 225 square feet 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. No outdoor loudspeakers shall be allowed;
5. Inter-parcel access is required between all four (4) tracts of the development;

6. There shall be master protective covenants for the entire development that will include all phases of the development (commercial and residential); and concurrent therewith, a master association shall be formed which will include all component parts of the proposed development. The master 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;
7. A mandatory home owner's association shall be formed for the single-family attached (townhome) development and individual townhomes and shall have maintenance and architectural design regulations for the townhome community which shall control such items as construction materials, landscaping, common area and common property maintenance, development signage, fencing, and such other usual and necessary covenants and restrictions to protect the quality and integrity of the townhome development; and
8. 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 (or Board of Appeals approval if so designated in any condition above.

In conjunction with the land use plan and zoning map amendment approval, the following Variances (1-10) are recommended for **Approval**:

1. Section 9.19, R-HOP(55)-SF, Permitted Uses: *Variance request to allow two-story town homes for persons age 55 and over.*
2. Section 9.19, R-HOP(55)-SF, Area, Dimensional, and Design Standards: *Variance request to increase the maximum units from 4 to 7 units per building.*
3. Section 9.19, R-HOP(55)-SF, Maximum Density: *Variance request to increase the maximum density from 6.0 to 7.5 units per acre or 85 total units.*
4. Section 9.22, R-HOP(62)-CC, Area, Dimensional, and Design Standards: *Variance request to waive or eliminate the minimum 0.05 CCRC Skilled Nursing Unit requirement for each CCRC Independent Living Unit constructed.*

5. Section 9.22, R-HOP(62)-CC, Site and Architectural Design Standards: *Variance request to reduce the landscape strip requirement along all exterior street frontages from fifty (50) feet to twenty-five (25) feet.*
6. Section 9.22, R-HOP(62)-CC, Site and Architectural Design Standards: *Variance request to reduce the requirement for brick and stone masonry on each building elevation from 70% to 30% for the R-HOP(62)-CC development.*
7. Section 9.18, R-HOP, Site and Architectural Design Standards: *Variance request to reduce the requirement for brick and stone masonry on each building elevation from 70% to 50% for the R-HOP(55)-SF development.*
8. Section 9.22, R-HOP(62)-CC, Site and Architectural Design Standards: *Variance request to reduce the one bedroom units from 850 SF to 400 SF, allow one bedroom studios at 450 SF, and two bedroom units from 1,000 SF to 950 SF. For the memory care units, 300 SF for studios, 400 SF for private one bedroom, and 525 SF for two bedroom units.*
9. Section 9.22 R-HOP(62)-CC, Site and Architectural Design Standards: *Variance request to reduce the twenty (20) acre minimum development size requirement to 10.36 acres.*
10. Section 11.2, Parking Required: *Variance request to reduce the minimum number of required parking spaces from 1.1 spaces per CCRC Independent Living Units to .5 spaces or one (1) space per two (2) CCRC Independent Living Units.*

**EXHIBIT “A”**

Parcel	Acres (+/-)	Physical Address	Land Use		Zoning		Proposed Uses
			Current	Proposed	Current	Proposed	
R5069 011 (Tract 1)	1.00	Highway 78	Commercial/ Retail	Commercial/ Retail	HSB (Highway Service Business)	BG (General Business)	2,800 SF Retail and 4,500 SF Restaurant and Parking
R5069 017 (Tract 2)	1.92	1642 Athens Highway	Medium Density Residential	Commercial/ Retail	PRC (Planned Residential Conservation)	BG (General Business)	2 - 9,600 SF Office/Medical Bldgs and Parking
R5069 017 (Tract 3)	10.36	1642 Athens Highway	Medium Density Residential	Public/ Institutional	PRC (Planned Residential Conservation)	R-HOP(62)-CC (Residential Housing for Older Persons- Conitnuous Care)	225 Independent Living Units 55 Assisted Living Units 24 Memory Care Units 227 Parking Spaces
R5069 017 (Tract 4)	11.45	1642 Athens Highway	Medium Density Residential	Medium Density Residential	PRC (Planned Residential Conservation)	R-HOP(55)-SF (Residential Housing for Older Persons)	85 Single-family Residential Attached (55+) Units and 2 Garages/unit