

**CITY OF SNELLVILLE
PUBLIC HEARING**

Notice is hereby given to the general public that the City of Snellville has received a rezoning application from **Park Place Snellville, LLC** (case #RZ 17-05) requesting a Change in Conditions from rezoning case #LUP 15-02 RZ 15-02 (approved 7-27-2015) to amend the rezoning concept plan approved as part of the 2015 approved rezoning to allow the development and operation of a 5 story, 64,400± sq. ft., 100± room Hampton Inn & Suites Hotel on the 2.00± acre property, zoned BG (General Business) District, Park Place, 1905 Pharris Road, Snellville, Georgia Tax Parcel 5056 009).

Additionally, the applicant is requesting the following variances: a) to allow an encroachment into the 10-foot side building setback to accommodate a dumpster enclosure and retaining wall; b) to allow an encroachment of 5-feet into the required 10-foot landscape strip along Pharris Road to accommodate an internal driveway; c) to increase the allowed percentage of EIFS as a building material to 60 percent (+/-); d) to reduce the 19 foot required length of parking spaces to 18 feet; e) to eliminate the loading zone requirement; and f) to reduce the minimum required number of parking spaces from one (1) space per room plus any space for restaurants, meeting rooms and related facilities to 102 spaces; and to allow a flat roof, in lieu of a minimum 4:12 pitched roof.

A Public Hearing with the Mayor and Council, as provided by law, is scheduled for **Monday, March 27, 2017 at 7:30 p.m.** at the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider said request and recommendations by the Planning Department and Planning Commission, conduct a public hearing and take action on the application.

For inquiries please call the Public Information Office at 770-985-3517 or visit Snellville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078. Application information may also be found on the City's website at www.snellville.org.