



## *City of Snellville Planning Commission*

### **PLANNING COMMISSION REPORT February 28, 2017**

<b>CASE NUMBER:</b>	<b>#RZ 17-05</b>
<b>REQUEST:</b>	<b>Zoning Modification, Change in Conditions, and Request for Variances</b>
<b>LOCATION:</b>	<b>1905 Pharrs Road, Snellville, Georgia</b>
<b>PARCEL:</b>	<b>5056 009</b>
<b>SIZE:</b>	<b>2.0± Acres</b>
<b>PRESENT ZONING:</b>	<b>BG (General Business) District</b>
<b>PROPOSED ZONING:</b>	<b>BG (General Business) District</b>
<b>FUTURE LAND USE MAP DESIGNATION:</b>	<b>Commercial/Retail</b>
<b>DEVELOPMENT/PROJECT:</b>	<b>100± Room Hampton Inn &amp; Suites Hotel</b>
<b>APPLICANT/PROPERTY OWNER:</b>	<b>Park Place Snellville, LLC Lawrenceville, Georgia 30044</b>
<b>CONTACT:</b>	<b>Shane Lanham, Esq. Mahaffey Pickens Tucker, LLP Lawrenceville, Georgia 770.323.0000 or <a href="mailto:slanham@mptlafirm.com">slanham@mptlafirm.com</a></b>

The Planning Commission held a duly advertised public hearing on the subject application at the February 28, 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 unanimous vote of 6-0, the Planning Commission recommended **Approval** of the request to modify Condition #1 of the 7-27-2015 approved rezoning case #LUP 15-02 RZ 15-02 to allow a change in the use and layout for Outparcel #1 for the construction and operation of a five (5) story, 64,400± sq. ft., 100± room Hampton Inn & Suites Hotel on the 2.00± acre property, zoned BG (General Business) District, subject to the following **Conditions**:

1. The property shall be developed according to the zoning site plan entitled “Park Place Snellville - Preliminary Site Plan,” sealed and dated 12-12-2016, with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations; and
2. Conditions (2-14) and Variances (1-11) that were approved on 7-27-2015 for rezoning case #LUP 15-02 RZ 15-02 shall remain in full force and effect.

In conjunction with approval of the zoning modification, the following variances (1-7) were recommended for **approval**:

1. Allow an encroachment into the ten (10) foot side building setback to accommodate a dumpster enclosure and retaining wall stated in the City Zoning Ordinance, Article 9, Section 9.1, as shown on the 12-12-2016 Preliminary Site Plan.
2. Allow an encroachment of five (5) feet into the required ten (10) foot landscape strip along Pharrs Road to accommodate an internal driveway stated in the City Landscape Ordinance, Section 19-73 – Landscape Strips, as shown on the 12-12-2016 Preliminary Site Plan..
3. Increase the allowed percentage of EIFS as a building material to 69% from Section 7.7 of the Architectural Design Standards.
4. Reduce the nineteen (19) foot required length of parking spaces to eighteen (18) feet from Section 11.1 of the Zoning Ordinance, as shown on the 12-12-2016 Preliminary Site Plan.
5. Eliminate the loading zone requirement from Section 11.1 of the Zoning Ordinance.
6. Reduce the minimum required number of parking spaces from one space per room plus any space for restaurants, meeting rooms, and related facilities to

102 total parking spaces from Section 11.1 of the Zoning Ordinance, as shown on the 12-12-2016 Preliminary Site Plan.

7. Allow a flat roof in lieu of a minimum 4:12 pitched roof from section 9.10 of the Zoning Ordinance.