



City of Snellville Planning Commission

PLANNING COMMISSION REPORT November 28, 2017

CASE NUMBER:	#RZ 17-13
REQUEST:	Change in Zoning Conditions and Request for Variances from the Snellville City Code of Ordinances
LOCATION:	2118 E. Main Street, Snellville, Georgia
TAX PARCEL:	5038 064
PRESENT ZONING:	OP (Office Professional) District
REQUESTED ZONING:	OP (Office Professional) District
OVERLAY DISTRICT:	Corridor Overlay District
FUTURE LAND USE MAP:	Office/Professional
DEVELOPMENT/PROJECT:	0.49± Acre Residential to Office Conversion
APPLICANT/PROPERTY OWNER:	Tuan Nguyen Lawrenceville, Georgia 30044
CONTACT:	Tuan Nguyen (404) 867-9596 or tnguyen08@bellsouth.net

The Planning Commission held a duly advertised public meeting on the subject application at the November 28, 2017 Regular Meeting of the City of Snellville Planning Commission. By a unanimous vote of 5-0, the Planning Commission recommended **Approval** of the request to allow a change in conditions for zoning case #RZ 07-14 requiring that the property must connect to and utilize sanitary sewer rather than an onsite septic system with the following recommended **Conditions**:

1. Connection to and utilization of the sanitary sewer system shall be completed upon the redevelopment of the entire block (tax parcels 5038 006, 062, 063, 064, and 065);
2. The property owner shall obtain a septic system permit (or approval) for office use of the property from the Gwinnett County Department of Environmental Health before release of any Certificate of Occupancy;
3. Conditions #3 through #6 and #8 and #9 of the 7-9-2007 Mayor and Council approved conditions of zoning for Case #RZ 07-14, a copy of which is attached hereto as Exhibit "A", shall remain in full force and effect as follows:

Condition #3: The required fifty (50) foot buffer located along the rear of the property to the South shall be reduced to twenty (20) feet. In areas where this buffer is sparsely vegetated, the developer/owner shall re-vegetate the buffer with a mixture of Leyland Cypress, Cryptomeria, Southern Magnolia, and Wax Myrtle planted fifteen feet (15') on-center and no less than six feet (6') tall at time of planting.

Condition #4: New signs higher than 15 feet and larger than 225 square feet are prohibited.

Condition #5: No outdoor loudspeakers shall be allowed.

Condition #6: 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.

Condition #8: Building additions shall be constructed of design, materials and colors consistent with the existing structure(s).

Condition #9: This property contains areas identified with the Gwinnett County Open Space and Greenways Master Plan as a future trail/route. Dedicate at no cost to Gwinnett County all necessary right-of-way and easements for the future construction through the property in accordance with the Gwinnett County Open Space and Greenway Master Plan. Right-of-way/easement width and location shall be subject to review and approval of the Gwinnett County Department of Community Services.

4. The property shall be utilized in general accordance with the submitted conceptual rezoning site plan, sealed and dated 10-17-2017, and stamped received 10-17-2017 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.

In conjunction with the change in conditions recommendation of approval and conditions (1-4), the following variances are recommended for **Approval**:

1. Variance from Section 11.3 of Article XI of the Zoning Ordinance to allow one additional parking space than the maximum allowed for a 2,200 sq. ft. of office use.
2. Variances from the Corridor Overlay District requirement relating to: (a) locating buildings close to and oriented toward public right of way; (b) providing street lights along the public right-of-way; (c) requiring the majority of the parking to be located to the sides and rear of the building; and (d) inter-parcel connectivity to adjacent properties.
3. Allow a general variance for the site to be approved in its current condition except for the additional items shown on the rezoning and variance plan.
4. Variance from Section 19.73(c)(1) of the Landscape Ordinance regarding landscape strip requirements to allow for encroachment by the existing driveway along the western property line into the five (5) foot side landscape strip to avoid disturbance of the critical root zone of large specimen trees in the immediate vicinity.

The following variance is recommended for **Denial**:

1. From the Corridor Overlay District requirements relating to: (a) providing a 2-foot by 8-foot pad every 300 linear feet on sidewalk for decorative benches, bicycle racks and trash receptacles; (b) providing decorative light fixtures/poles throughout parking area; (c) and providing pedestrian/sidewalk lighting.