



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT
January 23, 2018

CASE NUMBER: #RZ 18-01

REQUEST: **Zoning Map Amendment; Request for Variances from the Snellville Zoning Ordinance, Municipal Code and Waiver of Development Regulations.**

LOCATION: 2007 Scenic Highway, Snellville, Georgia

TAX PARCEL: 5040 039

PRESENT ZONING: BN (Neighborhood Business) District

REQUESTED ZONING: **BG (General Business) District**

FUTURE LAND USE MAP: Retail

SIZE: 1.297± Acres

DEVELOPMENT/PROJECT: **10,100 sq. ft. Multi-Tenant Retail Center (Redevelopment)**

PROPERTY OWNER: Empire Investments Snellville, LLC
Snellville, Georgia 30078

APPLICANT/CONTACT: Shane Lanham, Esq.
770.232.0000 or
slanham@mptlawfirm.com

The Planning Commission held a duly advertised public meeting on the subject application at the January 23, 2018 Regular Meeting of the City of Snellville Planning Commission. By a unanimous vote of 5-0, the Planning Commission recommended recommends **Approval** of the request to amend the Official Zoning Map of the City of Snellville from BN (Neighborhood Business) District to BG (General Business) District to allow the redevelopment and continued operation of a multi-tenant retail building with the following **Conditions**:

1. The property shall be developed and utilized in general accordance with the submitted rezoning site plan and rezoning landscape plan, entitled “Retail Shops Redevelopment”, sealed and dated 1-4-2018, and stamped received 1-8-2018 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. With the exception of the existing freestanding billboard sign, all existing non-conforming ground signs, wall signs, and window/door signs shall be removed. Any replacement sign(s) or new sign(s) shall conform to the Sign Ordinance and require a sign permit(s) approved by the Director of Planning and Development, before installation of any sign(s);
3. Prior to release of any Certificate of Occupancy, all underground fuel storage tanks shall be removed in accordance with Georgia Environmental Protection Division regulations;
4. All existing and new utilities serving the property and building shall be converted to underground utilities. Overhead utilities are prohibited;
5. Dumpster location shall be screened in accordance with Sec. 19-34 of the Buffer Ordinance;
6. Existing and new exterior building lighting and site lighting shall comply with the Non-Residential Lighting Standards of the Snellville Development Regulations;
7. All access drives and parking areas shall be repaired, resealed and restriped; and
8. *New* signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited.

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

1. Variance to reduce the required 10-foot corner landscape strip along Dogwood Road to allow for angled parking spaces as showed on attached site plan.
2. Variance to reduce the required number of trees for the 5-foot side landscape strip along the northern border of the property between the site and adjacent property to the north by three (3) trees from six (6) to three (3) to allow for the existing driveway connections and service areas to remain.
3. Variance to reduce the required zoning buffer along the property zoned RS-180 from sixty (60) feet to ten (10) feet.
4. Variance to keep existing non-conforming billboard sign and allow two conforming monument signs as shown on the attached site plan, subject to Condition #2 above.