



City of Snellville Planning Commission

PLANNING COMMISSION REPORT

February 27, 2018

CASE NUMBER: RZ 18-02

REQUEST: Change in Conditions and Request for Variances

LOCATION: Near Pinehurst Road and Sycamore Drive, Snellville, Georgia

TAX PARCEL(S): 5071 006, 021, and 255

PRESENT ZONING: RS-150 (Single Family Residence) District

PROPOSED ZONING: RS-150 (Single-Family Residence) District

FUTURE LAND USE PLAN: Low-Density Residential

DEVELOPMENT/PROJECT: 29-Lot Single-Family Detached Residential Development

PROPERTY OWNER: Pinehurst, LLC
Milton, Georgia 30004

APPLICANT: PH1330, LLC
Alpharetta, Georgia 30005

CONTACT: Bill Schroeder
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The Planning Commission held a duly advertised public meeting on the subject application at the February 27, 2018 Regular Meeting of the City of Snellville Planning Commission. By a unanimous vote of 4-0, the Planning Commission recommends **Approval** of the request to amend the Official Zoning Map and repeal Conditions 1-7 from the 3-26-2007 approved rezoning (RZ 07-04 LUP 07-03 ANX 07-03) for the 11.61± acre tract shown on the Rezoning Site Plan, entitled “Proposed Subdivision Pinehurst Rd. and Sycamore Dr.”, sealed and signed 2-12-2018 with the following new **Conditions (1-22)**:

1. The property shall be developed according to the rezoning site plan entitled “Proposed Subdivision Pinehurst Rd. and Sycamore Dr.,” sealed and signed 2-12-2018 with modifications permitted due to engineering restraints, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning plan, as determined by the Director of Planning and Development will require Mayor and Council approval;
2. Single-family detached dwellings shall not exceed a density of 2.55 units per acre;
3. The minimum heated floor area per dwelling shall be 1,800 sq. ft.;
4. All dwellings shall have a minimum two-car, enclosed garage;
5. The subdivision entrance feature/sign shall include a brick or stone base with associated landscaping. The final design shall require an approved landscape permit and approved sign permit from the Director Planning and Development;
6. All utilities shall be placed underground for Lots 1-26;
7. Stormwater detention facility(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height;
8. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited;
9. All homes shall be constructed of traditional design in general accordance with the sample building elevations submitted with the rezoning application, with primary treatments of brick, stone, and stucco, or any combination thereof on at least the front façade. The remaining sides shall be constructed of the same and/or masonry siding and/or shakes/shingles. Accents on the front façade, such as gables and dormers, shall be constructed of masonry siding and/or shakes/shingles. Building elevations shall be submitted for review of the Director of Planning and Development in the form of a “Plan Book” in accordance with Section 9.2(4), Design Criteria for All Residential

Districts. Architectural styles will be varied in order to create a more appealing streetscape;

10. All corner lots (Lots 1 and 26) abutting an external street shall be designed as “High Visibility Lots” and require a continuation of the front façade treatments to the corner side to continue the architectural theme that is presented on the front elevation to the corner elevation exposed to public view;
11. Sidewalks and other right-of-way improvements required by the Development Regulations and Zoning Ordinance shall be provided along the entire frontage of the development along Pinehurst Road and continue across Parcel 5071 006 and shall be allowed in, at, or near the stream that crosses that parcel subject to approval by the Director of Planning and Development;
12. The developer/builder shall coordinate with Gwinnett County D.O.T. the installation of an advanced LED “VEHICLE APPROACHING” warning sign where Sycamore Drive connects to Pinehurst Road;
13. A no-access easement shall be provided on the side and rear of all lots abutting Pinehurst Road and Sycamore Drive;
14. A mandatory homeowner’s association shall be formed for the open space and single-family lots, excluding Lots 27-29, and be responsible for maintenance of all common areas/stormwater detention facilities, street frontage landscaping where the development abuts Pinehurst Road, and entrance signage;
15. A Residential Drainage Plan (RDP) shall be submitted for review and approval by the Director of Planning and Development for Lots 1-8 prior to issuance of a building permit;
16. Lots 1-26 must connect to sanitary sewer. Lots 27-29 shall also connect to sanitary sewer where gravity flow is available and upon approval by Gwinnett County Water Resources; otherwise, an approved permit for an onsite septic system from the Gwinnett County Department of Environmental Health shall be provided upon application for a building permit;
17. A roughly 150.50 foot long by 50.00 foot wide area of common open space shall be provided where the southeast boundary of Lot 13 abuts Tuftstown Court, with said common space beginning at the Tuftstown Court right-of-way as depicted on the Proposed Site Layout Plan, signed and sealed 2-12-2018. The builder/developer shall provide access to said common space for the use and enjoyment of subdivision residents. A decorative-style fence (wrought-iron, picket, split-rail, etc.), no higher than 4 feet tall shall be allowed to be erected within said common space. No accessory structures

shall be allowed in said common space except as approved by the Director of Planning and Development;

18. The developer/builder shall be exempt from the public access (street) improvements, curb and gutter, and sidewalk improvements required by the City of Snellville Development Regulations for the property that abuts Sycamore Drive (Lots 27-29). However, the developer/builder shall comply with Gwinnett County D.O.T. regulations for driveway access to Sycamore Drive, a Gwinnett County maintained gravel roadway;
19. Unless granted variance approval by the Snellville Board of Appeals, no accessory structure shall be allowed to encroach within the 25-foot impervious surface setback or 50-foot undisturbed stream buffer;
20. 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;
21. All approved zoning conditions and variances shall be referenced on any plat of a lot provided to homebuyers; and
22. (Lot 29 only). All roofed accessory structures shall be setback a minimum of twenty-five (25) feet from the property line where abutting parcels R5071 108 and R5071 257 to the southeast.

This action is subject to the attachment of the following approved variances (1-7):

1. Reduction in lot size from 15,000 sq. ft. to 7,800 sq. ft.
2. Reduction in minimum lot width at building line from 80 feet to 55 feet.
3. Reduction in front yard building setback from 40 feet from right-of-way line to 20 feet.
4. Reduction in the rear yard building setback from 40 feet to 25 feet.
5. Reduction in the side yard building setback from 10 feet to 5 feet, with a minimum of 10 feet separation between structures.
6. Increase in the maximum ground coverage including accessory buildings from 25 percent to 65 percent.
7. Exemption from the public improvement requirements of the Snellville Development Regulations relating to a paved roadway, curb and gutter, and sidewalks for the properties (Lots 27-29) which abut Sycamore Drive.