

The City of Snellville

P.O. Box 844 • 2460 Main Street East
Snellville, Georgia 30078
(770) 985-3500 • Fax (770) 985-3525 • www.Snellville.org

Brett Harrell
MAYOR

Jerry Oberholtzer
MAYOR PRO TEM

Joe Anderson
Melvin Everson
Deborah Rich
Michael Smith
COUNCIL MEMBERS

Sharon Lowery
CITY CLERK / CFO

Sherry Patton
PERSONNEL

Billy Greene
COMPTROLLER

Michael T. Byrne
Byrne & Counts, LLC
CITY ATTORNEY

Melisa Arnold
EXECUTIVE ASSISTANT

Wanda Griffith
RECEPTIONIST

PUBLIC HEARING OF MAYOR AND COUNCIL CITY OF SNELLVILLE, GEORGIA MONDAY, APRIL 22, 2002

Present: Mayor Harrell, Mayor Pro Tem Everson, Council Members Anderson, Oberholtzer, Rich, and Smith. Also present City Attorney Mike Byrne, Planning Director Jeff Timler, and City Clerk Sharon Lowery.

CALL TO ORDER

Mayor Harrell called the meeting to order at 8:00 p.m. and announced it was being audio and video taped.

Council Member Anderson made a motion to take old business item "a" last, 2nd by Council Member Oberholtzer; voted and approved unanimously.

NEW BUSINESS

CUP 02-01 – Conditional Use Permit Application by Christopher A. Reynolds for a Nextel Telecommunications Facility at 2849 Mountain View Road.

Jeff Timler advised they had a letter asking for postponement until June 24th. Mr. Turpin Mott, representing the applicant, was present to answer any questions.

After discussion, it was decided to go ahead and hear the item.

Jeff Timler gave a brief overview of the application. He advised the Planning Department recommended approval and the Planning Commission recommended denial.

Mr. Mott presented the application for a 150' stealth-type tower. He also presented an overlay of existing coverage and enhanced coverage.

Katherine Thompson, 2868 Mountain View Rd., spoke in opposition.

Jane Baxter, 3115 Oak Meadow Drive, spoke in opposition.

Coit Kirven, 1819 Mornington Lane, spoke in opposition.

Mark Shields, 2807 Oak Meadow Lane, questioned the importance of the cell tower in the particular area selected.

Catherine Welch, 3050 Oak Meadow Drive, spoke in opposition.

Mr. Mott asked the Mayor and Council to consider that the applicant has met all the zoning requirements.

Council Member Oberholtzer made a motion to deny the conditional use permit for this property, 2nd by Council Member Anderson; voted and approved unanimously.

CUP 02-02 – Conditional Use Permit Application by Servicestar Property Advisers, LLC for a Gas Station on property at NE Corner of Hwy. 84 and 78.

This application has been withdrawn.

A two-minute break was called at 8:27 p.m.

The meeting reconvened at 8:30 p.m.

OLD BUSINESS

RZ 02-02 – Rezoning Application by Montag Enterprises, Inc. from OP, Office & Professional to BG, General Business for an automotive detail facility at 2018 Scenic Highway.

At 8:30 p.m., Mayor Harrell recused himself stating he was the former owner of the property and Council Member Rich recused herself.

Mayor Pro Tem Everson presided over the remainder of the meeting.

Jeff Timler gave a brief overview of the application. The Planning Department recommended approval with conditions and the Planning Commission recommended approval with conditions by a vote of 3 to 2.

Mr. John Miles, 2164 North Road, advised the applicant will withdraw the request for reduction in the buffer, they are only requesting rezoning from OP to BG. This will void conditions number 8 and number 1.

Wayne Blackburn, 2071 North Rd., asked the Mayor and Council to deny or postpone until a study is complete.

Marcy Pharris, 1749 Ridgedale Drive, asked Mayor and Council to stipulate that the sixty foot buffer remain.

Council Member Smith made a motion to approve the rezoning from Office/Professional to General Business with the conditions recommended by the Planning Department as follows and stipulated that the 60' foot buffer must remain:

1. Building(s) and the outdoor service area shall be constructed of glass, brick, stone, stucco, or any combination thereof. Temporary materials, including but not limited to, canvas, plastic, etc., shall not be permitted.
2. There shall be a maximum of one curb cut on Dogwood Road and its location shall be approved by the City Engineer.
3. The property shall be developed in general accordance with the submitted site plan dated 10/22/01 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.

4. Billboards and signs in excess of 15 feet in height are prohibited.
5. No outdoor loudspeakers shall be allowed.
6. Crosswalks shall be installed at Dogwood Road.
7. Architectural renderings shall be submitted for review and approval by the Director of Planning prior to issuance of any permits. Building additions shall be constructed of similar materials and colors consistent with the existing structure(s).
8. The sixty foot buffer must remain.

Council Member Anderson seconded the motion. The final vote was 3 in favor and 1 against, with Council Member Oberholtzer casting the opposing vote.

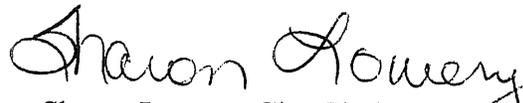
ANNOUNCEMENTS

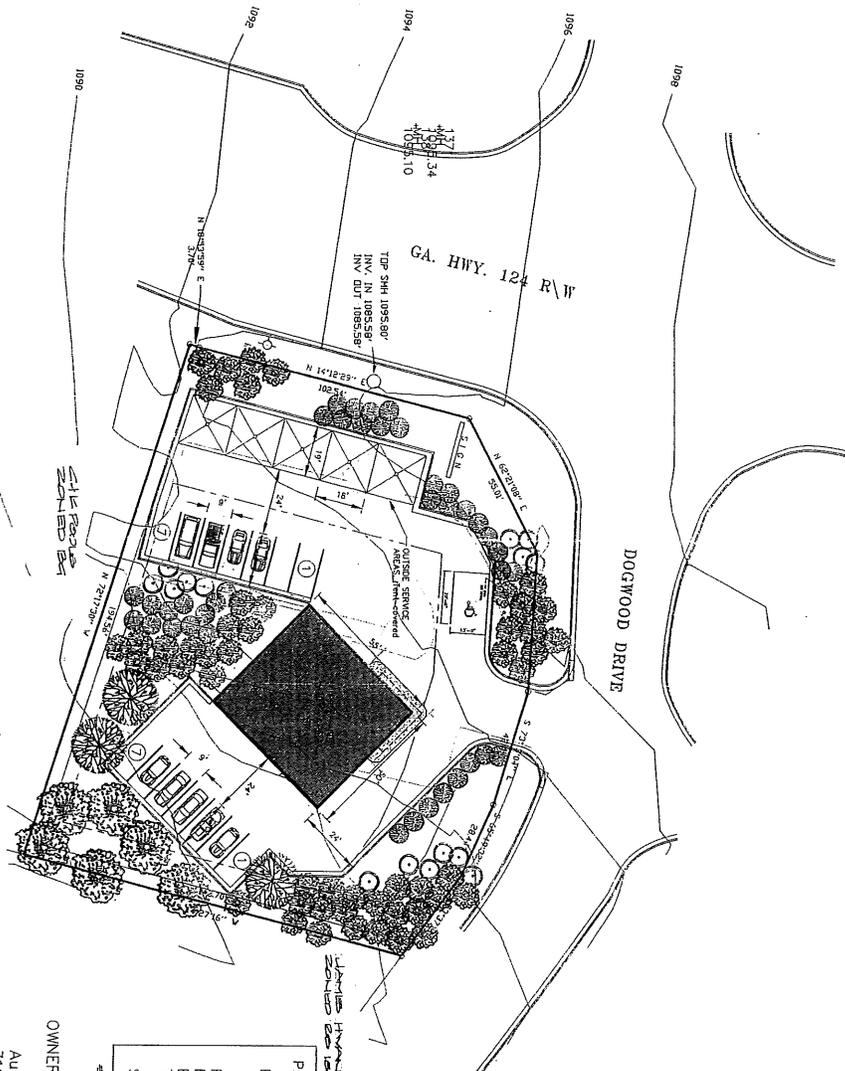
None

ADJOURNMENT

Council Member Anderson made a motion to adjourn, 2nd by Council Member Oberholtzer; voted and approved unanimously. The meeting adjourned at 8:55 p.m.


Brett Harrell, Mayor


Sharon Lowery, City Clerk



The Standard for Presentation by
JOHN MARTIN MILES & ASSOCIATES
 ARCHITECTS & PLANNERS, P.C.
 Project: THE AUTOWORLD SERVICE CENTER
 3120 MAIN STREET WEST
 SNELLVILLE, GA 30078
 770-972-4030



PARKING ANALYSIS
 Requirement = 1 spa./400 SF
 + 1 per employee
 Floor spa = 2,750 SF
 Req. spa. = 2,750/400 = 7 spa.
 Employees = 7 spa. = 7 spa.
 TOTAL REQ'D SPACES = 14 spa.
 Spaces provided = 15 spa.

OWNER/DEVELOPER
 AutoWorld Appearance Center
 3120 Main Street West
 Snellville, GA 30078
 770-972-4030
 Contact: Jeff Montag

