



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

Melvin Everson
MAYOR PRO TEM

Joe Anderson
Jerry Oberholtzer
Deborah Rich
Michael Smith
COUNCIL MEMBERS

Sharon Lowery
CITY CLERK / CFO

Sherry Patton
PERSONNEL

Michael T. Byrne
Byrne & Counts, LLC
CITY ATTORNEY

Melisa Arnold
EXECUTIVE ASSISTANT

PUBLIC HEARING OF MAYOR AND COUNCIL CITY OF SNELLVILLE, GEORGIA MONDAY, JANUARY 27, 2003

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

CALL TO ORDER

Mayor Harrell called the meeting to order at 8:27 p.m. and announced it was being audio and video recorded.

Mayor Harrell recused himself from the meeting stating he sold the property in question to Montag Enterprises, and then left the council chambers.

Mayor Pro Tem Everson presided over the public hearing.

OLD BUSINESS

RZ 02-09 – Rezoning Application for change in conditions of zoning from BG, General Business with a 60 foot buffer to BG, General Business with a 20 foot buffer by Montag Enterprises, Inc. on property at 2018 Scenic Highway for an automotive detail facility.

Mr. Jeff Timler gave a brief history of the property and application. Michael Sullivan, 1505 Lakes Parkway, was present representing the applicants. He reviewed the revised request.

The following citizens spoke on the rezoning application:

Wayne Blackburn, 2017 North Road spoke in opposition.

Brenda Lee, 2928 Winding Creek Circle spoke in opposition.

Marcy Pharris, 1749 Ridgedale Drive recommended that the densely planted must meet the city arborists' specifications.

Council Member Oberholtzer made a motion to eliminate the 60' buffer condition and in its place we attach the following conditions:

1. Along the eastern side of the property where abutting residential zoned property, a thirty-foot buffer shall remain. This area shall be supplemented with a five (5) high earth berm with a 2 to 1 slope measured from the elevation of the adjoining residential property. The buffer shall be densely planted with a combination of Southern Magnolias, Leyland Cypress, and Japanese Cryptomeria, or as approved by the City Arborist

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- (per Article 10.2 and 10.8 of the Snellville Zoning Ordinance).
2. 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.
 3. There shall be a maximum of one curb cut on Dogwood Road and its location shall be approved by the City Engineer. Entrance shall be located as far back as possible from the intersection of Dogwood Road and SR 124.
 4. Building shall be setback a maximum of 25 feet from the right of way of Scenic Highway
 5. 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.
 6. A six (6) foot tall opaque fence shall be constructed at the beginning of the buffer 15 feet away from residentially zoned property. The fence shall be chain link, green or black rubber coated with vinyl slats.
 7. Signs in excess of 15 feet in height and 200 square feet are prohibited.
 8. No outdoor loudspeakers shall be allowed.
 9. Crosswalks shall be installed at Dogwood Road.
 10. Architectural renderings shall be submitted for review and approval by the Director of Planning prior to issuance of any permits.

Council Member Anderson seconded the motion; voted and approved with five voting in favor.

NEW BUSINESS

None

ANNOUNCEMENTS

None

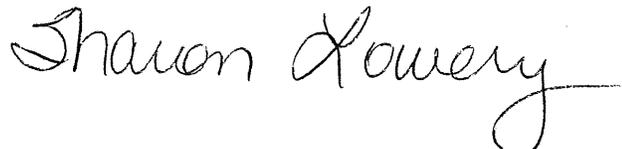
ADJOURNMENT

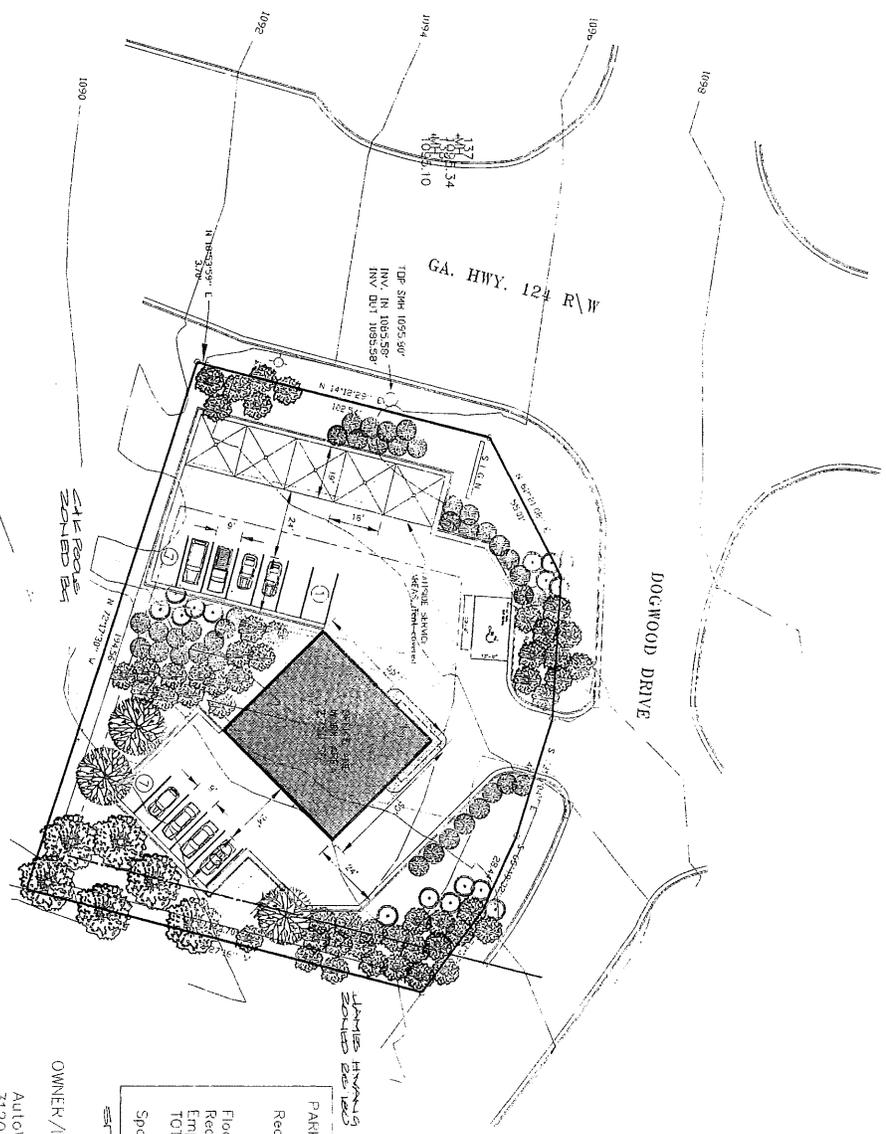
Council Member Oberholtzer voted to adjourn, 2nd by Council Member Anderson; voted and approved. The meeting adjourned at 8:47 p.m.

Melvin Everson, Mayor Pro Tem



Sharon Lowery, City Clerk





Prepared for presentation by
JOHN MARTIN HILES & ASSOCIATES
 ARCHITECTS & PLANNERS, P.C.
 1000 W. 10TH STREET, SUITE 200
 SNELLVILLE, GA 30078
 (770) 972-4030



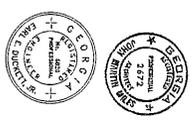
PARKING ANALYSIS

Requirement = 1 spa./400 SF
 + 1 per employee

Floor spa = 0.750 SF
 Req. spa. = 1,750/400 = 7 spa.
 Employees = 7
 TOTAL REQ'D. SPACES = 14 spa.
 Spaces provided = 15 spa.

STEVE JOHNSON - CIVIL ENGINEER

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



DATE 10/22/01	PROJECT NAME REZONING APPLICATION	EARL DUCKETT Civil Engineer, P.C. P.O. Box 700244, Snellville, GA 30039 800-329-9868
	AutoWorld Service Center <small>LAKE LOT 40, 5th DISTRICT GWINNETT COUNTY, CITY OF SNELLVILLE</small>	
SCALE 1" = 20'		<small>Copyright 2001 EARL DUCKETT and Engineer, P.C. Their drawings and any reproductions thereof are the property of Earl Duckett and may not be reproduced, exhibited or used in any way without the written permission of the Engineer.</small>
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