



City of Snellville Planning Commission

PLANNING COMMISSION REPORT March 26, 2019

CASE NUMBER:	#RZ 19-01 SUP 19-01
REQUEST:	Rezoning; Special Use Permit; and Variances
LOCATION:	4.44± Acres Near Pate Street and Henry Clower Blvd., Snellville
TAX PARCEL(S):	5026 051, 5026 177 and 5027 107
PRESENT ZONING:	CI (Civic Institutional) District
REQUESTED ZONING:	TC-R (Towne Center Residential) District
OVERLAY DISTRICT:	Corridor Overlay District
FUTURE LAND USE PLAN:	Towne Center
DEVELOPMENT/PROJECT:	88-Unit Senior (55+) Senior Apartments
PROPERTY OWNER:	Snellville United Methodist Church, Inc. Snellville, Georgia 30078
APPLICANT:	Wendover Housing Partners Altamonte Springs, Florida 32714
CONTACT:	Bo Johnston 404-694-8649 bjohnston@wendovergroup.com

The Planning Commission held a duly advertised public meeting on the subject application at the March 26, 2019 Regular Meeting of the City of Snellville Planning Commission. By a unanimous vote of 3-0, the Planning Commission recommends **approval** of the rezoning (RZ 19-01) from CI (Civic Institutional) District to TC-R (Town Center Residential) District as follows:

Parcel No.	Area (acres)	Tax ID# (portion of)	Property Owner	Current Zoning	Recommended Zoning
1	1.130	R5026 177	SUMC	CI (Civic-Institutional)	TC-R (Towne Center Residential)
2	0.426	R5026 051	SUMC	CI (Civic-Institutional)	TC-R (Towne Center Residential)
3	0.862	R5027 107	SUMC	CI (Civic-Institutional)	TC-R (Towne Center Residential)
4	2.027	R5026 051	SUMC	CI (Civic-Institutional)	TC-R (Towne Center Residential)

And the Planning Commission recommends **approval** of a Special Use Permit (SUP 19-01) for the construction and occupancy of a Towne Center Flat residential housing type, and more specifically a 111,412 sq. ft. 4-story, 88-unit age-restricted (55+) senior apartment development having a gross density of 19.82 units per acre.

In conjunction with Rezoning and Special Use Permit approval, the Planning Commission recommends **approval** of the following variances:

1. Variance from Section 11.3: Minimum and maximum off-street parking and loading requirements to reduce the required parking on the site from 2 spaces per unit to 1 space per unit.
2. Variance from Section 9.23(X)(13)(e): Commercial space requirement to grant an exemption from providing a minimum of 15,000 sq. ft. of commercial space on the site.
3. Variance from Section 9.23(U)(2)(g): Parking Location for Stacked Flat Building Type to allow some parking between the building and Henry Clower Blvd.
4. Variance from Section 9.23(U)(2)(g): Street-Facing Façade Length for Stacked Flat Building Type to exceed the 200 foot maximum building façade length for the

stacked flat building type to 310 feet where facing Henry Clower Blvd. and 210 feet where facing Wesley Way.

5. Variance from Section 9.23(X)(13)(d): Minimum Floor Area to reduce the 750 sq. ft. minimum floor area requirement to 670 sq. ft. for 1BR/1BA units.

These actions are subject to the attachment of the following recommended **conditions**:

1. The property shall be developed according to the proposed site plan entitled "Conceptual Site Plan Layout United Methodist Church Wendover Group", sealed and dated 3-7-2019 with modifications permitted due to engineering restraints, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations;
2. New signs higher than 15 feet or larger than 225 square feet are prohibited;
3. Dumpsters to be serviced/emptied no earlier than 9:00 a.m. or later than 6:00 p.m. (M-F only);
4. Continuation of a six (6) foot wide sidewalk shall be required along the property line to the north, between the Pate Street and Wesley Way ingress/egress drives;
5. Applicant shall provide and install a covered transit shelter with bench at a location approved by Director of Planning and Development and in coordination with Gwinnett County Transit, MARTA, or other regional transit authority;
6. The Corridor Overlay District standards and requirements of Sec. 9.15 of the Zoning Ordinance are not applicable to this project; and
7. Non-substantial variances per Section 9.23(F) of the Zoning Ordinance, 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.