



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT
April 23, 2019

CASE NUMBER:	RZ 19-02 LUP 19-01
REQUEST:	Rezoning, Land Use Plan Amendment, and Variances
LOCATION:	75.29± Acre Tract Located Near Rosebud Road and Temple Johnson Road, Loganville
TAX PARCELS:	5093 106; 5094 161; 5099 180
CURRENT ZONING:	RS-180 (Single-Family Residential) and LM (Light-Manufacturing)
REQUESTED ZONING:	R-HOP(55)-SF (Single-Family Residential Housing for Older Persons)
CURRENT FUTURE LAND USE:	Park/Recreation
REQUESTED FUTURE LAND USE:	Low Density Residential
DEVELOPMENT/PROJECT:	257-Lot Age-Restricted Single-Family Detached Subdivision
APPLICANT/CONTACT:	John Gaskin, VP Land Acquisition Patrick Malloy Companies, LLC Atlanta, Georgia 30339
PROPERTY OWNER:	Summit Chase Country Club, Inc. Snellville, Georgia 30078

The Planning Commission held a duly advertised public meeting on the subject applications at the April 23, 2019 Regular Meeting of the City of Snellville Planning Commission.

By a vote of 3-1, the Planning Commission recommends **Approval** of LUP 19-01, application to amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map from Park/Recreation to Low Density Residential.

The motion to recommend Approval of RZ 19-02, application to amend the City of Snellville Official Zoning Map from RS-180 (Single-family Residence) District to R-HOP(55)-SF, (Single-family Residential Housing for Older Persons) District with the following Conditions (1-14) and Variances (1-2) was **Defeated** by a tie vote (2-2):

1. The property shall be developed in accordance with the rezoning site plan entitled "Summit Chase Overall Site Plan", dated 3-1-2019 (stamped received 3-22-2019), attached hereto as Exhibit "A" and incorporated herein by reference, with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site 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 3.41 units per acre. The project is to be deed restricted to ownership by residents aged 55 years of age or older;
3. Stormwater detention facility(s) shall be fenced with either a black vinyl-coated chain link fence a minimum of four feet in height, or 6-8-foot-tall privacy fence;
4. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited;
5. All corner lots and lots abutting an external public street shall be designated 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;
6. There shall be master protective covenants for the entire development that will include all phases of the development (recreation/amenity and residential) and such other usual and necessary covenants and restrictions to protect the quality and integrity of the single-family development;

7. A mandatory homeowner's association shall be formed and incorporated for all single-family lots in the development and common areas which will include all component parts of the proposed development. The Homeowners' Association shall be responsible for the oversight, upkeep, maintenance and repair of all common areas/facilities; private streets; curb and gutter; stormwater detention facilities, including detention ponds, underground pipe/structures, catch basins, headwalls and manholes; street frontage and amenity area landscaping; gated entrance areas; ground signage; walls and fencing; open space areas; amenities including tennis court, swimming pool, clubhouse, walking trails and other amenities, and the like contained within the overall development, and maintain adequate liability insurance and working capital;
8. The Homeowners' Association shall be responsible for the exterior maintenance of individual residences to include, at a minimum, painting of the exteriors on a rotation not to exceed ten (10) years;
9. A Residential Drainage Plan (RDP) shall be submitted for review and approval by the Director of Planning and development for those lots so designated on the Final Plat prior to issuance of a building permit;
10. A no-access easement shall be provided on the side and rear of all lots abutting Rosebud Road, Temple Johnson Road, and Brushy Fork Road;
11. All driveways shall be a minimum of twenty-two feet (22') in length, measured from the front of the garage door to the leading edge of the sidewalk, and shall be wide enough to accommodate the parallel parking of two vehicles;
12. All streets shall be privately owned and maintained by the Homeowners' Association;
13. All approved zoning conditions and variances shall be referenced on any plat of a lot provided to homebuyers; and
14. 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 the following Variances (1-2):

1. Section 9.19, R-HOP (55) SF District: To reduce the minimum separation distance between buildings from fifteen-feet (15') to ten-feet (10'), measured at the foundation.
2. Section 9.18(1)(D), R-HOP Site and Architectural Design Standards: Homes/buildings shall be constructed of traditional design with brick, stone, masonry horizontal siding, and masonry shakes/shingles. Brick and/or stone shall constitute no less than 70 percent of the materials used, with accents of masonry siding or shakes/shingles for each building elevation. Instead, to allow for a percentage of proposed homes to have the following configurations:
 - a. Forty-five percent (45%) of the units shall have a front façade composed of cedar shake accent with three-foot (3') masonry/brick water table. Side and rear elevations shall be constructed of stained/painted cedar shake and/or cement board siding.
 - b. Forty-Five percent (45%) of the units shall have a front façade composed of cedar shake accent with thirty percent (30%) brick/masonry accent. Side and rear elevations shall be constructed of stained/painted cedar shake and/or cement board siding.
 - c. Ten percent (10%) of the units shall have a front façade of cedar shake with seventy Percent (70%) brick/masonry. Side and rear elevations shall be constructed of stained/painted cedar shake and/or cement board siding.