



City of Snellville Planning Commission

PLANNING COMMISSION REPORT April 23, 2019

CASE NUMBER:	#RZ 19-03
REQUEST:	Change in Conditions and Request for Variances
LOCATION:	2180 Scenic Hwy, Snellville, Georgia
TAX PARCEL:	5026 138
PRESENT ZONING:	BG (General Business) District
PROPOSED ZONING:	BG (General Business) District
OVERLAY DISTRICT:	Corridor Overlay District
CURRENT FUTURE LAND USE MAP:	Towne Center
DEVELOPMENT/PROJECT:	Existing Retail Center
PROPERTY OWNER:	Jimmy Johnson Snellville, Georgia
APPLICANT:	Swope & DeThomas Investment Group LLC Lawrenceville, Georgia
CONTACT:	Shane Lanham, Esq. Mahaffey Pickens Tucker, LLP 770.232.0000 or slanham@mptlawfirm.com

The Planning Commission held a duly advertised public meeting on the subject application 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 the request for Rezoning from BG (General Business) District to BG (General Business) District with the following recommended **Conditions (1-7)**:

1. The subject property shall be developed in general accordance with the site plan entitled "Tommy Carwash Snellville" dated 4-8-2019 and stamped received 4-23-2019 and the exterior elevations of the 8,800 sq. ft. metal-sided building shall be improved as per the submitted colored rendering entitled "Snellville Retail" stamped received 3-21-2019. Said improvements shall require plan submittal for review and approval by the Director of Planning and Development and must be completed before release of the Certificate of Occupancy for the Tommy Car Wash, 2208 Scenic Highway, Snellville;
2. A six (6) foot wide sidewalk with four (4) foot grass strip shall be provided in the public right-of-way along the entire frontage of the property where abutting Scenic Highway and North Road and shall be completed before release of the Certificate of Occupancy for the Tommy Car Wash, 2208 Scenic Highway, Snellville;
3. The exterior façade and monument sign improvements shall not trigger a substantial building permit if permitted within 12 months of Mayor and Council approval of #RZ 19-03;
4. Removal of the existing nonconforming pylon sign and any new sign installation shall be a monument type sign and in general design with the submitted sign rendering stamped received 3-21-2019;
5. Signs higher than 15 feet or larger than 225 square feet are prohibited;
6. All approved variances shall become null and void upon redevelopment of the property or where the structure has been destroyed by any means to an extent of more than seventy-five (75) percent of its replacement cost at time of loss, it shall not be reconstructed except in conformity with the provisions of the City Code of Snellville; and
7. 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.

In conjunction with the Rezoning with Conditions approval, the Planning Commission recommends **Approval** of the following Variances (1-10):

1. Allow parking lot design, landscaping and lot dimensions in general accordance with the submitted Boundary Survey.
2. Allow the amount of impervious surface ground coverage as depicted on the Site Plan.
3. Allow encroachments into the Scenic Hwy and North Road building setbacks as depicted on the Site Plan.
4. Eliminate internal landscape strip required adjacent to property's southern boundary line as depicted on the Site Plan.
5. Eliminate tree density requirements as applied to the property and allow the continued occupation and use of the property in its current as-is condition.
6. Allow building materials and design in general accordance with the building elevations submitted with the Application.
7. Replace existing pylon sign with same height and sign face dimensions on the property.
8. Reduce the minimum amount of required parking spaces to 20 (1 space per 440 sq. ft.).
9. The Property may continue to utilize existing septic facilities.
10. Otherwise allow for the continued use and occupation of the Property, and granting all necessary relief and variances required in order to continue using and occupying the Property, in its current 'as-is' condition and/or in general accordance with the Boundary Survey.