



City of Snellville Planning Commission

PLANNING COMMISSION REPORT July 23, 2019

CASE NUMBER:	#RZ 19-04
REQUEST:	Change-in-Conditions, Request for Variances
LOCATION:	2338 Scenic Hwy, Snellville, Georgia
TAX PARCEL:	5026 074
PRESENT ZONING:	BG (General Business) District
PROPOSED ZONING:	BG (General Business) District
OVERLAY DISTRICT:	Corridor Overlay District
FUTURE LAND USE PLAN:	Town Center
DEVELOPMENT/PROJECT:	Pet Kennel and Boarding Facility
PROPERTY OWNER(S):	2338 Scenic Highway, LLC Atlanta, Georgia 30318
APPLICANT:	American Pet Resort, LLC Jacksonville, Florida 32207
CONTACT:	Robert A McCann, P.E. Haines Gipson & Associates 770.491.7550 or bmccann@hainegipson.com

The Planning Commission held a duly advertised public meeting on the subject application at the July 23, 2019 Regular Meeting of the City of Snellville Planning Commission. By a unanimous vote of 6-0, the Planning Commission recommends **Approval** of the rezoning and change-in-conditions with the following recommended **Conditions**:

1. The property shall be developed according to the site plan entitled "Conceptual Site Plan" sealed and dated 6-10-2019 and Exterior Elevations A3.1, A3.2 and A3.3 dated 6-7-2019, with modifications permitted due to engineering restraints, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan or exterior elevation plans, as determined by the Director of Planning and Development will require Mayor and Council approval;
2. #RZ 07-19 conditions (1-7) approved 8-25-2008 by the Mayor and Council by Ordinance No. 2008-15 are hereby repealed;
3. Signs higher than 15 feet or larger than 225 square feet are prohibited;
4. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited;
5. The caretaker quarters and common area shall only be occupied by employees of the facility and related family members;
6. Only pervious concrete/asphalt pavement and/or permeable pavers shall be utilized for any portion of driveway that encroaches into the 75 foot impervious surface buffer;
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; and
8. All elevations of the Day Camp building shall be faced in brick up to the gable roof overhang and in similar design to the portico above the covered entrance, as approved by the Planning Director.

In conjunction with the rezoning and change-in-conditions for the property, the following variances (1-5) are recommended for **Approval**:

1. Variance from Article XI, Section 11.3 of the Zoning Ordinance regarding Parking and Loading Requirements to allow the Pet Paradise site to have a total of 24 parking spaces.
2. Allow for variation on the front elevation to allow board and batten siding at the gable over the main entryway. The proposed elevations are within the 25% allowance for the side and rear.
3. Allow for variance to allow smooth-faced CMU on the side elevations. The proposed site plan shows that these will be screened from view by outdoor dog runs.
4. Allow for variance to allow thin-brick veneer on side elevations.
5. Allow for variance to allow board and batten siding on all elevations of the Day Camp building.