



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION**

CASE SUMMARY

December 17, 2019

CASE NUMBER: RZ 19-05 LUP 19-02

REQUEST: Rezoning and Land Use Plan Amendment

LOCATION: 2258 Scenic Drive

PARCELS: 6051 014

CURRENT ZONING: OP (Office Professional) District

REQUESTED ZONING: RS-180 (Single-Family Residential) District

CURRENT FUTURE LAND USE MAP: Office/Professional

REQUESTED FUTURE LAND USE MAP: Low-Density Residential

DEVELOPMENT/PROJECT: Existing Single-Family Residential Use

APPLICANT/PROPERTY OWNER: Lois S. Ford
Snellville, Georgia 30078

CONTACT: Darlene Phillips
Darlene Phillips Real Estate
770-652-2309 or darlene@dpre1.com

RECOMMENDATION: Approval



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December 17, 2019

TO: The Planning Commission

SPECIALY CALLED MEETING DATE: December 17, 2019

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: RZ 19-05 LUP 19-02

FINDINGS OF FACT:

The Department of Planning and Development has received an application from Darlene Phillips, Darlene Phillips Real Estate representing Lois S. Ford to request a rezoning and land use plan amendment for a 0.75± acre tract of property located at 2258 Scenic Drive, Snellville.

The subject property currently contains a 2,343 sq. ft. one-story brick single-family residence that was originally platted and built in the early 1960s as part of Unit One of the Lanier Mountain Estates residential subdivision.

At some point, all of the parcels on Scenic Drive that were part of the original Lanier Mountain Estates subdivision were rezoned to O&I (Office Institutional) District as part of



Architectural Rendering

a mass rezoning of the properties on the street. The zoning was later changed to OP in 2003 when the O&I District was eliminated with the creation of the OP (Office Professional) District and CI (Civic Institutional) District.

REQUEST:

The applicant is requesting:

- To amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map from Office/Professional to Low-Density Residential.
- To amend the City of Snellville Official Zoning Map from OP (Office Professional) District to RS-180 (Single-Family Residential) District.

PLANNING ANALYSIS:

Land Use Plan Amendment

The applicant proposes to amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map designation from Office/Professional to Low-Density Residential.

Although the requested change seems drastic, this is only on paper. Though it has been zoned OP for some time, the single-family residential use of the property has not changed since it was originally constructed in the 1960's. The original intent of the mass rezoning was likely to spur redevelopment of older residential properties to a higher and best use. For whatever reason, that has not happened, and many of the properties have remained as single-family residential use, with a few properties containing low-impact office type uses.

The City of Snellville 2040 Comprehensive Plan places the proposed development in the Highway 78 West Character Area, which consists primarily of commercial/retail, low density residential and medical office uses related to the presence of the Eastside Hospital. The plan envisions *“stable residential communities bordering the more intense commercial corridor and its associated uses.”*¹

One of the implementation strategies for this is *“reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing properties.”*² The applicant's stated purpose for rezoning the property is to be able to sell the property to an interested buyer who wishes to use it as their primary single-family residence and not as a commercial use.

¹ Highway 78 West Character Area, 40.

² Highway 78 West Character Area, 40.

However, as currently zoned, the prospective buyer cannot obtain financing as long as the property is zoned for commercial.

Zoning Map Amendment

In accordance with the submitted request to amend the land use plan, the applicant is also requesting to down-zone the property from OP (Office Professional) District to RS-180 (Single-Family Residence) District. As previously discussed, though it has been zoned for a commercial use for a number of years, the property has continued to serve single-family residential use since development of the residential subdivision in the ear 1960's.

The current property owner wishes to sell the property to an interested buyer who also desires to use the property as their primary residence, but cannot obtain financing while the zoning and use are misaligned.

STAFF RECOMMENDATION:

Though this specific scenario was not envisioned when developing the City's 2040 Comprehensive Plan, the spirit of the plan supports the requested land use plan amendment and rezoning. In general, the Comprehensive Plan encourages transitional zones and more mixture of residential and commercial uses, as opposed to previous plans where all residential and commercial uses were heavily sequestered from one another, especially for older properties where the line between form and function might not be as clear as in newer development.

Also importantly, approval of this change also acknowledges the reality of what is already happening. The intended redevelopment of the property by mass rezoning did not occur, and does not seem likely to occur. Furthermore, the current course of action appears to actually impede sale of the property, as prospective buyers wish to continue single-family residential use.

The Department of Planning & Development recommendations are below:

- **Approval** of RZ 19-05 to amend the City of Snellville Official Zoning Map from OP (Office Professional) District to RS-180 (Single-Family Residential) District.
- **Approval** of LUP 19-02 to amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map from Office/Professional to Low-Density Residential.