



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT

December 17, 2019

CASE NUMBER:	RZ 19-06 SUP 19-03
REQUEST:	Rezoning; Special Use Permit; Request for Variances
LOCATION:	18.5± Acres at Oak Road, Wisteria Drive, Clower Street and North Road, Snellville
TAX PARCELS:	5026 227, 256, 258, and 275; 5039 009C, 013, 014, 036, 063, 190, 191, and 208
PRESENT ZONING:	BG (General Business) District and OP (Office Professional) District
REQUESTED ZONING:	TC-MU (Towne Center Mixed Use) District
OVERLAY DISTRICT:	Towne Center Overlay District
2040 FUTURE LAND USE PLAN:	Towne Center
DEVELOPMENT/PROJECT:	Mixed-Use Development with Multifamily Housing, Commercial, Public Greenspace and Civic Buildings
PROPERTY OWNERS:	Downtown Development Authority of Snellville Snellville, Georgia 30078 AND United States Postal Service Mandan, North Dakota 58554
APPLICANT/CONTACT:	David Brunner MidCast Snellville, LLC

The Planning Commission held a duly advertised public meeting on the subject application at the December 17, 2019 Specially Called Meeting of the City of Snellville Planning Commission.

By a unanimous vote of 5-0, the Planning Commission recommends:

APPROVAL of #RZ 19-06 and the rezoning from BG (General Business) and OP (Office Professional) District to TC-MU (Towne Center Mixed Use) District for the subject parcels as follows:

Parcel ID	Street Address	Owner	Current Zoning	Proposed Zoning
R5029 227	2250 Oak Road	USPS	BG	TC-MU
R5039 014	2250 Oak Road	USPS	BG	TC-MU
R5026 256	2260 Oak Road	DDA	BG	TC-MU
R5026 258	2270 Oak Road	DDA	BG	TC-MU
R5026 275	2280 Oak Road	DDA	BG	TC-MU
R5039 208	2395 Clower Street	DDA	OP	TC-MU
R5039 190	2385 Clower Street	DDA	OP	TC-MU
R5039 036	2285 Wisteria Drive	DDA	BG	TC-MU
R5039 191	2285 Wisteria Drive	DDA	BG	TC-MU
R5039 063	2265 Wisteria Drive	DDA	BG	TC-MU
R5039 013	2245 Wisteria Drive	DDA	BG	TC-MU
R5039 009C	2306 Wisteria Drive	DDA	BG	TC-MU

APPROVAL for a Special Use Permit (#SUP 19-03) for the construction and occupancy of a Towne Center Flat residential housing type and more specifically a 280,000 SF, 4-story, 254-unit apartment building having a gross density not to exceed 24.66 units per acre on the 10.3± acre Tract 1 and up to 175 residential/multi-family units having a gross density not too exceed 21.34 units per acre on the 8.2± acre Tract 2.

In conjunction with the rezoning and special use permit approvals, the Planning Commission recommends the following **APPROVAL, NOT REQUIRED** or **DENIAL** actions on each of the requested variances summarized below:

	SECTION	DESCRIPTION	RECOMMENDATION
1.	Sec. 9.23.H.2	Maximum block perimeter length for TC-MU	APPROVAL
2.	Sec. 9.23.N.1.a	Minimum number of parking spaces for residential Use	APPROVAL
3.	Sec. 9.23.N.1.b	Minimum number of parking spaces for commercial use	APPROVAL
4.	Sec. 11.2.A.1	Required dimensions for parking spaces	APPROVAL
5.	Sec. 9.23.O.2	Number of allowed driveways	APPROVAL
6.	Sec. 9.23.P.a	Design of parking structures (screening & visibility)	APPROVAL
7.	Sec. 9.23.P.b	Design of parking structures (façade)	APPROVAL
8.	Sec. 9.23.Q	Loading location	APPROVAL
9	Sec. 9.23.R.4	Off-street parking locations	NOT REQUIRED

10.	Sec. 9.23.U.2.g	Maximum façade length for stacked flat building	NOT REQUIRED
11.	Sec. 9.23.V.4	Street-facing façade wall projection length	NOT REQUIRED
12.	Sec. 9.23.V.5.e	Awning/canopy minimum wall projection	APPROVAL
13.	Sec. 9.23.V.5.e	Awning/canopy material types	APPROVAL
14.	Sec. 9.23.V.6.b.iii.a	Building materials (exterior walls)	APPROVAL
15.	Sec. 9.23.V.6.b.iv.a	Accent building materials	APPROVAL
16.	Sec. 9.23.V.6.b.iv.a	Building materials on residential building	APPROVAL
17.	Sec. 9.23.V.6.b.iv.b	Exterior Color Palette	APPROVAL
18.	Sec. 9.23.V.6.b.v.c	Exterior Color Palette	APPROVAL
19.	Sec. 9.23.V.6.c.iii	Building façade (division between floors)	NOT REQUIRED
20.	Sec. 9.23.V.6.c.v	Building façade (window size)	APPROVAL
21.	Sec. 9.23.V.6.c.vi	Building façade (window panes recessed)	APPROVAL
22.	Sec. 9.23.V.6.c.vii	Building façade (windows types)	APPROVAL
23.	Sec. 9.23.V.6.d	Building façade (massing)	APPROVAL
24.	Sec. 9.23.X.13.d	Towne center flat minimum unit size	APPROVAL
25.	Sec. 9.23.X.13.e	Commercial space minimum requirement	APPROVAL
26.	Sec. 9.23.Y.2	Storefront street requirement (driveways)	APPROVAL
27.	Sec. 9.23.Y.4	Allowable building types on storefront streets	APPROVAL
28.	Sec. 9.24.D.a	TC-MU building placement	APPROVAL
29.	Sec. 9.24.D	TC-MU building setbacks	APPROVAL
30.	Dev. Regs. 6.5.6	Permanent string lighting	APPROVAL
31.	Dev. Regs. 6.5.6	Temporary sting lighting	APPROVAL
32.	Article XII	Sign Ordinance	DENIAL

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 "Overall Site Concept Plan", sealed and dated 11/12/2019 and exhibits in the "Drawing Package" stamped received 11-21-2019 with modifications permitted due to engineering restraints, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations;
2. Continuation of a ten (10) foot wide sidewalk shall be required along all road frontages along public rights-of-way, including Wisteria Drive, Clower Street, and Oak Road. North Road shall be allowed a six (6) foot wide sidewalk;
3. Removal from Towne Center Overlay District: The subject parcels shall be removed from the Towne Center Overlay District, and instead be governed solely by the regulations in Section 9.23 of the Zoning Ordinance for the Towne Center Districts and Section 9.24 of the Zoning Ordinance for the Towne Center Mixed-Use District, less any approved variances from Section 9.23 and 9.24;
4. Minor Revisions of Approved Plans: The Director of Planning and Development may administratively approve changes to buildings and site elements that do not alter the character and/or nature of the Development. Changes may include changes in facade design and building footprints or building location such that

these changes do not represent a change in the overall character and intent of the approved site plan. The Planning Director may also administratively approve variations in the location and/or type of a permitted use within the Development. Substantial variances, as determined by the Planning Director and/or City Manager, will require Mayor and Council approval; and

5. Changes to Proposed Uses: The Site Plan provides for a variety of uses. While the Site Plan contemplates specific uses, the ultimate development of the project must be able to respond to market conditions over the development period. The approved Development is permitted modifications to the type, size and location of each use with the approval of the Director of Planning and Development provided that the approved changes do not exceed overall intensities provided for this Development, or exceed by more than 10 percent the total trip generation provided for in the project Traffic Impact analysis (TIA) except as provided for within, and that the requested change does not exceed the authority granted to the Planning Director.