



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT
February 25, 2020

CASE NUMBER:	RZ 20-01 CUP 20-01
REQUEST:	Rezoning, Conditional Use Permit, Request for Variances
LOCATION:	2001 E. Main Street, Snellville, Georgia
TAX PARCEL:	5059 016
PRESENT ZONING:	BG (General Business) District
REQUESTED ZONING:	HSB (Highway Service Business) District
OVERLAY DISTRICT:	Corridor Overlay District
CURRENT FUTURE LAND USE MAP DESIGNATION:	Commercial-Retail
DEVELOPMENT/PROJECT:	Floral Shop & Auto Service and Repair Shop
APPLICANT/PROPERTY OWNER:	Valbona Aziri Dunwoody, Georgia 30338
CONTACT:	Tony Aziri 678.876.7324 or syriga81@gmail.com

The Planning Commission held a duly advertised public meeting on the subject application at the **February 25, 2020** Regular Meeting of the City of Snellville Planning Commission.

By a vote of 4-2, the Planning Commission recommends **Approval** of the request for rezoning from BG (General Business) District to HSB (Highway Service Business) District (RZ 20-01); by a vote of 4-2, **Approval** of the request for a Conditional Use Permit (CUP 20-01) for an automotive service and repair shop including body repair and major engine repair (transmission, radiator repair and engine overhauls) with the following recommended **Conditions**:

1. The property shall be developed according to the site plan entitled “Rezoning Plan & CUP Plan for 2001 Main St. East”, dated 11-30-2019 and stamped received 1-14-2020, with modifications permitted due to engineering restraints, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations.
2. Applicant shall provide a separate dumpster pad and enclosure constructed in accordance with Sec. 19-34 of the City Code for use by the existing building tenant and shall be located in close proximity to the existing building.
3. All damaged or rotting wood areas on the existing building shall be replaced and properly sealed and protected.
4. The foundation brick that has been painted white on the existing building shall be pressure-washed and restored to its natural brick color. Painted brick is prohibited.
5. Conditions (2-4) shall be completed before issuance of a Land Disturbance Permit for the auto repair shop.
6. The rear buffer where abutting Saddle Club Estates subdivision shall require enhancement to include, but not limited to, a five (5) foot high permanent berm located beginning at the edge of the existing wood line, at a 2 to 1 slope, along the rear property line and planted in accordance with Sec. 19-35, Type of Screening Buffer and Landscaping of the City Code. Said buffer and landscape plan shall be submitted for review and approval by the Director of Planning and Development. Said buffer enhancement shall be completed within sixty (60) days of the March 23, 2020 Mayor and Council public hearing.
7. New sidewalks shall be a minimum of six (6) feet in width.

8. Vehicle sales from or on the property are prohibited.
9. Signs higher than 15 feet or larger than 225 square feet are prohibited.
10. 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.
11. 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.
12. Auto service and repair use shall be prohibited from operating from the existing 1,945 sq. ft. building.

In conjunction with rezoning and Conditional Use Permit approval, by a vote of 4-2 the Planning Commission recommends **Approval** of the following variances:

1. Variance from Section 9.15(A)(1), Inter-parcel Access: To be exempt from providing interparcel vehicle access to the adjacent parcel to the west (Tax Parcel R5059 015).
2. Variance from Section 9.15(A)(5), Street Lighting: To be exempt from having to install a decorative street light.
3. Variance from Section 9.15(C)(3), Parking Location: To allow for more than 20% parking in front of existing building to be used by the existing building, with additional parking in the rear to be used for the proposed new building.
4. A general variance for any non-conformity(s) that have not been identified and that may currently exist as it relates to the existing building and current site conditions that will not be improved unless associated with the proposed new building and site improvements (see Condition #11).