



**CITY OF SNELLVILLE
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
February 23, 2021**

Council Chambers, City Hall, 2342 Oak Road, Snellville, Georgia

Members present: Bill Kingsbury, Chairman; Leo Armstead; Kerry Hetherington; Antonio Jones; and Ann Sechrist.

Member absent: Al Henry.

Planning and Development Department staff present: Jason Thompson, Planning Director and John Dennis, Zoning Administrator.

CALL TO ORDER

Chairman Kingsbury called the February 23rd regular meeting to order at 7:30 p.m.

APPROVAL OF AGENDA

Ann Sechrist made a motion to approve the agenda for February 23, 2021.

Leo Armstead made a second to the motion.

A vote was taken; voted 5 in favor and 0 opposed; motion approved.

APPROVAL OF MINUTES

Kerry Hetherington made a motion to approve the minutes from the January 26, 2021 regular meeting.

Ann Sechrist made a second to the motion.

A vote was taken; voted 4 in favor and 0 opposed; 1 abstention by Bill Kingsbury;

motion approved.

OLD BUSINESS

None.

RZ 21-01 LUP 21-01 – Consideration and Recommendation on applications by AXIS Infrastructure, LLC (applicant) and Britt and Camp, LLC (property owner) requesting to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Low-Density Residential to Medium-Density Residential and Official Zoning Map amendment from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District for a 13-lot single-family (detached) residential subdivision on a 2.765± acre site having a gross density of 4.7 units per acre, located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel 5028 001).

Planning Director Jason Thompson presented a summary of the applications received for a proposed 13-lot subdivision for single-family detached houses on smaller 5,000 sq. ft. minimum size lots in the RS-5 District. The property is located in the No Business Creek character area of the Snellville 2040 Comprehensive Plan with several Comp Plan goals and policies in support of the proposed development. Although not shown on the rezoning site plan, they will be required to meet the 20% open space requirement of the RS-5 District resulting in the loss of a lot or two to meet the open space requirement. The Planning Department recommends approval of the land use plan amendment to Medium-Density Residential and rezoning to RS-5 District with six recommended conditions as stated in the staff report.

Leo Armstead asked if these are only single-story plans.

Chairman Kingsbury said included in the packet is a house plan for a two-story unit.

Teresa Curry, AXIS Infrastructure, LLC, 1111 Cambridge Square, Alpharetta, Georgia said the existing retaining wall is coming down. They do recognize the 20% open space requirement that will result in losing Lot 3 or Lot 4 which are the larger lots in the development.

Mr. Kingsbury said he will be adding a condition to require a two-car garage for houses having more than two-bedrooms and asked if she had any objection.

Ms. Curry said all of the lots are designed to accommodate two-car garages and the required 22 foot setback from the sidewalk.

Chairman Kingsbury opened the meeting to public comments.

There were none.

Chairman Kingsbury asked if the Planning Commission members had any questions.

There were none.

Chairman Kingsbury asked for a motion on LUP 21-01.

Ann Sechrist made a motion to approve LUP 21-01.

Leo Armstead made a second to the motion.

A vote was taken; voted 5 in favor and 0 opposed; motion approved.

Chairman Kingsbury asked for a motion on RZ 21-01.

Ann Sechrist made a motion to approve RZ 21-01 with staff recommended conditions and one new condition to require two-car garages for dwellings having more than two (2) bedrooms.

Leo Armstead made a second to the motion.

A vote was taken; voted 5 in favor and 0 opposed; motion approved.

CIC 21-01 – Consideration and Recommendation on application by Concept Engineering Services (applicant) and Rejoice in The Word Church International Ministry, Inc. (property owner) requesting a change in conditions from #RZ 07-01 (approved 2-26-2007) to allow 95 onsite parking spaces to be constructed between the street and 8,000 SF proposed religious assembly building on a 5.47± acre site, zoned CI (Civic Institutional) District, located at 3079 Lenora Church Road, Snellville, Georgia (Tax Parcel 5029 090).

Planning Director Jason Thompson presented a summary of the request for a change in conditions from the 2007 approved rezoning and conditions prohibiting parking in front of the church sanctuary building; however, due to the topography and conditions of the site and costs and maintenance of having to build a long retaining wall, the proposed site plan shows the sanctuary building located further back on the site with the parking located in front of the building. The Planning Department recommends approval of the change in conditions with the conditions recommended in the staff report.

Ann Sechrist asked if the old building is currently being used.

Mr. Thompson said there is no building as the site has always been undeveloped.

Antonio Jones asked if the dumpster location in the front will be screened.

Mr. Thompson said the screening regulations require it to be constructed of the same materials as the church building. They will also be required to landscape the area to provide further screening.

Emmanuel Abua, Concept Engineering Services, 3850 Holcomb Bridge Road, Peachtree Corners, Georgia said they are required to screening the dumpster area.

Chairman Kingsbury opened the meeting to public comments.

There were none.

Chairman Kingsbury asked if the Planning Commission members had any questions.

There were none.

Chairman Kingsbury asked for a motion on CIC 21-01.

Leo Armstead made a motion to approve CIC 21-01 with the repeal of original Conditions #1 through #6 with the attachment of new conditions (1-5) in the staff report.

Antonio Jones made a second to the motion.

A vote was taken; voted 5 in favor and 0 opposed; motion approved.

ANNOUNCEMENTS

Jason Thompson said we have three new cases for Planning Commission consideration at the March 23rd meeting.

Mr. Thompson announced the appointment of Antonio Jones to the Planning Commission and welcomed Mr. Jones to the board.

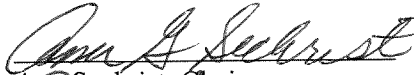
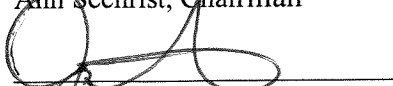
ADJOURNMENT

Ann Sechrist made a motion to adjourn.

Leo Armstead made a second to the motion.

A vote was taken; voted 5 in favor and 0 opposed; motion approved.

The Regular Meeting was adjourned at 7:49 p.m.


Ann Sechrist, Chairman

John Dennis, Secretary

THESE ARE OFFICIAL MINUTES AND WERE APPROVED
BY THE PLANNING COMMISSION AT THE MARCH 23,
2021 REGULAR MEETING.