



**CITY OF SNELLVILLE  
PLANNING COMMISSION**

**REGULAR MEETING MINUTES  
March 23, 2021**

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

Members present: Leo Armstead, Vice-Chair; 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**

Vice-Chair Armstead called the March 23<sup>rd</sup> regular meeting to order at 7:31 p.m.

**ELECTION OF PLANNING COMMISSION CHAIRMAN**

Due to the unexpected passing of Chairman Bill Kingsbury, Mr. Armstead asked for a motion on the election of a new Chairman to the Planning Commission.

Kerry Hetherington made a motion to elect Ann Sechrist Chairman of the Planning Commission.

Antonio Jones made a second to the motion.

A vote was taken; voted 4 in favor and 0 opposed; motion approved.

Vice-Chair Armstead relinquished his chair to new Chair Ann Sechrist.

### **APPROVAL OF AGENDA**

Chair Ann Sechrist asked for a motion on the approval of tonight's regular meeting agenda.

Antonio Jones made a motion to approve tonight's agenda.

Leo Armstead made a second to the motion.

A vote was taken; voted 4 in favor and 0 opposed; motion approved.

### **APPROVAL OF MINUTES**

Chair Ann Sechrist asked for a motion on the approval of the minutes from the February 23, 2021 regular meeting.

Leo Armstead made a motion to approve the minutes from the February 23, 2021 regular meeting.

Antonio Jones made a second to the motion.

A vote was taken; voted 4 in favor and 0 opposed; motion approved.

### **NOMINATION AND RECOMMENDATION FOR APPOINTMENT TO POST 6 OF THE PLANNING COMMISSION (TERM EXPIRES 6-30-2021)**

Leo Armstead made a motion to nominate and recommend Michael Kissel for appointment to Post 6 of the Planning Commission.

Antonio Jones made a second to the motion.

A vote was taken; voted 4 in favor and 0 opposed; motion approved.

Chair Ann Sechrist announced that Mr. Kissel's appointment will be considered at the April 12, 2021 7:30 p.m. Mayor and Council regular meeting.

### **OLD BUSINESS**

None.

## NEW BUSINESS

**RZ 21-02 LUP 21-02** – Consideration and Recommendation on applications by Patrick Malloy Companies (applicant) and Summit Chase Country Club, Inc. (property owner) requesting: 1) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Park-Recreation to Low-Density Residential; 2) to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RO (Residential for Older Persons) District; and 3) variances from the RO District regulations and General Architectural and Small Building Standards for 21-lot single-family (detached) residential lots on a 5.58± acre site and located at the intersection of Rosebud Road and Temple Johnson Road, Snellville, Georgia (Tax Parcel 5094 327). The subject property is to be incorporated into the adjoining 75.29 acre site, zoned RO (Residential for Older Persons) District for a combined 274-lot age-restricted single-family detached residential community.

Planning Director Jason Thompson presented a summary of the applications received for a 21-lot single-family detached (age-restricted) residential subdivision that will be incorporated into the adjoining 75.29± acre tract that was rezoned in June 2019 for an age-restricted (55+) single-family detached residential community. Once combined, the two tracts will contain a total of 274-lots on an 80.87± acre site that is located at the intersection of Rosebud Road and Temple Johnson Road, Snellville, 3491 Rosebud Road, Snellville.

The Planning Department recommends approval of the Land Use Plan amendment to Low-Density Residential and rezoning to the RO District with seventeen (17) conditions as per the staff report and which are consistent with the conditions approved for the 2019 rezoning, as well as the recommendation of approval of the four (4) variances from the UDO as per the staff report.

Chair Ann Sechrist asked if there were any questions of staff.

There were none.

Chair Ann Sechrist asked the applicant to come forward and present the case.

John Gaskin, Patrick Malloy Companies, 4770 S. Atlanta Road, Suite 100, Atlanta, Georgia presented a brief summary of their request. Since the new UDO regulations require a twenty-percent open space requirement, the rezoning site plan shows the open space located on the western portion of the site to also help provide a buffer to the adjacent property owner and wildlife.

Leo Armstead asked about the amenity offerings.

Mr. Gaskin described the various amenities both on-site, as well as the amenities that will be available at the Summit Chase Golf and Country Club.

Chair Ann Sechrist opened the meeting to public comments. There will be a total of fifteen (15) minutes for public comments.

There were none.

Chair Ann Sechrist asked for a motion on land use plan amendment LUP 21-02.

Antonio Jones made a motion to approve LUP 21-02.

Leo Armstead made a second to the motion.

A vote was taken; voted 4 in favor and 0 opposed; motion approved.

Chair Ann Sechrist asked for a motion on rezoning RZ 21-02 including the conditions and variances.

Kerry Hetherington made a motion to approve RZ 21-02 with staff recommended conditions and variances.

Antonio Jones made a second to the motion.

A vote was taken; voted 4 in favor and 0 opposed; motion approved.

Chair Ann Sechrist announced that the case will be considered by the Mayor and Council at the April 26<sup>th</sup> public hearing.

**RZ 21-03 LUP 21-03 – Consideration and Recommendation on applications by Roger Fisher (applicant) and Oak Road, LLC (property owner) requesting: 1) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Office-Professional to Medium-Density Residential; 2) to amend the Official Zoning Map from OP (Office Professional) District to RS-5 (Single-family Residential) District; and 3) variance from the Small Building Standards and required garage setback from the front elevation for a 5-lot single-family (detached) residential development on a 1.17± acre site located at 1736 Oak Road, Snellville, Georgia (Tax Parcel 5024 075).**

Planning Director Jason Thompson presented a summary of the applications received for a small 5-lot single-family detached residential subdivision located at 1736 Oak Road. The requested Medium-Density Residential land use is the appropriate land use category for the requested RS-5 (Single-family Residential) District which allows for 5,000 sq. ft. minimum lot sizes.

As part of the application submittal, the applicant is requesting two variances relating to the garage doors. The first variance is from UDO Sec. 201-4.3.G.6, requiring garage doors facing a street be located at least 10 feet behind the front wall plane of the dwelling. The Planning Department does not support this variance and recommends denial. The second request is from UDO Sec. 201-4.3-G.7, requiring garage doors facing a street not comprise more than 50% pf the overall width of the front wall plane. The Planning Department supports this variance and recommends approval.

In conclusion, the Planning Department recommends approval of the Land Use Plan amendment to Medium-Density Residential and rezoning to the RS-5 District with seven (7) conditions as per the staff report; denial of the variance from UDO Sec. 201-4.3.G.6 and approval of the variance from UDO Sec. 201-4.3-G.7 per the staff report.

Chair Ann Sechrist asked if there were any questions of staff.

There were none.

Chair Ann Sechrist asked the applicant to come forward and present the case.

Roger Fisher, Fisher Allen Group, LLC, 54 Sawgrass Manor Drive, Newnan, Georgia displayed several colored renderings showing the proposed traditional farmhouse dwellings. Mr. Fisher explained the need for the variance from the ten-foot garage setback and how it is applied to the smaller 50 foot wide lots and respectfully requests approval consideration of the first variance to allow for the traditional farmhouse style houses that are being proposed.

Chair Ann Sechrist opened the meeting to public comments. There will be a total of fifteen (15) minutes for public comments.

Doug Harlow, 1653 Stonegate Way, Snellville shared concerns about density and potential stormwater runoff from the development.

Heather Gunn, 1673 Stonegate Way, Snellville stated the area along Oak Road is commercial, not residential. The proposed lot sizes are too small.

Lorraine Gravante, 1663 Stonegate Way, Snellville shared concerns about drainage and size of the houses and parking for all of the cars. Asked what the buffer requirement is between the development and the adjacent lots in the Brookwood Plantation.

Chair Ann Sechrist closed the meeting to public comments.

Jason Thompson stated development of the property will require stormwater detention with the stormwater management plan being reviewed and approved by the City Engineer before development can begin. The UDO does not require a buffer between the requested zoning district and existing residential lots to the north in the Brookwood Plantation.

Roger Fisher addressed some of the questions. There is no required buffer between the single-family developments; however, the preliminary plan places the required open space at the end of the cul-de-sac where adjacent to the two lots in the back. The houses will probably be in the mid \$400's price range.

Chair Ann Sechrist asked for a motion on land use plan amendment LUP 21-03.

Leo Armstead made a motion to approve LUP 21-03 and amend the Snellville future land use map from Office Professional to Medium-Density Residential.

Kerry Hetherington made a second to the motion.

A vote was taken; voted 3 in favor and 1 opposed (Antonio Jones); motion approved.

Chair Ann Sechrist asked for a motion on rezoning RZ 21-03 including the conditions and actions on the two variances.

Kerry Hetherington made a motion to approve RZ 21-03 and approval of the variance from UDO Sec. 201-4.3.G.7; denial of the variance from UDO Sec. 201-4.3.G.6 along with staff recommended conditions (1-7).

Leo Armstead made a second to the motion.

A vote was taken; voted 3 in favor and 1 opposed (Antonio Jones); motion approved.

Chair Ann Sechrist announced that the case will be considered by the Mayor and Council at the April 26<sup>th</sup> public hearing.

**ANX 21-01 RZ 21-04 LUP 21-04 – Consideration and Recommendation on applications by TOMCO2 Systems Company (applicant) and Stephen & Walter Moon (property owners) requesting: 1) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map to Industrial Mixed-Use; and 2) to amend the Official Zoning Map to LM (Light Manufacturing) District for a 2.7± site located at 3320 Brushy Fork Road, Loganville for expansion of the TOMCO2 System facility and development of an office building with associated parking, (Tax Parcel 5099 003).**

Planning Director Jason Thompson presented a summary of the applications requesting to amend the Future Land Use Map to Industrial Mixed-Use and Official Zoning Map to LM (Light Manufacturing District for a 2.7± acre site located at the intersection of Brushy Fork Road and Rosebud Road. The applicant has also submitted an application requesting annexation to the municipal boundaries of the City of Snellville; however, only the Mayor and Council will consider the request. The applicant intends to demolish the vacant brick ranch single-family dwelling constructed in 1965 and develop the property and construct a 14,300 sq. ft. office building and associated parking for the future expansion of the adjacent TOMCO2 Systems Facility.

In conclusion, the Planning Department believes the requested land use plan amendment to Industrial Mixed-Use and zoning request to LM are not supported by the City's Comprehensive Plan and therefore recommends denial of each. And, instead recommends approval of #LUP 21-04 to Office Professional; and approval of #RZ 21-04 to the OP (Office Professional) District with the four (4) recommended conditions in the staff report.

Antonio Jones asked if the building can be moved closer to the roadway to push the parking to the rear of the building, instead of having the parking in front of the building.

Mr. Thompson said there is a required front building setback in the OP District that may allow the building to be pushed closer to the roadway. The applicant may be able to provide a response as well.

Kerry Hetherington asked if they can improve the current buffer that is on the adjacent TOMCO2 property.

Mr. Thompson said the adjacent property is not part of tonight's case and that they cannot add conditions to the property since there were no public notifications or due process. There are several existing nonconformities and the property owner is wanting to bring the property more into compliance with the current regulations, so there may be an opportunity in the near future to address the buffer concerns.

Shane Lanham, Mahaffey Pickens Tucker, LLP, 1550 North Brown Road, Lawrenceville, Georgia stated that the use of the property was first established in the 1970's and has been a good long-standing corporate citizen in Snellville. The site plan represents an expansion opportunity for TOMCO for executive offices and associated parking. The topography of the site naturally slopes down from the Brushy Fork roadway, allowing for building placement to be setback from the roadway so as to reduce visibility of the building from the right-of-way.

The submitted application requests the Industrial Mixed-Use land use plan and zoning map amendment to LM (Light Manufacturing) District which are the same as the adjacent TOMCO2 site and request that the Planning Commission consider these requests.

We are in approval of the recommended conditions with one modification to Condition #3 regarding the six (6) foot wide pedestrian sidewalk and instead ask that it be no more than ten (10) feet in width to allow for use by golf carts to and from the adjacent TOMCO2 facility.

Chair Ann Sechrist opened the meeting to public comments. There will be a total of fifteen (15) minutes for public comments.

Maxine Clarke, 965 Rozena Place, Loganville, stated she lives in the Patterson's Lake subdivision across from the subject property had several questions about the height of the building; visibility from the subdivision; trees and landscaping; and traffic impact from the development.

Chair Ann Sechrist closed the meeting to public comments.

Jason Thompson said the development will be required to meet the city's landscape and tree ordinance. There is no buffer requirement; however, there is a front landscape strip requirement requiring these areas to be landscaped and planted with street trees.

Shane Lanham said that there is a portion of the site that will be undisturbed. Because of

a moderate slope from Brushy Fork Road that will help diminish visibility of the one-story building.

Antonio Jones asked if there has been any architectural plans prepared for the proposed building and if it could be designed to make it look more residential.

Shane Lanham said they intend to make the building attractive and in accordance with the city's UDO regulations and architectural standards.

Leo Armstead asked about the condition that limited the width of the pedestrian sidewalk to six feet.

Jason Thompson that was added to allow not allow vehicular interparcel connectivity but allow for pedestrian access. If they want to increase the width to ten-feet to accommodate use by golf carts that is okay.

Chair Ann Sechrist asked for a motion on land use plan amendment LUP 21-04.

Antonio Jones made a motion to approve LUP 21-04 to amend the land use plan to Office Professional.

Leo Armstead made a second to the motion.

A vote was taken; voted 4 in favor and 0 opposed; motion approved.

Chair Ann Sechrist asked for a motion on rezoning RZ 21-04 including the conditions.

Kerry Hetherington made a motion to deny RZ 21-04 rezoning to LM (Light Manufacturing) District and instead approve RZ 21-04 rezoning to amend the City of Snellville Zoning Map to OP (Office Professional) District with staff recommended conditions 1-4 with modification to Condition #3 to allow for a 10-foot wide sidewalk instead of six-foot.

Leo Armstead made a second to the motion.

A vote was taken; voted 4 in favor and 0 opposed; motion approved.

Chair Ann Sechrist announced that the case will be considered by the Mayor and Council at the April 26<sup>th</sup> public hearing.

## **ANNOUNCEMENTS**

Jason Thompson recognized the unfortunate passing of Bill Kingsbury. Mr. Thompson congratulated the Planning Commission members for doing a great job tonight. No



applications were received for next month so there will not be a meeting in May. Additional training opportunities may be announced soon.

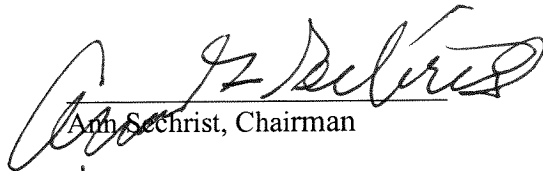
**ADJOURNMENT**

Antonio Jones made a motion to adjourn.

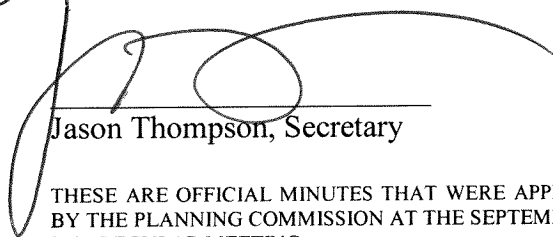
Kerry Hetherington made a second to the motion.

A vote was taken; voted 4 in favor and 0 opposed; motion approved.

The Regular Meeting was adjourned at 9:03 p.m.



Ann Sechrist, Chairman



Jason Thompson, Secretary

THESE ARE OFFICIAL MINUTES THAT WERE APPROVED  
BY THE PLANNING COMMISSION AT THE SEPTEMBER 28,  
2021 REGULAR MEETING.