



City of Snellville Planning Commission

**PLANNING COMMISSION REPORT
January 26, 2021**

CASE NUMBER:	RZ 20-03 LUP 20-02 SUP 20-02
REQUEST:	Rezoning, Land Use Plan Amendment, and Special Use Permit
LOCATION:	2752 W. Main Street, Snellville, Georgia
SIZE:	5.08± Acres
TAX PARCEL:	5007 018
CURRENT & REQUESTED ZONING:	OP (Office Professional) District and BG (General Business) District
CURRENT & REQUESTED FUTURE LAND USE DESIGNATION:	Office Professional and Commercial Retail
DEVELOPMENT/PROJECT:	95-Room 5-Story Hotel
PROPERTY OWNER/APPLICANT:	Rita M. Shah and Khalid Javed Snellville, Georgia 30039
CONTACT:	Khalid Javed 678-770-7068 or kjaved@bellsouth.net

The Planning Commission held a duly advertised public hearing on the subject applications at the January 26, 2021 Regular Meeting of the City of Snellville Planning Commission.

By a unanimous vote of 4-0, the Planning Commission recommends:

- **Approval** of LUP 20-02 to amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map from Commercial Retail and Office Professional to Commercial Retail and Office Professional.

By a unanimous vote of 4-0, the Planning Commission recommends:

- **Approval** of RZ 20-03 to amend the City of Snellville Official Zoning Map from BG (General Business) District and OP (Office Professional) District to BG (General Business) District and OP (Office Professional) District with the following conditions:
 1. Prior to the development of any portion of the 5.08± acre property, the applicant/property owner shall submit a Change in Conditions application which includes a development concept plan for review and recommendation by the Planning Department and Planning Commission for final consideration and public hearing with the Mayor and Council.
 2. Prior to receiving an approved Site Development Permit by the Director of Planning and Development, the property owner shall obtain an approved and recorded Exemption Plat, approved by the Director of Planning and Development and recorded by the Gwinnett County Superior Court Clerk for the 5.08± acre property subdivided into one 2.974± acre parcel and a second 2.106± acre parcel as shown on the Proposed Rezoning Plan attached hereto as Exhibit "B".
 3. Signs higher than 15 feet or larger than 225 square feet are prohibited.
 4. 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.

And, by a unanimous vote of 4-0, the Planning Commission recommends:

- **Denial** of SUP 20-02, request for a Special Use Permit to develop and operate a hotel.