



City of Snellville Planning Commission

PLANNING COMMISSION REPORT January 26, 2021

CASE NUMBER:	RZ 20-04 LUP 20-03
REQUEST:	Rezoning and Land Use Plan Amendment and Request for Variances
LOCATION:	2465 Scenic Hwy. S., Snellville, Georgia
SIZE:	14.724± Acres
TAX PARCEL(s):	5006 002 and 5006 003
CURRENT ZONING:	OP (Office Professional) District and BG (General Business) District
REQUESTED ZONING:	R-TH (Single-family Residential Townhome) District
CURRENT FUTURE LAND PLAN:	Office Professional and Low-Density Residential
REQUESTED FUTURE LAND USE PLAN:	Medium-Density Residential
DEVELOPMENT/PROJECT:	101-Unit Single-family Townhome Community
PROPERTY OWNER(s):	Crawford F. Juhan, Jr., Snellville, Georgia Edjen Enterprises, LLC, Longboat Key, Florida

APPLICANT/CONTACT:

Meritage Homes of Georgia
Flowery Branch, Georgia
c/o Mitch Peevy, 770-361-8444,
MitchPeevy@gmail.com

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 20-03, application to amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map from Office Professional and Low-Density Residential to Medium-Density residential.

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

- **Approval** of RZ 20-04, application to amend the City of Snellville Official Zoning Map from OP (Office Professional) District and BG (General Business) District to R-TH (Single-family Residential Townhome) District.

The recommendation for RZ 20-04 is subject to the attachment of the following recommended **Conditions**:

1. The property shall be developed in accordance with the rezoning site plan entitled "Scenic Hwy at Henry Clower", dated 9-18-2020 (stamped received 10-9-2020), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.
2. Single-family attached dwellings shall not exceed a density of 6.9 units per acre.
3. A Property Owner's Association shall be established for the continuous maintenance of buffers, open space, stormwater detention facility, and recreation areas.
4. The development and townhome units are to be deed restricted to at least 90% owner-occupied fee-simple single-family ownership while the remaining 10% of the townhome units may be used as non-owner occupied (rental) units.

This condition must be incorporated into the Property Owner's Association documents prior to the release of any certificates of occupancy.

5. Signs higher than 15 feet or larger than 225 square feet are prohibited.
6. Continue sidewalk connectivity within the existing public right-of-way where there are no sidewalks between Tract 1 and Tract 2.
7. Developer shall erect a 6-foot tall vinyl coated chain link fence around the perimeter of the development, excluding the front of the property.
8. A 25-foot landscape buffer shall be required along the sides and rear of the property.

The Planning Commission did not provide a recommendation on the request for a Variance from Sec. 9.5B(4)(6)(a) of the Zoning Ordinance, requiring front-loading garages for single-family attached dwellings (townhomes), be located a minimum of ten (10) feet behind the plane of the front façade of the principal building.