



## ***City of Snellville Planning Commission***

**PLANNING COMMISSION REPORT  
March 23, 2021**

<b>CASE NUMBER:</b>	<b>ANX 21-01 RZ 21-04 LUP 21-04</b>
<b>REQUEST:</b>	Annexation, Zoning Map and Land Use Plan Amendment
<b>LOCATION:</b>	<b>3320 Brushy Fork Road, Loganville, GA</b>
<b>SIZE:</b>	2.7± Acres
<b>TAX PARCEL:</b>	5099 003
<b>CURRENT ZONING (Gwinnett Co.):</b>	R-100 (Single-family Residential) District
<b>REQUESTED ZONING:</b>	<b>LM (Light-Manufacturing) District</b>
<b>2030 UNIFIED PLAN FUTURE DEVELOPMENT MAP (Gwinnett Co.):</b>	Community Mixed-Use
<b>REQUESTED FUTURE LAND USE PLAN:</b>	<b>Industrial Mixed-Use</b>
<b>DEVELOPMENT/PROJECT:</b>	<b>Office Building and Associated Parking for Future Expansion of TOMCO2 Facility</b>
<b>PROPERTY OWNER(s):</b>	Stephen Moon & Walter Moon Braselton, Georgia
<b>APPLICANT/CONTACT:</b>	Shane Lanham, Esq. Mahaffey Pickens Tucker, LLP 770-232-0000 or <a href="mailto:slanham@mptlawfirm.com">slanham@mptlawfirm.com</a>

The Planning Commission held a duly advertised public hearing on the subject application at the March 23, 2021 Regular Meeting of the City of Snellville Planning Commission.

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

- **Approval** of LUP 21-04, application to amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map from Park-Recreation to Office Professional.

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

- **Denial** of #RZ 21-04, application to amend the City of Snellville Official Zoning Map to LM (Light Manufacturing) District and instead **Approval** of RZ 21-04, application to amend the City of Snellville Official Zoning Map to OP (Office Professional) District.

The recommendation for RZ 21-04 is subject to the attachment of the following recommended **Conditions**:

1. The property shall be developed in accordance with the conceptual site plan entitled "TOMCO2 Office Building", sealed and dated 2-8-2021 (stamped received 2-10-2021), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.
2. Use of and development of the property shall conform to the use provisions and zoning district regulations for the OP District.
3. Interparcel access and connectivity to the adjacent TOMCO2 Systems Facility property to the south (Parcel R5099 005) is prohibited; however, a pedestrian/golf cart sidewalk no wider than ten (10) feet in width shall be allowed to connect to the adjacent TOMCO2 property.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.