



City of Snellville Planning Commission

PLANNING COMMISSION REPORT February 23, 2021

CASE NUMBER:	#RZ 21-01 LUP 21-01
REQUEST:	Rezoning and Land Use Plan Amendment
LOCATION:	2706 Lenora Church Road, Snellville, GA
SIZE:	2.765± Acres
TAX PARCEL:	5028 001
CURRENT ZONING:	RS-30 (Single-family Residential) District
REQUESTED ZONING:	RS-5 (Single-family Residential) District
CURRENT FUTURE LAND PLAN:	Low-Density Residential
REQUESTED FUTURE LAND USE PLAN:	Medium-Density Residential
DEVELOPMENT/PROJECT:	13-Lot Single-family Detached Residential Subdivision
PROPERTY OWNER:	Britt and Camp, LLC, Snellville, Georgia
APPLICANT/CONTACT:	AXIS Infrastructure, LLC Lorraine Canada, 678-395-4920 or lorrainecanada@axiscompanies.com

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

By a unanimous vote of 5-0, the Planning Commission recommends **Approval** of LUP 21-01, application to amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map from Low-Density Residential to Medium-Density residential.

And,

By a unanimous vote of 5-0, the Planning Commission recommends **Approval** of RZ 21-01, application to amend the City of Snellville Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District.

The recommendations above are subject to the attachment of the following recommended **Conditions**:

1. The property shall be developed in accordance with the rezoning site plan entitled "Proposed Subdivision 2706 Lenora Church Road, Snellville, GA 30078", sealed and dated 1-5-2021 (stamped received 1-6-2021), 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. All lots shall connect to sanitary sewer
3. A Property Owner's Association shall be established for the continuous maintenance of open space, stormwater detention facility, and entrance signage.
4. Twenty (20) percent of the total site area must be conserved as open space and subject to the Open Space regulations of Sec. 401-2 of Chapter 4 of the Snellville Unified Development Ordinance.
5. Subdivision entrance signage (if any) shall be located on Open Space.
6. Signs higher than 15 feet or larger than 225 square feet are prohibited.
7. Two-car garages are required for dwellings having more than two (2) bedrooms.