



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION**

CASE SUMMARY

February 23, 2021

CASE NUMBER: RZ 21-01 LUP 21-01

REQUEST: Rezoning and Land Use Plan Amendment

LOCATION: 2706 Lenora Church Road, Snellville, Georgia

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 with a Gross Density of 4.70 UPAⁱ

PROPERTY OWNER: Britt and Camp, LLC,
Snellville, Georgia

APPLICANT/CONTACT: AXIS Infrastructure, LLC
Alpharetta, Georgia
Lorraine Canada, 678-395-4920 or
[lorraineCanada@axiscompanies.com](mailto:lorrainecanada@axiscompanies.com)

RECOMENDATION: Approval with Conditions



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CASE ANALYSIS

February 23, 2021

TO: **The Planning Commission**

MEETING DATE: February 23, 2021

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: **RZ 21-01 LUP 21-01**

FINDINGS OF FACT:

The Department of Planning and Development has received applications from AXIS Infrastructure, LLC (applicant) and Britt and Camp, LLC (property owner) requesting to amend the Future Land Use Map and Official Zoning Map for the 2.765± acre site located at 2706 Lenora Church Road, Snellville.

The applicant intends to develop the property and construct a 13-Lot single-family detached residential subdivision with a gross site density of 4.70 units per acre.

The property is currently zoned RS-30 (Single-Family Residence) District requiring a 30,000 sq. ft. minimum lot size. Based on the size of the property and amount of road frontage on Lenora Church Road, the property could be subdivided into four (4) individual lots with each lot having access to Lenora Church Road without having to amend the Future Land Use Map or Official Zoning Map.

The property abuts the Snellville Branch of the Gwinnett County Public Library to the south; the City of Snellville Recycling Center to the east; and The Preserve at Briscoe single-family detached subdivision, zoned PRC (Planned Residential Conservation) District to the north and

shown as Medium-Density Residential on the Future Land Use Map. To the west and across Lenora Church Road, are several large tract single-family home sites zoned RS-30.

REQUEST:

The applicant is requesting to amend the 2040 Snellville Comprehensive Plan Future Land Use Map (FLUM) from Low-Density Residential to Medium-Density Residential which allows for single-family residential areas with 4 to 8 units per acre and amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District allowing for the smaller 5,000 sq. ft. minimum lot sizes to develop a 13-lot single-family detached residential subdivision on the 2.765± acre property with a gross density of 4.70 units per acre, consisting of one and two-story two bedroom homes ranging in size from 1,286 sq. ft. to 1,971 sq. ft..

LAND USE PLAN AMENDMENT ANALYSIS:

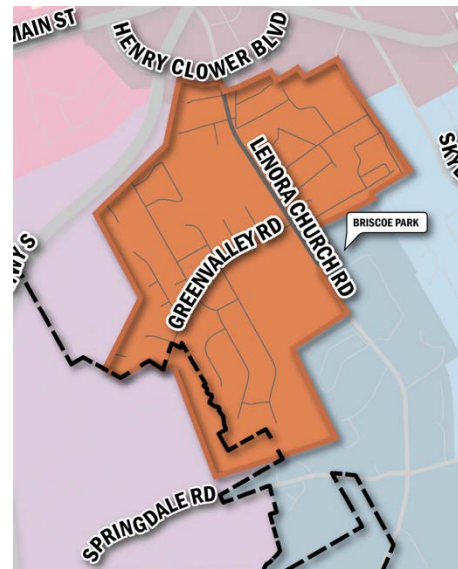
The applicant is requesting to amend the Snellville 2040 Comprehensive Plan Future Land Use Map designation from Low-Density Residential to Medium-Density Residential which is the *Appropriate* land use category for the requested RS-5 rezoning to allow for a gross density of 4.70 units per acre, less than the maximum density of eight (8) units per acre allowed under the medium-density residential land use.

2040 COMPREHENSIVE PLAN RECOMMENDATION:

The property is located on the southernmost boundary of the No Business Creek Character Area (shown to the right in orange).

The No Business Creek character area is described as just south of the Towne Center off Lenora Church Road. No Business Creek is the spine of the neighborhood, and it is dotted with small lakes, ponds, wooded areas, and private green space. The area is made up almost entirely of single-family homes, even along major roads. Most are well-maintained ranch homes on large lots. Many of the roads in this area are cul-de-sacs and few have sidewalks.

Low-density residential is the predominate land use for the character area.



The vision for the character area is: *“A vibrant residential community with high rates of homeownership, No Business Creek is a neighborhood with strong pedestrian and bicycle connections to Downtown and adjacent areas. Its streets are quiet with minimal cut-through traffic.”*

Key Implementation Strategies for the character area include the following:

- Expand sidewalks within neighborhoods, especially on residential streets with significant traffic such as Green Valley Road and Ashworth Lake Road.
- Tame cut-through traffic with calming devices, such as speed tables, chicanes, and landscaped medians.
- Continue to enforce code violations.
- Maintain and protect 50-foot stream buffers along No Business Creek.
- Focus on reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing properties.

In the Snellville 2040 Comprehensive Plan, the following Land Use and Housing *Goals* provide support for the proposed development:

- Goal LU-5: Strongly discourage the development of additional strip commercial uses.
- Goal H-2: Ensure housing stock remains affordable.
- Goal H-3: Encourage the development of a diversity of housing types.

And, the following Land Use, Housing, and Economic Development *Policies* provide additional support for the proposed development:

- LU-2.1: Encourage compatible uses, both residential and commercial, and the utilization of transitional zones and buffers between residential and non-residential development.
- H-2.1: Promote Snellville as an affordable alternative to intown housing.
- H-2.2: Encourage the construction of housing types that appeal to young families.
- H-2.3: Pursue more options for quality workforce housing.
- H-2.4: Support the development of housing that is within the financial reach of households on fixed incomes.
- ED-6.3: Ensure attractive, affordable housing is available for younger households.

UNIFIED DEVELOPMENT ORDINANCE (“UDO”) REGULATIONS:

The RS-5 zoning district is intended to provide areas for high-quality small-lot (5,000 sq. ft. minimum) single-family detached housing in a walkable setting. The RS-5 District regulations are found in UDO Sec. 202-4. The ‘Detached House’ building type requirements of UDO Sec. 201-2.2 are applicable, as well as the Design Criteria for Residential Districts in UDO Sec. 202-1.2 and the General Architectural Standards in UDO Sec. 201-3, more specifically Sec. 201-3.3 Small Residential Building Standards.

Though not shown on the submitted Rezoning Site Plan, the RS-5 District requires a minimum of twenty (20) percent of the total site to be set aside as open space in accordance with UDO Sec. 401-2. This represents approximately 24,000 sq. ft. of the total site which will result in the loss of two to three lots per the current 13-lot site plan. And although this lot reduction may reduce

the gross density to 3.62 to 3.98 units per acre, which is less than the maximum 3.99 units per acre allowed under the Low-Density Residential land use, per Table 2 Future Land Use Categories and Corresponding Zoning Districts, Medium-Density Residential is the *only* appropriate future land use category for the RS-5 District.

SITE PLAN ANALYSIS:

The submitted rezoning site plan shows the entire 2.765± acre site and lot layout for the 13-lots. Access to the subdivision is by a street having a 50 foot right-of-way with a right-in and right-out access drive on Lenora Church Road. At the terminus of the street is a cul-de-sac where there is a USPS cluster mailbox kiosk. The cul-de-sac abuts the stormwater detention facility for the adjacent The Preserve at Briscoe subdivision. An onsite stormwater management facility is located adjacent to the cul-de-sac to the south that will collect and manage stormwater generated by the subdivision and releasing downstream.

There is a five (5) foot wide sidewalk that runs along both sides of the proposed street, connecting to the existing sidewalk that runs along Lenora Church Road. Each lot shows the lot size and appropriate front, side, corner side, and rear building setbacks.

There is no buffer strip or screening requirement for RS-5 zoned developments. For through lots (Lots 10, 11 and 13) a ten (10) foot no-access landscape strip is required along Lenora Church Road. These lots and Lot 1 shall also be required to provide the enhanced architectural features in Sec. 202-1.2.B in areas visible from Lenora Church Road.

BUILDING ELEVATIONS:

Included in the application submittal, the applicant provided several conceptual front, side and rear elevation renderings including material schedule for several typical home styles. Although these appear to be in general conformance to the UDO requirements, a more thorough review will be completed during the building plan review stage to ensure compliance with the International Residential Code (IRC) and UDO Sections 201-2.2; 201-3.3; 202-1.2; and 202-4.

Lots 1, 10, 11 and 13 shall be required to provide the enhanced architectural features in Sec. 202-1.2.B in areas visible from Lenora Church Road.

CONCLUSION AND STAFF RECOMMENDATION:

In conclusion, the requested land use plan amendment and rezoning are supported by the 2019 adopted Snellville 2040 Comprehensive Plan. The Department of Planning and Development recommends the following actions:

- **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.

- **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.

ⁱ Final lot count and gross density to be adjusted once site plan is revised to include the 20% open space requirement.