



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT
March 23, 2021

CASE NUMBER:	RZ 21-02 LUP 21-02
REQUEST:	Rezoning and Land Use Plan Amendment and Request for Variances
LOCATION:	3491 Rosebud Road, Snellville, Georgia
SIZE:	5.58± Acres
TAX PARCEL:	5094 327
CURRENT ZONING:	RS-30 (Single-family Residential) District
REQUESTED ZONING:	RO (Residential for Older Persons) District
CURRENT FUTURE LAND PLAN:	Park/Recreation
REQUESTED FUTURE LAND USE PLAN:	Low-Density Residential
DEVELOPMENT/PROJECT:	21-Lot Single-family Detached Residential Subdivision
PROPERTY OWNER:	Summit Chase Country Club, Inc. Snellville, Georgia
APPLICANT/CONTACT:	John Gaskin, VP Land Acquisition Patrick Malloy Companies, LLC Atlanta, Georgia 770-319-5258 or john.gaskin@pmcommunities.com

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 21-02, application to amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map from Park-Recreation to Low-Density Residential.

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

- **Approval** of RZ 21-02, application to amend the City of Snellville Official Zoning Map from RS-30 (Single-family Residential) District to RO (Residential for Older Persons) District.

The recommendation for RZ 21-02 is subject to the attachment of the following recommended **Conditions**:

1. The property shall be developed in accordance with the conceptual rezoning site plan entitled “Rezoning Exhibit Summit Chase Snellville Georgia”, dated 1-22-2021 (stamped received 2-5-2021), 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. Single-family detached dwellings shall not exceed a density of 3.41 units per acre. The project is to be deed restricted to residents aged 55 and older.
3. Stormwater detention facility(s) shall be fenced with either a black vinyl-coated chain link fence a minimum of four feet in height, or 6-8-foot-tall privacy fence.
4. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.
5. All corner lots and lots abutting an external public street shall be designated as “High Visibility Lots” and require a continuation of the front façade treatments to the corner side to continue the architectural theme that is presented on the front elevation to the corner elevation exposed to public view.
6. There shall be master protective covenants for the entire development that will include all phases of the development (recreation/amenity and residential) and such other usual and necessary covenants and restrictions to protect the quality and integrity of the single-family development.

7. A mandatory homeowner's association shall be formed and incorporated for all single-family lots in the development and common areas which will include all component parts of the proposed development. The Homeowners' Association shall be responsible for the oversight, upkeep, maintenance and repair of all common areas/facilities; private streets; curb and gutter; stormwater detention facilities, including detention ponds, underground pipe/structures, catch basins, headwalls and manholes; street frontage and amenity area landscaping; gated entrance areas; ground signage; walls and fencing; open space areas; amenities including tennis court, swimming pool, clubhouse, walking trails and other amenities, and the like contained within the overall development, and maintain adequate liability insurance and working capital.
8. The Homeowners' Association shall be responsible for the exterior maintenance of individual residences to include, at a minimum, painting of the exteriors on a rotation not to exceed ten (10) years.
9. A Residential Drainage Plan (RDP) shall be submitted for review and approval by the Director of Planning and development for those lots so designated on the Final Plat prior to issuance of a building permit.
10. A no-access easement shall be provided on the side and rear of all lots abutting Rosebud Road, Temple Johnson Road, and Brushy Fork Road.
11. All driveways shall be a minimum of twenty-two feet (22') in length, measured from the front of the garage door to the leading edge of the sidewalk (edge closest to dwelling), and shall be wide enough to accommodate the parallel parking of two vehicles.
12. All streets shall be privately owned and maintained by the Homeowners' Association.
13. All approved zoning conditions and variances shall be referenced on any plat of a lot provided to homebuyers.
14. Non-substantial variances, as determined by the Director of Planning and Development and/or City Manager for the design requirements, zoning requirements, development regulations, and construction requirements must be submitted in writing for administrative review and approval by the Director of Planning and Development.
15. The 5.58± acre parcel shall be subject to and included within the Master Protective Covenants written for the entire Summit Chase development that includes the adjoining 75 acre parcel zoned in June 2019 for case #RZ 19-02 LUP 19-01.

16. Concurrent with the rezoning the Mayor and Council shall include the adoption of the following Architectural Plans submitted by the developer: TIFTON, WESTON, EDLSON, JEFFERSON, AUBURN, DENTON, PEARSON, and MONTROSE.
17. With the exception of the “High Visibility Lots” in Condition #5 (above), the approved architectural plans shall at a minimum be subject to the following Architectural Design Standards:
 - a. Forty-Five (45) percent of the units shall have a front facade composed of cedar shake accent with two-foot (2') masonry/brick water table. Side and rear elevations shall be constructed of stained/painted cedar shake and/or cement board siding.
 - b. Forty-Five (45) percent of the units shall have a front facade composed of cedar shake accent with thirty (30) percent brick/masonry accent. Side and rear elevations shall be constructed of stained/painted cedar shake and/or cement board siding.
 - c. Ten (10) percent of the units shall have a front facade of cedar shake with Seventy (70) percent brick/masonry. Side and Rear elevations shall be constructed of stained/painted cedar shake and or cement board siding.

And, the Planning Commission recommended **Approval** for the following requested variances:

1. UDO Sec. 202-9.7, Building Separation – Reduce the 15 ft. min. separation between buildings on the same site to 10 ft.
2. UDO Table 201-3.2.D, Allowed Building Materials – To exceed the 50% maximum allowance for use of siding material on the front, side, and rear elevation of any one dwelling.
3. UDO Sec. 201-3.3.E.3, Garage Doors – To allow the garage doors facing a street to not be required to be located at least 10 feet behind front wall plane of the dwelling, not including front porches.
4. UDO Sec. 201-3.3.E.4, Garage Doors – To allow single-family detached dwelling garage doors facing a street to comprise more than 50% of the overall width of the front wall plane of the house.