



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

**PLANNING COMMISSION REPORT  
March 23, 2021**

<b>CASE NUMBER:</b>	<b>RZ 21-03 LUP 21-03</b>
<b>REQUEST:</b>	Rezoning and Land Use Plan Amendment and Request for Variances
<b>LOCATION:</b>	<b>1736 Oak Road, Snellville, Georgia</b>
<b>SIZE:</b>	1.17± Acres
<b>TAX PARCEL:</b>	5024 175
<b>CURRENT ZONING:</b>	OP (Office Professional) District
<b>REQUESTED ZONING:</b>	<b>RS-5 (Single-family Residential) District</b>
<b>CURRENT FUTURE LAND PLAN:</b>	Office Professional
<b>REQUESTED FUTURE LAND USE PLAN:</b>	<b>Medium-Density Residential</b>
<b>DEVELOPMENT/PROJECT:</b>	<b>5-Lot Single-family Detached Residential Subdivision</b>
<b>PROPERTY OWNER:</b>	Oak Road, LLC Lawrenceville, Georgia
<b>APPLICANT/CONTACT:</b>	Roger Fisher Fisher Allen Group, LLC Newnan, Georgia 404-391-6538

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 vote of 3-1, the Planning Commission recommends:

- **Approval** of LUP 21-03, application to amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map from Office Professional to Medium-Density residential.

And, by a vote of 3-1, the Planning Commission recommends:

- **Approval** of RZ 21-03, application to amend the City of Snellville Official Zoning Map from OP (Office Professional) District to RS-5 (Single-family Residential) District.

The recommendation for RZ 21-03 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 "1736 Oak Road SW", sealed and dated 2-8-2021 (stamped received 2-12-2021), 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. All lots shall connect to sanitary sewer.
3. In consideration of approval of the variance from Sec. 201-4.3.G.7, the applicant shall be required to use two 8' wide insulated carriage style garage doors for each dwelling as per Exhibit "A".
4. A Property Owner's Association shall be established for the continuous maintenance of open space, stormwater detention facility, and entrance signage.
5. 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.
6. Subdivision entrance signage (if any) shall be located on Open Space.
7. Signs higher than 15 feet or larger than 225 square feet are prohibited.

And, the Planning Commission made the following recommendations for the requested variances:

- **Denial** of the variance from Sec. 201-4.3.G.6 requiring garage doors facing a street to be located at least 10 feet behind the front wall plane, not including front porches.
- **Approval** of the variance from Sec. 201-4.3.G.7 to allow two 8' wide carriage style garage doors on a typical 40' wide house plan, subject to Condition #3.

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