



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
MAYOR AND COUNCIL**

CASE SUMMARY

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



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
MAYOR AND COUNCIL**

CASE ANALYSIS

March 29, 2021

TO: **The Mayor and Council**

1st READING DATE: April 12, 2021
2nd READING (PUBLIC HEARING) DATE: April 26, 2021

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: **RZ 21-03 LUP 21-03**

FINDINGS OF FACT:

The Department of Planning and Development has received applications from Roger Fisher, Fisher Allen Group, LLC (applicant) and Oak Road, LLC (property owner) requesting to amend the Future Land Use Map and Official Zoning Map for the 1.17± acre site located at 1736 Oak Road, Snellville.

The applicant intends to develop the property and construct a 5-lot single-family detached residential subdivision with open space for a gross site density of 4.27 units per acre.

The property abuts the Kingdom Hall of Jehovah's Witnesses, zoned CI to the east; Unit 2 of Brookwood Plantation, a single-family detached subdivision, zoned RS-15 to the north; a primary care medical practice zoned OP to the south; and the operations yard of E.R. Snell Contractors, zoned M-1 (County).

REQUEST:

The applicant is requesting to amend the 2040 Snellville Comprehensive Plan Future Land Use Map (FLUM) from Office Professional 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 OP (Office Professional) District to RS-5 (Single-family Residential) District allowing for the smaller 5,000 sq. ft. minimum lot sizes to develop a small 5-lot single-family detached residential subdivision with open space on the 1.17± acre site with a gross density of 4.27 units per acre (5 lots divided by 1.17 acres), consisting of two-story farmhouse style homes.

The applicant is requesting variances from Sec. 201-3.3, Small Residential Building Standards of Chapter 200 of the Unified Development Ordinance for garage door setback and front façade area. Analysis of the variance request is provided on page 6.

LAND USE PLAN AMENDMENT ANALYSIS:

The applicant is requesting to amend the Snellville 2040 Comprehensive Plan Future Land Use Map (FLUM) from Office Professional to Medium-Density Residential which is the *Appropriate* land use category for the requested RS-5 zoning district to allow for a gross density of 4.27 units per acre, less than the maximum density of eight (8) units per acre allowed under the medium-density residential land use.

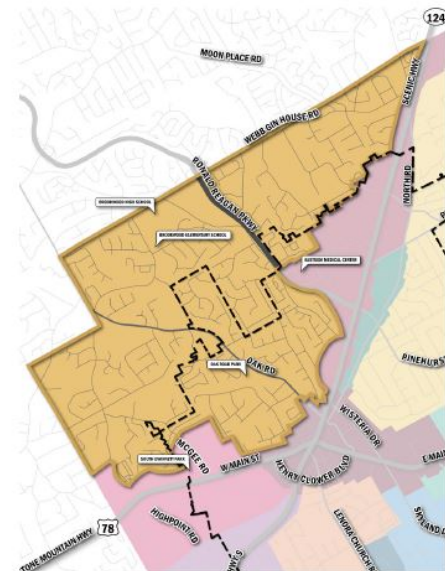
The property's *Office Professional* FLUM designation also appears on the 2030, 2020 and 2012 Comprehensive Plans FLUM's, with the intended purpose to serve as a transitional land use between the low-density residential land uses to the north (Brookwood Plantation) and more intensive industrial land use across from Oak Road (E.R. Snell Contractors).

2040 COMPREHENSIVE PLAN RECOMMENDATION:

The property is located on the center of the Brookwood District Character Area on the 2040 Comprehensive Plan Future Development Map (shown to the right in mustard).

The Brookwood District character area is known for its single-family neighborhoods, supported by schools, places of worship, and a few small offices and neighborhood-serving retailers along the main roads. Homes include a mix of well maintained, older, ranch-style and traditional two-story homes on large lots with newer, more compact subdivisions scattered throughout.

Both natural wooded areas with mature trees and manicured landscaping fill the area with greenery. Ronald Reagan Parkway, a divided, limited access highway, does not have any crossings within the character area and serves as a physical barrier. Sidewalks are available on many, but not all streets in this area.



The 4.7-acre Oak Road Park is a passive recreation space for neighbors to play and exercise in a natural setting, 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, medium-density residential and park-recreation are the predominate land uses for the character area.

The vision for the character area is:

“A vibrant community that maintains its high values over time, the Brookwood District is strongly linked to Brookwood Elementary School and High School. It is characterized by quiet streets and green spaces, with strong community cohesion and social ties.”

Key Implementation Strategies for the character area include the following:

- Add traffic calming improvements (speed tables, bulb outs, landscaped medians, chicanes, on-street parking) and increase street connections to improve walkability within neighborhoods
- Implement the planned greenway route on Oak Road and expand sidewalk system to connect community facilities like the Brookwood schools and Oak Road Park to surrounding neighborhoods. Sidewalks are particularly needed on Oak Road, Holly Brook Road, and Highpoint Road
- Focus on reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing properties
- Add wayfinding signs for easy navigation

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-3.3: Allow the development of smaller single-family residential units.

- H-3.4: Allow medium-density residential development to serve as a transitional use between higher intensity commercial and mixed-use areas and low-density residential neighborhoods.
- 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.

SITE PLAN ANALYSIS:

The submitted rezoning site plan shows the 1.17± acre site and lot layout for the 5-lots and open space. Access to the subdivision is by a street with a full-access drive on Oak Road. At the terminus of the street is a cul-de-sac.

Since the project does not qualify under the subdivision exemption regulations of Sec. 103-5.1.D of the UDO, the site shall be developed in accordance with the preliminary and final plat requirements of the UDO, including stormwater management and required public improvements (streets, sidewalks, public utilities, etc.).

Although there is no buffer strip or screening requirement for RS-5 zoned developments, the conceptual site plan shows 0.27 acres of open space located in the rear of the development, where the subject property abuts three lots in the Brookwood Plantation subdivision. The proposed open space shall meet the UDO Open Space requirements of Sec. 401-2.

Each lot and dwelling shall meet the RS-5 District standards (shown to the right).

A ten (10) foot no-access easement shall be required for Lot 1 where abutting Oak Road. The lot and dwelling shall also contain the enhanced architectural features in Sec. 202-1.2.B for elevations visible from Oak Road.

RS-5 DISTRICT STANDARDS	
Min. Lot Size	5,000 sq. ft.
Min. Width	50 ft. at Bldg. Line
Max. Lot Coverage	60%
Front Setback	20 ft.
Side (Interior) Setback	5 ft.
Side (street) Setback	15 ft.
Rear Setback	15 ft.
Min. Separation between buildings	10 ft.
Max. Bldg. Ht.	35 ft.
Min. Floor Area	1,000 Sq. ft.
Min. Garage Size	1-car

BUILDING ELEVATIONS:

Included in the application submittal, the applicant provided a conceptual front, side and rear elevation rendering for a typical two-story farmhouse style dwelling. 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.

The dwelling on Lot 1 shall be required to meet the enhanced architectural features in Sec. 202-1.2.B for areas visible from Oak Road.

VARIANCE REQUEST AND RECOMMENDATION:

The applicant is requesting the following variances from the UDO Small Residential Building Standards:

1. Variance from Sec. 201-4.3.G.6: Garage doors facing a street must be located at least 10 feet behind the front wall plane, not including front porches. The applicant contends that the architectural design of the farmhouse look goes against the grain of the garage door setback requirement of ten feet from the front of the house and that there is not enough space to do a traditional detached garage.

Staff Recommendation: Denial

2. Variance from Sec. 201-4.3.G.7: Garage doors facing a street may not comprise more than 50% of the overall width of the front wall plane of the house. The applicant would like to build a 21' wide garage using two 8' wide carriage style garage doors on a typical 40' wide house plan.

Staff Recommendation: Approval

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 21-03, application to amend the City of Snellville 2040 Comprehensive Plan Future Land Use Map from Office Professional to Medium-Density Residential.
- **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.
- **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 (below).
- **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.

The recommendations above are 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.

PLANNING COMMISSION REPORT:

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.
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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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