



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT
April 26, 2022

CASE NUMBER:	#RZ 22-03 LUP 22-03 SUP 22-04
REQUEST:	Rezoning, Future Land Use Map Amendment, Request for Special Use Permit and Variance
LOCATION:	1600 & 1642 U.S. Highway 78, Snellville, GA
SIZE:	13.28± Acres
TAX PARCELS:	5069 011 and 5069 282
CURRENT & REQUESTED ZONING:	See Exhibit A (attached)
CURRENT & REQUESTED FUTURE LAND USE MAP AMENDMENT:	See Exhibit A (attached)
SPECIAL USE PERMIT REQUEST:	Retirement Community (Continuing Care)
DEVELOPMENT/PROJECT:	70,000 SF 87-unit/bed Assisted Living Facility and 32-unit Independent Living Cottages
PROPERTY OWNER:	Ridgecliff, LLC Loganville, Georgia 30052

APPLICANT/CONTACT:

Manor Lake Development, LLC
Waleska, Georgia 30183
c/o Jeff Timler, Split Silk Properties, LLC
678-439-1776 or
splitsilkproperties@gmail.com

The Planning Commission held a duly advertised public hearing on the rezoning, future land use map amendment, and special use permit applications at the April 26, 2022 Regular Meeting of the City of Snellville Planning Commission.

By a unanimous vote of five (5) to zero (0), the Planning Commission recommended **Approval** of #LUP 22-03, application to amend the 2040 Snellville Comprehensive Plan Future Land Use Map (FLUM) as follows:

- a. From Commercial Retail to Public-Civic for the 2.33± acre Tract 1 (Parcel 5069 011);
- b. From Commercial Retail to Medium-Density Residential for the 0.59± acre Tract 2 (Parcel 5069 011);
- c. From Public-Civic to Medium-Density Residential for the 5.01± acre Tract 4 (Parcel 5069 282).

By a unanimous vote of five (5) to zero (0), the Planning Commission recommended **Approval** of #RZ 22-03, application to amend the Official Zoning Map for the City of Snellville as follows:

- a. From BG (General Business) District to CI (Civic Institutional) District for the 2.33± acre Tract 1 (Parcel 5069 011);
- b. From BG (General Business) District to RO (Residential for Older Persons) District for the 0.59± acre Tract 2 (Parcel 5069 011);
- c. From RO (Residential for Older Persons) District to CI (Civic Institutional) District for the 5.35± acre Tract 3 (Parcel 5069 282).

Approval of variance from UDO Sec. 207-2.B. (Buffer Requirements) to reduce the 40 feet buffer to zero where the CI zoned portion of the assisted living facility development abuts the adjacent RO zoned Gladstone Landing townhomes to the east.

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

1. All variances and conditions applicable to the subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.

2. The property shall be developed in general accordance with the zoning site plan entitled "Site Plan Manor Lake Facility, Snellville, Gwinnett County, Georgia", sealed and dated 2-28-2022 (stamped received 3-17-2022), 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, after receiving recommendations by the Planning Department and Planning Commission.
3. The assisted living building; independent living cottages; and clubhouse shall be constructed in general accordance with the submitted conceptual exterior building elevations and colors (stamped received 3-15-2022), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual elevations, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.
4. The portion of the property zoned RO, shall meet all zoning requirements in UDO Sec. 202-9. (RO Residential for Older Persons) District, including: Use Provisions; Building Types; Architectural Standards; Site Development Standards; RO Design Standards; Accessibility Standards; Mandatory Homeowner/Property Owner Association; and Covenants and Restrictions. Unless approved as a concurrent variance at time of zoning approval, variances to be considered by the Snellville Board of Zoning Appeals, unless authority is granted by the UDO to the Director of Planning and Development for Administrative Variance consideration and approval.
5. All cottage/villa 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 parking of one vehicle.
6. All internal streets, drives and stormwater infrastructure shall be privately owned and maintained.
7. Inter-parcel access and connectivity to the existing inter-parcel access stub located in the northeast corner (off Slick Stone Drive) of the adjacent Gladstone Landing townhome development shall be completed before release of the first certificate of occupancy.
8. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.

9. Signs higher than 15 feet or larger than 225 square feet are prohibited.
10. Property owner to maintain responsibility for maintaining the fence where adjacent to Gladstone Landing.

EXHIBIT A

Parcel	Acres (+/-)	Physical Address	Future Land Use Map		Zoning Map		Proposed Uses
			Current	Proposed	Current	Proposed	
R5069 011 (Tract 1)	2.33	1642 Highway 78	Commercial Retail	Public-Civic	BG (General Business)	CI (Civic Institutional)	Assisted Living Facility and Associated Parking and Amenities
R5069 011 (Tract 2)	0.59	1642 Highway 78	Commercial Retail	Medium Density Residential	BG (General Business)	RO (Residential for Older Persons)	Independent Living Cottages and Associated Parking and Amenities
R5069 282 (Tract 3)	5.35	1600 Highway 78	Public Civic	Public-Civic	RO (Residential for Older Persons)	CI (Civic Institutional)	Assisted Living Facility and Associated Parking and Amenities
R5069 282 (Tract 4)	5.01	1600 Highway 78	Public Civic	Medium Density Residential	RO (Residential for Older Persons)	RO (Residential for Older Persons)	Independent Living Cottages and Associated Parking and Amenities