



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

CASE SUMMARY

November 15, 2022

CASE NUMBER: #RZ 22-08

REQUEST: Rezoning

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

DEVELOPMENT/PROJECT: **11-Lot Single-family (Detached) Residential Subdivision**

PROPERTY OWNER: Britt and Camp, LLC,
Snellville, Georgia 30078

APPLICANT: Lazaro Mota
Mota's Construction, LLC
Winder, Georgia 30680

CONTACT: Tyler Lasser
Alliance Engineering and Planning
770-225-4730 or TylerL@allianceco.com

RECOMENDATION: **Approval with Conditions**



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

CASE ANALYSIS

November 15, 2022

TO: **The Planning Commission**

MEETING DATE: November 15, 2022

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: **#RZ 22-08**

FINDINGS OF FACT:

The Department of Planning and Development has received applications from Lazaro Mota, Mota's Construction, LLC (applicant) and Britt and Camp, LLC (property owner) requesting to amend the Official Zoning Map for the 2.765± acre site located at 2706 Lenora Church Road, Snellville.

A similar application by the applicant was considered by the Planning Commission on June 28, 2022 but were withdrawn at the July 25, 2022 Mayor and Council public hearing without prejudice. The applicant has again decided to move forward with the proposed project.

The applicant intends to develop the property and construct an 11-Lot single-family (detached) residential subdivision with a gross site density of 3.978 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 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 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 an 11-lot single-family (detached) residential subdivision on the 2.765± acre property with a gross density of 3.978 units per acre, consisting of two-story homes with a modern farmhouse-style architecture.

LAND USE PLAN ANALYSIS:

Per Table 2. Future Land Use Categories and Corresponding Zoning Districts, of the Snellville 2040 Comprehensive Plan (as amended 10-26-2020 and 2-28-2022), the property’s current Future Land Use category of Low-Density Residential is the ‘*appropriate*’ future land use category for the requested RS-5 zoning; therefore, no map amendment is required as the property is already shown and designated Low-Density Residential on the Snellville 2040 Comprehensive Plan Future Land Use Map.

The Low-Density Residential land use category allows for single-family residential areas, which are less than four (4) units per acre. The subject development comes in just shy of this at 3.978 units per acre.

Table 2. Future Land Use Categories and Corresponding Zoning Districts (as amended 2-28-2022)

		Future Land Use Category**									
A = Appropriate C = Considered Blank = Not Appropriate		Low Density Residential	Medium Density Residential	Commercial Retail	Office/Professional	Industrial Mixed-Use	Public/Institutional	Health Village	Towne Center Mixed Use	Hwy. 78 East Activity Node	North Rd. Redevelopment Area
Zoning District*	RS-30: Single-family Residential District	A									
	RS-15: Single-family Residential District	A									
	RS-5: Single-family Residential District	A	C					C			
	R-DU: Duplex Residential District		A								
	R-TH: Townhouse Residential District		C					A	A	A	A
	RM: Multifamily Residential District							C	C	C	C
	RX: Mixed Residential District		C								
	RO: Residential for Older Persons District	A	C					C	A		

2040 COMPREHENSIVE PLAN RECOMMENDATION:

The Lenora Church Road property is located on the southern boundary of the No Business Creek Character Area (shown to the right in orange) of the Snellville 2040 Comprehensive Plan Future Development Map.

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.”*

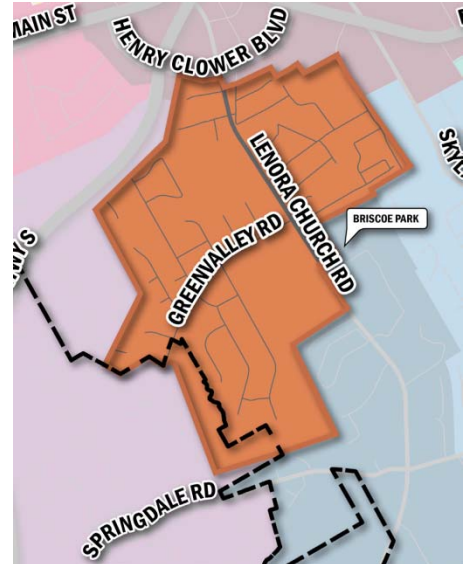
Key Implementation Strategies for the character area include the following:

- 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.

Moreover, the following Land Use and Housing *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 in town 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.

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.

Chapter 200. Zoning and Land Use | Article 2. Residential Districts
 Sec. 202-4.RS-5 Single-Family Residential

Sec. 202-4. RS-5 Single-Family Residential

202-4.1. Purpose

The district is intended to provide areas for high-quality small-lot single-family detached housing in a walkable setting.

202-4.2. Use Provisions

See Sec. 206-2 (Allowed Use Table).

202-4.3. Site

202-4.4. Building Types

Building type requirements apply in the RS-5 district and the following types are allowed:

- A. Detached House
- B. Civic Building

202-4.5. Architectural Standards

See Sec. 202-1.2 (Design Criteria) and Sec. 201-3 (General Architectural Standards).

202-4.6. Development Standards

See Chapter 200 Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

202-4.7. Dimensional Standards



Site Standards		
Open space requirement:	20% of site min.	
Lot Standards	(A) Area	(B) Width
Detached house:	5,000 sf. min.	50 ft. min.
All other building types:	5,000 sf. min.	50 ft. min.
Lot Coverage		
(C) All building types:	60% max.	

SITE PLAN ANALYSIS:

The submitted rezoning site plan shows the entire 2.765± acre site and lot layout for the 11-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 pond for the adjacent The Preserve at Briscoe subdivision. An onsite stormwater management detention pond/open space is located between the cul-de-sac and Lenora Church Road and includes a bench and walking path serving as a connection from the cul-de-sac to the existing sidewalk on Lenora Church Road. Trees and landscaping are shown as a buffer between the detention pond and Lenora Church Road right-of-way.

The proposed development includes 25,492 sq. ft. (21%) of open space located adjacent to the proposed development and Lenora Church Road, and greater than the minimum twenty (20) percent required (23,958 sq. ft.) for the RS-5 District.

There is a five (5) foot wide sidewalk with five (5) foot wide planter strip that runs along both sides of the proposed street, connecting to the existing sidewalk that runs along Lenora Church Road. Staggered within the planter strip are eighteen (18) street trees. Each lot shows the lot size and appropriate front, side, corner side, and rear building setbacks. All lot sizes meet the 5,000 sq. ft. lot size minimum requirement, with Lot 6 shown to be the smallest lot at 5,000 sq. ft. in lot area.

There is no buffer strip or screening requirement for RS-5 zoned developments.

BUILDING ELEVATIONS:

Included in the application submittal, the applicant provided sample exterior elevations for the proposed 2,400-2,800 sq. ft. modern-farmhouse style houses, primarily consisting of concrete siding materials. 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.

CONCLUSION AND STAFF RECOMMENDATION:

In conclusion, the requested rezoning is supported by the 2019 adopted Snellville 2040 Comprehensive Plan. The Department of Planning and Development recommends the following:

- **Approval** of RZ 22-08, 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 recommendation above is 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 8-15-2022 (stamped received 8-29-2022), 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 and City Manager will require Mayor and Council approval.
2. All dwelling 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 two vehicles.
3. A Property Owner's Association shall be established for the continuous maintenance of open space, stormwater detention facility, entrance signage and landscaping.
4. A minimum 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 Article 1 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.
7. A densely planted landscape buffer shall be provided between the stormwater detention facility and southern property boundary where adjacent to the Lenora Church Road public right of way as shown on the 8-15-2022 site plan.
8. Non-substantial variances, as determined by the Director of Planning and Development and City Manager for the design, development, or zoning requirements of the Snellville Unified Development Ordinance, must be submitted in writing for Administrative Variance approval consideration by the Director of Planning and Development.