



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT
October 25, 2022

CASE NUMBER:	#RZ 22-09 SUP 22-06
REQUEST:	Rezoning and Request for Special Use Permit
LOCATION:	1915 Pharrs Road, Snellville, Georgia
SIZE:	1.82± Acres
TAX PARCEL:	5056 362
CURRENT ZONING:	BG (General Business) District
REQUESTED ZONING:	HSB (Highway Service Business) District
CURRENT FUTURE LAND USE MAP DESIGNATION:	Commercial Retail
SPECIAL USE PERMIT REQUEST:	Indoor Multi-Story Self-Storage Facility
DEVELOPMENT/PROJECT:	3-Story 100,149 SF Climate Controlled Self-Storage Facility
APPLICANT/PROPERTY OWNER:	Park Place Snellville, LLC Lawrenceville, Georgia 30043
CONTACT:	Mr. Jack Wilson, Esq. 770-962-9780 or jwilson@rjwpclaw.com

The Planning Commission held a duly advertised public hearing on the rezoning and special use permit applications at the October 25, 2022 Regular Meeting of the City of Snellville Planning Commission.

By a unanimous vote of five (5) to zero (0), the Planning Commission recommended:

- A. **Approval** of RZ 22-09, application to amend the City of Snellville Official Zoning Map from BG (General Business) District to HSB (Highway Service Business) District.
- B. **Approval** of SUP 22-06, application for Special Use Permit for an indoor multi-story self-storage facility.

The recommendations above are subject to the attachment of the following recommended **Conditions** (condition #3 has been removed):

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subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.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 rezoning site plan entitled "Proposed Storage Climate Controlled, Snellville, Georgia", dated 9-12-2022 (stamped received 9-13-2022), 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. A six (6) feet wide pedestrian sidewalk and two (2) feet wide planter strip shall be required along the local street adjacent to the subject property and Cracker Barrel and Outback Steakhouse and shall connect to the existing sidewalk at the Tree Lane extension and terminate at the northern property line for Parcel 5056 012.~~
4. 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.
5. Signs higher than 15 feet or larger than 225 square feet are prohibited.