



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT
January 24, 2023

CASE NUMBER:	#SUP 22-07
REQUEST:	Special Use Permit and Request for Variances from the Unified Development Ordinance
LOCATION:	2484 E. Main Street, Snellville
SIZE:	0.77± Acres
TAX PARCEL:	5026 240
CURRENT ZONING:	BG (General Business) District
OVERLAY DISTRICT:	Towne Center Overlay District
SPEICAL USE PERMIT REQUEST:	Drive-Thru Lane for Restaurant
DEVELOPMENT/PROJECT:	Banh Mi Bubble Tea & Deli
APPLICANT/PROPERTY OWNER:	ABN Investment Group, LLC Snellville, Georgia 30078
CONTACT:	Brian Vu 470-488-7777 or myfirstchoiceclinic@gmail.com

The Planning Commission held a duly advertised public hearing on the special use permit application and request for variances from the Unified Development at the January 24, 2023 Regular Meeting of the City of Snellville Planning Commission.

By a unanimous vote of four (4) to zero (0), the Planning Commission recommended the following:

- A. **Approval** of #SUP 22-07, Special Use Permit for a restaurant with drive-thru lane located in the Towne Center Overlay District.
- B. **Approval** of the variance from UDO Sec. 201-4.2.C (Exterior Wall Finish Materials): to increase the 30% maximum amount of hard-coat stucco allowed on the front elevation to 62%; and to allow painting of the existing brick on all elevations.
- C. **Approval** of the variance from UDO Sec. 205-1.6.B.2 (Minimum Building Height): to reduce the 24-foot minimum building height to 17-feet to allow the removal of the existing metal wall panels and replacement by stucco panels to provide screening of the rooftop mechanical units.
- D. **Approval** of the variance from UDO Sec. 206-8.9.G. (Drive-Thru): to allow the drive-thru window and lane to be located between the building and closest public street (Civic Drive).

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

1. The property shall be developed in accordance with the submitted site plan shown on Sheet A1.3 and exterior building elevations shown on Sheet A2.1 entitled "Special Use Permit Drive-Thru for Banh Mi Bubble Tea & Deli, 2484 Main St., Snellville, GA 30078", sealed and dated 1-16-2023, with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the 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.
2. The existing nonconforming pylon sign located between the entry and exit drives on U.S. Highway 78, shall be removed before issuance of any Certificate of Occupancy or Occupational Tax Certificate (Business License). New signage shall comply with the requirements of Sec. 207-6 (Signs) of Chapter 200 of the Snellville Unified development Ordinance.

3. New signs higher than 15 feet or larger than 225 sq. ft. in area are prohibited.
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. Drive-thru screening shall comply with UDO. Sec. 206-8.9.G.
6. All interior and exterior building renovations and site renovation work shall require approved building and site development permits before commencement of any work.