



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT

June 27, 2023

CASE NUMBER:	#RZ 23-03 SUP 23-02
REQUEST:	Rezoning and Special Use Permit
LOCATION:	1000 Athens Highway, Snellville, Georgia
SIZE:	22.81± Acres
TAX PARCEL:	5100 065
CURRENT ZONING:	BG (General Business) District
REQUESTED ZONING:	MU (Mixed-Use) District
CURRENT FUTURE LAND USE MAP DESIGNATION:	Highway 78 East Activity Center/Node
SPECIAL USE PERMIT REQUEST:	Multi-family Dwellings
DEVELOPMENT/PROJECT:	300 Multi-family Units; 28 Single-family Townhome Units; 51,000 SF Retail, Commercial, Office and Amenity Space Mixed-Use Development
PROPERTY OWNER:	The Kroger Co. Cincinnati, Ohio 45202
APPLICANT/CONTACT:	Highpoint Development Atlanta, Georgia 30309 678-772-0202 and splitsilkproperties@gmail.com

The Planning Commission held a duly advertised public hearing on the rezoning application and request for special use permit at the June 27, 2023 Regular Meeting of the City of Snellville Planning Commission.

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

- A. **Approval** of RZ 23-03, application to amend the City of Snellville Official Zoning Map from BG (General Business) District to MU (Mixed-Use) District.
- B. **Approval** of SUP 23-02, application for Special Use Permit for multi-family dwelling units.
- C. **Denial** of variance from Sec. 203-4.2.B.1 (Mixed-Use Requirement).
- D. **Denial** of variance from Sec. 203-4.2.B.2 (Mixed-Use Requirement).
- E. **Approval** of waiver from Sec. 401-3.4.C (Stub-out Streets) and Sec. 401-3.4.H (Inter-parcel Access) for the adjacent property to the east (Parcel 5101 571).
- F. **Denial** of waiver from Sec. 401-3.4.C (Stub-out Streets) and Sec. 401-3.4.H (Inter-parcel Access) for the adjacent property to the south (Parcel 5100 023).

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

1. The property shall be developed in general accordance with the rezoning site plan entitled "Highpoint - Zoning Plan, Snellville, Georgia", dated 5-16-2022 (stamped received 5-17-2023), 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 submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.
2. The total site density for all dwelling units shall not exceed twelve (12) units per acre maximum.
3. In addition to the one-car garage per unit requirement, guest and visitor parking for the single-family detached townhomes shall be provided on Parcel C equal to one (1) parking space per 0.50 townhome units.
4. Solid waste dumpsters for the multi-family and commercial buildings shall be located at least 250 feet from the nearest townhome building.
5. A minimum six (6) feet wide concrete sidewalk/greenway and minimum two (2) feet wide beauty strip located between the sidewalk and parking lot curb line shall be provided adjacent to the western and southern parking areas, connecting to the sidewalk at Rosebud Road and Highway 78. Said hardscape shall qualify as amenity space.

6. The townhomes adjacent to Rosebud Road and the connecting street shall be rear-entry with the front of the townhomes facing Rosebud Road and the connecting street.
7. The 27,000 sq. ft. of retail/office space in buildings (A.1) and (A.2) shall be completed with certificates of occupancy issued before release of any final certificates of occupancy for the multi-family building (B), amenity space (B.1), and commercial/non-residential space (B.2). No certificates of occupancy shall be issued for the last six (6) townhomes (C) until such time that outparcels (A.3) and (A.4) are completed with certificates of occupancy issued for both.
8. The stormwater management facility located at the southern portion of the site shall be designed as a wet extended detention facility, unless topographic, bedrock, or other preventive measures are present that require a dry pond.
9. All conditions of zoning and approved variances as attached to the subject property from the 12-14-2015 Mayor and Council approved rezoning and Ordinance No. 2015-20 (case #RZ 15-05) are hereby repealed.
10. 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.
11. Signs higher than 15 feet or larger than 225 square feet are prohibited.