



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT

December 10, 2024

CASE NUMBER:	#RZ 24-05 SUP 24-03 RZ 24-06
REQUEST:	Rezoning, Special Use Permit and Variances
LOCATION:	Civic Drive SW, Pate Street, and Henry Clower Boulevard, Snellville, Georgia
SIZE:	8.95± Acres
TAX PARCEL(s):	5026 051; 5026 177; and 5027 107
CURRENT ZONING:	CI (Civic Institutional) District and TC-R (Towne Center Residential) District
REQUESTED ZONING:	TC-R (Towne Center Residential) District and BG (General Business) District
OVERLAY DISTRICT:	Towne Center Overlay District
CURRENT FUTURE LAND USE MAP DESIGNATION:	Towne Center
SPECIAL USE PERMIT REQUEST:	140 Unit Stacked Townhomes (Stacked Flats)
DEVELOPMENT/PROJECT:	Stacked Townhouse Style (Stacked Flats) with 14,000 SF Commercial Building
PROPERTY OWNER:	Snellville Community Church, Inc. Snellville, Georgia 30078
APPLICANT/CONTACT:	Parkland Communities, Inc. c/o Tyler Lasser, LJA Engineering, Inc. 470-202-9321 TLasser@LJA.com

The Planning Commission held a duly advertised public hearing on the rezoning, special use permit applications and requested variances from the Snellville Unified Development Ordinance at the December 10, 2024 7:30 p.m. Special Called Meeting of the City of Snellville Planning Commission.

By a unanimous vote of (5-0), the Planning Commission recommended the following actions:

- A. **APPROVAL** of RZ 24-05, application to amend the City of Snellville Official Zoning Map for the 3.33± acre tract from CI (Civic Institutional) District to TC-R (Towne Center Residential) District and the 4.44± acre tract from TC-R (Towne Center Residential) District to TC-R (Towne Center Residential) District;
- B. **APPROVAL** of SUP 24-03, application for Special Use Permit for a 140-unit stacked-townhouse-style (stacked flats) multi-family development.
- C. **APPROVAL** of RZ 24-06, application to amend the City of Snellville Official Zoning Map for the 1.18± acre tract from CI (Civic Institutional) District to BG (General Business) District;
- D. **APPROVAL** of variance (#3) from UDO Sec. 201-2.8. (Parking Locations): to allow vehicle parking between the building and street, including within driveways.
- E. **APPROVAL** of variance (#4) from Sec. 205-1.11. (Vehicle Access and Parking Locations): to allow off-street parking not from an alley.
- F. **APPROVAL** of variance (#5) from Sec. 201-2.8. (Floor to Ceiling Height): to reduce the minimum 9-foot floor to ceiling height for all stories to 8 feet.
- G. **APPROVAL** of variance (#6) from Sec. 205-1.8.B. (Number of Driveways) to exceed more than one (1) driveway for every three-hundred (300) feet of total road frontage or fraction thereof on Pate Street.
- H. **APPROVAL** of variance (#7) from UDO Sec. 206-3.1.F.2.e.(Towne Center Flat – Commercial Space Requirement): to allow off-site commercial space to meet vicinity commercial space requirement.
- I. **DENIAL** of variance (#1) from UDO Sec. 401-4.2. (Streetscapes Required - Sidewalk): to reduce the minimum 10-foot wide sidewalk width to 5-feet.
- J. **DENIAL** of variance (#2) from UDO Sec. 401-4.2. (Streetscapes Required - Planter): to reduce the minimum 5-foot wide planter width to 2-feet.

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

1. The property shall be developed in general accordance with the conceptual rezoning site plan entitled "Zoning Plan for Bethany Park", dated 11-6-24 (stamped received Nov 8, 2024) and conceptual stacked-townhouse-style (stacked flats) Bethany Park building elevations (stamped received Oct 16, 2024) and The Shoppes at Bethany Park (stamped received Nov 8, 2024), 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. All variances and conditions of zoning approved 4-22-2019 by the Mayor and City Council for rezoning case #RZ 19-01 (Ordinance No. 2019-06) and Special Use Permit approval for case #SUP 19-01 (Ordinance No. 2019-07) are hereby repealed.
3. 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.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.