



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT

January 28, 2025

CASE NUMBER:	#RZ 25-01
REQUEST:	Rezoning and Variances from UDO
LOCATION:	3,100 Block Rosebud Road, Snellville, Georgia
SIZE:	17.44± Acres
TAX PARCEL:	5100 023
CURRENT ZONING:	RS-30 (Single-family Residential) District
REQUESTED ZONING:	R-TH (Townhouse Residential) District
CURRENT FUTURE LAND USE MAP DESIGNATION:	Highway 78 East Activity Center/Node
DEVELOPMENT/PROJECT:	65-Unit Single-family (Attached) Townhome Development
APPLICANT/PROPERTY OWNER:	Sinocoin Investment, LLC Atlanta, Georgia 30326
CONTACT:	Jeff Timler Split Silk Properties, LLC Loganville, Georgia 30052 678-772-0202 SplitSilkProperties@gmail.com

The Planning Commission held a duly advertised public hearing on the rezoning application and requested variances from the Snellville Unified Development Ordinance at the January 28, 2025 7:30 p.m. Regular Meeting of the City of Snellville Planning Commission.

Following 15-minutes of public comments, by a unanimous vote of 6-0, the Planning Commission recommended the following:

- A. **APPROVAL** of #RZ 25-01, application to amend the Official Zoning Map for the City of Snellville, Georgia from RS-30 (Single-family Residential) District to R-TH (Townhome Residential) District.
- B. **APPROVAL** of variance from Sec. 401-5.10.b. (Residential Curbing): To allow roll-back curbing in lieu of vertical curbing within the proposed townhome development on Lots 14-19. A 2.5-foot wide planter is required between the roll-back curbing and sidewalk.
- C. **DENIAL** of variance from Table 401-5.2. (Minimum Widths for New Streets and Project Access Improvements): To allow a minimum street width of 27-feet measured back-of-curb.
- D. **APPROVAL** of variance from Table 401-4.2. (Streetscape Table): To reduce the 5-foot minimum planter width to 2.5-feet between the sidewalk and (internal) streets.

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 "Snellville Townhomes, Rosebud Road, Snellville, GA 30078", sealed, signed and dated 10-28-24 (stamped received Dec 13 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. A Property Owner's Association shall be established for the continuous maintenance of all ~~streets~~, sidewalks, alleys, buffers, open space, landscaping, signage, stormwater detention facility ~~and infrastructure~~, and recreation and clubhouse areas.

3. All ~~streets~~, alleys and stormwater management ~~facilities infrastructure~~ shall be privately owned by the Property Owner's Association.
4. The development and townhome units are to be deed restricted to at least 90% owner-occupied fee-simple single-family ownership while the remaining 10% of the townhome units may be used as non-owner occupied (rental) units. This condition must be incorporated into the Property Owner's Association documents prior to the release of any certificates of occupancy.
5. A six (6) foot high shadowbox wood privacy fence, or other fence type mutually agreed upon by the developer and adjacent property owners (Parcel 5100 022, 5100 047, and 5100 016) shall be installed along the southern property line unless waived in writing by the property owner(s) of these parcels. adjacent to ~~Parcels 5100-022, 5100-047, and 5100-016.~~
6. A minimum six (6) feet wide sidewalk and minimum five (5) feet wide planter is required where the development is adjacent to Rosebud Road, an Urban Minor Arterial Street per the Gwinnett County Road Classification Map.
7. Rear-entry driveway length shall be a minimum of twenty-two (22) feet, measured from garage door to alley pavement edge. Front entry driveway length shall be a minimum of twenty-two (22) feet, measured from garage door to sidewalk.
8. The stormwater management ponds located at the southwestern 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. Except for the cul-de-sac street, cross streets connecting to alleys shall have a minimum width of nineteen (19) feet measured back-of-curb.
10. All buildings shall have twenty (20) feet minimum separation between principal buildings.
11. 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.
12. Signs higher than 15 feet or larger than 225 square feet are prohibited.