



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION**

CASE SUMMARY

March 25, 2025

CASE NUMBER: RZ 25-03 LUP 25-01

REQUEST: Rezoning and Land Use Plan Amendment

LOCATION: 2587 & 2597 Lenora Church Road, Snellville, Georgia

SIZE: 15.149± Acres

TAX PARCEL(s): 5027 001 and 5027 001E

CURRENT ZONING: RS-30 (Single-family Residential) District

REQUESTED ZONING: **RX (Mixed Residential) District**

CURRENT FUTURE LAND PLAN: Residential –Low Density

REQUESTED FUTURE LAND USE PLAN: **Residential –Medium Density**

DEVELOPMENT/PROJECT: **28-Lot Single-family (Detached) and 42-Unit Single-Family (Attached) Subdivision**

PROPERTY OWNER (R5027 001): Chris Dusik, Snellville, Georgia
PROPERTY OWNER (R5027 001E): Soren S. Thomas Living Trust, Atlanta, Georgia

APPLICANT/CONTACT: The Revive Land Group, LLC
c/o Mahaffey Pickens Tucker, LLP
Shane M. Lanham, Attorney for Applicant
Lawrenceville, Georgia
770-232-0000 SLanham@mptlawfirm.com

RECOMENDATION: **Approval with Conditions**



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION**

CASE ANALYSIS

March 25, 2025

TO: The Planning Commission

MEETING DATE: March 25, 2025

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: RZ 25-03 LUP 25-01

FINDINGS OF FACT:

The Department of Planning and Development received applications from Shane Lanham, Mahaffey Pickens Tucker, LLP, attorney for applicant The Revive Land Group, LLC and property owners Chris Dusik and Soren S. Thomas Living Trust, requesting to amend the Future Land Use Map and Official Zoning Map for a 15.149± acre site located at 2587 and 2597 Lenora Church Road, Snellville for 70 mixed-residential residences consisting of 28 single-family (detached) homes and 42 single-family (attached) townhomes with a gross density of 4.62 units per acre.

The proposed development site is located ¼ mile south from the Henry Clower Boulevard intersection at 2587 and 2597 Lenora Church Road and is adjacent to single-family



SITE LOCATION MAP

(detached) homes in the Beverly Lane community to the North; Ashworth Circle subdivision to the West; and Hickory Hills subdivision to the South.

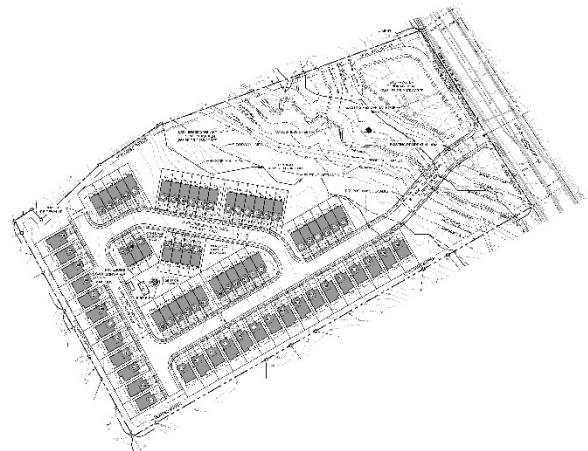
REQUEST:

The applicant is requesting:

- a) To amend the Snellville 2045 Comprehensive Plan Future Land Use Map (“FLUM”) from Residential –Low Density to Residential –Medium Density;
- b) To amend the Official Zoning Map from RS-30 (Single-family Residential) District to RX (Mixed Residential) District; and,
- c) Variance from the Snellville Unified Development Ordinance (“UDO”) to increase the front yard driveway area from 35% to 67% for townhome units and 40% for single-family (detached) units.

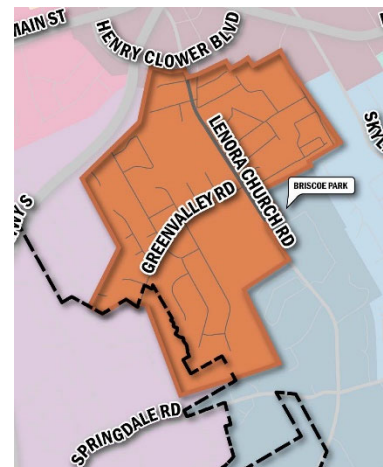
LAND USE PLAN AMENDMENT ANALYSIS:

The applicant proposes to amend the February 26, 2024 adopted FLUM from Residential –Low Density to Residential –Medium Density and is the *considered* land use category for the requested RX zoning district. The Residential –Medium Density land use category allows for developments with a gross density of 4-8 units per acre.



The proposed 70 unit development on the 15.149± acre site has an overall density of 4.62 units per acre, well below the maximum density of 8 units per acre allowed for the Residential –Medium Density land use category and requested RX zoning district.

The Snellville 2045 Comprehensive Plan Future Development Map places the entirety of the proposed development in the *No Business Creek Character Area*, (colored in orange to the right) which consists primarily of low-density residential land uses.



Per the February 26, 2024 adoption of the Snellville 2045 Comprehensive Plan, the following page provides a description for the *No Business Creek Character Area*, as well as predominate land uses, vision statement, and key implementation strategies.

No Business Creek Character Area

Existing Character Description:

The No Business Creek character area is just south of the Towne Center off Lenora Church Road. No Business Creek is the spine of the neighborhood, and it is dotted with small lakes, ponds, wooded areas, and private green space. The area is made up almost entirely of single-family homes, even along major roads. Most are well-maintained ranch homes on large lots. Many of the roads in this area are cul-de-sacs and few have sidewalks.

Predominate Land Uses:

Low-density residential.

Vision:

A vibrant residential community with high rates of homeownership, No Business Creek is a neighborhood with strong pedestrian and bicycle connections to Downtown and adjacent areas. Its streets are quiet with minimal cut-through traffic.

Key Implementation Strategies:

- Expand sidewalks within neighborhoods, especially on residential streets with significant traffic such as Green Valley Road and Ashworth Lake Road
- Tame cut-through traffic with calming devices, such as speed tables, chicanes, and landscaped medians
- Continue to enforce code violations and encourage beautification
- Maintain and protect 50-foot stream buffers along No Business Creek
- Focus on reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing properties

As mentioned in the applicant's Letter of Intent, the proposed development is compatible with surrounding land uses and is in line with the policies and goals of the Snellville 2045 Comprehensive Plan including:

- LU-1.1: Encourage compatible uses, both residential and commercial, and the utilization of transitional zones and buffers between residential and non-residential development.
- H-2.1: Encourage the construction of housing to support all age groups, incomes and lifestyles.
- Goal H-3: Encourage the development of a diversity of housing types.

The proposed development protects the stream buffer and impervious surface setback requirements for No Business Creek, which is a key implementation strategy for the *No Business Creek Character Area*.

ZONING MAP AMENDMENT ANALYSIS:

In addition to the submitted request to amend the land use plan, the applicant is also requesting to rezone the property from RS-30 (Single-Family Residential) District to RX (Mixed Residential) District. The RX District is a new zoning district created with the October 2020 adoption of the UDO and is intended to provide a mix of housing types in areas where public water and sewer are available and where there is direct access to collector streets, major streets¹ or State routes. The district allows for a maximum gross density of 8 units per acre and requires a minimum 20% of the total site be set aside as open space.

Eight building types are applicable in the RX District including the two proposed Detached House and Townhouse building type. Dimensional Standards, Building Placement, and Bulk and Mass are provided in the graphics below.

Sec. 202-8.7. Dimensional Standards

Site Standards	
Density:	8 u/a max.
Open space requirement:	20% of site min.
Lot Standards	
	(A) Area (B) Width
Detached house:	2,500 sf. min. 25 ft. min.
Carriage house:	Same as principal structure
Semi-detached house:	2,500 sf. min. 25 ft. min.
Townhouse:	800 sf. min. 20 ft. min.
Cottage court:	1,200 sf. min. 20 ft. min.
All other building types:	1,600 sf. min. 30 ft. min.
Lot Coverage	
(C) All building types:	70% max.

Sec. 202-8.8. Building Placement

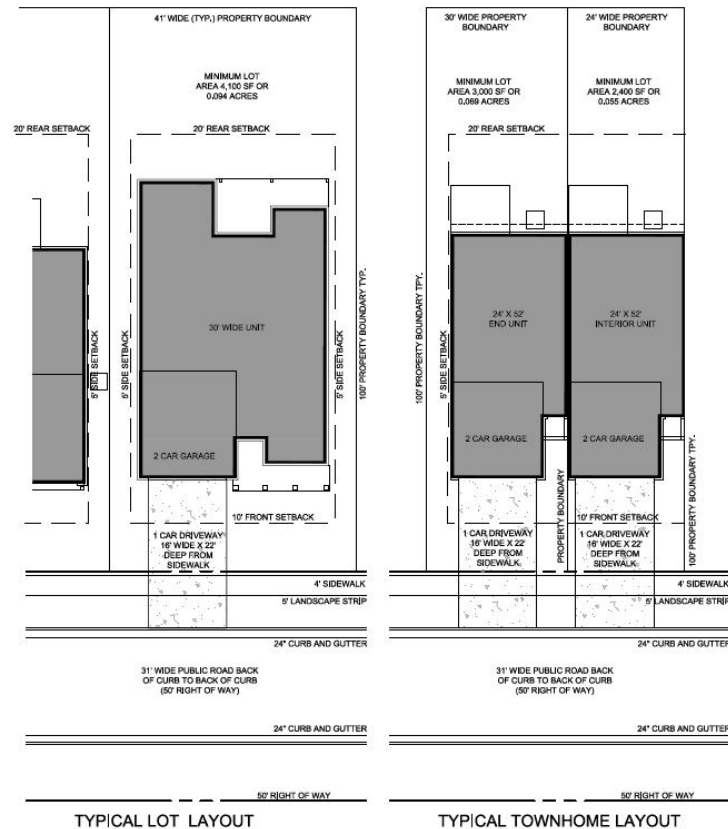
Building Setbacks	
(A) Front:	10 ft. min.
(B) Side (interior):	5 ft. min.
(C) Side (street):	10 ft. min.
(D) Rear:	20 ft. min.

Sec. 202-8.9. Bulk and Mass

Building Height	
(A) Height:	40 ft. max.
Building Size	
Unit floor area:	800 sf. min.
Garage size per single-family attached or two-family dwelling unit:	1-car min. [1]
Table Note:	
[1] See Sec. 207-1.2.B for required vehicular parking spaces.	

The graphic to the right depicts the typical lot layout for the proposed mixed residential development for the 4,100 sq. ft. single-family (detached) home sites and 2,400/3,000 sq. ft. townhome lots.

The proposed 70 unit residential development on the 15.149± acre site, with 5.98± acres set aside as open space provides an overall density of 4.62 units per acre, well below the maximum 8 units per



¹ Lenora Church Road is classified as Minor Arterial on the Gwinnett County Long Range Road Classification Map.

acre allowed in the RX District and Residential –Medium Density land use category.

SITE PLAN ANALYSIS:

The February 6, 2025 rezoning site plan entitled *Somerset at Snellville* shows the entire 15.149± acre site as well as the adjacent properties to the north, west and south of the proposed development. A 31 feet wide (back-of-curb) proposed public street (50 feet R/W) serves as the main ingress/egress street for the development with a right-in/right-out driveway on Lenora Church Road. A stormwater management pond serving the development is located at the northeastern portion of the site. No Business Creek, existing wetlands, and stream buffer and floodplain limits are shown and located on the front portion of the site.

28 single-family (detached) home sites are located along the eastern and southern site boundary with the required 15 feet planted buffer adjacent to the single-family homes in the Ashworth Circle subdivision to the West and Hickory Hills subdivision to the South. 42 single-family townhomes are centrally located in eight buildings consisting of a three-unit building; a four-unit building; a five-unit building; and five six-unit buildings. A mailbox kiosk, pavilion and gathering area with fire pit is located in open space behind townhome units 24-30 and 37-42. A 4 feet wide sidewalk with 5 feet wide planter strip is provided on both sides of the street with connectivity to the existing sidewalk on Lenora Church Road.

As a requirement in the RX District, the site plan shows 5.98± acres of open space, representing 39.4% of the total site acreage, exceeding the 20% minimum open space requirement.

BUILDING ELEVATIONS:

Included in the application submittal, the applicant provided sample color renderings and photos for the townhomes and two-story single-family (detached) homes. As stated in the Letter of Intent, *“homes in the proposed community would be compatible with homes in the surrounding area and attractive architectural elements which would meet or exceed the requirements of the UDO's Architectural Design Criteria. Building facades of the proposed homes would include brick, stone, shake/siding, and/or board and batten as depicted in the building elevations submitted with the Application. The proposed residential development would continue the residential development pattern and provide high-quality, attractive homes which complement the land use mix.”*

CONCURRENT VARIANCE:

The applicant is requesting a variance from Sec. 201-1.6(D)(1) to increase the amount of the front yard area to be used for driveways from 35% to 67% for townhomes and from 35% to 40% for single-family (detached) units and is necessary due to the smaller front yard area allowed by the dimensional standard for the RX District. The Planning Department supports this variance request and recommends approval.

CONCLUSION AND STAFF RECOMMENDATION:

Based on the staff's evaluation of the request and policies and goals in the Snellville 2045 Comprehensive Plan, the Department of Planning and Development recommends the following actions:

- **Approval** of LUP 25-01, application to amend the City of Snellville 2045 Comprehensive Plan Future Land Use Map from Residential –Low Density to Residential –Medium Density.
- **Approval** of RZ 25-03, application to amend the City of Snellville Official Zoning Map from RS-30 (Single-family Residential) District to RX (Mixed Residential District).
- **Approval** of variance from UDO Sec. 201-1.6(D)(1) to increase the amount of the front yard area for driveways from 35% to 67% for townhomes and from 35% to 40% for single-family (detached) units.

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

1. The property shall be developed in accordance with the conceptual rezoning site plan entitled "Somerset at Snellville", dated 2-6-2025 (stamped received FEB 11 2025), 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.
2. Townhomes shall be developed and constructed in accordance with the UDO provisions in effect prior to the 3-10-2025 approved text amendment #8.
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 and larger than 225 sq. ft. in area are prohibited.