



## ***City of Snellville Planning Commission***

### **PLANNING COMMISSION REPORT June 24, 2025**

<b>CASE NUMBER:</b>	<b>#SUP 25-02</b>
<b>LOCATION:</b>	<b>1915 Pharrs Road, Snellville, Georgia</b>
<b>SIZE:</b>	<b>1.82± Acres</b>
<b>TAX PARCEL:</b>	<b>5056 362</b>
<b>CURRENT ZONING:</b>	<b>HSB (Highway Service Business) District</b>
<b>CURRENT FUTURE LAND USE MAP DESIGNATION:</b>	<b>Commercial Retail</b>
<b>SPECIAL USE PERMIT REQUEST:</b>	<b>Indoor Self-Storage Facility</b>
<b>DEVELOPMENT/PROJECT:</b>	<b>3-Story 102,000 SF Climate Controlled Self-Storage Facility</b>
<b>APPLICANT/PROPERTY OWNER:</b>	<b>Park Place Snellville, LLC Lawrenceville, Georgia 30043</b>
<b>CONTACT:</b>	<b>Jack Wilson, Robert Jack Wilson, P.C. Attorney for Applicant 770-962-9780 or <a href="mailto:jwilson@rjwpclaw.com">jwilson@rjwpclaw.com</a></b>

The Planning Commission held a duly advertised public hearing on June 24, 2025 at 7:30 p.m. on the application requesting to renew the special use permit that was approved in 2022 for a 3-story 100,149 sq. ft. indoor climate controlled self-storage facility.

By a unanimous vote of 5-0, the Planning Commission voted on case #SUP 25-02 as follows:

- A. **Approval** of SUP 25-02, application for Special Use Permit for an indoor climate-controlled self-storage facility.
- B. **Denial** of variance from UDO Sec. Sec. 201-3.2.C. (Exterior Wall Finish Materials): To allow EIFS to be used as an exterior wall finish material on each building elevation with maximum coverage area percentages of: 56% (front-South), 64% (side-West), 87% (side-East), and 92% (rear-North).

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

1. All variances and conditions applicable to the subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.
2. The property shall be developed in general accordance with the conceptual site plan entitled "Special Use Permit Site Plan Snellville Self Storage", dated 2-14-2025 (stamped received APR 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, after receiving recommendations by the Planning Department and Planning Commission.
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.