



City of Snellville Planning Commission

PLANNING COMMISSION REPORT June 24, 2025

CASE NUMBER:	#SUP 25-03
LOCATION:	2430-2440 Eastgate Place, Snellville, Georgia
SIZE:	1.82± Acres
TAX PARCEL(s):	5038 155 and 5038 156
CURRENT ZONING:	BG (General Business) District
OVERLAY DISTRICT:	TCO (Towne Center Overlay) District
CURRENT FUTURE LAND USE MAP DESIGNATION:	Towne Center
SPECIAL USE PERMIT REQUEST:	Allow Existing 12,000 SF Building for Single-Use/Tenant
DEVELOPMENT/PROJECT:	Evolution Sports & Fitness Complex (Gym)
APPLICANT/PROPERTY OWNER:	Fermin Montes De Oca, Member 2440 East Gate Place, LLC Acworth, Georgia 31001 225-936-3463 fmdeoca@hotmail.com

The Planning Commission held a duly advertised public hearing on June 24, 2025 at 7:30 p.m. on the application requesting a special use permit to allow the existing 12,000 sq. ft. building located within the TCO (Towne Center Overlay) District for single-use/tenant Evolution Sports & Fitness Complex and variances from the Snellville Unified Development Ordinance for an existing 12,000 sq. ft. building and adjacent undeveloped lot on a combined 1.72 acre site, zoned BG (General Business) District and located in the TCO (Towne Center Overlay) District, 2430-2440 Eastgate Place, Snellville, Georgia (Tax Parcels 5038 155 and 5038 156).

By a unanimous vote of 5-0, the Planning Commission voted on case #SUP 25-03 as follows:

- A. **Approval** of SUP 25-03, application for Special Use Permit to allow single-use, tenant, or occupant in a building exceeding 10,000 sq. ft. in size and located in the TCO (Towne Center Overlay) District.
- B. **Approval** of variance from Table 207-1.2.B. (Vehicle Parking Requirements) to reduce the minimum required onsite parking spaces from 57 spaces to 34 spaces.
- C. **Approval** of variance from Sec. 206-1.6. (Space Limits) to increase the 10 feet *maximum* front yard building setback to 63 feet to allow the existing building to remain in its current location.
- D. **Approval** of variance from Sec. 207-3.2 (Landscape Strip) to eliminate the 5-foot minimum depth landscape strip along the northeastern property line due to existing overhead utility and sanitary sewer easements.
- E. **Denial** of variance from Sec. 207-3.3. (Parking Areas) to waive the tree planting requirement in the parking lot terminus islands along the northern ten parking spaces due to overhead utility lines.

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

1. The property shall be developed in general accordance with the parking addition site plan entitled "Evolution Sports Complex Parking Addition", dated 4-4-2025 (stamped received APR 15 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.

2. The parking lot, stormwater management, and landscaping improvements made to 2430 Eastgate Place (Parcel 5038 156) shall not trigger the Substantial Building Permit requirements for 2440 Eastgate Place (Parcel 5038 155).
3. Customer and employee parking within the Eastgate Place right-of-way is prohibited at all times.
4. Shrubs and other approved plantings are required to be planted within the sanitary sewer and overhead utility easement along the northeastern property line approximately 125-feet where adjacent to the proposed parking area.
5. In lieu of implementing the required streetscape improvements along the Eastgate Place right-of-way adjacent to parcels 5038 155 and 5038 156, property owner shall dedicate at no cost to the City of Snellville the required right-of-way for future streetscape improvements made by the City of Snellville for the Hugh Drive extension.
6. 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.
7. Signs higher than 15 feet or larger than 225 square feet are prohibited.