



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

CASE SUMMARY

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
RECOMMENDATION:	Approval with Conditions



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CASE ANALYSIS

June 24, 2025

TO: The Planning Commission

MEETING DATE: June 24, 2025

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: #SUP 25-03

FINDINGS OF FACT:

The Department of Planning and Development has received an application from applicant and property owner Fermin Montes De Oca, 2440 East Gate Place, LLC requesting a special use permit to allow the existing 12,000 sq. ft. building within the TCO (Towne Center Overlay) District for single-use/tenant Evolution Sports & Fitness Complex on the 0.81± acre site (Tract 2) at 2440 Eastgate Place and variances from the Snellville Unified Development Ordinance for parking, front building setback, side yard landscape strip, and parking terminus islands and tree planting. The applicant intends to combine and develop the adjacent 0.91± acre undeveloped lot (Tract 1) at 2430 Eastgate Place for a parking lot and stormwater management facility to serve the 1.72± acre combined development.

The 1.72± acre site (Lots 9-10 Block A) is part of the 22-Lot Britt Business Park platted in May 1989, zoned BG (General Business) District a located in the TCO (Towne Center Overlay) District.

Britt Business Park is located between Snellville Oaks Shopping Center to the east and Wisteria Shopping Center to the west with three lots abutting Sunrise Estates subdivision to the north and connectivity to Snellville Oaks Shopping Center via Thomason Drive.

Seven (7) of the 22-Lots have been developed with warehouse type buildings for a variety of commercial uses including building and electrical contractors, auto body shop, auto detailing, small engine repair, internet auto sales, driving school, home health care, and hair salon.

The property at 2440 Eastgate Place contains a 12,000± sq. ft. two-story brick and metal warehouse style building constructed in 1996 and previously operated as Joe M. Almand, Inc., distributor of industrial flexible packaging products until sale of the property to the current owner in September 2023. Evolution Sports & Fitness Complex opened in June 2024.



SPECIAL USE PERMIT REQUEST:

The applicant is requesting a special use permit to allow a single-use, tenant, or occupant in a building exceeding 10,000 sq. ft. in size and located in the TCO (Towne Center Overlay) District. The tenant, Evolution Sports & Fitness Complex is a sports training facility specializing in developing youth skill levels in basketball and baseball.

SITE PLAN ANALYSIS:

The site plan shows the general layout of the proposed parking addition with driveway connection to the adjacent developed property at 2340 Eastgate Place. 26 new parking spaces are shown with 8 existing parking spaces on the developed portion of the site, bringing the total proposed parking to 34 parking spaces. A stormwater management facility that was developed in the 1990's serving three lots in the business park is located to the rear of the new parking area and existing building. The dumpster pad will be relocated to the new site. The existing driveway serving 2340 Eastgate Place will be permanently closed with curbing and landscaping added. A new driveway will be added serving as the main ingress/egress point for the site.

CONCURRENT VARIANCES:

In addition to the Special Use Permit request, the applicant is requesting the following variances from Articles 5 and 7 Chapter 200 of the Snellville Unified Development Ordinance:

1. Request: Variance from Table 207-1.2.B. (Vehicle Parking Requirements): to reduce the minimum required onsite parking spaces from 57 spaces to 34 spaces.

Variance Analysis: The vehicle parking requirements require 1 parking space 3 seats (rooms with fixed seating) plus 1 parking space per 200 sq. ft. (areas with no fixed seating) for all indoor recreation commercial uses. It is believed there is no fixed seating in the building; therefore, the code requires a minimum number of 60 onsite parking spaces based on 1 space per 200 sq. ft. of a 12,000 sq. ft. building ($12,000/200=60$). The request to reduce the number of parking spaces from 60 spaces to 34 spaces represents a reduction of 56.6% from the minimum code requirement.

Recommendation: The Department of Planning and Development recommends *approval*. However, future uses/tenants of this building will be restricted by the total parking spaces.

2. Request: 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.

Variance Analysis: As there is no planned expansion of the existing building at this time, the request is reasonable.

Recommendation: The Department of Planning and Development recommends *approval*.

3. Request: 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.

Recommendation: The Department of Planning and Development recommends variance *approval* for the required installation of trees or restricted plantings within a sewer or power easement. However, shrubs and other approved plantings are appropriate within the easements. See Condition #4 (below).

4. Request: 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.

Variance Analysis: There are appropriate tree types that can be planted under overhead utility lines with final determination made during the site development process.

Recommendation: The Department of Planning and Development *denial*.

STAFF RECOMMENDATION:

In conclusion, the Department of Planning and Development recommends the following action:

- 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.