



**CITY OF SNELLVILLE  
BOARD OF ZONING APPEALS**

REGULAR MEETING MINUTES  
February 8, 2022

Council Chambers, City Hall, 2342 Oak Road

Members Present: Emmett Clower, Deborah Jones, Betty Ann Kumin, and Chairman Tim Van Valkenburg.

Members Absent: None. Two posts are vacant.

Staff Present: Jason Thompson, Planning Director; Josh Ferguson, Planner; and John Dennis, Zoning Administrator.

**CALL TO ORDER**

Chairman Tim Van Valkenburg called the February 8, 2022 regular meeting to order at 7:30 p.m. Four members are present tonight.

**APPROVAL OF AGENDA**

Emmett Clower made a motion to approve the Regular Meeting agenda.

Deborah Jones made a second to the motion.

A vote was taken; voted 4 in favor, 0 opposed, motion approved.

**APPROVAL OF MINUTES**

Chairman Van Valkenburg asked if there were any corrections to the January 11, 2022 minutes.

There was none.

Emmett Clower made a motion to approve the minutes.

Betty Ann Kumin made a second to the motion.

A vote was taken; voted 4 in favor, 0 opposed, motion approved.

### **NOMINATION AND RECOMMENDATION FOR APPOINTMENT TO THE BOARD OF APPEALS**

Having conducted the interview of Snellville resident Lori-Ann J. Spears in the work session, Mr. Clower made a motion to recommend Ms. Spears to Post 6 of the Board of Appeals.

Deborah Jones made a second to the motion.

A vote was taken; voted 4 in favor, 0 opposed, motion approved.

Recommendation to be forwarded to the Mayor and Council for appointment consideration and confirmation.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

**BOA 22-01 – Application for Variance by Emmanuel Abua, Concept Engineering Services LLC (applicant) and Arzine 16 LLC (property owner) from UDO Sec. 201-2.10.B (Parking Location) for the ‘Shopfront’ building type to allow seven (7) new onsite parking spaces to be located between the existing building and street (Scenic Highway S) for a medical office, on the 1.03 acre property, zoned OP (Office Professional) District and located within the Towne Center Overlay District, 2329 Scenic Highway, Snellville, Georgia (Tax Parcel 5026 080).**

Mr. Thompson presented a summary of the request for variance from the UDO regulations that prohibit parking between the building and street. The applicant is requesting to add seven new parking spaces in front of the building to accommodate the use of the property for an OB/GYN practice.

The Planning Department recommends approval with six (6) conditions as follows:

1. Submit plans to Gwinnett County and the City of Snellville for review and approval for the redesign and relocation of the hard-surface parking to the front and side of the building.
2. All existing disturbed areas which contain asphalt or crush and run gravel base that are not within the limits of disturbance shown on the approved site development plans shall

be removed and areas restored with trees, landscaping, ground cover, or sod as approved by the Planning Director.

3. The applicant shall submit construction plans for the relocation/addition of the parking that include a landscape/tree plan that satisfies the requirements of the Snellville UDO.
4. Trees previously removed without an approved Land Disturbance Permit or Tree Removal Permit to be replaced in accordance with the Tree Replacement and Tree Recompense regulations of the UDO.
5. All non-permitted and non-conforming exterior building and site lighting to be removed. Exterior site and building lighting shall be in accordance with UDO Sec. 207-5 (Lighting) and require an approved Exterior Lighting Permit before installation of any lighting.
6. The applicant shall submit site development plans that satisfies the requirements of the Snellville UDO.

Representing the applicant, Emmanuel Abua, Concept Engineering Services, 6735 Peachtree Industrial Blvd., Atlanta, Georgia was present and introduced the property owner, Dr. Anyakwo, 3611 Kittery Dr., Snellville, St. Theresa's OB/GYN who gave a background of why they are here tonight.

Deborah Jones asked if they were okay with the recommended conditions.

Mr. Abua said they are fine with the conditions.

Chairman Van Valkenburg opened the meeting to public comments.

There was none.

Emmett Clower made a motion to approved #BOA 22-01 with staff conditions (1-6) as presented.

Deborah Jones made a second to the motion.

A vote was taken; voted 4 in favor, 0 opposed, motion approved.

### **ANNOUNCEMENTS**

Jason Thompson announced that there is a meeting next month to consider a new variance application.

### **ADJOURNMENT**

Motion to adjourn made by Betty Ann Kumin.

Deborah Jones made a second to the motion.

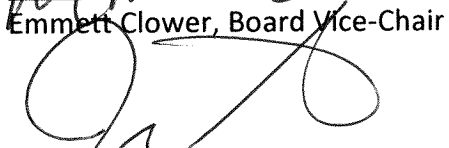
A vote was taken; 4 voted in favor, 0 opposed, motion approved.

The meeting was adjourned at 7:45 p.m.



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Emmett Clower, Board Vice-Chair



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John Dennis, Secretary

THESE ARE OFFICIAL MINUTES AND WERE APPROVED BY THE BOARD OF APPEALS AT THE MARCH 8, 2022 REGULAR MEETING.