



**CITY OF SNELLVILLE
BOARD OF ZONING APPEALS**

**REGULAR MEETING MINUTES
June 8, 2021**

Council Chambers, City Hall, 2342 Oak Road

Members Present: Billy Franklin, Betty Ann Kumin, and Tim Van Valkenburg.

Member Absent: Marcy Pharris, Chair.

Staff Present: Jason Thompson, Planning Director.

Note: Post 2 and Post 3 are currently vacant. The City Attorney has advised that because there are two post vacancies, a minimum of three of the four remaining members is needed to establish a quorum.

CALL TO ORDER

Tim Van Valkenburg called the June 8, 2021 regular meeting to order at 7:30 p.m.

ELECTION OF NEW BOARD CHAIR

Billy Franklin made a motion to nominate Tim Van Vakenburg to serve as Chairman of the Board of Appeals.

Betty Ann Kumin made a second to the motion.

A vote was taken; voted 3 in favor, 0 opposed, motion approved.

APPROVAL OF MINUTES

Betty Ann Kumin made a motion to approve the October 13, 2020 Regular Meeting minutes as presented.

Billy Franklin made a second to the motion.

A vote was taken; voted 3 in favor, 0 opposed, motion approved.

OLD BUSINESS

None.

NEW BUSINESS

BOA 21-01 – Application for Variance by William R. Miller, AIA (applicant) and JBL Wisteria Shopping Center, LLC (property owner) from UDO Sec. 207-6.6. Multiple Signs to allow for the construction of a new conforming monument sign and new conforming secondary internal directional sign without the removal of two existing nonconforming pylon signs on the 20.07± acre Wisteria Village Shopping Center property, zoned BG (General Business) District and located in the Towne Center Overlay District, 2420 Wisteria Drive, Snellville, Georgia (Tax Parcels 5038 001; 5038 170; 5038 326; and 5038 327).

Planning Director Jason Thompson presented a summary of the variance application for the Wisteria Village Shopping Center where they are requesting a variance from the Sign Ordinance to allow for the construction and use of a conforming monument sign and conforming internal directional sign, while allowing two non-conforming freestanding pylon signs to remain ‘as-is’ with minor modification to one of the non-conforming signs.

The two non-conforming freestanding pylon signs were constructed around the time of initial development of the shopping center in 1985 with the larger pylon sign located near the southeastern entrance of the shopping center entrance on Hwy. 78 and smaller secondary pylon sign located in the northwestern parking area of the center adjacent to Hugh Drive.

The Planning Department recommends approval of the requested variance with the five (5) conditions as recommended in the staff report.

Chairman Tim Van Valkenburg opened the meeting to public comments.

There were no comments.

Chairman Van Valkenburg closed the meeting to public comments.

Betty Ann Kumin made a motion to approve the variance for #BOA 21-01 with the five (5) conditions as recommended by staff.

Billy Franklin made a second to the motion.

A vote was taken; voted 3 in favor, 0 opposed, motion approved.

BOA 21-02 - Application for Variance by Brent H. Moye, PE (applicant) and Restaurant Holding, LLC (property owner) requesting variances from UDO Sec. 207-3.2.A.2. to reduce the 5 feet wide side yard landscape strip to 4 feet; and UDO Sec. 207-3.2.D.1. to allow encroachment of a single parking space into the rear landscape strip for a proposed 800 sq. ft. Dunkin Donuts drive-thru only restaurant, zoned BG (General Business) District, 2229 Scenic Hwy., Snellville, Georgia (Tax Parcel 5026 041D).

Planning Director Jason Thompson presented a summary of the variance application for a proposed Dunkin Donuts drive-thru only restaurant. The requested variances from the landscape strip requirements are negligible with the Planning Department recommending approval of each of the two requested variances.

Chairman Van Valkenburg opened the meeting to public comments.

There were no comments.

Chairman Van Valkenburg closed the meeting to public comments.

Billy Franklin made a motion to approve the variances for #BOA 21-02.

Betty Ann Kumin made a second to the motion.

A vote was taken; voted 3 in favor, 0 opposed, motion approved.

BOA 21-03 – Application for Variance by Innocent Nwachukwu (applicant) and Joyce Spraggs (property owner) from UDO Sec. 202-3.7.D. to reduce the 20 feet rear building setback to 10 feet for a 150 sq. ft. covered patio addition to the rear of a single-family detached dwelling, zoned RS-15 (formerly RS-150), Lot 112, Phase 2A, Olde Hickory Village, 2176 Benchmark Drive, Snellville, Georgia (Tax Parcel R5059 356).

Planning Director Jason Thompson presented a summary of the variance application to reduce the 20 feet rear building setback to 10 feet for a small covered patio addition on the rear of the house.

With no objections received from the adjacent residents, the Planning Department recommends approval of the requested variance with the four (4) conditions as recommended in the staff report.

Chairman Van Valkenburg opened the meeting to public comments.

There were no comments.

Chairman Van Valkenburg closed the meeting to public comments.

Billy Franklin made a motion to approve the variance for #BOA 21-03 with the four (4)

conditions as recommended by staff.

Betty Ann Kumin made a second to the motion.

A vote was taken; voted 3 in favor, 0 opposed, motion approved.

ANNOUNCEMENTS

Jason Thompson announced that the July regular meeting is canceled.

ADJOURNMENT

Motion to adjourn made by Betty Ann Kumin.

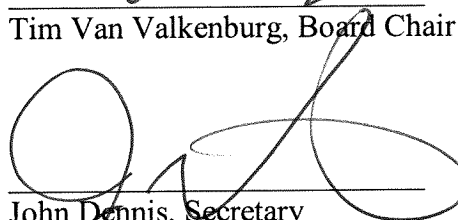
Billy Franklin made a second to the motion.

A vote was taken; 3 voted in favor, 0 opposed, motion approved.

The meeting was adjourned at 7:46 p.m.



Tim Van Valkenburg, Board Chair



John Dennis, Secretary

THESE ARE OFFICIAL MINUTES THAT WERE APPROVED BY THE BOARD OF APPEALS AT THE DECEMBER 14, 2021 REGULAR MEETING.