



**CITY OF SNELLVILLE
BOARD OF ZONING APPEALS**

REGULAR MEETING MINUTES
July 8, 2025

Council Chambers, City Hall, 2342 Oak Road

Members Present: Emmett Clower, Vice-Chair; Deborah Jones; Betty Ann Kumin; and Lori-Ann Spears.

Member Absent: None. Post 1 and Post 4 is vacant.

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

CALL TO ORDER

Vice-Chair Emmett Clower called the July 8, 2025 regular meeting to order at 7:30 p.m. and asked for a moment of silence in memory of the recent passing of Board Chair Tim Van Valkenburg.

APPROVAL OF AGENDA

Betty Ann Kumin made a motion to approve the July 8th regular meeting agenda.

Deborah Jones made a second to the motion.

A vote was taken; voted four (4) in favor, zero (0) opposed, motion approved.

APPROVAL OF MINUTES

Betty Ann Kumin made a motion to approve the January 14, 2025 regular meeting minutes.

Deborah Jones made a second to the motion.

A vote was taken; voted four (4) in favor, zero (0) opposed, motion approved.

ELECTION OF OFFICERS AND APPOINTMENT OF SECRETARY

Vice-Chair Clower asked that the election of officers and appointment of secretary be moved to the next regular meeting agenda.

OLD BUSINESS

None.

NEW BUSINESS

#BOA 25-02 - Application by Dean Conn (applicant) and David Hunt (property owner) requesting variances from: a) Sec. 201-3.3.E.5. (Building Facades) to allow front-entry garages and driveways facing a street and; b) Table 207-1.2.B. (Vehicle Parking Requirements) to reduce minimum on-street overflow parking from 10 parking spaces to 3 parking spaces from Articles 3 and 7 Chapter 200 of the Snellville Unified Development Ordinance for a 40-unit single-family (attached) townhome development on an 8.1 acre site, zoned RM (Multifamily Residential) District located in the 2,600 Block Dorian Drive, Snellville, Georgia (Tax Parcel 5026 008).

Planning Director Jason Thompson presented a summary of the requested variance from the UDO Sec. 201-3.3.E.5. (Building Facades) to allow front-entry garages and driveways facing a street and from Table 207-1.2.B. (Vehicle Parking Requirements) to reduce the minimum on-street guest/overflow parking from 10 parking spaces to 3 parking spaces for a 40-unit single-family (attached) townhome development located at the end of Dorian Drive on an undeveloped 8.1 acre site already zoned RM (Multifamily Residential) District.

The townhome development would be accessed through an extension of Dorian Drive, which intersects the southwest side of Lenora Church Road. Properties along Dorian Drive were developed in the 1980's as part of the Park East subdivision, a multifamily residential development consisting primarily of duplexes and quad-plexes. The project was developed at a time when garages were not a requirement of the particular building type, as none of the Park East units contains garages.

Because of the existing site conditions including the irregular shape of the site, steep topography challenges, floodplain, and No Business Creek stream buffer, much of the site is undevelopable and to require rear-entry townhomes would severely reduce the unit count making the project not feasible for development. The Planning Department supports the variance to allow front-entry townhomes.

The second variance request is reduce the minimum required guest and overflow parking in the street or common area from 10 spaces (1 space per 4 units) to 3 spaces located at the mail kiosk. The applicant makes the same justification that the site's limiting factors would not allow

for the installation of all the required supplementary parking spaces.

Upon review of the submitted site plan, the Department of Planning and Development does not believe the applicant has provided enough investigation into alternative locations for supplementary parking spaces and therefore, recommends denial of the parking reduction variance.

Mr. Thompson answered questions from the Board.

Conrad Quinones, P.E., Planners and Engineers Collaborative, 350 Research Ct., Peachtree Corners, Georgia spoke representing applicant Dean Conn. Mr. Quinones displayed the proposed site plan that includes two-foot elevation contours showing the extreme topographic and floodplain challenges on the site requiring 20-foot tall retaining walls and restricting locations for the additional parking. There may be an opportunity to place some the parking in the recreational space area.

Mr. Quinones answered questions from the Board.

David Hunt, 2044 Janmar Court, Snellville, Georgia spoke as the property owner of the subject property for over 40-years. Mr. Hunt encourages use of the garages in the front of the townhomes as it increases the quality of life for everyone in the community.

Mr. Quinones answered additional questions from the Board.

Vice-Chair Clower asked Mr. Hunt if he had additional comments.

Mr. Hunt did not.

Vice-Chair Clower asked who the developer is.

Mr. Hunt said the developer is Crawford Creek Communities, LLC.

Vice-Chair Clower asked for a motion.

Betty Ann Kumin made a motion to **approve** Variance A from UDO Sec. 201-3.3.E.5. to allow front-entry garages and driveway and **deny** Variance B from UDO Table 207-1.2.B. to reduce the additional parking requirement.

Lori-Ann Spears made a second to the motion.

Vice-Chair Clower asked for discussion.

Betty Ann Kumin restated her motion for clarification.

A vote was taken; voted four (4) in favor, zero (0) opposed, motion approved.

ANNOUNCEMENTS

Mr. Thompson expressed his thoughts and gratitude for Tim Van Valkenburg's service to the City while serving on the Board and other city events and projects and considered a valued and appreciated citizen of Snellville.

ADJOURNMENT

Motion to adjourn made by Betty Ann Kumin.

Deborah Jones made a second to the motion.

A vote was taken; voted four (4) in favor, zero (0) opposed, motion approved.

The meeting was adjourned at 8:02 p.m.

Emmett Clower, Vice-Chairman

John Dennis, Secretary

THESE ARE NOT OFFICIAL MINUTES. THIS IS A PRELIMINARY DRAFT, WHICH IS SUBJECT TO CORRECTION AND APPROVAL BY THE BOARD OF APPEALS DURING THEIR NEXT REGULAR MEETING.