



**CITY OF SNELLVILLE
BOARD OF ZONING APPEALS**

**REGULAR MEETING MINUTES
November 8, 2022**

Council Chambers, City Hall, 2342 Oak Road

Members Present: Tim Van Valkenburg, Chairman; Betty Ann Kumin, and Lori-Ann Spears. Deborah Jones arrived at 7:35 p.m.

Members Absent: Emmett Clower. Post 1 remains vacant.

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

CALL TO ORDER

Chairman Tim Van Valkenburg called the November 8, 2022 regular meeting to order at 7:30 p.m.

APPROVAL OF AGENDA

Chairman Valkenburg asked for a motion to have the Election of Officers and Appointment of Secretary postponed to the next regular meeting.

Betty Ann Kumin made a motion to amend the agenda to have the Election of Officers and Appointment of Secretary postponed to the next regular meeting.

Lori-Ann Spears made a second to the motion.

A vote was taken; voted three (3) in favor, zero (0) opposed, motion approved.

APPROVAL OF MINUTES

Betty Ann Kumin made a motion to approve the June 14, 2022 regular meeting minutes.

Lori-Ann Spears made a second to the motion.

A vote was taken; voted three (3) in favor, zero (0) opposed, motion approved.

OLD BUSINESS

None.

NEW BUSINESS

#BOA 22-06 - Application by Steven Holliday, PEC Plus (applicant) and David Hunt and Tony Britt (property owners) requesting variances from Sec. 401-5.3.C.1. to allow two dead-end streets and Sec. 401-2.2.B.1. to be exempt from providing any recreation area of Chapter 400 of the Snellville Unified Development Ordinance for a proposed 40 unit townhome development on an 8.14± acre site, zoned RM (Multifamily Residential) District, located on Dorian Drive at Lenora Church Road, Snellville, Georgia (Tax Parcel 5028 008).

Planning Director Jason Thompson presented a summary of the request for variances to remove the cul-de-sac and recreation area requirements of the UDO. The subject property was annexed and zoned for multifamily in 1969 and has remained undeveloped since. The project is to develop the 8.14 acre site for a 40 unit townhome development. The Planning Department recommends denial of the request for variance for the cul-de-sacs and approval of the request for waiver of the six-percent recreation area requirement with a condition that a mulched trail be provided along the rear of the site.

Mr. Thompson answered questions from the Board.

Board member Deborah Jones joined the meeting at 7:35 p.m. and was seated at the dais.

Mr. Thompson answered additional questions from the Board.

Representing the applicant, Martin Kipp, Planners & Engineers Collaborative, 350 Research Court, Peachtree Corners, spoke about the project and need for the requested variances.

Mr. Kipp answered questions from the Board.

Chairman Valkenburg opened the meeting to public comment.

Courtney Bowen, 2822 Hickory Trail, Snellville shared concerns about children's safety along the New Business Creek that becomes a river during heavy rainfall events that are becoming more frequent because of climate change. Mrs. Bowen also is concerned about the stormwater runoff that will come from the proposed development and impact to the downstream

properties.

Chairman Valkenburg closed the meeting to public comment and asked the applicant if there was any rebuttal.

Mr. Kipp addressed the concerns raised during public comment.

Mr. Thompson stated the Board is here tonight to only consider the two requested variances. The zoning is in place to allow the multifamily development. Stormwater management and detention is regulated by State, County and City regulations.

Mr. Kipp stated that the City code does not allow eyebrow cul-de-sacs, so the only option is to allow the hammerhead stub-outs or a full cul-de-sac.

Betty Ann Kumin made a motion to deny variance from Sec. 401-5.3.C.1. to allow the dead-end streets.

Chairman Valkenburg asked for a second.

There was none. Motion died.

Chairman Valkenburg asked for a motion on the second variance request.

Betty Ann Kumin made a motion to deny variance from Sec. 401-2.2.B.1. and exemption from the recreation area requirement.

Lori-Ann Spears made a second to the motion.

There was discussion by the Board.

A vote was taken; voted three (3) in favor, zero (0) opposed, one (1) abstention (Deborah Jones), motion approved.

Jason Thompson stated that the Board must take action on the first variance request.

Chairman Valkenburg asked for a motion for the first variance.

Betty Ann Kumin made a motion to deny variance from Sec. 401-5.3.C.1.

Chairman Valkenburg asked for a second.

Lori-Ann Spears made a second.

A vote was taken; voted three (3) in favor, zero (0) opposed, one (1) abstention (Deborah

Jones), motion approved.

BOARD INTERVIEWS AND NOMINATION AND RECOMMENDATION FOR APPOINTMENT TO POST 1 OF THE BOARD OF ZONING APPEALS (POST EXPIRES 6-30-2024)

Mr. Thompson stated Mr. Norman Carter, Jr. is here tonight to answer questions by the Board for consideration to Post 1.

Chairman Valkenburg asked Mr. Norman Carter to come forward and tell the Board a little about himself.

Mr. Norman Carter, 2777 Nathaniel Way, Snellville handed out his resume and spoke briefly about his background and desire to serve on the Board of Appeals.

Mr. Carter answered questions from the Board.

Chairman Valkenburg asked for a motion on the nomination and recommendation for appointment to Post 1 of the Board.

Betty Ann Kumin made a motion to send a recommendation of approval to the Mayor and Council for the appointment of Mr. Norman Carter to Post 1 of the Board of Appeals.

Lori-Ann Spears made a second.

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

ANNOUNCEMENTS

Jason Thompson thanked everyone for attending the meeting tonight and announced that the December regular meeting is canceled as no new applications were received.

ADJOURNMENT

Motion to adjourn made by Betty Ann Kumin.

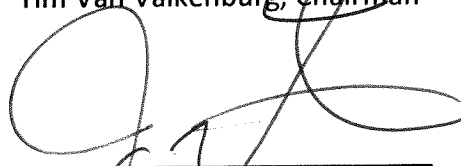
Lori Ann-Spears made a second to the motion.

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

The meeting was adjourned at 8:15 p.m.



Tim Van Valkenburg, Chairman



John Dennis, Secretary

THESE ARE OFFICIAL MINUTES THAT WERE APPROVED BY THE BOARD OF
APPEALS AT THE AUGUST 8, 2023 REGULAR MEETING.