



**CITY OF SNELLVILLE  
PLANNING COMMISSION**

REGULAR MEETING MINUTES  
April 26, 2022

Council Chambers, City Hall, 2342 Oak Road, Snellville, Georgia

Members present: Antonio Jones; Terry Kori; Kerry Hetherington; Michael Kissel; and Ann Sechrist, Chairwoman.

Member absent: Scott Deforest.

Planning and Development Department staff present: Jason Thompson, Planning Director; and John Dennis, Zoning Administrator.

**CALL TO ORDER**

Chairwoman Sechrist called the April 26<sup>th</sup> regular meeting to order at 7:30 p.m.

**APPROVAL OF AGENDA**

Chairwoman Sechrist asked for a motion on the approval of tonight's regular meeting agenda.

Kerry Hetherington made a motion to approve the agenda.

Antonio Jones made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

## **APPROVAL OF MINUTES**

Chairwoman Sechrist asked for a motion on the approval of the minutes from the February 22, 2022 regular meeting.

Michael Kissel made a motion to accept the minutes.

Kerry Hetherington made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

**#CIC 22-01 – Consideration and Recommendation on application by Devechio Capital, LLC (property owner) for a change in conditions from the 9-22-2003 approved rezoning (case #RZ 03-09) to remove Condition #3 that limits use of the property to only a lawn equipment sales/service facility with outdoor storage, to allow office use of the property for the 1.1 acre property, zoned HSB (Highway Service Business) District, 1721 Athens Highway, Grayson, Georgia (Tax Parcel R5069 269).**

Planning Director Jason Thompson stated that the application is a change in zoning conditions that were approved by the Mayor and Council on 9-23-2003 for a John Deere equipment dealership. The property has since been sold and the new owner is asking to remove the condition that restricts use of the property to only a lawn equipment sales/service facility. The property owner intends to use the property for office-type uses. The Planning Director recommends approval of the request and removal of the condition and keeping the other original conditions as referenced in the staff report.

Chairwoman Sechrist asked if there were any questions for staff.

There was none.

Jordan Edwards, attorney with The Galloway Law Group, LLC, 4062 Peachtree Road, Atlanta, spoke representing the property owner Devechio Capital, LLC. The property owner intends to use the property for office use providing back-end office support for contracting companies in the construction industry. The use is allowed in the current Highway Service Business District zoning of the property.

Terry Kori asked if he could better define back-end office use for construction.

Mr. Edwards said they would provide office support to contractors. There will be no outside storage, no assembly, and no onsite equipment. The office use would provide contractor support for compliance regulations, licensing, project management, and similar type support

Mr. Kori asked about the limited parking availability on the property and how the traffic will function.

Mr. Edwards said he does not have a firm answer. The user will be moving from an existing location and may also utilize the area behind the building for employee parking.

Kerry Hetherington asked if they intend to use the existing building or build a new one.

Mr. Edwards said they intend to use the existing building.

Mr. Kori asked how many offices would be provided and if the office space will be leased out to separate tenants.

Mr. Edwards stated they may do an interior remodel to change it from the previous use for the proposed use but does not believe they intend to lease it out to separate tenants.

Chairwoman Sechrist opened the meeting to public comments.

Anna Robichaux, Harbour Oaks Montessori School, 1741 Athens Highway, Grayson expressed her concerns about parking and the potential blockage of the cross-access easement driveway that serves as the parent/children drop-off/pick-up stacking lane for the school.

Chairwoman Sechrist asked for a motion.

Kerry Hetherington made a motion to approve #CIC 22-01 and the request to remove Condition #3 from the 9-22-2003 Mayor and Council approved conditions of zoning.

Terry Kori made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

**#RZ 22-03 LUP 22-03 SUP 22-04 – Consideration and Recommendation on applications from Manor Lake Development, LLC (applicant) and Ridgecliff, LLC (property owner) requesting: a) to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District and RO (Residential for Older Persons) District to CI (Civic Institutional) District and RO (Residential for Older Persons) District; b) to amend the**

Snellville 2040 Comprehensive Plan Future Land Use Map from Commercial Retail and Public Civic to Medium-Density Residential and Public Civic; c) a Special Use Permit for a retirement community (continuing care) development; and d) request for variance from the buffer requirements for a senior oriented retirement community consisting of 32 independent living cottage/villas comprised of eight (8) single-story cottage/villa buildings and 87-unit/bed one-story assisted living and memory care facility with associated parking and outside amenity area serving both the assisted living facility and villas on a 13.28± acre site located at the intersection of South Crestview Drive and Athens Highway, 1600 and 1642 Highway 78, Snellville, Georgia (Tax Parcels 5069 011 and 5069 282).

Planning Director Jason Thompson stated the applications affect several parcels that went through zoning approval in 2017 for a continuing care retirement development. Tonight's request is to down-zone the property for a 70,000 sq. ft. one-story 87-unit/bed assisted living and memory care facility with 32 independent living cottage/villas. The 2017 approved rezoning was for a 25-acre site, which included the Gladstone Landing townhome site, which was later spun-off and sold to Paran Homes to complete the townhome buildout.

The area is appropriate for the proposed use and is complementary to the city's Comprehensive Plan. The applicant, Manor Lake Development has several of these developments currently operational in Georgia, with others under construction.

The Planning Department recommends approval of the land use plan amendments; approval of the rezoning; approval of the buffer reduction; with the conditions as stated in the staff report.

Antonio Jones asked if the development will have a raised berm similar to the one for Gladstone Landing along Hwy. 78.

Mr. Thompson stated that is a landscape strip with a no-access easement for the townhomes that abut Hwy. 78. The proposed project will also have a landscape strip along the roadways.

Jeff Timler, Split Silk Properties, LLC representing the applicant Manor Lake Development, LLC said the property is currently allowed for 304 units, but proposed is a reduction to 119 units. Going from a three-story assisted living facility to a one-story assisted living building. The developer is a proven developer with several of these facilities currently operating in Georgia. The proposed development is in harmony with Gladstone Landing. Little impact on city services. The property valuation will increase from \$1.5M to \$30M, representing a 1,900 percent increase in property value. We agree with the staff recommendations and conditions. Will Creekmore, Manor Lake Development, is here tonight to answer any additional questions.

Chairwoman Sechrist opened the meeting to public comments.

Michael Glenn, 2121 Slick Stone Drive, Snellville stated he supports the proposed project as it has a lot to offer the community; however, is concerned about the elimination of the forty-foot buffer and asks that the buffer be maintained.

Calvin Rooks, agent for the Gladstone Landing H.O.A., asked that the buffer remain and would like to even see a brick wall along the buffer. Traffic on Hwy. 78 is a concern and they would love to see a streetlight at their subdivision entrance.

Stony Elkin Brandon, 1604 Long Shadow Ln., Snellville shared his concerns about the elimination of the buffer as it provides some barrier from any bad weather moving in from the west. Also has issues about other barriers in the area that are not being adequately maintained.

Kelly Whaley, 1583 Long Shadow Ln., Snellville asked if they can provide more information about the berm and echoed the request to install a traffic light on Hwy. 78 in front of their community. Asked about the anticipated start date for the project.

Jeff Timler, stated that per the current zoning approval, they can build a three-story building with no buffer. The developer is a long-term holder. The area between the side of the building and the property line is approximately 30-35 feet in width and will contain landscaping planted with evergreen trees, acting as a buffer. The entrance off South Crestview will be the construction entrance, with construction starting in June or July. The traffic light is a Georgia D.O.T. issue that they too are trying to get GDOT to approve.

Michael Kissel asked if there is anything that would prohibit Gladstone Landing from erecting a fence along the common property line where abutting the proposed development.

Mr. Thompson said there is nothing that would prohibit them from doing that and that there is time until the Council public hearing to try to work out the buffer issue.

Chairwoman Sechrist closed the meeting to public comment.

Terry Kori asked to clarify the berm and separation issue.

Mr. Thompson explained the difference between the 2017 approval and what is being proposed tonight.

Antonio Jones asked if the proposed parking lot in front of the building is the only feasible area for the parking.

Mr. Thompson said it is probably located there because that portion of the site is relatively flat compared to other areas of the site.

Will Creekmore, Manor Lake Development, 2740 Graymont Court, Cumming, Georgia stated the initial site plan that was approved by the city was much more intensive with a three-story building, retail and office uses, and number of units. The proposed development is much smaller in scope and intensity. They do not spare any expense on landscaping. The area containing the buffer reduction will contain fencing and landscaping with evergreen trees. They do a full photometric plan to ensure that there is no light spill onto Gladstone Landing. The parking is located directly in front of the main entry containing the portico. You are welcome to come visit our facilities and please visit the website at [www.manorlakedev.com](http://www.manorlakedev.com).

Kerry Hetherington asked if they can add a new condition about maintenance of the fencing.

Chairwoman Sechrist asked for a motion on the LUP.

Kerry Hetherington made a motion to approve #LUP 22-03.

Terry Kori made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

Chairwoman Sechrist asked for a motion on the RZ and SUP.

Kerry Hetherington made a motion to approve #RZ 22-03 and #SUP 22-04 and approval of variance from UDO Sec. 207-2.B with the staff recommended conditions and new condition that the owner maintains responsibility for maintaining the fence between the two properties.

Michael Kissel made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

## **ANNOUNCEMENTS**

Jason Thompson announced that there is one case for consideration at the May Planning Commission meeting. Mr. Thompson welcomed Mr. Kori to the commission.

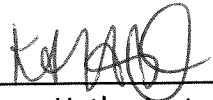
## **ADJOURNMENT**

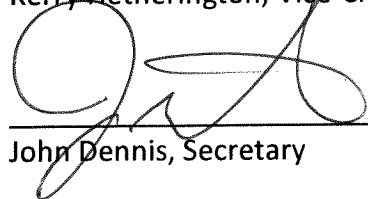
Kerry Hetherington made a motion to adjourn.

Terry Kori made a second to the motion.

A vote was taken; voted five (5) in favor and zero (0) opposed; motion approved.

The Regular Meeting was adjourned at 8:25 p.m.

  
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Kerry Hetherington, Vice-Chair

  
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John Dennis, Secretary

THESE ARE OFFICIAL MINUTES THAT WERE APPROVED BY THE  
PLANNING COMMISSION AT THE MAY 24, 2022 REGULAR  
MEETING.