



**CITY OF SNELLVILLE
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
January 24, 2023**

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

Members present: Kerry Hetherington; Michael Kissel; Terry Kori; and Ann Sechrist.

Member absent: Antonio Jones.

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

CALL TO ORDER

Chairwoman Hetherington called the meeting to order at 7:30 p.m.

APPROVAL OF AGENDA

Michael Kissel made a motion to approve the agenda.

Ann Sechrist made a second to the motion.

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

APPROVAL OF MINUTES

Ann Sechrist made a motion to approve the minutes from December 19th specially called meeting with changes to the second sentence under Call to Order that reads '*There we no members of the public in attendance*' but instead should read '*There was one member of the public in attendance -Tod Warner.*'

Michael Kissel made a second to the motion.

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

OLD BUSINESS

None.

NEW BUSINESS

#SUP 22-07 – Consideration and Recommendation on application by Brian Vu, ABN Investment Group, LLC (property owner) requesting a Special Use Permit and variances from the Unified Development Ordinance for a Drive-Thru Restaurant at the former Krystal restaurant location on the 0.775± acre property, zoned BG (General Business) District and located in the Towne Center Overlay District, 2484 E. Main Street, Snellville, Georgia (Tax Parcel 5026 240).

Planning Director Jason Thompson gave an overview of application stating this is the same case that was considered previously by the Planning Commission back in November 2022; however, this time the Commission is to also consider variances that was not part of the original request. Specifically, a variance to increase the amount of stucco allowed on the front building elevation; variance to reduce the 24-foot minimum building height; and variance to allow the drive-thru to be located between the building and street. The Planning Department recommends approval of the special use permit and approval of each variance with the conditions outlined in the staff report.

The Planning Commissioners asked questions of Mr. Thompson.

Chairwoman Hetherington asked the applicant to come forward and present their case.

Maya Radovic, Radovic Permits, 3021 Farmstead Ct., Grayson provided a summary of their applications and request for variances.

The Planning Commissioners asked questions of Mrs. Radovic.

Chairwoman Hetherington opened the meeting to public comment.

There was none.

Chairwoman Hetherington closed the meeting to public comment and asked for a motion.

Michael Kissel made a motion to approve #SUP 22-07 and variances with staff conditions.

Ann Sechrist made a second to the motion.

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

#RZ 23-01 LUP 23-01 – Consideration and Recommendation on applications by James and Meghan Toney (applicant and property owner) requesting: a) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Low-Density Residential to North Road Redevelopment Area; b) to amend the Official Zoning Map from RS-30 (Single-family Residential) District to NR (North Road) District and request for variances from the Unified Development Ordinance to operate a financial services office on a 1.129± acre site located at 2154 North Road, Snellville, Georgia (Tax Parcel 5039 032).

Planning Director Jason Thompson gave an overview of the rezoning and land use plan amendment applications received by Jamey Toney for the former Mason-Todd house for use as a financial services office. Given the historical qualities existing on the site, the applicant is requesting several variances to help maintain these qualities. The first variance is to allow the existing dirt/gravel driveway to remain. Second variance to allow encroachment of an existing wood accessory building into the 40-foot buffer. Third variance to waive the interparcel access requirement and fourth variance to exceed the number of driveways every 300-feet of road frontage.

The Planning Department recommends approval of the rezoning to NR (North Road District); approval of the future land use map amendment to North Road Redevelopment Area; approval of the four variances; with the two conditions as stated in the staff report.

Mr. Thompson answered questions from the Planning Commission.

Alex Mitchem, Alliance Engineering and Planning, 4525 South Lee Street, Buford spoke representing the applicant Jamey Toney who is also here tonight. This will be a low-intensity financial services office with 4-5 occupants.

The Planning Commissioners asked questions of Mr. Mitchem.

Chairwoman Hetherington opened the meeting to public comment.

Tom Flynn, 2358 Eastwood Drive, Snellville spoke in support of the request and variances. Mr. Flynn asked that additional conditions be added to: limit the amount of streetscapes and landscaping; prohibit fencing; existing structure to be maintained in its current form and aesthetic.

Stephanie Craig, 1760 Norton Estates Cir., spoke on behalf of Dan Thurmon the adjacent residential property owner to the north. Ms. Craig spoke in support of the application and asked several questions.

Mr. Mitchem said they are willing to meet everyone's expectations.

Chairwoman Hetherington closed the meeting to public comment and asked for a motion.

Terry Kori made a motion to approve #RZ 23-01 LUP 23-01 and variances with staff conditions.

Ann Sechrist made a second to the motion.

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

#UDO 23-01 – Consideration and Recommendation on a proposed text amendment to Article 6 (Use Provisions) of Chapter 200 of the Snellville Unified Development Ordinance to establish definitions, applicable zoning districts and use standards for: a) retail sales of beer, wine, and/or distilled spirits for off-premises consumption (Package Store); b) Halfway House; and c) Boat, Recreational Vehicle, Utility or Enclosed Trailer Sales, Leasing, Rental, or Service.

Planning Director Jason Thompson gave an overview of the six proposed text amendments to the Snellville UDO. The major amendment is to add 'Package Store' to the use table, provide a definition and use standards for the retail sale of distilled spirits for off-premises consumption. This is to align the UDO with the Alcoholic Beverage Ordinance amendment that the Mayor and Council will also be considering on February 27th.

The Planning Commissioners asked questions of Mr. Thompson.

Mr. Thompson gave an update on where things stand with the licensing of package stores.

Chairwoman Hetherington opened the meeting to public comment.

There was none.

Chairwoman Hetherington closed the meeting to public comment and asked for a motion.

Ann Sechrist made a motion to approve #UDO 23-01.

Michael Kissel made a second to the motion.

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

ANNOUNCEMENTS

No applications were received for the February 28th regular meeting; therefore, the meeting is canceled.

ADJOURNMENT

Terry Kori made a motion to adjourn.

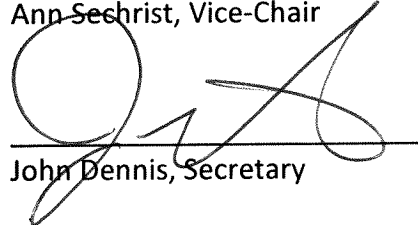
Ann Sechrist made a second to the motion.

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

The Regular Meeting was adjourned at 8:05 p.m.



Ann Sechrist, Vice-Chair



John Dennis, Secretary

THESE ARE OFFICAL MINUTES THAT WERE APPROVED BY THE
PLANNING COMMISSION AT THE APRIL 25, 2023 REGULAR
MEETING.