



**CITY OF SNELLVILLE  
PLANNING COMMISSION**

**REGULAR MEETING MINUTES  
January 25, 2022**

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

Members present: Scott DeForest; Kerry Hetherington; Michael Kissel; and Ann Sechrist, Chairwoman.

Member absent: Antonio Jones.

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

**CALL TO ORDER**

Chairwoman Sechrist called the January 25<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 swap New Business items (f) and (d) on the agenda.

Michael Kissel made a second to the motion.

A vote was taken; voted four (4) 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 September 28, 2021 regular meeting.

Scott DeForest made a motion to accept the minutes.

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**

**#UDO 22-01 - Consideration and Recommendation on proposed amendments to the text of the Unified Development Ordinance ("UDO") for the City of Snellville, Georgia, adopted 10-26-2020 and last amended 10-25-2021 affecting: Chapter 100 (General Provisions); Chapter 200 (Zoning and Land Use); and Chapter 400 (Land Development).**

Planning Director Jason Thompson stated the Planning Department identified a few areas of the Unified Development Ordinance (UDO) that require amending. This is the second text amendment. The Department identified thirty-eight (38) items that are listed in the Summary of Proposed Amendment #2 that are being considered with the amendment. The Planning Department recommends approval of the proposed text amendments.

Chairwoman Sechrist asked if there were any questions for staff.

There was none.

Chairwoman Sechrist opened the meeting to public comments.

There was none.

Chairwoman Sechrist asked for a motion.

Scott DeForest made a motion to accept the amendments in UDO 22-01.

Kerry Hetherington made a second to the motion.

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

**#CP 22-01 – Consideration and Recommendation on a proposed amendment to Table 2. Future Land Use Categories and Corresponding Zoning Districts (page 53) of the Snellville 2040 Comprehensive Plan (adopted 2-11-2019 and last amended 10-26-2020) to amend the appropriate and considered future land use categories for the RS-5 (Single-family Residential) District.**

Planning Director Jason Thompson stated this an amendment to Table 2 on page 53 of the 2040 Comprehensive Plan to add low-density residential as an *appropriate* land use category for the RS-5 District, while also changing the medium-density residential as a *considered* land use category. The low-density residential land use category allows density for up to 3.99 units per acre; while the medium-density residential land use category allows density of 4.0 to 8.0 units per acre.

The Planning Department recommends approval of the proposed amendments.

Chairwoman Sechrist asked if there were any questions of staff.

There was none.

Chairwoman Sechrist opened the meeting to public comments.

There was none.

Chairwoman Sechrist asked for a motion.

Kerry Hetherington made a motion to approve CP 22-01.

Michael Kissel made a second to the motion.

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

**#LUP 22-01 – Consideration and Recommendation on a proposed amendment to the Snellville 2040 Comprehensive Plan Future Land Use Map for the 23.61± acre parcel 5100 065 and 18.04± acre parcel 5100 023 from Commercial Retail to Highway 78 East Activity Node.**

Chairwoman Sechrist stated this case needs to be postponed and considered at the February regular meeting and asked for a motion to table.

Kerry Hetherington made a motion to table action on the case to the February 22, 2022 Planning Commission Regular Meeting.

Scott DeForest made a second to the motion.

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

**#SUP 22-03 – Consideration and Recommendation on application by Gaganjot Sambhi, Member, Balark 19, LLC (applicant) and Vikram Chaudhary (property owner) requesting a Special Use Permit to develop and operate a 4-story 42,000 sq. ft. 82-room Avid brand ING hotel on a 2.15± acre tract, zoned BG (General Business) District and located at 2785 W. Main Street, Snellville (Tax Parcel 5007 285).**

Planning Director Jason Thompson asked if the Planning Commission was okay with limiting public comments to fifteen (15) minutes per side.

Chairwoman Sechrist said that would be fine.

Mr. Thompson presented a summary of the case and request for a special use permit for a hotel. The subject tract is part of a larger property with office condominiums planned on the northern portion and a restaurant on the smaller tract on the southern side. Both the restaurant use and office condominium use is not being considered tonight, just the request for the special use permit for the hotel on Tract 2.

Although the site meets the two (2) acre minimum acreage requirement for a hotel, the Planning Department believes this site is not suited for hotel use as primary access is shown through the restaurant parking area of the front parcel, with secondary access through the office condominium site to the north. The Department has additional concerns about the long-term implications with another hotel on Highway 78 and the sites proximity to the residential district. In closing, the Planning Department recommends denial of the request for the special use permit for the hotel.

Kellen Carr, Excelsis Public Strategies, Athens, Georgia representing the applicant, Gaganjot Sambhi, Stone Mountain, Georgia and property owner Vikram Chaudary, Stone Mountain, Georgia were present. Ms. Carr stated the owners have two hotels in Loganville and near Six Flags with both doing very well and have high occupancy rates. The STAR Report indicates that the area occupancy rates are averaging seventy-one percent (71%) since August 2021 with the local Hampton Inn averaging above eighty-one percent (81%). The proposed Avid brand hotel is targeting mid-level management and travelling nurses with average daily room rates of \$112-130. The front parcel will provide access to the hotel site with an entirely separate driveway. Letters of support are provided from the office condo association and the management company; O'Reilly Auto Parts. We met with a Nob Hill resident whose primary concern was the site connecting to Crescent Drive, which it will not as the site plan shows almost a four (4) acres tract separating the hotel site from Nob Hill.

Gaganjot Sambi said they are wanting to develop a 17 million dollar project and have no intention in letting their investment decline or fail fifteen (15) years down the road. The ING hotel chain has high standards and is selective. We must meet their standards and requirements.

Ms. Carr said the projected revenue for year one would be \$2.3M creating over \$100K in tax revenue. The data supports the need for another hotel.

Michael Kissel asked if they know the occupancy rate at La Quinta pre Covid.

Vikram Chaudary said the STAR Report provides that data and they would be happy to email that information.

Scott DeForest asked if lighting was discussed when they met with the residents in Nob Hill and confirmed that there will be no access to Crescent.

Chairwoman Sechrist opened the meeting to public comment.

William Ellis, 2772 Anscot Court, Snellville lives just above Lot 57 shown on the site plan on Crescent Drive. Mr. Ellis shared his concern that the proposed hotel will become another La Quinta hotel which is just down Highway 78 that has more than one school bus that picks up children and drops them back off in the afternoon. The proposed development is going to bring additional vehicle trips to the area creating more traffic in the area. The proposed development is not consistent with good land use. Lighting from area commercial properties already shine into the home. Trash pickup at 3:00-4:00 in the morning. Please consider the impact to the community.

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

Kerry Hetherington made a motion to deny SUP 22-03.

Scott DeForest made a second to the motion.

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

**#RZ 22-01 – Consideration and Recommendation on application by Alliance Engineering and Planning (applicant) and PLG Partners, LLC (property owner) requesting to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to OP (Office Professional) District and request for variances from the buffer requirements for a 2-story 20,000 sq. ft. office building development on a 3.3± acre site located at 2165 North Road, Snellville, Georgia (Tax Parcels 5039 220 and 5039 273).**

Planning Director Jason Thompson presented a summary of the request for rezoning and

request for variances from the buffer requirements for a two-story 20,000 sq. ft. office building located on and fronting North Road. The project meets many of the goals and policies of the 2040 Comprehensive Plan and the character area for the North Road Redevelopment Area.

The Planning Department recommends approval of the rezoning from BG to OP and variance to reduce the twenty (20) feet undisturbed buffer to zero (0) feet and variance to allow access through the buffer with the six (6) conditions recommended in the staff report.

The applicant, Tyler Lasser, Alliance Engineering and Planning, 299 S. Main Street, Alpharetta, Georgia presented the request and stated they are in agreement with the staff recommended conditions.

Chairwoman Sechrist opened the meeting to public comments.

Tom Flynn, 2358 Eastwood Drive, Snellville shared his concerns about the project and displayed several graphics and photos highlighting: the size and style of the proposed building in relation to the existing buildings in the area; the loss of the berm along North Road that was added as a condition of the 2009 zoning; proximity to the Snell family house; doesn't fit within the purpose of the North Road zoning district; site contains the main drainage basin from QuikTrip; will now see the rear of the shopping center building on Scenic Highway as well as the traffic on Scenic Highway; potential traffic safety issues with proposed driveway located at a curve on North Road; interparcel connectivity to the shopping center on Scenic Highway will allow for cut-through traffic.

Mr. Flynn asked the Planning Commission to deny the request.

Michael Kissel asked Jason Thompson if the code regarding building types has been revised.

Mr. Thompson stated the building types that are referenced in the North Road District are not relevant to this case as the request is to rezone the property to the OP District and not the NR District. Building types are not relevant in the OP District.

Chairwoman Sechrist closed the meeting to public comments.

Mr. Lasser said he believed the North Road character area was established after the property's 2009 rezoning requiring the berm. This use is perfect as a transition use between the Towne Center area and residential uses along North Road.

Mr. Thompson stated the applicant submitted conceptual building elevations that may or may not meet the code. Since no variance were requested pertaining the building, they will need to meet the requirements of the code as they go through the plan review

process.

Chairwoman Sechrist asked for a motion.

Kerry Hetherington made a motion to approve RZ 22-01 with variances and conditions as set forth by the Planning Department.

Scott DeForest made a second to the motion.

A vote was taken; voted two (2) in favor, one (1) opposed (Michael Kissel) and one (1) abstention (Ann Sechrist); motion approved.

Ms. Sechrist was advised that an abstention is considered an affirmative vote. Ms. Sechrist said she will change her vote and oppose the motion.

A vote was taken; voted two (2) in favor and two (2) opposed (Ann Sechrist and Michael Kissel); motion denied.<sup>i</sup>

**#SUP 22-01 – Consideration and Recommendation on application by RCG Snellville, LLC requesting a Special Use Permit to develop and operate a kidney dialysis facility for Davita Dialysis Center and request for variances from Sec. 205-1 Towne Center Overlay District requirements of the Snellville Unified Development Ordinance for a proposed 0.768 acre outparcel in the Snellville Oaks Shopping Center, zoned BG (General Business) District and located in the Towne Center Overlay District, 2135 E. Main Street, Snellville (p/o Tax Parcel 5038 174).**

Planning Director Jason Thompson presented a summary of the case and request for a special use permit and variances from the Towne Center Overlay District for a kidney dialysis center. On the overhead projector is the most current proposed site plan.

The applicant wants to relocate Davita Dialysis from the shopping center to the subject site, freeing up the center for redevelopment. They are requesting several variances from the Towne Center Overlay District to allow the building to better serve the requirements for a dialysis center. There is also a nonconforming freestanding pylon sign that serves the shopping center on the subject the property. The applicant has agreed to remove the sign once Davita becomes operational.

The Planning Department recommends approval of the special use permit; approval of variance #1 to allow the front building setback at fifteen (15) feet instead of ten (10) feet; remove variance #2 as it is no longer needed; approval of variance #3 to not require the building entrance face the street; and remove variance #4 for the fenestration requirement as this is not needed. Conditions (1-9) stand with a change to the site plan date referenced in Condition #1 to 1-21-2022.

Wesley Padgett, RCG Ventures, Atlanta, Georgia presented their request for the special use permit and variances. We cannot remove the existing pylon sign as we would be in default with the lease terms for the existing tenants. We ask for a sunset provision to allow the sign to remain until after Davita is operational, then terminate the leases with the tenants so we can move forward with redevelopment of the center.

Chairwoman Sechrist opened the meeting to public comment.

There was none.

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

Scott DeForest made a motion to approve SUP 22-01 with staff recommended variances and conditions as stated in the staff report with the modifications Jason stated earlier. The sign will be removed within twelve (12) months of issuance of the certificate of occupancy for Davita.

Michael Kissel made a second to the motion.

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

### **ANNOUNCEMENTS**

Jason Thompson announced there will be a meeting on February 22<sup>nd</sup> to consider #LUP 22-01 that was tabled earlier tonight.

### **ADJOURNMENT**

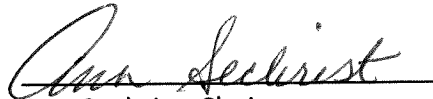
Kerry Hetherington made a motion to adjourn.

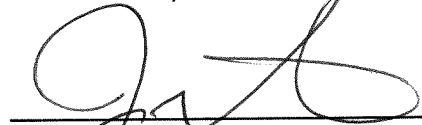
Scott DeForest made a second to the motion.

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

The Regular Meeting was adjourned at 9:00 p.m.



  
Ann Sechrist, Chairwoman

  
John Dennis, Secretary

THESE ARE OFFICIAL MINUTES AND WERE APPROVED BY THE  
PLANNING COMMISSION AT THE FEBRUARY 22, 2022 REGULAR  
MEETING.

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<sup>i</sup> Per Section 8 of Article V (Meetings) of the Planning Commission By-Laws, 'A vote on a motion, to approve, resulting in a tie vote of the members present shall constitute a *denial* motion'.