



**CITY OF SNELLVILLE
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
July 22, 2025**

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

Members present: Terry Kori, Chairman; Michael Kissel; Rose Purdy; and Robert Windsor.

Members absent: Stephen Brust and Kevin Morrissey.

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

CALL TO ORDER

Chairman Kori called the regular meeting to order at 7:30 p.m. and thanked members of the public for attending tonight's meeting.

APPROVAL OF AGENDA

Michael Kissel made a motion to approve the agenda for the July 22, 2025 Planning Commission meeting.

Rose Purdy made a second to the motion.

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

APPROVAL OF MINUTES

Michael Kissel made a motion to approve the minutes as stated from the June 24, 2025 Planning Commission meeting.

Rose Purdy 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

Chairman Kori asked that this item be tabled until the next meeting since two Planning Commission members are not present tonight.

Rose Purdy made a motion to postpone the election of officers and appointment of secretary to the next scheduled meeting.

Michael Kissel made a second to the motion.

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

OLD BUSINESS

#RZ 25-04 – Consideration and Recommendation on application by Apex Land Company (applicant) and Sang J and Un H Cho; Steven L Baughcum and Denise B Frazier; (property owners) requesting to amend the Official Zoning Map from RS-30 (Single-family Residential) District to R-TH (Townhouse Residential) District and request for variances from the Snellville Unified Development Ordinance for a 65-Unit single-family (attached) townhouse residential community on a 10.196± acre site with a gross density of 6.38 units per acre located at 1804 and 1810 Athens Highway (US Highway 78 E), Snellville, Georgia (Tax Parcels 5060 014 and 5060 043).

Planning Director Jason Thompson stated the applicant submitted a request to withdraw the rezoning application.

Michael Kissel made a motion to approve the applicant's request to withdraw rezoning application #RZ 25-04.

Rose Purdy made a second to the motion.

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

NEW BUSINESS

Chairman Kori thanked everyone for attending tonight's meeting and read aloud the Planning Commission's *Process and Procedures* governing the meeting.

#RZ 25-05 – Consideration and Recommendation on application by DeThomas Investments, LLC (applicant) and Tree Lane Development, LLC (property owner) requesting to amend the Official Zoning Map from BG (General Business) District to R-TH (Townhouse Residential) District and variances from the Snellville Unified Development

Ordinance for a 108-unit single-family (attached) townhome development on a 15.0137± acre site with a gross density of 7.20 units per acre located on Tree Ln at 1719 Scenic Highway (SR 124 N), Snellville, Georgia (Tax Parcel 5056 003).

Planning Director Jason Thompson presented a summary of the rezoning application and request for variances for a proposed 108-unit townhome development located behind 12 Stone Church on Tree Lane on a 15 acre tract with a gross density of 7.20 units permit.

Concentrating on the variances, the application is request a variance to *not* be required to provide interparcel access to the adjacent undeveloped property to the north and located behind Snellville Promenade Shopping Center with public road access on Innsfail Drive on the westernmost portion of the site. Development of the property is highly unlikely because of a tree conservation easement, sanitary sewer easement, slope easement, severe topography and multiple streams with stream buffers. The Planning Department supports the variance request.

A second variance is to allow a stub-street or hammerhead dead end street design instead of the required cul-de-sac at the western end of the development. The Planning Department recommends denial. A third variance is from the 40 feet and 50 feet site setback requirement, where the applicant intends to provide a 25 feet undisturbed buffer where adjacent to the single-family residential properties. The Planning Department recommends approval provided areas with the buffer be planted. A fourth variance is to allow front-entry townhomes in the rear and associated variance to increase the front yard driveway coverage. Both of which we recommend approval. A final variance to reduce the radius at two street curves is supported as it also serves as a traffic calming solution.

The community concern about project access to Innsfail Drive is not an issue as the subject property will not have access to the adjacent property. Stormwater issues and concerns will actually be improved as the development will be required to meet State, County and City stormwater management regulations with no stormwater pass-through.

To summarize, the Planning Department recommends the following actions:

- a) Approval of RZ 25-05, application to amend the City of Snellville Official Zoning Map from BG (General Business) District to R-TH (Townhouse Residential) District.
- b) Approval of variance from Sec. 401-3.4.B. (Vehicular Access): to eliminate the inter-parcel access requirement to the undeveloped 15± acre adjoining parcel to the north (Parcel 5056 004).
- c) Denial of variance from Sec. 401-5.3.C. (Local Streets and Minor Arterials or Collectors): to allow a hammerhead street termination in lieu of a cul-de-sac turnaround for “dead-end” Street “B”.

- d) Approval of variance from Sec. 202-6.6. (Dimensional Standards – Site Setback): to waive the minimum 50-foot site setback (along streets) and waive the minimum 40-foot site setback (not along streets).
- e) Approval of variance from Sec. 202-6.9.F. (R-TH Design Standards): to allow front-entry townhomes for units 73-92.
- f) Approval of variance from Sec. 201-1.6.D.1. (Driveways): to increase the 35% maximum front yard area for driveways or authorized onsite parking to 67%.
- g) Approval of variance from Sec. 401-5.11.C. (Horizontal Street Alignment): to reduce the minimum horizontal street curve radius for a local street from 81-feet to 50-feet.

With the following Conditions:

1. The property shall be developed in accordance with the rezoning site plan entitled “Conceptual Site Layout 1719 Scenic Hwy Snellville GA”, dated 3-25-2025 (stamped received JUN 10 2025), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.
2. A mandatory Homeowner’s Association shall be formed and incorporated within the State of Georgia for all single-family (detached) and (attached) lots in the development and common areas. A rental cap of ten-percent (10%) of the total number of lots at any given time for rentals greater than thirty (30) consecutive days shall be placed on the development with such language being included in the Homeowner’s Association Declaration of Covenants, Conditions and Restrictions.
3. There shall be a 25 feet undisturbed buffer adjacent to Parcels 5056 070; 5041 055; 5041 054; 5041 053; 5041 105; and portion of 5056 002 as shown on the site plan entitled “Conceptual Site Layout 1719 Scenic Hwy Snellville GA”, dated 3-25-2025 (stamped received JUN 10 2025). A Landscaping Plan shall be provided for areas within the 25 feet undisturbed buffer that are sparsely vegetated and/or disturbed, to be approved by the Director of Planning and Development.
4. In lieu of sidewalks required by the code on both sides of Street “A” and Street “B”, a minimum 4-foot wide sidewalk with minimum 5-foot wide planter strip shall be installed as shown on the site plan for Street “B”, with continuation of sidewalk and planter strip along Street “B” between Unit 72 and Unit 108, with sidewalk connection to the existing sidewalk at Tree Ln, with continuation of the

Tree Ln sidewalk 150± feet to the west. To allow for the 22-foot minimum driveway length measured from garage door to Street “B” back-of-curb for front-entry Units 73-92, no sidewalk is required.

5. The Applicant/Developer shall comply with the Georgia Blasting Standards Act, including pre-blast and post-blast surveys for any structure within 750 feet of the blast site or directly adjacent to subject property with advanced notice to any affected property owner. The applicant will provide advanced notice of any blasting to the following H.O.A. Boards: Waterford Township and Shadowbrook Crossing. Before blasting work begins, a blasting notification plan must be reviewed and approved by the Planning and Development Department. Said plan shall include signage, email notification, and any other notification deemed necessary.
6. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
7. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.

Chairman Kori asked about the tree conservation easement on the adjacent property and its impact on future development of the property.

Chairman Kori asked the applicant to come forward for their presentation and stated they have 15 minutes to present their case.

Jack Wilson, 295 S. Culver Street, Lawrenceville, attorney representing property owner Ronnie DeThomas, DeThomas Investments, LLC stated the adjacent property to the north that has access to Innsfail Drive is not the subject property that they are here to talk about tonight. We do not want access to Innsfail Drive – we don’t need it. We are here for the 15 acre property located on Tree Lane behind 12 Stone Church that is currently zoned BG; however, use of the property for a commercial-retail use is not desirable given its location away from Scenic Highway; therefore, they are requested a down-zoning to single-family residential use for a 108-unit townhome community. They are providing almost 7 acres for open space. 1,800 sq. ft. townhomes with a diversity of elevations are proposed.

A variance from the code requiring inter-parcel access to the adjacent property to the North is being asked to further solidify the desire to not ever have access to Innsfail Drive. Another variance is to allow a tighter radius at two street curves which will also serve as a traffic calming effect to slow folks down. Instead of a cul-de-sac, we would ask for favorable consideration for the proposed street configuration for the dead-end street at the rear of the development. Jason covered the site setback variances and instead we propose a 25 foot undisturbed buffer adjacent to the residential uses. We ask approval for the front-entry units in the rear along.

The applicant is in agreement with the rental cap and all conditions of zoning and notices that Jason outlines and ask for approval with the variances and conditions.

Michael Kissel asked if they have had any conversations with D.O.T. about making Tree Lane bi-directional.

Mr. Wilson said they have not but are certainly willing to ask.

Chairman Kori asked about the roadway width at the rear of the development and asked if the front-entry units could be converted to rear-entry units to maintain consistency in the development.

Mr. Wilson said from an engineering perspective is could be done, but it may impact buffer encroachments and may also impact development yield.

Chairman Kori opened the meeting to public comment and asked those wishing to speak *in support* of the application to come forward and reminded folks of the 15-minute time limit.

Larry Bishop, 1900 Tree Ln., Snellville shared concerns about access to Tree Lane.

Chairman Kori asked if he was speaking in support of the project.

Mr. Bishop said he is not.

Chairman Kori asked Mr. Bishop to please take a seat and will be given an opportunity to speak later.

Chairman Kori stated since there is not anyone wishing to speak in support, he will now open the meeting to public comment for those wishing to speak *in opposition* keeping in mind the time allotment.

Drew Williams, Executive Director, The Sheridan at Eastside, 1900 Tree Lane, Snellville expressed concerns about the additional traffic in front of their property and one-way traffic pattern on Tree Lane and no speed control on Tree Lane; buffer concerns; and soil erosion onto their property during construction.

Lyle Zuck, 2092 Innsfail Drive, Snellville, as adjacent property to the west, expressed concerns about traffic on Tree Lane and Scenic Highway; and stormwater runoff is already problem for him and neighbors.

Larry Bishop, 1900 Tree Ln., Snellville shared concerns about the increase in traffic on Tree Lane.

Theresa Burke, 1450 Lakeshore Drive, Snellville stated she believes the subject property is better suited for a passive park rather than the proposed townhome development. Shared concerns about the proposed development and would ask for a 40-foot buffer; site plan does not show fencing or a gate; asked how is the rental cap is enforced.

Cat Hardrick, 2280 Buckley Trail, Snellville stated citizens would like to see the property used as a park or greenspace.

Thomas Byelick, 2095 Innsfail Drive, Snellville shared concerns about stormwater runoff coming from the subject property causing severe erosion on his property. Asked if fire trucks can navigate the proposed sharp curves in the development. There are no sidewalks on Tree Lane. Traffic and speeders are a problem on Tree Lane.

Isiah Gregory, 1300 Lakeshore Drive, Snellville oppose the requested rezoning and expressed the following concerns: added traffic congestion on Tree Lane and impact to joggers; proposed project density; and stormwater runoff into Watson Creek.

Sandra Contreras, 2082 Innsfail Drive, Snellville expressed concern about stormwater runoff coming from the subject property and the additional runoff created post development.

The 15-minute public comment period for opposition ended. Chairman Kori added another minute to allow additional comments.

Phyllis Wolfe, 1900 Tree Lane, Snellville shared safety concerns about: traffic on Tree Lane; school buses going into the development; numerous accidents at the Medical Way intersection.

Chairman Kori closed the meeting to public comments and informed the gentleman that approached the podium that we are out of time. After a brief conversation with the gentlemen, Mr. Kori extended the public comment period again, and extending rebuttal time for the applicant.

Mike Crucefix, 1281 Bridgewater Walk, Snellville shared concern about speeders and volume of traffic in the area. Asked questions about: a traffic impact study; study for school children; study be the Corps of Engineers regard source of water problems; sedimentation of their subdivision lake; and increase in traffic volume on Tree Lane.

Chairman Kori asked the applicant for rebuttal, providing an additional 2 minutes 7 seconds to the 6 minutes 14 seconds remaining from his initial presentation for a total of 9 minutes 11 seconds.

Jack Wilson stated there are a couple of mechanisms to enforce the rental cap with ultimate enforcement by the Property Owners Association through an injunction by Superior Court. The units will command a high value in the high 500's and low 600's. Tree Lane is the only point of access to the property. They will consult with Gwinnett D.O.T. to see if there are ways to address traffic calming on Tree Lane. The proposed street configuration meets Gwinnett County fire requirements. Regarding stormwater, the property in its current undeveloped condition allows for pass-through stormwater. Development of the property will require that the site meets State, County and City regulations for stormwater management resulting in a reduction if the pass-through conditions that exist today.

In closing, we respectfully ask for your approval with staff recommended conditions.

Chairman Kori asked for a motion.

Michael Kissel stated having worked at Eastside Hospital for 15-years, expressed concern about the Tree Lane traffic flow and believes the current BG zoning is appropriate for physical therapy and other medical office uses; therefore, the motion is to deny #RZ 25-05.

Rose Purdy made a second to the motion.

There was no discussion.

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

ANNOUNCEMENTS

None.

ADJOURNMENT

Chairman Kori asked for a motion to adjourn.

Michael Kissel made a motion to adjourn.

Rose Purdy 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 8:50 p.m.

Terry Kori, Chairman

John Dennis, Secretary

THESE DRAFT MINUTES ARE SUBJECT TO CORRECTION AND APPROVAL BY THE PLANNING COMMISSION AT THE NEXT PLANNING COMMISSION REGULAR MEETING.