



**CITY OF SNELLVILLE
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
June 24, 2025**

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

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

Member absent: Stephen Brust.

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 June 24, 2025 Planning Commission agenda.

Kevin Morrissey made a second to the motion.

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

APPROVAL OF MINUTES

Michael Kissel made a motion to approve the minutes from the April 22, 2025 Planning Commission meeting.

Rose Purdy made a second to the motion.

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

OLD BUSINESS

None.

NEW BUSINESS

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

#SUP 25-02 – Consideration and Recommendation on application by Park Place Snellville, LLC requesting to renew a Special Use Permit approved in Nov. 2022 (case #SUP 22-06) for a 3-story, 102,000 sq. ft. climate controlled self-storage facility on the 1.82 acre site, zoned HSB (Highway Service Business) District located in the Park Place commercial development, 1915 Pharrs Road, Snellville, Georgia (Tax Parcel 5056 362).

Planning Director Jason Thompson stated the applicant submitted a request to renew the special use permit that was approved in November 2022 for a 3-story indoor climate controlled self-storage facility to be developed on the vacant lot next to the Hampton Inn hotel and located in the Park Place commercial development. The 2002 approval included a sunset provision requiring issuance of a Certificate of Occupancy within 12-months of special use permit approval. Due to financing issues, the project was placed on-hold and never permitted.

The Planning Department supports the request for the special use permit as it is a low-intensity use; however, there are concerns about compliance with the architectural design standards and proposed use of EIFS (Exterior Insulation Finish System) as a primary exterior finish material by as much as 92% instead of its use as an accent material and restricted to not exceed 15% of the elevation face area.

In conclusion, the Department of Planning and Development recommends *Approval* of SUP 25-02, application for Special Use Permit for an indoor climate-controlled self-storage facility; *Denial* of variance from UDO Sec. Sec. 201-3.2.C. (Exterior Wall Finish Materials): To allow EIFS to be used as an exterior wall finish material on each building elevation with maximum coverage area percentages of: 56% (front-South), 64% (side-West), 87% (side-East), and 92% (rear-North); subject to the attachment of the following recommended *Conditions*:

1. All variances and conditions applicable to the subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.
2. The property shall be developed in general accordance with the conceptual site plan entitled "Special Use Permit Site Plan Snellville Self Storage", dated 2-14-2025 (stamped received APR 11 2025), with modifications permitted to meet

conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.

3. 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.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.

The Planning Commission did not have questions for Mr. Thompson.

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

Jack Wilson, 295 S. Culver Street, Lawrenceville, attorney representing property owner Ronnie DeThomas, Park Place Snellville, LLC stated they are here tonight to request approval of the special use permit that expired in 2023 for an indoor climate controlled self-storage facility. The rezoning and special use permit was approved in November 2022. The property owner is aware and has been working with the city's Code Enforcement to address the issues with illegal commercial tractor trailer parking on the site. The self-storage use is in high-demand and is a low-intensity use with less than 15 vehicle trips per day. The project will contribute \$13-15 million to the tax base.

Mr. Wilson presented and discussed the conceptual renderings of each of the four elevations and proposed use of EIFS and glass. We understand staff's position and recognize that the code has changed and willing to go back and revisit these requirements for City Council consideration in July.

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.

Trisha Rawlins, 2088 Harbour Oaks Drive, Snellville stated she believes this is a great location for the use. Asked if open to the public 24-hours daily. Cautioned about potential noise disturbance to Hampton Inn guests nextdoor.

Chairman Kori asked those wishing to speak *in opposition* to come forward.

Gaye Bruce, 1773 Woodbury Run Drive, Snellville asked the Planning Commission to deny the special use permit and shared the following concerns: incomplete sidewalk from 2015 Park Place rezoning approval; no street signage at Pharrs Road connection; storage use is already readily available in the area; use will disturb the look and feel of the Park Place

development; tractor trailer parking continues on the vacant lot with no visible 'No Parking' signage; and Park Place entrance sign is damaged and needs repair.

Cat Hardrick, 2280 Buckley Trail, Snellville shared the following concerns: the City already has several self-storage buildings why the need for more; trash and noise concerns generated by the use; and maintenance of the building and property.

Chairman Kori closed the meeting to public comment and asked the applicant if would like to provide any rebuttal.

Mr. Wilson said this is the second time the Park Place sign has been damaged and is currently in the process of being repaired. Entry to the building is through key-code access and available 24-hours a day. There are two signs prohibiting truck parking placed in locations after consultation with Chief Perry. The sidewalk will be completed once the two vacant parcels are developed.

Chairman Kori asked for a motion.

Michael Kissel made a motion to approve #SUP 25-02 with denial of variance from UDO Sec. 201-3.2.C. (Exterior Wall Finish Materials) with staff recommended Conditions (1-4).

Kevin Morrissey made a second to the motion.

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

#SUP 25-03 – Consideration and Recommendation on application by 2440 East Gate Place, LLC requesting a Special Use Permit to allow the existing 12,000 sq. ft. building within the TCO (Towne Center Overlay) District for a single-use/tenant for a gym (Evolution Sports) and variances from the Snellville Unified Development for an existing 12,000 sq. ft. building and adjacent undeveloped lot on a combined 1.72 acre site, zoned BG (General Business) District and located in the TCO (Towne Center Overlay) District, 2430-2440 Eastgate Place, Snellville, Georgia (Tax Parcels 5038 155 and 5038 156).

Planning Director Jason Thompson stated the request is for a special use permit for single-use tenant Evolution Sports & Fitness to occupy the existing 12,000 sq. ft. building located within the Towne Center Overlay District and variances from the UDO. The TCO District requires special use permit approval for single-use buildings 10,000 sq. ft. or greater to limit big-box retailers within the TCO District. The property was developed in the late 1990's with a warehouse style building with limited onsite parking that does not meet the minimum parking needs of the tenant. The property owner also owns the adjacent undeveloped lot and intends to develop the lot for parking to serve the tenant and make the necessary improvements to the stormwater detention facility.

The applicant has also requested variances from the UDO: b) to reduce the the minimum required parking spaces from 57 spaces to 34 spaces; c) to increase the maximum front yard building setback to 63 feet for the existing building; d) to eliminate the 5-foot minimum depth landscape strip along the northeastern property line; and e) waive the tree planting requirement in the parking lot terminus islands.

The Planning Department recommends approval of the special use permit and approval of variances (b) (c) (d) and denial of variance (e) as there are appropriate understory tree types that can be planted under the overhead utility lines.

Mr. Thompson addressed questions from the Planning Commission.

Applicant and property owner Fermin Montes De Oca, 2440 East Gate Place, LLC, 4471 Oglethorpe Loop NW, Acworth, Georgia stated he was in support of staff recommended conditions and variances and asked for Planning Commission approval of their application.

Mr. Montes De Oca addressed questions from the Planning Commission.

Chairman Kori opened the meeting to public comment and asked anyone *in support* please come forward.

Trisha Rawlins, 2088 Harbour Oaks Drive, Snellville stated she believes this is a great location for the use. Asked about sidewalk connectivity and the proposed location of the dumpster.

Chairman Kori asked those wishing to speak *in opposition* to come forward.

There was none.

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

Michael Kissel made a motion to approve #SUP 25-03 with approval of variances (b) (c) (d) and denial of variance (e) with conditions as recommended by staff.

Kevin Morrissey made a second to the motion.

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

#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 request is to rezone approximately 10 acres located at 1804 and 1810 Athens Highway from RS-30 to R-TH for a 65-unit single-family (attached) townhome development. The site is located just east of Quik Trip and Hill Top Pawn on Highway 78 and is adversely impacted by stream buffer and floodplain. The Comprehensive Plan's land use is designated as Medium Density Residential with R-TH an appropriate zoning district, allowing for a maximum of 8-units per acre. This application is in follow-up to a prior application that was withdrawn as a result of two property owners removing their properties from the project.

The project consists of 65 rear-entry townhomes with a gross density of 6.38 units per acre. With these townhomes being a rear-entry, the site plan shows use of "hammer-head" designed drives/roads that are not necessarily desired by Mayor and Council. We believe the design should incorporate a more robust road/drive network that appropriately connects the rear alleys with the main roads of the development.

The applicant is requesting two variances from the UDO: a) to reduce the 30-foot minimum rear building setback to 22-feet; and, b) to waive the open space requirement to include a swimming pool and full-sized tennis court in the recreational use of land.

In conclusion, the Planning Department recommends approval of the rezoning to R-TH; approval of the variance

to reduce the 30-foot minimum rear building setback to 22-feet; approval of the variance to waive the open space requirement to include a swimming pool and full-sized tennis court in the recreational use of land. These recommendations are subject to the attachment of the following recommended Conditions:

1. The property shall be developed in accordance with the conceptual rezoning site plan entitled "1810 Athens Hwy", dated 5-12-2025 (stamped received MAY 13 2025), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.
2. Due to safety concerns, hammerhead street/alley terminations/turnarounds are prohibited. Instead, vehicular circulation shall incorporate cul-de-sac and/or loop street/alley design.
3. 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.

4. 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.
5. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.

Mr. Thompson addressed questions from the Planning Commission.

Tyler Lasser, LJA Engineering, 299 South Main Street, Alpharetta, Georgia spoke representing applicant Apex Land Company. Mr. Lasser said the site is located within walking distance of area commercial and retail uses. Townhomes are the best use for this location for infill development. The proposed site plan addresses the recent code change requiring rear-entry townhomes with access from alleys. A common dumpster is centrally located to serve the development, eliminating the need for sanitation service to each individual townhomes. Two variances are being requested. The first is to reduce the 30-foot rear building setback to 22-feet since this is a rear-entry townhome development. The second is to waive the open space requirement to include a swimming pool and full-sized tennis court in the recreational use of land. The development is located a mile from the city's Towne Center.

We agree with staff recommended conditions with the exception of Condition #2 that states, *"Due to safety concerns, hammerhead street/alley terminations/turnarounds are prohibited. Instead, vehicular circulation shall incorporate cul-de-sac and/or loop street/alley design."* We request removal of this condition. We are willing to work with staff to come up with a better solution to reduce the number of hammer-head stubs before city council consideration.

Mr. Lasser addressed questions from the Planning Commission.

Mr. Thompson addressed questions from the Planning Commission.

Chairman Kori opened the meeting to public comment and asked anyone *in support* please come forward.

There was none.

Chairman Kori asked those wishing to speak *in opposition* to come forward.

Timekiyo Violet-Wright, 1865 Rockside Lane, Snellville asked what the dark dot means on the property survey that accompanied the rezoning application and shown as being on her rear lot line. Ms. Violet-Wright asked about encroachments on her property. She has spent over \$80K to bring her property into code compliance and does not support the proposed development.

Douglas Johnson, 1804 Athens Highway, Snellville shared concerns about stormwater runoff onto his property and especially his driveway that abuts the proposed development to the east. Requests a tall berm be required along the property line.

Trisha Rawlins, 2088 Harbour Oaks Drive, Snellville stated she and citizens of Snellville are tired of these developments. This is not a walkable development. The property can be built under the current RS-30 zoning.

Cat Hardrick, 2280 Buckley Trail, Snellville asked that they deny this request. As a walker, this is not a walkable development, especially to walk to the Towne Center. The property should remain RS-30. We want to protect our legacy homeowners.

Chairman Kori closed the meeting to public comment and asked the applicant to provide rebuttal.

Mr. Lasser addressed questions and comments made in public comments.

Michael Kissel made a motion to table #RZ 25-04 to the July 22nd Planning Commission meeting to allow time for the applicant to address some of the site and hammer-head issues and maybe come up with something that is less dense with added amenities and value.

Kevin Morrissey made a second to the motion.

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

ANNOUNCEMENTS

Mr. Thompson announced that the Planning Commission will meet again next month on July 22nd.

ADJOURNMENT

Chairman Kori asked for a motion to adjourn.

Michael Kissel made a motion to adjourn.

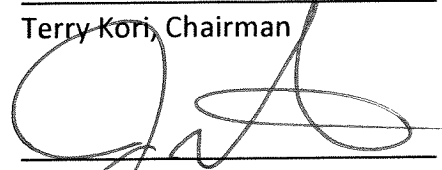
Kevin Morrissey made a second to the motion.

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

The regular meeting was adjourned at 9:10 p.m.



Terry Kori, Chairman



John Dennis, Secretary

THESE ARE OFFICIAL MINUTES THAT WERE APPROVED BY THE
PLANNING COMMISSION AT THE JULY 22, 2025 PLANNING
COMMISSION REGULAR MEETING.