



**CITY OF SNELLVILLE
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
June 28, 2022**

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

Members present: Scott DeForest; Antonio Jones; Terry Kori; Kerry Hetherington; and Michael Kissel.

Member absent: Chairwoman Ann Sechrist.

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

CALL TO ORDER

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

APPROVAL OF AGENDA

Michael Kissel made a motion to amend the agenda and move item (c) #ANX 22-01 RZ 22-06 LUP 22-05 to the first agenda item.

Scott DeForest made a second to the motion.

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

Michael Kissel made a motion to approve the amended 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

Michael Kissel made a motion to approve the May 24, 2022 minutes as stated.

Terry Kori 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

#ANX 22-01 RZ 22-06 LUP 22-05 – Consideration and Recommendation on applications by David Pearson Communities (applicant) and Anne Mazzawi (property owner) requesting: 1) annexation to the municipal boundary of the City of Snellville, Georgia; 2) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map to Low-Density Residential; and 3) to amend the Official Zoning Map to RS-5 (Single-family Residential) District for a 127-lot single-family detached subdivision on a 52.289± site having a gross density of 2.428 units per acre, located in unincorporated Gwinnett County at 1788 Temple Johnson Road, Loganville (Tax Parcel 5067 003).

Vice-Chairwoman Hetherington announced the applicant submitted a request to table action on the case until the July 26, 2022 meeting and asked for a motion.

Michael Kissel made a motion to table item (a) #ANX 22-01 RZ 22-06 LUP 22-05 to the July 26, 2022 meeting.

Terry Kori made a second to the motion.

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

#CIC 22-02 – Consideration and Recommendation on application by TOMCO2 Systems Company requesting a change in conditions and variances from the Snellville Unified Development Ordinance to allow certain nonconformities to remain ‘as-is’ while also allowing for a 2,400 sq. ft. expansion of an existing nonconforming metal building. The property consists of: a) Tract 1, 2.699± acres, zoned OP (Office Professional) District, 3320 Brushy Fork Road, Loganville (Tax Parcel R5099 003); b) Tract 2A, 6.90± acres, zoned LM (Light Manufacturing) District, 3340 Rosebud Road, Loganville (Tax Parcel 5099 005); and c) Tract 2B, 8.32± acres, zoned LM (Light Manufacturing) District, 3330 Rosebud Road, Loganville (Tax Parcel 5099 027).

Planning Director Jason Thompson gave an overview of the application stating that TOMCO is requesting to expand an existing nonconforming metal building. Other nonconformities exist on the site; however, the applicant is willing to bring some of the issues into conformance with the current regulations. The Planning Department recommends approval with the conditions as stated in the staff report.

Vice-Chairwoman Hetherington announced that public comments will be limited to fifteen minutes total per side and asked the applicant to come forward.

Tyler Lasser, Alliance Engineer and Planning, 299 S. Main Street, Ste. A, Alpharetta, Georgia spoke representing the applicant TOMCO2 Systems, stated they want to expand an existing nonconforming building by 2,400 sq. ft. Essentially the applicant is requesting variances to simply maintain some of the site nonconformities until such time that the applicant will begin Phase 2 upgrades which will include bringing the nonconformities into compliance.

Terry Kori asked the applicant several questions.

Vice-Chairwoman Hetherington opened the meeting to public comments.

There was none.

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

Terry Kori made a motion to approve #CIC 22-02 with staff conditions.

Scott DeForest made a second to the motion.

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

#RZ 22-05 – Consideration and Recommendation on application by Lazaro Mota (applicant) and Britt and Camp, LLC (property owner) requesting to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District for an 11-lot single-family (detached) residential subdivision on a 2.765± acre site having a gross density of 3.978 units per acre, located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel 5028 001).

Planning Director Jason Thompson gave an overview of the application stating that the applicant wants to develop a small 11-lot single-family detached subdivision. A similar case came before the Planning Commission about a year ago but was withdrawn. The Snellville 2040 Comprehensive Plan supports the request. The total site density falls into the low-density residential category at 3.978 units per acre. The Planning Department recommends approval with the conditions as stated in the staff report.

Mr. Thompson answered questions from the Planning Commission.

Tyler Lasser, Alliance Engineer and Planning, 299 S. Main Street, Ste. A, Alpharetta, Georgia spoke representing the applicant Lazaro Mota. Mr. Lasser described the location of the site, general layout of the rezoning site plan, and elevations.

Mr. Thompson and Mr. Lasser answered questions from the Planning Commission.

Vice-Chairwoman Hetherington opened the meeting to public comments.

There was none.

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

Scott DeForest made a motion to pass #RZ 22-05.

Antonio Jones made a second to the motion.

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

#RZ 22-07 LUP 22-06 – Consideration and Recommendation on applications by Century Communities of Georgia, LLC (applicant) and Hazel L. Lee and Brenda G. Lee (property owners) requesting: a) to amend the 2040 Comprehensive Plan Future Land Use Map from Medium-Density Residential to Low-Density Residential; b) to amend the Official Zoning Map from RS-15 (Single-family Residential) District to RS-5 (Single-family Residential) District for a 98-lot single-family (detached) residential subdivision on a 25.052± acre site having a gross density of 3.91 units per acre, located at 1689 and 1725 Rockdale Circle, Snellville, Georgia (Tax Parcels 5060 008 and 5060 023).

Planning Director Jason Thompson gave an overview of the application stating that the applicant wants to develop a 98-lot single-family detached subdivision. The total site density falls into the low-density residential category at 3.91 units per acre; therefore the request to amend the Future Land Use Map from Medium-Density Residential which allows a density of 4-8 units per acre. The Snellville 2040 Comprehensive Plan supports the request. The Planning Department recommends approval with the conditions as stated in the staff report.

Shaun Adams, Parker Poe Adams & Bernstein, 1075 Peachtree Street, Atlanta, legal counsel for Century Communities of Georgia, LLC presented a summary of the request and described the proposed project. Notice of a community meeting was sent out to residents in the area; however no residents attended.

Mr. Adams answered questions from the Planning Commission.

Vice-Chairwoman Hetherington opened the meeting to public comments and reminded everyone that public comments shall be limited to 15 minutes total. The following people came forward:

Keenan Kimbrough, 1655 Rockdale Circle, Snellville spoke in opposition.

Christine Daniels, 2816 Abilene Trail, Snellville spoke in opposition.

Glen Bush, 1740 Rockdale Circle, Snellville spoke in opposition.

Glen Bush, Jr., 1750 Rockdale Circle, Snellville spoke in opposition.

Barbara Galinis, 1880 Meadowchase Circle, Snellville spoke in opposition.

Peter Dechadenedes, 1930 Meadowchase Circle, Snellville spoke in opposition.

Vice-Chairwoman Hetherington closed the meeting to public comment and asked the applicant for rebuttal.

Mr. Adams came forward and addressed the concerns raised by the citizens and answered additional questions of the Planning Commission.

Mr. Thompson answered questions that were raised in public comments and questions of the Planning Commission.

Vice-Chairwoman Hetherington asked for a motion on #LUP 22-06.

Michael Kissel made a motion to deny #LUP 22-06.

Scott DeForest made a second to the motion.

A vote was taken; voted four (4) in favor and one (1) opposed (Kerry Hetherington); motion approved.

The Planning Commission did not take action on #RZ 22-07.

ANNOUNCEMENTS

None.


ADJOURNMENT

Terry Kori made a motion to adjourn.


Scott DeForest 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 8:27 p.m.



Ann Sechrist, Chairwoman



John Dennis, Secretary

THESE ARE OFFICIAL MINUTES THAT WERE APPROVED BY THE
PLANNING COMMISSION AT THE JULY 26, 2022 REGULAR
MEETING.