



**CITY OF SNELLVILLE  
PLANNING COMMISSION**

**REGULAR MEETING MINUTES  
June 27, 2023**

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

Members present: Michael Kissel; Terry Kori; Ann Sechrist; and Charles Williams.

Members absent: Kerry Hetherington and Antonio Jones.

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

**CALL TO ORDER**

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

**APPROVAL OF AGENDA**

Michael Kissel made a motion to approve the agenda.

Terry Kori made a second to the motion.

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

**APPROVAL OF MINUTES**

Terry Kori made a motion to approve the minutes from the May 23, 2023 regular 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**

None.

## **NEW BUSINESS**

**#RZ 23-03 SUP 23-02 – Consideration and Recommendation on applications by Split Silk Properties, LLC (applicant) representing Highpoint Development (contract purchaser) and The Kroger Company (property owner) requesting: to amend the Official Zoning Map from BG (General Business) District to MU (Mixed-Use) District; and Special Use Permit and variances from the Unified Development Ordinance for a mixed-use development consisting of 300 stacked flat units, 28 single-family residential townhomes, and 51,000 sq. ft. of commercial/retail buildings on a 22.81± acre site located at the intersection of U.S. Hwy. 78 (Athens Hwy.) and Rosebud Rd., 1000 Hwy. 78, Snellville, Georgia (Tax Parcel 5100 065).**

Planning Director Jason Thompson gave an overview of the rezoning and special use permit request for a proposed mixed-use development consisting of 300 multi-family units, 28 single-family townhomes, and 51,000 sq. ft. office, commercial, retail and amenity space. The subject property was previously rezoned in 2015 for a Kroger Marketplace shopping center. In August 2022 the Mayor and Council amended the city's Future Land Use Map from Commercial Retail to Highway 78 East Activity Center/Node which is consistent and allows for the requested MU District zoning which is designed to mirror the Towne Center District but on a smaller sale.

The applicant submitted a traffic study which was reviewed by the City Engineer and Gwinnett County D.O.T. with the County providing several comments which are attached as Exhibit "B" to the staff report. Highway 78 (Athens Highway) is a Georgia D.O.T. highway while Rosebud Road is a Gwinnett County D.O.T. roadway with access improvements being reviewed and approved by both agencies. The results of the study indicate that the proposed mixed-use development will generate 3,600 fewer daily vehicle trips than the 2015 approved rezoning for the Kroger Marketplace shopping center.

The applicant requested several variances from the Unified Development Ordinance ("UDO") to reduce the minimum 25% requirement from the project total square footage for non-residential uses to 18%. The Planning Department recommends denial. A second variance is to waive the requirement for 10,000 sq. ft. of non-residential space receiving a Certificate of Occupancy ("CO") prior to receiving a CO for more than 100 dwelling units. The Planning Department recommends denial. A third variance is to waive the stub-out street and inter-parcel access requirements for the adjacent property to the west and to the south. The Planning Department is supportive the request for the property to the west; however, recommends denial as it applies to the property to the south.

Although not requested by the applicant, an additional variance is necessary to exceed the maximum density of 12 units per acre for the MU District to 14.37 units per acre based on the 300 multi-family units and 28 single-family townhome units.

Mr. Thompson stated that the Planning Department recommends: a) Approval of RZ 23-03; Approval of SUP 23-02 for the multi-family dwelling units; Denial of variance from Sec. 203-4.2.B.1 (Mixed-Use Requirement); Denial of variance from Sec. 203-4.2.B.2 (Mixed-Use Requirement); Approval of variance from Sec. 401-3.4.C (Stub-out Streets) and Sec. 401-3.4.H (Inter-parcel Access) for the adjacent property to the west (Parcel 5101 571; and Denial of variance from Sec. 401-3.4.C (Stub-out Streets) and Sec. 401-3.4.H (Inter-parcel Access) for the adjacent property to the south (Parcel 5100 023).

These recommendations are subject to the eleven recommended conditions per the staff report as summarized: 1) approval tied to the provided site plan; 2) capping the maximum density to 12 units per acre; 3) guest parking for the townhomes; 4) dumpsters located away from the townhomes; 5) sidewalk and beauty strip adjacent to the western and southern parking areas; 6) townhomes to be rear-entry; 7) dwelling unit CO's released with completion of retail/office space; 8) wet stormwater detention pond; 9) old conditions to be replaced; 10) no adult entertainment uses; and 11) no signs higher than 15 feet or larger than 225 sq. ft.

Jeff Timler, Split Silk Properties, LLC, PO Box 1725, Loganville, Georgia spoke representing Highpoint Development stating the development group has similar successful projects located in Grayson, Suwanee, Buford, Lawrenceville, Roswell, and Alpharetta. We have been meeting with city staff and members of council over the past 18 months. As mentioned the Mayor and Council amended the Future Land Use Map which is consistent with the proposed development.

We are in agreement with items A, B, E, and F in the staff report. We are currently in talks with the adjoining property owner to the south about a shared driveway on Rosebud Road. Concerning item C, we originally proposed office buildings and was asked by members of council to replace the office use with fee-simple townhomes; therefore the need for the variance to reduce the non-residential component to 18%. Regarding item D, we understand the intent so that the completed project isn't just residential, but to legislate when the commercial use buildings are actually built does not work in the market as the developer needs the flexibility to build the commercial based on the requirements of the tenant. The condition effectively is a denial for the project to move forward.

With regard to the conditions, we are in agreement with conditions 1, 3, 4, 5, 8, 9, 10, and 11; however, we would like to see condition 6 removed as townhomes don't front a major thoroughfare. In principal it doesn't work. Condition 2 regarding the density requirement was overlooked. We are only adding 17 extra multi-family units if we did the office buildings, 44.3 units if adding the city requested townhomes. Condition 7 is similar to our variance request and pigeon holes the developer.

Obviously traffic is a problem now and the Rosebud Road intersection has been failing for years. Our findings show the proposed development will provide 3,600 fewer daily vehicle trips than the approved Kroger development. Kroger can build today. The proposed mixed-use development is more desirable for the area. This development will be a catalyst to encourage Georgia D.O.T. and Gwinnett D.O.T. to do something to improve the intersection.

The site has challenges with regard to surface granite outcroppings and sewer infrastructure.

This is a really great opportunity for the city to create a place to live, work and play.

Vice-Chairwoman asked the members if there were any questions for the applicant.

There was none.

Vice-Chairwoman Sechrist opened the meeting to public comment.

There was none.

Vice-Chairwoman Sechrist closed the meeting to public comment and asked Mr. Timler about the rock house at the corner of the intersection.

Mr. Timler said they are in discussions with the owner to remove the structure and clear the property.

Terry Kori asked about the townhome facing issue and how they will address privacy for the townhomes and public view of the backyards for aesthetics.

Mr. Kori asked about the access points to the development and proposed dumpster locations.

Mr. Timler provided responses.

Mr. Kori asked again if there was interest in public comment.

There was none.

Vice-Chairwoman Sechrist asked for a motion on RZ 23-03 SUP 23-02.

Michael Kissel made a motion to approve RZ 23-03 SUP 23-02 with staff recommendations of approval and denial of the variances and conditions as stated.

Terry Kori made a second to the motion.

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

**#RZ 23-04 – Consideration and Recommendation on application by B. H. Johnson, B. J. Longenecker, and L. J. Yates (property owners) requesting to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-15 (Single-family Residential) District to subdivide the existing 1.044± acre undeveloped property into two lots, 2625 Beverly Lane, Snellville, Georgia (Tax Parcel 5027 001B).**

Planning Director Jason Thompson gave an overview of the rezoning request to rezone an undeveloped lot from RS-30 to RS-15 so the owners can subdivide the one acre lot into two lots in order to build a single-family dwelling on each lot. The applicant will be required to submit a plat for subdivision review, approval and recording at Gwinnett County. The Planning Department recommends approval with conditions requiring minor subdivision plat approval and recording; and development of the property shall comply with the RS-15 District regulations.

Bobby Bullard, Bullard Land Planning, 3790 Cannonwolde Drive, Snellville stated each lot will have over 100-feet of road frontage and close to 30,000 sq. ft. in area. The lots are flat with sewer access. Mr. Johnson would like to put two houses there and sell them.

Vice-Chairwoman opened the meeting to public comment.

Melanie Davis, 2674 Beverly Ln., Snellville spoke in opposition, sharing concerns of safety going into and out of Beverly Drive from Lenora Church Road where there is a bus stop at the corner.

Wayne Tinsley (and wife), 2665 Beverly Ln., Snellville spoke in opposition, shared concerns about neighborhood children's safety at the bus stop at the corner of Beverly Ln. and Lenora Church Road. The proximity of the two lots and Beverly Ln. entrance off Lenora Church Road with the traffic speed on Lenora Church Road.

Aleta Taylor Owens, 2645 Beverly Ln., Snellville spoke in opposition and shared concerns about the neighborhood traffic pattern and driveway placement on the two lots.

Jason Thompson provided responses to several questions raised by the public.

Randy Spence, 2467-2477 Lenora Church Road, Snellville stated what can be addressed is whether two houses can be placed there or just the one. The addition of a second driveway will create a safety problem for the residents that live on Beverly Ln.

Mr. Bullard, responded to several of the questions raised in public comment. The request for one additional lot is not a big 'ask'. The driveways can be pushed to the farthest point away from the intersection.

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

Michael Kissel made a motion to approve #RZ 23-04 with conditions as recommended by staff.

Charles Williams made a second to the motion.

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

### **ANNOUNCEMENTS**

None.

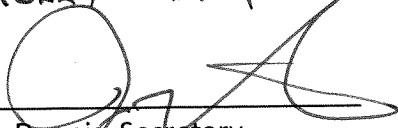
### **ADJOURNMENT**

Terry Kori made a motion to adjourn.

Michael Kissel 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 8:40 p.m.

TERRY KORI  
TERRY KORI, INTERIM CHAIR  
  
John Dennis, Secretary

THESE ARE OFFICIAL MINUTES THAT WERE APPROVED BY THE  
PLANNING COMMISSION AT THE NOVEMBER 28, 2023 PLANNING  
COMMISSION REGULAR MEETING.