



**CITY OF SNELLVILLE
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
May 24, 2022**

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

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

Members absent: Scott Deforest and Ann Sechrist.

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

CALL TO ORDER

Vice-Chairwoman Hetherington called the May 24th regular meeting to order at 7:40 p.m.

APPROVAL OF AGENDA

Vice-Chairwoman Hetherington asked for a motion on the approval of tonight's regular meeting agenda.

Michael Kissel made a motion to approve the agenda.

Antonio Jones made a second to the motion.

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

APPROVAL OF MINUTES

Vice-Chairwoman Hetherington asked for a motion on the approval of the minutes from the April 26, 2022 regular meeting.

Terry Kori 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

#RZ 22-04 LUP 22-04 - Applications by CKK Development Services LLC (applicant) and Larry Garner (property owner) requesting: a) to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to R-TH (Townhome Residential) District; b) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Commercial Retail to Medium-Density Residential; c) and request for variances from the Small Residential Building Standards; Minimum Building Setbacks, and sidewalk and planter strip requirements for a 27-unit/lot townhome development on a 3.43± acre site located adjacent to the Olde Hickory Village subdivision, 2045-2055-2065-2075 E. Main Street, Snellville, Georgia (Tax Parcels 5059 248, 5059 485, 5059 486, and 5059 487).

Planning Director Jason Thompson presented a summary of the applications stating that the request is to amend the Future Land Use Map from Commercial Retail to Medium Density Residential and zoning map amendment from BG (General Business) to R-TH (Townhome Residential) for a proposed 27-unit/lot single-family attached townhome development on a 3.43 acre site located adjacent to Olde Hickory Village subdivision at the intersection of Hickory Station Drive and E. Main Street. The proposed development will have a gross density of 7.87 units per acre.

The property was originally included in the 2000 rezoning of the Olde Hickory Village subdivision and later rezoned in 2015 for a change in conditions for a proposed 29,400 sq. ft. mixed-medical office-daycare-retail project that was never developed.

There are several policies and goals in the Snellville 2040 Comprehensive Plan that support the proposed development.

In order to accommodate the 27-unit/lot configuration, the applicant is requesting a variance to reduce the 40 feet rear building setback to 30 feet where abutting several

homes in the Olde Hickory Village subdivision. The applicant may present another plan tonight that shifts the site layout closer to Highway 78 to maintain the 40 feet rear building setback on the Olde Hickory Village side of the development.

The applicant is also requesting variances from the Small Residential Building Standards to allow the combined area of the front building façade area to exceed 40% for windows and doors; variance to not require a raised front porch or raised stoop; variance to allow the existing 5-foot wide sidewalk and 2-foot wide planter strip to remain 'as-is' within the E. Main Street right-of-way.

In conclusion, the Planning Department recommends approval of the land use plan amendment; approval of the rezoning; approval of the variances to the Small Residential Building Standards and existing sidewalk and planter strip along E. Main Street; and denial of the variance to reduce the 40-foot rear building setback. These recommendations include the attachment of the ten (10) conditions as presented in the staff report.

Vice-Chairwoman Hetherington asked if there were any questions for staff.

There was none.

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

Duncan Corley, CKK Development, 270 N. Clayton Street, Lawrenceville stated that in working with the H.O.A., they have agreed to install a black iron metal fence with brick columns along the Highway 78 frontage and add a decal lane on Hickory Station Drive. The variance request to reduce the rear building setback is to allow for the 27-unit/lot layout. The site plan can be shifted to move the setback reduction on the Highway 78 site. We have agreed to reach out to GDOT about the timing of the signalized intersection and to petition for the addition of a left-turn signal at the entrance to the subdivision. We intend to utilize the stormwater detention pond that is located in the subdivision and agree to share on a pro-rata cost for the annual maintenance of the pond.

Terry Kori asked if 27 units is the minimum number of units that it takes to make the project feasible.

Mr. Corley said in order to support the development costs, 27 units is the minimum number to make the project feasible.

Mr. Kori asked if the fencing they are proposing is sufficient to screen the rear of the townhomes facing Highway 78.

Mr. Corley said in addition to the fencing they will be planting various evergreen landscaping.

Vice-Chairwoman Hetherington opened the meeting to public comments.

Marvin Pastel, Attorney for Olde Hickory Village H.O.A., 3490 Piedmont Road, Suite 800, Atlanta, stated a residential development is better suited than a retail commercial development. The H.O.A.'s biggest concern is access to the development from the left lane on Highway 78, sometimes having to wait one or two traffic light cycles to make the turn into the subdivision. We understand that CKK Development is willing to initiate and file a petition requesting installation of a left-turn signal. Ideally they would like to see access to the proposed development from Highway 78.

The addition of landscaping planted along the proposed iron fencing with brick columns needs to be added as a condition.

The addition of a decal lane on Hickory Station Drive solves the call box issue and is supported.

Stormwater detention needs a cross-access easement and cross-drainage and cost sharing agreement with the H.O.A. The same applies to the landscaping within the Hickory Station Drive right-of-way.

The condition about leasing restriction is beneficial; however, language should be added to prohibit short-term rentals (i.e. Airbnb, VRBO, etc.).

The subdivision's brick wall is actually on the subject property. There is discussion with the developer to quit claim the deed over to the H.O.A. to maintain ownership and maintenance responsibility.

Terry Kori asked how far the brick wall encroaches onto the Garner property.

Mr. Corley said it encroaches 6-15 feet.

Dan Russell, 2052 Wicker Wood Way, Snellville expressed concerns about traffic and that there is no play areas for children of the townhome community and asked that the number of townhomes be reduced to 20 units.

Rayna Henderson, 2095 Hickory Station Cir., Snellville stated that already it is a nightmare for her to try to leave her driveway given the existing traffic and that the addition of the townhome development will only add to the congestion. 27 townhomes is too many. Shared concerns about the capacity availability of the detention pond.

Michael Kissel stated that the Georgia D.O.T. controls the roadway improvements on Highway 78. Suggest folks contact GDOT directly with their concerns.

Mr. Corley provided rebuttal to comments made.

Jason Thompson stated that a stormwater hydrology study will be required as part of the site development permitting process to ensure the existing stormwater system and infrastructure is capable of supporting the additional stormwater from the townhome site.

Hickory Station Drive is a city right-of-way so any proposed modifications or improvements must first be reviewed and approved by the City Engineer, Fire Marshal, etc.

Vice-Chairwoman Hetherington closed the meeting to public comment and asked for a motion on the land use plan amendment.

Michael Kissel made a motion to approve #LUP 22-04.

Terry Kori made a second to the motion.

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

Vice-Chairwoman Hetherington asked for a motion on the rezoning.

Michael Kissel made a motion to approve #RZ 22-04 with the staff recommended conditions and variances as presented in the staff report.

Antonio Jones made a second to the motion.

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

ANNOUNCEMENTS

Jason Thompson announced that tonight's case will be considered for final action at the July 11th Mayor and Council public hearing.

Mr. Thompson stated the Planning Department received four new applications for consideration at the June 28th Planning Commission regular meeting.

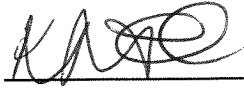
ADJOURNMENT

Michael Kissel made a motion to adjourn.

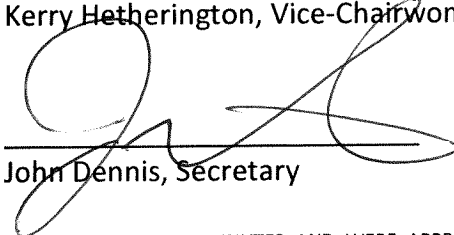
Antonio Jones made a second to the motion.

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

The Regular Meeting was adjourned at 8:36 p.m.



Kerry Hetherington, Vice-Chairwoman



John Dennis, Secretary

THESE ARE OFFICIAL MINUTES AND WERE APPROVED BY THE
PLANNING COMMISSION AT THE JUNE 28, 2022 REGULAR
MEETING.