



**CITY OF SNELLVILLE
PLANNING COMMISSION**

REGULAR MEETING MINUTES
November 28, 2023

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

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

Members absent: Ann Sechrist and Charles Williams.

Post 5 remains vacant.

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

CALL TO ORDER

Terry Kori called the regular meeting to order at 7:41 p.m.

APPROVAL OF AGENDA

Michael Kissel made a motion to approve the agenda.

Antonio Jones made a second to the motion.

A vote was taken; voted three (3) in favor and zero (0) opposed; motion approved.

APPROVAL OF MINUTES

Michael Kissel made a motion to approve the minutes from the June 27, 2023 regular meeting.

Antonio Jones made a second to the motion.

A vote was taken; voted three (3) in favor, zero (0) opposed; motion approved.

ELECTION OF OFFICERS AND APPOINTMENT OF SECRETARY

Michael Kissel made a motion to elect Terry Kori to serve as interim Chair until such time that a full Board is present.

Antonio Jones made a second to the motion.

A vote was taken; voted three (3) in favor and zero (0) opposed; motion approved.

Antonio Jones made a motion to elect Michael Kissel to serve as interim Vice-Chair until such time that a full Board is present.

Terry Kori made a second to the motion.

A vote was taken; voted three (3) in favor and zero (0) opposed; motion approved.

Michael Kissel made a motion to appoint Planning Department staff to serve as Secretary.

Antonio Jones made a second to the motion.

A vote was taken; voted three (3) in favor and zero (0) opposed; motion approved.

OLD BUSINESS

None.

NEW BUSINESS

SNELLVILLE 2045 COMPREHENSIVE PLAN TRANSMITTAL – Consideration and Recommendation to City Council on transmittal of the draft Snellville 2045 Comprehensive Plan to the Atlanta Regional Commission for regional and state review.

Mr. Jim Summerbell, Senior Planning Consultant and Project Manager, Jacobs Engineering Group, Inc., Atlanta, Georgia presented a brief PowerPoint overview and highlights of the draft Snellville 2045 Comprehensive Plan and anticipated timeline for adoption in February 2024. The plan being considered tonight is the draft plan that will be transmitted to the Atlanta Regional Authority (ARC) for regional and state review to ensure compliance with state law. Once approved by the ARC, the draft will come back before the Planning Commission for review and public comment, then to the City Council for final review and public comment and adoption on February 11, 2024.

Comments will be accepted up until the adoption in February and an errata sheet will accompany the plan to track all changes. Please visit the project website at www.snellville2045.org.

This is a five-year update to the current 2040 plan and looks very much like the current plan. It is a policy guide when making zoning decisions. The plan also includes a technical addendum.

It is a community driven process. We have a project website containing all of the materials. A community task force was created that met several times over the current year. Two online surveys were opened and an Open House on November 16th was conducted. The core of the plan is the vision statement which is the same as the current plan. The Future Development Map is the same. Some policies and descriptions of several Character Areas were updated, but no boundary changes were made. The Community Work Program was updated to reflect the future five-years. The record of accomplishments was updated, as well as the Future Land Use Map and updated policies related to the future land use. There is a Technical Addendum that provides support materials and key information, records of report of accomplishments, community engagement documentation, and environmental planning criteria, all things required by the state.

We are asking that you take public comments tonight and forward these comments and Planning Commission recommendation to the City Council.

Jason Thompson stated this is a draft document with public comments being accepted until adoption on February 11, 2024.

Antonio Jones asked if there are any proposed changes to the city Zoning Map.

Mr. Thompson said there are no changes to zoning classes or the Zoning Map.

Mr. Summerbell said one item that came out of a task force meeting was to look at the current boundary of the Towne Center Overlay District and see if changes were warranted.

Mr. Thompson said we will look at that separately down the road.

Mr. Jones asked about the ratio of commercial property to residential property in the city –both existing and projected.

Mr. Thompson said he is not aware of the exact percentages. There are no changes being proposed with the plan. Any changes would need to come before the Planning Commission and City Council as part of any future rezoning request.

Mr. Jones stated that he believes there should be discussion about the residential to commercial ratio as the cost for city services to residential property can become burdensome. Anything above 40% (residential) typically results in an increase in property taxes to help cover the increased cost for city services, primarily public safety costs. With the departure of Eric Van Otteren, the city does not have someone that is focused on economic development.

Mr. Thompson said there is still economic development happening in the city; however, this is now being championed by the City Manager and Asst. City Manager. There is virtually no greenfield property available. What we envision is the Town Center core will go through redevelopment. Any future growth will most likely come from mixed-use developments through parcel consolidation.

Mr. Jones said what is needed is a model that shows the future development effects with land use and its impact to the roadways (traffic) and schools.

Mr. Thompson said housing is directly related to his concerns and suggested to take a look at the housing and transportation goals and short-term work program in the Plan.

Chairman Terry Kori stated that since there are no members of the public present tonight, he will entertain a motion.

Michael Kissel made a motion to recommend approval of the draft Snellville 2045 Comprehensive Plan for transmittal to the Atlanta Regional Commission for regional and state review.

Antonio Jones made a second to the motion.

A vote was taken; voted three (3) in favor and zero (0) opposed; motion approved.

ANNOUNCEMENTS

Mr. Thompson announced that the December 26th regular meeting is canceled. We will get together again on January 23, 2024 for another public hearing on the final draft Snellville 2045 Comprehensive Plan.

Mr. Kori said he would like to get the members together to more thoroughly review the plan before the February adoption.

ADJOURNMENT

Michael Kissel made a motion to adjourn.

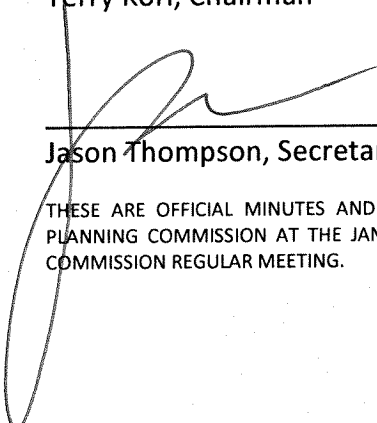
Antonio Jones made a second to the motion.

A vote was taken; voted three (3) in favor and zero (0) opposed; motion approved.

The Regular Meeting was adjourned at 8:05 p.m.



Terry Kori, Chairman



Jason Thompson, Secretary

THESE ARE OFFICIAL MINUTES AND WERE APPROVED BY THE
PLANNING COMMISSION AT THE JANUARY 23, 2024 PLANNING
COMMISSION REGULAR MEETING.