



**CITY OF SNELLVILLE
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
October 25, 2022**

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

Members present: Kerry Hetherington; Antonio Jones, Michael Kissel; and Terry Kori. Ann Sechrist arrived after approval of the minutes.

Member absent: Scott DeForest.

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

CALL TO ORDER

Chairwoman Hetherington called the meeting to order at 7:29 p.m.

Ms. Hetherington asked the audience to silence their electronic communication devices and cell phones. The City Attorney has advised the Planning Commission that audible outbursts including applause have been used by the Courts to overturn zoning decisions. Each side will have 15-minutes to present their case and the public will have 15-minutes to provide comments. This is the total time for comments and not per person. Applicant response to questions by the Commissioners will not be counted against the 15-minute time allotment. The public is reminded to state his/her name and address for the record and to direct all comments to the Chair or Commission and not to the applicant or other speakers.

APPROVAL OF AGENDA

No action taken.

APPROVAL OF MINUTES

Terry Kori made a motion to approve the July 26, 2022 minutes.

Michael Kissel made a second to the motion.

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

Ann Sechrist arrived and was seated on the Dais.

OLD BUSINESS

None.

NEW BUSINESS

#SUP 22-05 – Consideration and Recommendation on application by 2338 Scenic Highway, LLC (applicant and property owner) requesting a Special Use Permit for a Restaurant with Drive-Thru and variance to increase the 10 feet maximum front yard building setback to ±35 feet for a Dairy Queen Grill & Chill restaurant with drive-thru on a 1.71± acre parcel, zoned BG (General Business) District and located in the Towne Center Overlay District, 2340 Scenic Highway, Snellville, Georgia (Tax Parcel 5026 316).

Planning Director Jason Thompson gave an overview of the application stating that the special use permit request is to allow use of a drive-thru lane and window for a proposed new Dairy Queen restaurant located in the Towne Center Overlays District at 2340 Scenic Highway, zoned BG. The applicant is also requesting several variances from the Snellville Unified Development Ordinance with an additional variance for the minimum building height requirement for developments in the overlay district.

The Planning Department recommends approval of the Special Use Permit; approval of the variance to increase the 10-foot maximum front yard building setback to ±35-feet; approval of the variance to allow parking between the building and local street; and denial of the variance to reduce the 24-foot minimum building height. The recommendations are subject to the attachment of the six conditions stated in the staff report.

Planning Commission members asked Mr. Thompson questions.

Eric Brigham, Wilkerson Architects, Greenville, South Carolina spoke representing the applicant and stated they will revise the plans to meet the minimum 24-foot building height.

Chairwoman Hetherington asked if the Planning Commission members had any questions for the applicant.

There were none.

Chairwoman Hetherington opened the meeting to public comments.

There were none.

Chairwoman Hetherington closed the meeting to public comments and asked for a motion.

Michael Kissel made a motion to approve #SUP 22-05 with the approval and denial of the variances as recommended by staff.

Terry Kori made a second to the motion.

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

#RZ 22-09 SUP 22-06 – Consideration and Recommendation on applications by Park Place Snellville, LLC (applicant and property owner) requesting to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to HSB (Highway Service Business) District and request for a Special Use Permit for a 3-story, 100,149 sq. ft. Climate Controlled Self-Storage Facility on a 1.82± acre site located in the Park Place commercial retail development, 1915 Pharrs Road, Snellville, Georgia (Tax Parcel 5056 362).

Planning Director Jason Thompson gave an overview of the rezoning and special use permit applications. The Planning Department recommends approval of the rezoning to HSB and special use permit for the indoor self-storage use. The proposed use is much less intensive than typical retail or restaurant uses that exist on the adjacent properties. The conceptual building elevations show a three-story building that looks more like an office building. The Planning Department recommendations of approval includes five conditions of zoning.

Planning Commission members asked Mr. Thompson questions.

Jack Wilson, Esq., Robert Jack Wilson, P.C., 295 Culver Street, Lawrenceville, spoke on behalf of the property owners and developer of the Park Place commercial retail development. Mr. Wilson stated the subject property has been marketed for commercial uses since 2015 with no real interest. The proposed use is much less intensive than retail or restaurant uses that are allowed with the current BG zoning. There is a significant demand for self-storage in the immediate area. We agree with the recommended conditions except Condition #3 requiring a sidewalk from the Tree Lane extension along the access drive that connects to the adjacent Presidential Commons shopping center site.

The Planning Commission members asked Mr. Wilson questions.

Chairwoman Hetherington asked Mr. Thompson about Condition #3.

Chairwoman Hetherington opened the meeting to public comments.

Gaye Bruce, 1710 Woodbury Run Drive, Snellville spoke in opposition. Mrs. Bruce objected to the rezoning to HSB as it is a 'spot zoning' and will create precedence for future rezonings in the area. A signed petition from area residents has been circulated requesting denial of the request.

Chairwoman Hetherington closed the meeting to public comments and asked the applicant for any rebuttal.

Mr. Wilson stated the text for the HSB District is to be situated in relationship to major highways and does not require that these properties directly face highways. The City specifically amended the Use Provisions to allow self-storage use in the HSB District with an approved special use permit. Legally, there is no precedence in the State of Georgia for zoning law.

Chairwoman Hetherington asked for a motion.

Michael Kissel made a motion to approve #RZ 22-09 SUP 22-06 with the staff recommended conditions except striking Condition #3 requiring the sidewalk.

Ann Sechrist made a second to the motion.

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

ANNOUNCEMENTS

None.


ADJOURNMENT

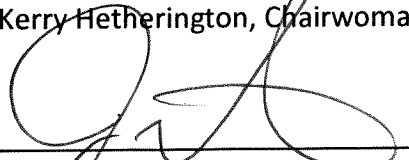
Terry Kori made a motion to adjourn.

Ann Sechrist 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 8:10 p.m.


Kerry Hetherington, Chairwoman


John Dennis, Secretary

THESE ARE OFFICIAL MINUTES THAT WERE APPROVED BY THE
PLANNING COMMISSION AT THE NOVEMBER 15, 2022 SPECIALLY
CALLED MEETING.