



**CITY OF SNELLVILLE
PLANNING COMMISSION**

**SPECIALLY CALLED MEETING MINUTES
December 19, 2022**

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

Members present: Kerry Hetherington; Michael Kissel; Terry Kori; and Ann Sechrist. Antonio Jones arrived at 7:40 p.m.

Member absent: None. Post 1 remains vacant.

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 7:30 p.m.

There was one member of the public in attendance –Tod Warner.

APPROVAL OF AGENDA

Ann Sechrist made a motion to approve the Specially Called Meeting agenda.

Michael Kissel made a second to the motion.

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

APPROVAL OF MINUTES

Ann Sechrist made a motion to approve the minutes from the November 15, 2022 specially called meeting.

Terry Kori 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

#UDO 22-03 – Consideration and Recommendation on proposed text amendments to the Snellville Unified Development Ordinance to establish definitions and regulations zoning classes for "Build to Rent" developments.

Planning Director Jason Thompson gave an overview of proposed text amendment to several sections of the Unified Development Ordinance to establish definitions and regulations for several zoning districts for 'Build to Rent' developments. Local governments have been facing developments that are built to rent and becoming large rental communities. The proposed amendment is adding six new zoning districts that mirror the RS-30, RS-15, RS-5, R-DU, R-TH, and RO district regulations with additional requirements requiring the HOA or management company shall be responsible for all ground maintenance and maintenance of all building exteriors; longer and wider driveways; and wider internal roadways.

Mr. Thompson introduced Council member Tod Warner, the architect of the proposed amendment.

Tod Warner, 1809 Pinehurst Road, Snellville stated the reason for the amendment is because of the quality of life issues that Code Enforcement is having to deal with regarding street parking and parking in the yard. The investment community has spent billions of dollars buying up single-family residential properties and entire neighborhoods and making these all rental properties. More recently, these same investment companies are now buying land to develop and build single-family residential rental housing. The proposed amendment creates six new 'Build to Rent' zoning districts that mirror the same non-build to rent districts but adds maintenance responsibility of the grounds and building exteriors and requires 30-foot long driveways, two-car widths wide to accommodate the parking of six vehicles on the driveway. It also requires the community streets to be 29 feet wide, pavement to pavement, an increase of two-feet for the safe passage of emergency vehicles where there is parking in the street.

Last year the Georgia legislature looked at prohibiting municipalities from adopting regulations for build to rent communities. Hopefully, this amendment will become grandfathered should the State re-visit the issue during this year's legislative session. The proposed changes are minimized to only changes that are safety related and truly quality

of life oriented for ground and exterior building maintenance. Although we currently do not see any of these type developments coming into the city, we want to be prepared just in case.

Antonio Jones arrived and took his seat on the Council Chamber dais.

The Planning Commissioners asked questions of Mr. Warner and Mr. Thompson.

Discussed ensued about the 30-foot driveway length requirement and measurement from the right-of-way vs. edge of sidewalk. To be consistent, a consensus was to have it measured from the inside edge (house side) of the sidewalk.

Mr. Thompson answered additional questions from the Commissioners.

Chairwoman Hetherington asked for a motion.

Michael Kissel made a motion to approve #UDO 22-03 with amendment to the 30-foot driveway length to be measured from the sidewalk.

Terry Kori made a second to the motion.

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

ANNOUNCEMENTS

None.


ADJOURNMENT

Ann Sechrist made a motion to adjourn.

Antonio Jones made a second to the motion.

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

The Specially Called Meeting was adjourned at 8:06 p.m.



Kerry Hetherington, Chairwoman



John Dennis, Secretary

THESE ARE OFFICIAL MINUTES THAT WERE APPROVED BY THE
PLANNING COMMISSION AT THE JANUARY 24, 2023 REGULAR
MEETING.