



**CITY OF SNELLVILLE
PLANNING COMMISSION**

**SPECIALLY CALLED MEETING MINUTES
November 15, 2022**

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

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

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.

Ms. Hetherington asked the audience and commission to silence their electronic communication devices and cell phones, stating that the City Attorney has advised the Planning Commission that audience outbursts including applause has 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

Michael Kissel made a motion to approve the agenda and striking Item VI from the agenda.

Ann Sechrist made a second to the motion.

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

APPROVAL OF MINUTES

Ann Sechrist made a motion to approve the October 25 regular meeting minutes with one correction to the typo at the top of page three –it should read ‘There were none’.

Terri Kori made a second to the motion.

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

OLD BUSINESS

None.

NEW BUSINESS

#RZ 22-08 – Consideration and Recommendation on application by Lazaro Mota (applicant) and Britt and Camp, LLC (property owner) requesting to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District for an 11-lot single-family (detached) residential subdivision on a 2.765± acre site having a gross density of 3.978 units per acre, located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel 5028 001).

Planning Director Jason Thompson gave an overview of the application stating that the Commission has considered this one earlier. The request is to rezone the property for a small 11-lot single-family detached subdivision. The requested zoning is in conformance with the Low-Density Residential land use category on the Snellville Future Land Use Map. Landscaping has been added to buffer the stormwater detention facility from the travelling public on Lenora Church Road. The Planning Department recommends approval with the eight conditions stated in the staff report.

Mr. Thompson answered questions from the Commission.

Tyler Lasser, Alliance Engineering and Planning, 299 S. Main Street, Alpharetta, spoke representing the applicant Mr. Lazaro Mota. Mr. Lasser stated the revised site plan includes the requested screening for the detention pond which is located at the low point on the property. Use of the neighboring detention pond is not an option due to the elevation change. A pathway has been added connecting pedestrian access from the cul-de-sac to the sidewalk at Lenora Church Road. The homes will be two-story, with two-car garages and range in the 2,400-2,800 sq. ft. and priced in the mid \$500's.

Mr. Lasser answered questions from the Commission.

Mr. Kori asked Mr. Thompson if the elevation approval would be made by the Planning Director.

Mr. Thompson explained the preliminary plat and final plat review and approval process.

Chairwoman Hetherington opened the meeting to public comments.

There was none.

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

Terry Kori made a motion to approve #RZ 22-08 with staff conditions.

Antonio Jones made a second to the motion.

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

#UDO 22-02 – Consideration and Recommendation on a text amendment to Section 207-6. (Signs) of Article 7 of Chapter 200 (Zoning and Land Use) of the Unified Development Ordinance for the City of Snellville, Georgia.

Planning Director Jason Thompson gave an overview of the proposed amendments to the sign regulations, explaining that most of the changes are for housekeeping purposes. The major change is to allow a master signage plan for ten-acre plus developments in the Towne Center to be considered and approved by the Mayor and Council. The Planning Department recommends approval of the proposed amendments.

Chairwoman Hetherington opened the meeting to public comments.

There was none.

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

Michael Kissel made a motion to approve #UDO 22-02.

Ann Sechrist made a second to the motion.

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

#MSP 22-01 – Consideration and Recommendation on a Master Signage Plan for The Grove at Towne Center, a master-planned mixed-use development on a 10.3± acre site

near the intersections of Oak Road, Clower Street, Wisteria Drive, and North Road, Snellville, Georgia.

Planning Director Jason Thompson gave an overview of the application for a master signage plan for The Grove at Towne Center mixed-use development. The signage plan includes both ground signs and wall signs. The Planning Department recommends approval.

Planning Commission members asked Mr. Thompson questions.

Chairwoman Hetherington opened the meeting to public comments.

There was none.

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

Terry Kori made a motion to approve #MSP 22-01.

Michael Kissel made a second to the motion.

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

#SUP 22-07 – Consideration and Recommendation on application by Brian Vu, ABN Investment Group, LLC (property owner) requesting a Special Use Permit for a Drive-Thru Restaurant at the former Krystal restaurant location on the 0.775± acre property, zoned BG (General Business) District and located in the Towne Center Overlay District, 2484 E. Main Street, Snellville, Georgia (Tax Parcel 5026 240).

Planning Director Jason Thompson gave an overview of the application stating that the request is similar to the Dairy Queen case; however, this is for the existing Krystal restaurant location on Highway 78. The applicant intends to renovate the building interior with minor modifications to the building exterior and site and new patio. The Planning Department recommends approval with the conditions stated in the staff report.

Maya Radovic, Radovic Permits LLC, 3021 Farmstead Court, Grayson spoke representing the applicant Brian Vu, ABN Investment Group, LLC. Ms. Radovic stated they intend to renovate the existing building, drive-thru and site originally developed in 1980 for a Krystal restaurant for the rebranding of a new Bahn Mi Bubble Tea and Restaurant.

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

Ann Sechrist asked Mr. Thompson about the patio location.

Ms. Radovic displayed the site plan showing the patio location and proposed building elevations.

Terry Kori asked if the patio was the only proposed addition to the building.

Ms. Radovic and the project architect stated that in addition to the patio, they intend to extend the parapet to screen the rooftop mechanical units per the city requirements.

Chairwoman Hetherington opened the meeting to public comments.

There was none.

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

Michael Kissel made a motion to approve #SUP 22-07 with staff conditions.

Antonio Jones made a second to the motion.

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

ANNOUNCEMENTS

Jason Thompson announced that the December 27th regular meetings is canceled. Enjoy your Holiday break. We are expecting to receive an application for the January meeting.

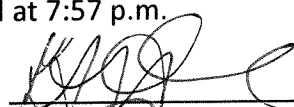
ADJOURNMENT

Ann Sechrist made a motion to adjourn.

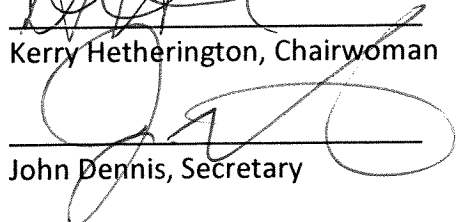
Antonio Jones made a second to the motion.

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

The Specially Called Meeting was adjourned at 7:57 p.m.



Kerry Hetherington, Chairwoman



John Dennis, Secretary

THESE ARE OFFICIAL MINUTES AND WERE APPROVED BY THE
PLANNING COMMISSION AT THE DECEMBER 19, 2022 SPECIALLY
CALLED MEETING.