



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT
June 27, 2023

CASE NUMBER:	#RZ 23-04
REQUEST:	Rezoning
LOCATION:	2625 Beverly Lane, Snellville, Georgia
SIZE:	1.044± Acres
TAX PARCEL:	5027 001B
CURRENT ZONING:	RS-30 (Single-family Residential) District
REQUESTED ZONING:	RS-15 (Single-family Residential) District
CURRENT FUTURE LAND PLAN:	Residential –Low Density
DEVELOPMENT/PROJECT:	Lot Subdivision
APPLICANT/PROPERTY OWNERS:	B. H. Johnson and B.J. Longenecker and L.J. Yates Athens, Georgia 30605
CONTACT:	Bobby Bullard, RLA Bullard Land Planning 678-344-1293 or blpbobby@bellsouth.net

The Planning Commission held a duly advertised public hearing on the rezoning application at the June 27, 2023 Regular Meeting of the City of Snellville Planning Commission.

By a unanimous vote of four (4) to zero (0), the Planning Commission recommends **Approval** of #RZ 23-04, application to amend the City of Snellville Official Zoning Map from RS-30 (Single-family Residential) District to RS-15 (Single-family Residential) District, subject to the attachment of the following recommended **Conditions**:

1. The property owner shall submit a Minor Subdivision Exemption Plat in accordance with Sec. 103-5.1. of the Snellville Unified Development Ordinance to the Department of Planning and Development for review and approval and provide a copy of the recorded plat prior to filing any application with the City for a building permit.
2. Development of the property shall comply with the RS-15 District regulations and any other regulations for the development and construction of a single-family detached dwelling.