



City of Snellville

Planning Commission

PLANNING COMMISSION REPORT
June 25, 2024

CASE NUMBER:	#RZ 24-01 LUP 24-01 SUP 24-01
REQUEST:	Rezoning, Land Use Plan Amendment, Special Use Permit and Variances
LOCATION:	Henry Clower Boulevard, Pine Street, and Church Street, Snellville, Georgia
SIZE:	16.96± Acres
TAX PARCELS:	5027 007, 5027 009, 5027 011, 5027 015, 5027 016, 5027 016A, 5027 020, 5027 021, 5027 097, 5027 113, and 5027 124
CURRENT ZONING:	RS-30 (Single-family Residential) District
REQUESTED ZONING:	TC-R (Towne Center Residential) District
OVERLAY DISTRICT:	Towne Center Overlay District
CURRENT FUTURE LAND USE MAP DESIGNATION:	Residential –Low Density and Towne Center
REQUESTED FUTURE LAND USE MAP DESIGNATION:	Towne Center
SPECIAL USE PERMIT REQUEST:	300-Unit Towne Center Flat Multi-family Development

DEVELOPMENT/PROJECT: 285,868± SF 4-Story 4-Building 300-Unit Multi-family Development

PROPERTY OWNER: First Baptist Church of Snellville, Inc.
(Church on Main)
Snellville, Georgia 30078

APPLICANT/CONTACT: ARRIS Holdings, LLC
Brookhaven, Georgia 30319
ATTN: Parke Lammerts. Vice-President
404-452-9989
plammerts@arrisholdings.com

The Planning Commission held a duly advertised public hearing on the rezoning, land use plan amendment, special use permit applications and requested variances from the Snellville Unified Development Ordinance at the June 25, 2024 7:30 p.m. Regular Meeting of the City of Snellville Planning Commission.

Following 20-minutes of public comments, by a unanimous vote of 5-0, the Planning Commission voted to **DENY** #LUP 24-01, application to amend the City of Snellville 2045 comprehensive Plan Future Land Use Map from Residential –Low Density to Towne Center.

With the denial of #LUP 24-01, the Planning Commission did not take action on #RZ 24-01, application to amend the City of Snellville Official Zoning Map from RS-30 to TC-R, nor #SUP 24-01, application for Special Use Permit for 300 Towne Center Flat units.