



The City of Snellville

2342 Oak Road
Snellville, Georgia 30078
(770) 985-3514 Fax (770) 985-3551

Publication Date: 1-13-2025
Revision Date: 1-24-2025
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PLANNING COMMISSION

WORK SESSION
REGULAR MEETING

AGENDA

DATE OF MEETING: JANUARY 28, 2025

TIME OF MEETING: WORK SESSION 7:00 P.M.
REGULAR MEETING 7:30 P.M.

LOCATION: WORK SESSION CONFERENCE RM. #145
REGULAR MEETING CITY HALL – COUNCIL CHAMBERS

WORK SESSION:

- I. CALL TO ORDER
- II. REVIEW REGULAR MEETING AGENDA ITEMS
- III. ADJOURNMENT

REGULAR MEETING AGENDA:

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. WELCOME NEW MEMBER TO POST 1 OF THE PLANNING COMMISSION
- IV. APPROVAL OF MINUTES

[Minutes from the December 10, 2024 Special Called Meeting](#)

V. OLD BUSINESS

- a) [#RZ 24-04 LUP 24-02 – Consideration and Recommendation on applications by KJ Luxury Homes, LLC \(applicant\) and Summit Chase Country Club, Inc. \(property owner\) requesting: a\) to amend the Snellville 2045 Future Land Use Map from Park/Residential to Residential –Low Density; and, b\) amend the Official Zoning Map from RS-30 \(Single-family Residential\) District to RS-5 \(Single-family Residential\) District for a 150-lot single-family detached subdivision and 19.66± acres of open space including country club style tennis courts, swimming pool, clubhouse and other amenities for residents to enjoy on a 95.386± acre vacant, unused golf course and country club site with a gross density of 1.57 lots per acre, situated along Green Turf Drive and Classic Drive, 3197 Classic Drive, Snellville, Georgia \(Tax Parcel 5093 106\).](#)

VI. NEW BUSINESS

- a) [#SUP 25-01 – Consideration and Recommendation on application by Michael Briscoe, Briscoe’s Pharmacy P.C. d/b/a Snell’s Pharmacy requesting a Special Use Permit for a 140 sq. ft. mural painted on the southern building elevation and variance from Sec. 207-6.2 \(Definitions\) of Article 7 Chapter 200 of the Snellville Unified Development Ordinance for the property zoned BG \(General Business\) District, 2295 Oak Road, Snellville, Georgia \(Tax Parcel 5026 225\)](#)
- b) [#RZ 25-01 – Consideration and Recommendation on application by Split Silk Properties, LLC, representing Sinocoin Investment, LLC \(property owner\) requesting: a\) to amend the Official Zoning Map from RS-30 \(Single-family Residential\) District to R-TH \(Townhouse Residential\) District; and b\) request for variances from the Snellville Unified Development Ordinance for a 67-unit single-family \(attached\) townhome development on a 17.44± acre site with a density of 3.84 units per acre, located near the intersection of U.S. Highway 78 \(Athens Highway\) and Rosebud Road, 3,000 Block Rosebud Road, Snellville, Georgia \(Tax Parcel R5100 023\).](#)
- c) [UDO 25-01 – Consideration and Recommendation on amendment #8 to the text of Chapter 200 \(Zoning and Land Use\) of the Snellville Unified Development Ordinance.](#)

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT