



## The City of Snellville

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## PLANNING COMMISSION

**WORK SESSION**  
**REGULAR MEETING**

# AGENDA

**DATE OF MEETING:**      **JUNE 25, 2024**

**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. WELCOME NEW PLANNING COMMISSION MEMBER(S)
- III. REVIEW REGULAR MEETING AGENDA ITEMS
- IV. ADJOURNMENT

**REGULAR MEETING AGENDA:**

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES - [Minutes from the January 23, 2024 Regular Meeting](#)
- IV. OLD BUSINESS - None
- V. NEW BUSINESS

- a) [#RZ 24-01 LUP 24-01 SUP 24-01 – Consideration and Recommendation on applications by First Baptist Church of Snellville, Inc. \(property owner\) and ARRIS Holdings, LLC \(applicant\) requesting to: amend the Snellville 2045 Future Land Use Map from Residential –Low density to Towne Center; amend the Official Zoning Map from RS-30 \(Single-family Residential\) District to TC-R \(Town Center Residential\) District; request for a Special Use Permit; and request for variances from the Snellville Unified Development Ordinance for a multi-family development consisting of 300 Towne Center Flat units on a 16.96± acre tract located at Henry Clower Boulevard, Pine Street, and Church Street, Snellville. Tax Parcels 5027 011, 5027 015, 5027 016, 5027 016A, 5027 020, 5027 021, 5027 097, 5027 009, 5027 124, 5027 113, 5027 007 and 11,325 sq. ft. of Pine Street right-of-way \(to be abandoned\).](#)
- b) [#UDO 24-01 – Consideration and Recommendation on amendment to the text of the Snellville Unified Development Ordinance \(“UDO”\) to adopt a local amendment to the Georgia State Minimum Standard Plumbing Code and maintain the Metro Water District-Water Efficiency Code Requirements per Action Item: Water Supply Water Conservation-8 \(page 5-55\) of the Dec 2022 Water Resources Management Plan.](#)
- c) [#RZ 24-02 – Consideration and Recommendation on application by Vikram Chaudhary and Grace Ridge Snellville, LLC \(property owners\) and Parkland Communities, Inc. \(applicant\) requesting to amend the Official Zoning Map from BG \(General Business\) District to R-TH \(Townhome Residential\) District and request for variances from the Snellville Unified Development Ordinance for a 64 unit single-family attached townhome development on a 8.174± acre site located adjacent to the Towne Centre Office Park, 2785 W. Main Street, Snellville. Tax Parcels 5007 165, 5007 282, 5007 283, and 5007 285.](#)

# PLANNING COMMISSION

## WORK SESSION & REGULAR MEETING AGENDA

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V. NEW BUSINESS (continued):

- d) [#RZ 24-03 SUP 24-02 – Consideration and Recommendation on applications by Shifa Real Estate Investments LLC \(property owner\) and SPG Planners & Engineers \(applicant\) requesting to: amend the Official Zoning Map from BG \(General Business\) District to TC-R \(Town Center Residential\) District; request for a Special Use Permit for Towne Center Flat residential units; and request for variances from the Snellville Unified Development Ordinance for a proposed 5-story, Towne Center Flat residential building with 171 unit mix of one-, two-, and three-bedroom units on a 2.76± acre site located in the Towne Center Overlay District at 2380 Wisteria Drive, Snellville \(Tax Parcel 538 133\).](#)

VI. ANNOUNCEMENTS

VII. ADJOURNMENT