



The City of Snellville

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

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PLANNING COMMISSION

SPECIALLY CALLED WORK SESSION & MEETING

AGENDA

DATE OF MEETING: DECEMBER 10, 2024

TIME OF MEETING: **CALLED WORK SESSION 6:30 P.M.
 CALLED MEETING 7:30 P.M.**

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

CALLED WORK SESSION:

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

CALLED MEETING AGENDA:

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES

[Minutes from the October 22, 2024 Regular Meeting](#)

IV. 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 \(Tax Parcel 5093 106\).](#)

V. NEW BUSINESS

- a) [#RZ 24-05 SUP 24-03 RZ 24-06 – Consideration and Recommendation on applications by Parkland Communities, Inc. \(applicant\) and Snellville Community Church, Inc. \(property owner\) requesting: a\) to amend the Official Zoning Map from CI \(Civic Institutional\) District and TC-R \(Towne Center Residential\) District to TC-R \(Towne Center Residential\) District; b\) a special use permit; and c\) request for variances from the Snellville Unified Development Ordinance for a 140-stacked-townhouse-style \(stacked flat\) community on a 7.77± acre tract of the Snellville Community Church campus, located on Civic Drive SW, Pate Street, and Henry Clower Boulevard, Snellville, Georgia \(Tax Parcels 5026 051; 5026 177; and 5027 107\). Additionally, the applicant is also requesting to amend the Official Zoning Map from CI \(Civic Institutional\) District to BG \(General Business\) District on a 1.18± acre tract of the 7.77± acre total site for a 14,000 sq. ft. commercial building for adult living/day care, retail and restaurant uses.](#)

VI. ANNOUNCEMENTS

VII. ADJOURNMENT