



City of Snellville Planning Commission

PLANNING COMMISSION REPORT July 25, 2017

CASE NUMBER: #ANX 17-01 LUP 17-06 RZ 17-11

REQUEST: Annexationⁱ, Land Use and Zoning
Map Amendments, and Variances

LOCATION: 36.25± Acres Near the Intersection of
Pinehurst Road and Ridgedale Drive,
Snellville

PARCEL(S): See Exhibit "A"

CURRENT & PROPOSED ZONING: See Exhibit "A"

**CURRENT & PROPOSED LAND
USE PLAN:** See Exhibit "A"

DEVELOPMENT/PROJECT: 130 Lot Single-Family Detached
Subdivision (age restricted)

PROPERTY OWNER(S): Bonni Jo Crutchfield, Snellville
Robert J. Holt, Snellville
Jeffrey Hosford, Snellville
Susan Tanner, Snellville

APPLICANT/CONTACT: Bernie Smith
Smithton Homes LLC
Marietta, Georgia 30066
770-652-0044 or
bsmith@masterworksatlanta.com

The Planning Commission held a duly advertised public meeting on the subject application at the July 25, 2017 Regular Meeting of the City of Snellville Planning Commission. By a vote of 4-0, the Planning Commission postponed action on the case until August 1, 2017 at 7:30 p.m.

ⁱ The Mayor and Council of the City of Snellville, Georgia will consider the Petition(s) for Annexation and upon approval, the recommendations of the Planning Department and Planning Commission on the Land Use Plan Amendment and Official Zoning Map Amendment applications and request for variances.

EXHIBIT "A"

TAX PARCEL	ACRES±	PROPERTY OWNER(s)	PROPERTY ADDRESS	LAND TYPE	CURRENT FUTURE LAND USE MAP/FUTURE DEVELOPMENT MAP	REQUESTED FUTURE LAND USE MAP AMENDMENT	CURRENT ZONING MAP	REQUESTED ZONING MAP AMENDMENT
5071 001	6.57	J. Hosford and S. Tanner	1725 Pinehurst Rd	Single-Family Residence w/Lake	Conservation (City)	Med-Density Residential	RS-150 (City)	R-HOP(55)-SF
5071 034*	4.77	S. Tanner Hosford	1966 Ridgedale Dr	Undeveloped	Existing/Emerging Suburban Character Area (County)	Med-Density Residential	R-100 (County)	R-HOP(55)-SF
5071 059*	1.00	R. Holt and B. Crutchfield	2141 Chaparral Dr	Undeveloped	Existing/Emerging Suburban Character Area (County)	Med-Density Residential	R-100 (County)	R-HOP(55)-SF
5071 060*	1.00	R. Holt and B. Crutchfield	2141 Chaparral Dr	Undeveloped	Existing/Emerging Suburban Character Area (County)	Med-Density Residential	R-100 (County)	R-HOP(55)-SF
5071 069	22.95	J. Hosford and S. Tanner	1725 Pinehurst Rd	Undeveloped w/Barn	Conservation (City)	Med-Density Residential	RS-150 (City)	R-HOP(55)-SF

* Parcels subject to annexation