

PLANNING COMMISSION REGULAR MEETING AGENDA

March 23, 2021

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VII. NEW BUSINESS

- a) [RZ 21-02 LUP 21-02 – Consideration and Recommendation on applications by Patrick Mallory Companies \(applicant\) and Summit Chase Country Club, Inc. \(property owner\) requesting: 1\) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Park-Recreation to Low-Density Residential; 2\) to amend the Official Zoning Map from RS-30 \(Single-family Residential\) District to RO \(Residential for Older Persons\) District; and 3\) variances from the RO District regulations and General Architectural and Small Building Standards for 21-lot single-family \(detached\) residential lots on a 5.58± acre site and located at the intersection of Rosebud Road and Temple Johnson Road, Snellville, Georgia \(Tax Parcel 5094 327\). The subject property is to be incorporated into the adjoining 75.29 acre site, zoned RO \(Residential for Older Persons\) District for a combined 274-lot age-restricted single-family detached residential community.](#)

- b) [RZ 21-03 LUP 21-03 – Consideration and Recommendation on applications by Roger Fisher \(applicant\) and Oak Road, LLC \(property owner\) requesting: 1\) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Office-Professional to Medium-Density Residential; 2\) to amend the Official Zoning Map from OP \(Office Professional\) District to RS-5 \(Single-family Residential\) District; and 3\) variance from the Small Building Standards and required garage setback from the front elevation for a 5-lot single-family \(detached\) residential development on a 1.17± acre site located at 1736 Oak Road, Snellville, Georgia \(Tax Parcel 5024 075\).](#)

- c) [ANX 21-01 RZ 21-04 LUP 21-04 – Consideration and Recommendation on applications by TOMCO2 Systems Company \(applicant\) and Stephen & Walter Moon \(property owners\) requesting: 1\) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map to Industrial Mixed-Use; and 2\) to amend the Official Zoning Map to LM \(Light Manufacturing\) District for a 2.7± site located at 3320 Brushy Fork Road, Loganville for expansion of the TOMCO2 System facility and development of an office building with associated parking, \(Tax Parcel 5099 003\).](#)

V. ANNOUNCEMENTS

VI. ADJOURNMENT