

PLANNING COMMISSION
CITY OF SNELLVILLE, GEORGIA
MEETING NOTICE

TYPE OF MEETING

- (X) WORK SESSION
(X) REGULAR MEETING

NOTIFICATIONS:

Gwinnett Daily Post 7-17-2025 @ 9:00 a.m.
Atlanta Journal 7-17-2025 @ 9:00 a.m.

DATE OF MEETING: JULY 22, 2025

NOTICE DATE: July 17, 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

VIDEO - <https://youtu.be/sy3xBkoDmWg>

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. APPROVAL OF MINUTES
[Minutes from the June 24, 2025 Regular Meeting](#)
- IV. ELECTION OF OFFICERS AND APPOINTMENT OF SECRETARY
 - i. Chairman
 - ii. Vice-Chairman
 - iii. Secretary (appointment)
- V. OLD BUSINESS
 - a) [#RZ 25-04 – Consideration and Recommendation on application by Apex Land Company \(applicant\) and Sang J and Un H Cho; Steven L Baughcum and Denise B Frazier; \(property owners\) requesting to amend the Official Zoning Map from RS-30 \(Single-family Residential\) District to R-TH \(Townhouse Residential\) District and request for variances from the Snellville Unified Development Ordinance for a 65-Unit single-family \(attached\) townhouse residential community on a 10.196± acre site with a gross density of 6.38 units per acre located at 1804 and 1810 Athens Highway \(US Highway 78 E\), Snellville, Georgia \(Tax Parcels 5060 014 and 5060 043\).](#)
- VI. NEW BUSINESS
 - a) [#RZ 25-05 – Consideration and Recommendation on application by DeThomas Investments, LLC \(applicant\) and Tree Lane Development, LLC \(property owner\) requesting to amend the Official Zoning Map from BG \(General Business\) District to R-TH \(Townhouse Residential\) District and variances from the Snellville Unified Development Ordinance for a 108-unit single-family \(attached\) townhome development on a 15.0137± acre site with a gross density of 7.20 units per acre located on Tree Ln at 1719 Scenic Highway \(SR 124 N\), Snellville, Georgia \(Tax Parcel 5056 003\).](#)
- VII. ANNOUNCEMENTS
- VIII. ADJOURNMENT

As set forth in the Americans with Disabilities Act of 1992, the City of Snellville does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. Matthew Pepper, 2342 Oak Road, Snellville, Georgia 30078 has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator.

The City of Snellville will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of the City of Snellville should be directed to Matthew Pepper, ADA Coordinator, 2342 Oak Road, Snellville, Georgia 30078, telephone number 770-985-3587.