

PLANNING COMMISSION
CITY OF SNELLVILLE, GEORGIA
MEETING NOTICE

TYPE OF MEETING
(X) WORK SESSION
(X) REGULAR MEETING

NOTIFICATIONS:	
Gwinnett Daily Post	6-19-2025 @ 9:00 a.m.
Atlanta Journal	6-19-2025 @ 9:00 a.m.

DATE OF MEETING: JUNE 24, 2025

NOTICE DATE: June 19, 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/oGq8NvpXcVU>

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 April 22, 2025 Regular Meeting](#)
- IV. OLD BUSINESS - None
- V. NEW BUSINESS
 - a) [#SUP 25-02 – Consideration and Recommendation on application by Park Place Snellville, LLC requesting to renew a Special Use Permit approved in Nov. 2022 \(case #SUP 22-06\) for a 3-story, 102,000 sq. ft. climate controlled self-storage facility on the 1.82 acre site, zoned HSB \(Highway Service Business\) District located in the Park Place commercial development, 1915 Pharrs Road, Snellville, Georgia \(Tax Parcel 5056 362\).](#)
 - b) [#SUP 25-03 – Consideration and Recommendation on application by 2440 East Gate Place, LLC requesting a Special Use Permit to allow the existing 12,000 sq. ft. building within the TCO \(Towne Center Overlay\) District for a single-use/tenant for a gym \(Evolution Sports\) and variances from the Snellville Unified Development for an existing 12,000 sq. ft. building and adjacent undeveloped lot on a combined 1.72 acre site, zoned BG \(General Business\) District and located in the TCO \(Towne Center Overlay\) District, 2430-2440 Eastgate Place, Snellville, Georgia \(Tax Parcels 5038 155 and 5038 156\).](#)
 - c) [#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. ANNOUNCEMENTS
- VII. 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.