



## The City of Snellville

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## PLANNING COMMISSION

### WORK SESSION REGULAR MEETING

# AGENDA

#### DATE OF MEETING:

**MARCH 25, 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/hJjA0cOx1M0>**

#### 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 February 25, 2025 Regular Meeting](#)

- IV. OLD BUSINESS

[None.](#)

- V. NEW BUSINESS

a) [#RZ 25-03 LUP 25-01 – Consideration and Recommendation on applications by The Revive Land Group, LLC \(applicant\) and Chris Dusik \(property owner\) and Soren S. Thomas Living Trust \(property owner\) requesting: a\) to amend the Snellville 2045 Future Land Use Map from Residential –Low Density to Residential –Medium Density; b\) to amend the Official Zoning Map from RS-30 \(Single-family Residential\) District to RX \(Mixed Residential\) District; and c\) variance from UDO Sec. 201-1.6\(D\)\(1\) to increase the front yard area used for driveways from 35% to 67% for townhomes and 40% for single-family detached homes. The proposed project is for a single-family residential community consisting of 28 single-family \(detached\) homes and 42 single-family \(attached\) townhomes on a 15.149± acre site with a gross density of 4.62 units per acre, 2587 and 2597 Lenora Church Road, Snellville, Georgia \(Tax Parcels 5027 001 and 5027 001E\).](#)

- VII. ANNOUNCEMENTS

- VIII. ADJOURNMENT