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**MEMORANDUM**

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**TO:** Planning Commission

**FROM:** Jason Thompson, Director  
Department of Planning and Development

**MEETING**

**DATE:** January 25, 2022

**RE:** #LUP 22-01 – Land Use Plan Amendment to the Snellville 2040  
Comprehensive Plan Future Land Use Map (“FLUM”)

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City initiated proposed amendment to the Snellville 2040 Comprehensive Plan Future Land Use Map, adopted 2-11-2019, to amend two undeveloped parcels of land located near the intersection of U.S. Hwy. 78/Athens Hwy. and Rosebud Road, Snellville as follows:

- 23.61± acre parcel 5100 065 from **Commercial Retail** to **Highway 78 East Activity Center/Node**; and
- 18.04± acre parcel 5100 023 from **Commercial Retail** to **Highway 78 East Activity Center/Node**.

Both parcels are located in the Highway 78 East Character Area on the Snellville 2040 Comprehensive Plan Future Development Map.

The Highway 78 East Character Area is one of the least developed within the City and the two subject parcels represent almost 42 acres of prime property that will help provide an opportunity to encourage clustered, connected mixed-use development at the eastern node of the Highway 78 East Activity Node while allowing a mixture of land uses, similar to the Towne Center, but at a smaller scale, including retail, civic, office, residential, and recreation in a walkable environment.

The MU (Mixed-Use) District was created as a new zoning district with the 2020 adoption of the City’s Unified Development Ordinance (“UDO”) to help guide development within the activity nodes.

The Planning Department recommends **approval** of the proposed FLUM amendments.