



## ***City of Snellville Planning Commission***

### **PLANNING COMMISSION REPORT April 22, 2025**

|                                  |   |
|----------------------------------|---|
| <b>CASE NUMBER:</b>              | <b>RZ 25-02</b>   |
| <b>REQUEST:</b>                  | Rezoning and Request for Variances  |
| <b>LOCATION:</b>                 | <b>1790-1860 Block Athens Highway,<br/>Snellville, Georgia</b>  |
| <b>SIZE:</b>                     | 14.385± Acres   |
| <b>TAX PARCEL(s):</b>            | 5060 014; 5060 043; 5060 283; and<br>5060 359   |
| <b>CURRENT ZONING:</b>           | RS-30 (Single-family Residential) District  |
| <b>REQUESTED ZONING:</b>         | <b>R-TH (Townhouse Residential) District</b>  |
| <b>CURRENT FUTURE LAND PLAN:</b> | Residential –Medium Density   |
| <b>DEVELOPMENT/PROJECT:</b>      | <b>72-Unit Single-Family (Attached)<br/>Townhome Development</b>  |
| <b>PROPERTY OWNER(s):</b>        | Multiple – See Page 2   |
| <b>APPLICANT/CONTACT:</b>        | Apex Land Company, LLC<br>c/o Tyler Lasser, LJA Engineering<br>Alpharetta, Georgia 30009<br>470-202-9321 <a href="mailto:TLasser@lja.com">TLasser@lja.com</a> |

**Property Owner Information**

Tax Parcel: 5060 014  
SITUS Address: 1810 Athens Hwy  
BAUGHUM STEVEN LEE & FRAZIER DENISE B  
612 LARK MEADOW DR  
KNOXVILLE, TN 3793-1718

Tax Parcel: 5060 043  
SITUS Address: 1804 Athens Hwy  
CHO SANG J & CHO UN H  
1035 CARNOUSTIE LN  
ALPHARETTA, GA 30005-6998

Tax Parcel: 5060 283  
SITUS Address: 1860 Athens Hwy  
374 MOUNT VERNON HIGHWAY LLC  
PO BOX 80042  
ATLANTA, GA 30366-0042

Tax Parcel: 5060 359  
SITUS Address: 0 Athens Hwy  
374 MOUNT VERNON HIGHWAY LLC  
PO BOX 80042  
ATLANTA, GA 30366-0042

The Planning Commission held a duly advertised public hearing on April 22, 2025 at 7:30 p.m. on the application 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 72-unit single-family (attached) townhouse development on a 14.385± acre site located in the 1790-1860 Block of Athens Highway, Snellville, Georgia (Tax Parcels 5060 014; 5060 043; 5060 283; and 5060 359).

By a unanimous vote of (4-0), the Planning Commission accepted the April 17, 2025 request by the applicant to withdrawal rezoning application #RZ 25-02.