



City of Snellville Planning Commission

PLANNING COMMISSION REPORT June 24, 2025

CASE NUMBER:	RZ 25-04
REQUEST:	Rezoning and Request for Variances
LOCATION:	1804 & 1810 Athens Highway, Snellville, Georgia
SIZE:	10.196± Acres
TAX PARCEL(s):	5060 014 and 5060 043
CURRENT ZONING:	RS-30 (Single-family Residential) District
REQUESTED ZONING:	R-TH (Townhouse Residential) District
CURRENT FUTURE LAND PLAN:	Residential –Medium Density
DEVELOPMENT/PROJECT:	65-Unit Single-Family (Attached) Townhome Development
PROPERTY OWNER(s):	Multiple – See Page 2
APPLICANT/CONTACT:	Apex Land Company, LLC c/o Tyler Lasser, LJA Engineering Alpharetta, Georgia 30009 470-202-9321 TLasser@lja.com

Property Owner Information

Tax Parcel: 5060 014
SITUS Address: 1810 Athens Hwy
BAUGHCUM 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

The Planning Commission held a duly advertised public hearing on June 24, 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 65-unit single-family (attached) townhouse development on a 10.196± acre site located at 1804 and 1810 Athens Highway, Snellville, Georgia (Tax Parcels 5060 014 and 5060 043).

By a unanimous vote of (4-0), the Planning Commission accepted the July 15, 2025 email request by the applicant to withdrawal rezoning application #RZ 25-04.