



City of Snellville Planning Commission

PLANNING COMMISSION REPORT March 25, 2025

CASE NUMBER:	RZ 25-03 LUP 25-01
REQUEST:	Rezoning, Land Use Plan Amendment and Variance
LOCATION:	2587 & 2597 Lenora Church Road, Snellville, Georgia
SIZE:	15.149± Acres
TAX PARCEL(s):	5027 001 and 5027 001E
CURRENT ZONING:	RS-30 (Single-family Residential) District
REQUESTED ZONING:	RX (Mixed Residential) District
CURRENT FUTURE LAND PLAN:	Residential –Low Density
REQUESTED FUTURE LAND USE PLAN:	Residential –Medium Density
DEVELOPMENT/PROJECT:	28-Lot Single-family (Detached) and 42- Unit Single-Family (Attached) Subdivision
PROPERTY OWNER (R5027 001):	Chris Dusik, Snellville, Georgia
PROPERTY OWNER (R5027 001E):	Soren S. Thomas Living Trust, Atlanta, Georgia

APPLICANT/CONTACT:

The Revive Land Group, LLC
c/o Mahaffey Pickens Tucker, LLP
Shane M. Lanham, Attorney for Applicant
Lawrenceville, Georgia
770-232-0000 SLanham@mptlawfirm.com

The Planning Commission held a duly advertised public hearing on March 25, 2025 at 7:30 p.m. on the application requesting to amend the Future Land Use Map and Official Zoning Map for a 15.149± acre site located at 2587 and 2597 Lenora Church Road, Snellville for 70 mixed-residential residences consisting of 28 single-family (detached) homes and 42 single-family (attached) townhomes with a gross density of 4.62 units per acre.

By a vote of 5-1 with one abstention, considered a *non-vote* per Section 8 of Article V (Meetings) of the 10-25-2016 amended Planning Commission By-laws, the Planning Commission voted on case #RZ 25-03 LUP 25-01 as follows:

- **Approval** of LUP 25-01, application to amend the City of Snellville 2045 Comprehensive Plan Future Land Use Map from Residential –Low Density to Residential –Medium Density.
- **Approval** of RZ 25-03, application to amend the City of Snellville Official Zoning Map from RS-30 (Single-family Residential) District to RX (Mixed Residential District).
- **Approval** of variance from UDO Sec. 201-1.6(D)(1) to increase the amount of the front yard area for driveways from 35% to 67% for townhomes and from 35% to 40% for single-family (detached) units.

The approval recommendations above are subject to the attachment of the following recommended **Conditions**:

1. The property shall be developed in accordance with the conceptual rezoning site plan entitled “Somerset at Snellville”, dated 2-6-2025 (stamped received FEB 11 2025), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.
2. Townhomes shall be developed and constructed in accordance with the UDO provisions in effect prior to the 3-10-2025 approved text amendment #8.

3. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
4. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited.
5. A mandatory Homeowner's Association shall be formed and incorporated within the State of Georgia for all single-family (detached) and (attached) lots in the development and common areas. A rental cap of ten-percent (10%) of the total number of lots at any given time for rentals greater than thirty (30) consecutive days shall be placed on the development with such language being included in the Homeowner's Association Declaration of Covenants, Conditions and Restrictions.