

The City of Snellville

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Publication Date: 3-23-2022 Revision Date: 3-30-2022

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PLANNING COMMISSION

WORKSESSION REGULAR MEETING

AGENDA

DATE OF MEETING: APRIL 26, 2022

TIME OF MEETING: WORK SESSION: 7:15 P.M.

REGULAR MEETING: 7:30 P.M.

LOCATION: WORK SESSION: COUNCIL CHAMBERS

REGULAR MEETING: COUNCIL CHAMBERS

WORK SESSION AGENDA:

WELCOME NEW PLANNING COMMISSION MEMBER TERRY KORI

II. REVIEW REGULAR MEETING AGENDA ITEMS

REGULAR MEETING AGENDA:

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES

Minutes from the February 22, 2022 Regular Meeting

IV. OLD BUSINESS

None

V. NEW BUSINESS

a) #CIC 22-01 - Application by Devechio Capital. LLC (property owner) for a change in conditions from the 9-22-2003 approved rezoning (case #RZ 03-09) to remove Condition #3 that limits use of the property to only a lawn equipment sales/service facility with outdoor storage, to allow office use of the property for the 1.1 acre property, zoned HSB (Highway Service Business)District, 1721 Athens Highway, Grayson, Georgia (Tax Parcel R5069 269).

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PLANNING COMMISSION WORK SESSION AND REGULAR MEETING AGENDA APRIL 26, 2022

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- V. NEW BUSINESS (cont.)
 - #RZ 22-03 LUP 22-03 SUP 22-04 Applications from Manor Lake Development, LLC b) (applicant) and Ridgecliff, LLC (property owner) requesting: a) to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District and RO (Residential for Older Persons) District to CI (Civic Institutional) District and RO (Residential for Older Persons) District: b) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Commercial Retail and Public Civic to Medium-Density Residential and Public Civic; c) a Special Use Permit for a retirement community (continuing care) development; and d) request for variance from the buffer requirements for a senior oriented retirement community consisting of 32 independent living cottage/villas comprised of eight (8) single-story cottage/villa buildings and 87-unit/bed one-story assisted living and memory care facility with associated parking and outside amenity area serving both the assisted living facility and villas on a 13.28± acre site located at the intersection of South Crestview Drive and Athens Highway, 1600 and 1642 Highway 78, Snellville, Georgia (Tax Parcels 5069 011 and 5069 282).
- VI. ANNOUNCEMENTS
- VII. ADJOURNMENT