



The City of Snellville

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PLANNING COMMISSION

WORK SESSION REGULAR MEETING

AGENDA

DATE OF MEETING: **JULY 22, 2025**

TIME OF MEETING: **WORK SESSION** **7:00 P.M.**
 REGULAR MEETING **7:30 P.M.**

LOCATION: **WORK SESSION** **CONFERENCE RM. #145**
 REGULAR MEETING **CITY HALL – COUNCIL CHAMBERS**

WORK SESSION:

- I. CALL TO ORDER
- II. REVIEW REGULAR MEETING AGENDA ITEMS
- III. ADJOURNMENT

REGULAR MEETING AGENDA:

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

[Minutes from the June 24, 2025 Regular Meeting](#)

- IV. ELECTION OF OFFICERS AND APPOINTMENT OF SECRETARY
 - i. Chairman
 - ii. Vice-Chairman
 - iii. Secretary (appointment)

V. OLD BUSINESS

- a) [#RZ 25-04 – Consideration and Recommendation on application by Apex Land Company \(applicant\) and Sang J and Un H Cho; Steven L Baughcum and Denise B Frazier; \(property owners\) 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 residential community on a 10.196± acre site with a gross density of 6.38 units per acre located at 1804 and 1810 Athens Highway \(US Highway 78 E\), Snellville, Georgia \(Tax Parcels 5060 014 and 5060 043\).](#)

VI. NEW BUSINESS

- a) [#RZ 25-05 – Consideration and Recommendation on application by DeThomas Investments, LLC \(applicant\) and Tree Lane Development, LLC \(property owner\) requesting to amend the Official Zoning Map from BG \(General Business\) District to R-TH \(Townhouse Residential\) District and variances from the Snellville Unified Development Ordinance for a 108-unit single-family \(attached\) townhome development on a 15.0137± acre site with a gross density of 7.19 units per acre located on Tree Ln at 1719 Scenic Highway \(SR 124 N\), Snellville, Georgia \(Tax Parcel 5056 003\).](#)

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT