



The City of Snellville

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Page 1 of 1

PLANNING COMMISSION

WORK SESSION REGULAR MEETING

AGENDA

DATE OF MEETING: **JUNE 24, 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 April 22, 2025 Regular Meeting](#)

- IV. OLD BUSINESS

[None.](#)

- V. NEW BUSINESS

- a) [#SUP 25-02 – Consideration and Recommendation on application by Park Place Snellville, LLC requesting to renew a Special Use Permit approved in Nov. 2022 \(case #SUP 22-06\) for a 3-story, 102,000 sq. ft. climate controlled self-storage facility on the 1.82 acre site, zoned HSB \(Highway Service Business\) District located in the Park Place commercial development, 1915 Pharrs Road, Snellville, Georgia \(Tax Parcel 5056 362\).](#)
- b) [#SUP 25-03 – Consideration and Recommendation on application by 2440 East Gate Place, LLC requesting a Special Use Permit to allow the existing 12,000 sq. ft. building within the TCO \(Towne Center Overlay\) District for a single-use/tenant for a gym \(Evolution Sports\) and variances from the Snellville Unified Development for an existing 12,000 sq. ft. building and adjacent undeveloped lot on a combined 1.72 acre site, zoned BG \(General Business\) District and located in the TCO \(Towne Center Overlay\) District, 2430-2440 Eastgate Place, Snellville, Georgia \(Tax Parcels 5038 155 and 5038 156\).](#)
- c) [#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 \(Tax Parcels 5060 014 and 5060 043\).](#)

- VII. ANNOUNCEMENTS

- VIII. ADJOURNMENT