

The City of Snellville

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Publication Date: 5-31-2022 Revision Date: Page 1 of 2

PLANNING COMMISSION

WORKSESSION REGULAR MEETING

AGENDA

DATE OF MEETING: JUNE 28, 2022

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

LOCATION: WORK SESSION: COUNCIL CHAMBERS REGULAR MEETING: 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 May 24, 2022 Regular Meeting

IV. OLD BUSINESS

None

V. NEW BUSINESS

a) #CIC 22-02 – Consideration and Recommendation on application by TOMCO2 Systems Company requesting a change in conditions and variances from the Snellville Unified Development Ordinance to allow certain nonconformities to remain 'as-is' while also allowing for a 2,400 sq. ft. expansion of an existing nonconforming metal building. The property consists of: a) Tract 1, 2.699± acres, zoned OP (Office Professional) District, 3320 Brushy Fork Road, Loganville (Tax Parcel R5099 003); b) Tract 2A, 6.90± acres, zoned LM (Light Manufacturing) District, 3340 Rosebud Road, Loganville (Tax Parcel 5099 005); and c) Tract 2B, 8.32± acres, zoned LM (Light Manufacturing) District, 3330 Rosebud Road, Loganville (Tax Parcel 5099 027).

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V. NEW BUSINESS (continued):

- b) #RZ 22-05 Consideration and Recommendation on application by Lazaro Mota (applicant) and Britt and Camp, LLC (property owner) requesting to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential) District for an 11-lot single-family (detached) residential subdivision on a 2.765± acre site having a gross density of 3.978 units per acre, located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel 5028 001).
- c) #ANX 22-01 RZ 22-06 LUP 22-05 Consideration and Recommendation on applications by David Pearson Communities (applicant) and Anne Mazzawi (property owner) requesting: 1) annexation to the municipal boundary of the City of Snellville, Georgia; 2) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map to Low-Density Residential; and 3) to amend the Official Zoning Map to RS-5 (Single-family Residential) District for a 127-lot single-family detached subdivision on a 52.289± site having a gross density of 2.428 units per acre, located in unincorporated Gwinnett County at 1788 Temple Johnson Road, Loganville (Tax Parcel 5067 003).
- d) #RZ 22-07 LUP 22-06 Consideration and Recommendation on applications by Century Communities of Georgia, LLC (applicant) and Hazel L. Lee and Brenda G. Lee (property owners) requesting: a) to amend the 2040 Comprehensive Plan Future Land Use Map from Medium-Density Residential to Low-Density Residential; b) to amend the Official Zoning Map from RS-15 (Single-family Residential) District to RS-5 (Single-family Residential) District for a 98-lot single-family (detached) residential subdivision on a 25.052± acre site having a gross density of 3.91 units per acre, located at 1689 and 1725 Rockdale Circle, Snellville, Georgia (Tax Parcels 5060 008 and 5060 023).
- VI. ANNOUNCEMENTS
- VII. ADJOURNMENT