



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION**

CASE SUMMARY

August 25, 2026

CASE NUMBER: #RZ 26-01

REQUEST: Rezoning

LOCATION: 3330 Rosebud Road, Snellville, Georgia

SIZE: 8.32 ± Acres

TAX PARCEL: 5009 027

CURRENT ZONING: LM (Light Manufacturing) and RS-30
(Single-family Residential) Districts

CURRENT FUTURE LAND PLAN: Industrial Mixed-Use

DEVELOPMENT/PROJECT: Change Split Zoning to LM

PROPERTY OWNER: TOMCO2 Equipment Co.
3340 Rosebud Road
Loganville, Georgia

APPLICANT/CONTACT: Alice WS Price
Underwood Scoggins LLC

470-995-1776 or aprice@underwoodscoggins.com

RECOMENDATION: Approval with Conditions



**CITY OF SNELLVILLE
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CASE ANALYSIS

August 25, 2026

TO: The Planning Commission

MEETING DATE: August 25, 2026

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: #RZ 26-01

FINDINGS OF FACT:

The Department of Planning and Development has received an application from Underwood Scoggins LLC (applicant) and TOMCO2 Equipment Co. (property owner) requesting to rezone the property to bring the entire parcel under one zoning district.

At this time, the property owner has no intentions for any physical changes for the site. The only changes would be to the zoning map to remove the split zoning.

SITE ANALYSIS:

The subject site is located on the east side of Rosebud Road just south of its intersection with Brushy Fork Road. Adjacent the subject site to the south, is the South Gwinnett Baptist Church, zoned CI (Civic Institutional) District. To the east is vacant land owned by Ballantry PMC Summit Chase LLC, zoned RO (Residential for Older Persons), to be developed as an age-restricted single-family residential subdivision. To the west, across Rosebud Road, is the Summit Chase subdivision, zoned RS-30 (Single-family Residential).

REQUEST:

The property owner is requesting to allow the continuance of certain non-conforming elements of the current development. These non-conforming elements were previously approved with case #CIC 22-02, approved by Mayor & Council on 7/25/2022 as seen below.

VARIANCES:

1. Existing metal buildings to remain and allow for the expansion of the building to be metal.
2. Parking areas to remain as existing, including gravel parking and storage.
3. Maintain existing stormwater facilities and not require curb and gutter standards.
4. Allow existing lighting on site to remain as is.
5. Allow current tree density.
6. Allow current parking lot islands.

CONDITIONS:

1. The property shall be developed in accordance with the rezoning site plan showing the building addition submitted with the application, with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.
2. The property owner shall obtain a sign permit and complete construction of a new monument sign prior to the issuance of a Certificate of Occupancy for the new building addition. The freestanding sign shall meet all requirements of the current sign ordinance regulations.
3. All nonconforming elements of the site as identified in the above variance list, excluding nonconforming building façade/architectural materials, and approved herein as variances must be made conforming at the time of phase two as indicated by the applicant in the letter of intent.

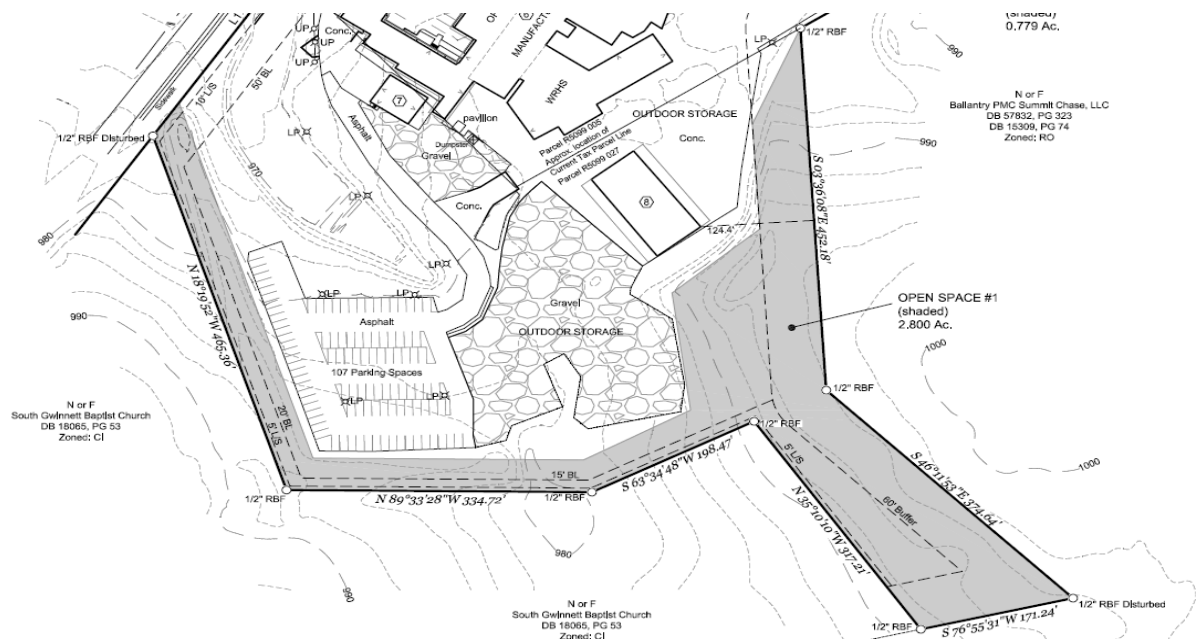
4. Conditions of approval for #CIC 22-02 shall only apply to parcel numbers R5099 005 and R5099 027. All previously approved conditions as outlined in Ordinance No. 2021-15, applying to parcel R5099 003, shall remain in full-force and effect.

BACKGROUND:

The applicant has provided the following history of the site that has been reviewed and approved by staff:

“Historical zoning materials provided by City Planning staff indicate that the current split-zoning condition resulted from prior annexation and zoning map actions, rather than any proposed change in use by the Applicant. Based on the documents provided by the City of Snellville Planning Department, Parcel No. R5099 005 was rezoned from R-1 to M-1 in 1976. Tax Parcel No. R5099 027 is identified as RS-180 on the 1972 Gwinnett County Tax Map. Portions of Tax Parcel No. R5099 027 were later rezoned from RS-180 to LM in 1986. The remaining portion of Tax Parcel No. R5099 027 was not included in the 1986 rezoning and remained residentially zoned, now reflected as RS-30, resulting in the current split zoning of the property.

SITE PLAN REVIEW:



The submitted site plan shows the proposed rezoning and all current structures. All shaded areas within the site plan would be set as open space, not allowing any structures or development within said area. The planned open space also lists a 60-foot buffer required by the Unified Development Ordinance (UDO) Sec. 207-2.1.B. for the LM District with any adjacent districts.

Additionally, the applicant indicates that there are no new proposed buildings that are being requested with this amendment. Furthermore, any new development would be governed by the Unified Development Ordinance and would require full code compliance unless specifically conditioned in this zoning amendment.

CONCLUSION AND STAFF RECOMMENDATION:

The proposed rezoning would have minimal impact on the site itself and the surrounding area. No additional structures are currently being proposed, nor are there any changes in the current day-to-day business on the site. The only changes requested by the applicant would be to correct the split zoning made by a previous rezoning and to make the entire site more consistent with the current use. The Department of Planning and Development recommends the following actions:

➤ **Approval of RZ 26-01, subject to the attachment of the following Conditions:**

1. The property shall be developed in general accordance with the site plan titled “TOMCO2 Systems Company”, dated 06-12-2026 (stamped received 07-14-2026), 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, after receiving recommendations by the Planning Department and Planning Commission.
2. All existing variances and conditions approved under Ordinance No. 2022-13 (#CIC 22-02) remain in full force and effect.
3. The subject parcels (5099 027 and 5099 005) shall be combined.

Planning Commission Report:

The Planning Commission held a duly advertised public hearing on the rezoning application for Case #RZ 26-01 at the August 25, 2026 7:30 p.m. Regular Meeting of the City of Snellville Planning Commission.

Following public comments made during the regular meeting, by a vote of 5-0, the Planning Commission voted to **Approve** #RZ 26-01 with the added variance to allow the continued existence of the 139 square foot shed discovered in the site plan.