



City of Snellville Planning Commission

PLANNING COMMISSION REPORT June 23, 2026

CASE NUMBER:	#CIC 26-01
REQUEST:	Change in Conditions
LOCATION:	2380 Wisteria Drive, Snellville, Georgia
SIZE:	2.677± Acres
TAX PARCEL:	5038 133
CURRENT ZONING:	TC-R (Towne Center Residential) District
CURRENT FUTURE LAND USE MAP DESIGNATION:	Towne Center
DEVELOPMENT/PROJECT:	5-Story 272,300 SF Towne Center Flats Residential Building with 239 total units
PROPERTY OWNER:	Shifa Real Estate Investments LLC Duluth, Georgia 30097
APPLICANT/CONTACT:	Mick Kittle, RLA, Senior Land Planner SPG Planners + Engineers Watkinsville, Georgia 30677 706-714-3443 mick@onespg.com

The Planning Commission held a duly advertised public hearing on the rezoning change in conditions application for Case #CIC 26-01 at the June 23, 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 3-2, the Planning Commission voted to **Deny** #CIC 26-01.