



## *City of Snellville Planning Commission*

### **PLANNING COMMISSION REPORT September 27, 2016**

**RE: Amendment to Section 4, Future Land Use of the 2030 Comprehensive Plan, Community Agenda to allow the R-HOP(62)-CC zoning district to have a Public/Institutional land use designation in the 2030 Comprehensive Plan.**

The Planning Commission held a duly advertised public hearing on the proposed amendment at the September 27, 2016 Regular Meeting of the City of Snellville Planning Commission. For the purposes of promoting health, safety, morals, convenience, order, prosperity, aesthetics, or the general welfare of the City of Snellville, by a unanimous vote of 5-0, the Planning Commission recommended to **Approve** the proposed amendment, attached hereto as Exhibit "A" and incorporated herein by reference.

**EXHIBIT “A”**

## **Future Land Use Map**

The recommended future land use plan for the City of Snellville is a parcel specific map that is intended to serve as a guide in making rezoning and capital investment decisions. The map assigns a future land use designation to every parcel in the City, see Figure 4-2. The future land use categories shown on the map are listed and defined in the following table. This definition also describes what zoning districts are appropriated for each future land use category.

Future Land Use Designation	Description	Associated Zoning Codes
Low Density Residential	Single-family residential areas less than 4 units per acre	RS-180, RS-150
Medium Density Residential	Single-family residential areas with between 4 to 10 units per acre.	PRC, RG-75, R-HOP(55)-SF, V, VC, CSO
Multi-Family Residential	Multi-family residential areas of 4 to 10 units per acre.	RM, R-TH, RG-75
Commercial Retail	Property where business and trade are conducted. They may be single-use or grouped together in a shopping center.	BN, BG, HSB
Office/Professional	Property that accommodates business concerns that do not provide a product directly to customers on the premises, or do not as a primary activity involve the manufacture, storage or distribution	CI, OP
Industrial Mixed Use	Property used for warehousing, distribution, trucking and manufacturing, which are primary uses. High-intensity service commercial uses are also appropriate for these areas.	LM, BG, HSB
Public/Institutional	Areas housing local government's community facilities, general government, and institutional land uses. Examples include schools, city halls, county courthouses, continuing care retirement communities, health facilities**, churches, libraries and police and fire stations.	CI, R-HOP(62)-CC
Park/Recreation	Areas that have been developed or are proposed to be developed for park or recreational uses.	Any Zoning District
Conservation	Areas of designated and protected open space.	Any Zoning District
Transportation/Communication/Utilities	Areas housing uses such as power generation plants, sewerage and water treatment facilities, railroad facilities, radio towers, public transit stations, telephone switching stations, airports, port facilities, or similar uses.	Any Zoning District
Town Center Commercial	A wide variety of retail, civic, banking and multi-family uses are permitted. They are required to be housed in buildings that adhere to specified architectural guidelines.	BN, BG, OP, CI within Town Center Overlay

Future Land Use Designation	Description	Associated Zoning Codes
78 East Activity Node	A wide variety of uses similar to those permitted in the town center commercial designation. They include residential, retail, restaurant, and office uses.	BN, BG, CI, OP (New zoning overlay district should be created and applied here)
North Road Redevelopment Area	A mixture of low intensity office uses compatible with the residential character of adjacent neighborhoods in the southern portion of the area and a combination of low intensity office uses and infill housing in the northern part of the area.	OP, R-TH A new zoning overlay district should be created and applied to this area.
<p>** Health Facilities: A facility or institution, whether public or private, principally engaged in providing services for health maintenance and the treatment of physical or mental conditions. <i>Source: The New Illustrated Book of Development Definitions, Center for Urban Policy Research</i></p>		