



MEMO

TO: The Planning Commission

DATE: November 22, 2016

FROM: Jason Thompson, Director
Department of Planning and Development

SUBJECT: TOWNE CENTER DISTRICTS

As part of Snellville's Development Code renovation process that kicked-off on July 12, 2016 with the goal of creating a Unified Development Ordinance that will update and consolidate all of our development and zoning-related regulations onto one easy-to-use resource, TSW, the City's consultant partner was tasked to first focus on the much anticipated Towne Center area to encourage the development we want – and where we want it – while protecting the character and context of our existing neighborhoods.

The proposed amendment to the 2001 Zoning Ordinance includes the adoption of the following three (3) new sections to Article IX, Schedule of District Regulations:

- Section 9.23, Towne Center Districts;
- Section 9.24, TC-MU (Towne Center Mixed-Use) District; and
- Section 9.25, TC-R (Towne Center Residential) District.

The proposed amendment includes language governing: a) Title; b) Establishment of Zoning Districts; c) Applicability; d) Purpose; e) Text and Graphics; f) Definitions; g) Blocks; h) Lots; i) Vehicle Cross-Access; j) Streetscapes; k) Planter; l) Improvements along State Highways; m) Parking and Loading; n) Driveways; o) Design of Parking Structures; p) Loading; q) Vehicle Access and Parking Locations; r) Walls and Fences; s) Landscaping and Screening; t) Building Types; u) Building Design; v) Uses Allowed by District; w) Specific Use Standards; and x) Storefront Street Requirements.

The proposed TC-MU (Towne Center Mixed-Use) District and TC-R (Towne Center Residential) District amendment includes language governing: a) Purpose; b) Building Types Allowed; c) Dimensional Standards; d) Building Placement; and e) Bulk and Mass.

ACTION REQUESTED:

Consideration and vote to recommend approval to the Mayor and Council.

ATTACHMENT:

- Proposed Snellville Towne Center Districts (11-16-2016 draft V3)