4. Future Land Use

Introduction

Following are two tools that will be used in guiding future land use and capital investment decisions in the City of Snellville: (1) the Future Development Map, and (2) the Future Land Use Plan. Both maps are based on the community's vision for the future and were developed through the public outreach process. The Future Development Map is a required component of all comprehensive plans under the new "Local Planning Requirements" adopted by the Georgia Department of Community Affairs (DCA) in 2005, and the Future Land Use Plan is a requirement of the City of Snellville Zoning Ordinance.

The focus of the Future Development Map is on defining local character and helping to foster a better sense of community identity and sense of place. The scale of this map is at the neighborhood or local community level. The entire city and surrounding area has been divided into 13 character areas. Some of these character areas also cross over into unincorporated Gwinnett County. Each character area has its own vision, description, policies, and implementation strategies.

The focus of the Future Land Use Plan, on the other hand, is on defining where different land use types should be allowed to develop. The policies associated with this map refer to which land uses should be allowed in each future land use designation. The scale of this map is at the parcel level. Each Future Land Use category ties directly to an appropriate existing or proposed zoning category. In many respects the Future Land Use Plan is a shorter range tool than the Future Development Map. It is intended to guide current rezoning decisions, and as such, it more directly reflects current conditions and constraints on future development, such as the availability of supportive infrastructure like sewer and transportation.

Future Development Map

The Future Development Map illustrates several major features that are intended to help guide rezoning and capital investment decisions. These features include character areas and key development areas. For the sake of geographic orientation, the map also illustrates the location of community facilities, municipal boundaries, major roadways and hydrological features. A description of how the character areas were defined and how they are intended to be used follows, along with a one-page fact sheet for each of the character areas that describes the existing character, predominant land uses, vision for the future, implementation strategies, and Quality Community Objectives to be Pursued in this Character Area. The key development areas are illustrated on the map to point areas where special consideration will likely be made in the future either in terms of land use policy or pubic investment. These areas include the Highway 124 North Redevelopment Corridor, Highway 124 South, and the Hwy 78 Activity Nodes.

Character Areas

The use of character areas in planning acknowledges the visual and functional differences that exist today among the districts and regions of the community. They help guide future development through policies and implementation strategies that are tailored to each area of the

City. These character areas can be used to define areas that (1) presently have unique or special characteristics that need to be preserved; (2) have potential to evolve into unique areas; or (3) require special attention because of unique development issues. In some cases, different character areas are defined by existing land use and future land use in order to highlight appropriate transitions as the community evolves.

The character of developed areas can be explained by looking at several typical characteristics, such as the following:

- Siting and configuration of lots.
- Site design features, such as degree and location of landscaping, parking, driveways, accessory structures, stormwater facilities, and other features.
- Street design.
- Intensity of development.
- Building location, dimensions, and orientation.
- Types and quantities of natural features.
- Location, extent, and type of civic buildings and public spaces.
- Relationship between uses within the area.
- Sensitive or unique environmental resources.

The Future Development Map and its character areas were developed as part of the Comprehensive Plan to:

- Supplement the role of the Future Land Use Map.
- Guide future rezonings, special use, and development applications.
- Serve as a design and physical development guidance tool.
- Encourage and promote quality development and redevelopment.
- Define common themes among area of the City.
- Be used as a tool in securing funding for projects.
- Identify and incorporate available community resources in the implementation of the character area programs.
- Provide a strong link between the community's vision, goals, and land use policy.
- Provide qualitative guidance to the development community.
- Lay the framework for urban design guidelines and changes to development regulations.

The City's character areas are described and defined individually in the following fact sheets and are mapped in **Figure 4-1**.

124 South/Centerville Highway

Existing Character Description:
The 124 South/Centerville Highway character area predominately consists of low and medium density residential land uses. It spans the city border, with portions in the city and unincorporated county. This character area has experienced significant development in recent years. This trend will likely continue, as there are still large undeveloped parcels in the unincorporated portion. This character area is known to contain a large supply of small starter homes on small lots. SR 124 is the main transportation route through the area and serves as an important gateway to the city.

Predominant Land Uses: Low Density Residential, Medium Density Residential

Vision for the Future: A vibrant residential community that maintains its value over time and offers a variety of housing options to residents. An aesthetically pleasing gateway into the city, providing a clear boundary between the unincorporated county and city. Small scale offices permitted in the northern section of the character area should maintain a residential character to complement the surrounding neighborhoods.

Implementation Strategies:

- Construct a gateway feature adjacent to SR 124 to signify entrance into the City of Snellville.
- To increase housing diversity, require high-quality design elements, including construction materials and landscaping to promote the building of high price-point housing.
- Follow the recommendation of the Service Delivery Strategy and hold regular meetings between the county and city regarding any land use changes within the city's sphere of influence.
- Coordinate land use decisions with Gwinnett County to establish a clear visual boundary between the city and unincorporated portions of the county.
- Permit more office uses in the area to reduce car trips for residents.

Quality Community Objectives to be Pursued in this Character Area:

- Sense of Place. The regulation of signage along the corridor, through the city's sign ordinance, should be continued to ensure consistency in size and type.
- Transportation Alternatives. There is an excellent network of sidewalks adjacent to 124. Sidewalks within new developments should continue to be required and connected to existing networks.
- Housing Choices. The city should attempt to increase housing diversity through attracting high price-point housing to the area.
- Traditional Neighborhoods. The city permits the construction of Traditional Neighborhood Development (TND), through its floating Residential Village Overlay District, which can be applied to residentially zoned (RS-150, RS-180) portions of the character area.

Highway 78 East Corridor

Existing Character Description:
This character area is predominantly comprised of undeveloped parcels and isolated retail uses. Low density single-family subdivisions are predominately found in areas off of the main highway. This area has experienced recent growth and significant future development is likely here due to the availability of undeveloped parcels. Unlike some other substantially built-out corridors in town, there is still is an opportunity for this area to develop in a nodal fashion, as opposed to a commercial strip.

Predominant Land Uses: Commercial/Retail, Undeveloped Parcels, Low Density Residential, Medium Density Residential

Vision for the Future: A corridor with highly developed activity nodes, containing a mixture of uses with a pedestrian scale. Open green space or low-density residential land uses between the nodes. Nodes should be located at Grayson Parkway, and Rosebud Road.

Implementation Strategies:

- Create new land use and zoning designation for areas within specified activity nodes. This should permit a mixture of land uses, similar to the Town Center Overlay District, and could require the construction of a street grid system, similar what is specified in the city's Residential Village Overlay District.
- Prohibit retail and encourage residential development in areas located between activity nodes.
- Construct gateway feature along US 78 to signify entrance into the city.
- Control and limit access points to US 78.

Quality Community Objectives to be Pursued in this Character Area:

- Sense of Place. Developing this area as a series of activity nodes, as opposed to strip commercial, will help establish a sense of place and unique identity for the corridor. This will set it apart from other corridors in the city dominated by strip commercial.
- Sense of Place. The regulation of signage along the corridor, through the city's sign ordinance should be continued to ensure consistency in size and type.
- Transportation Alternatives. There is a sparse network of sidewalks within the 78 East Corridor. The city should take steps to ensure an interconnected network of sidewalks, multi-use trails, and bicycle connections within new developments, activity nodes and along the right-of-way of US 78.
- Open Space Preservation. The city should continue to promote the conservation of green spaces in new development through the requirements of various zoning districts.

Britt Elementary Cluster

Existing Character Description:
The Britt Elementary Cluster is primarily comprised of stable single-family residential neighborhoods. The area contains a mixture of older ranch homes built in the 1950's and 1960's as well newer subdivisions built in recent decades. The area contains all of Snellville's three schools, South Gwinnett High School, Britt Elementary School, and Snellville Middle School.

Predominant Land Uses: Low Density Residential

Vision for the Future: A school-focused community with strong social linkages to neighborhood schools. A grouping of residential neighborhoods that maintain their vitality and protect themselves from declining values. An expanded network of sidewalks and multi-use trails so children can walk or bicycle to school safely. Additional parks and greenways.

Implementation Strategies:

- Expand sidewalk network along Skyland Drive and in adjacent residential neighborhoods to expand connectivity to neighborhood schools and Briscoe Park.
- Add traffic calming improvements (speed tables, bulb outs, landscaped medians, chicanes, on-street parking) and increase street interconnections to improve walk-ability within neighborhoods.
- Focus on reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing properties.
- Strongly enforce "Broken Windows" program of code enforcement.
- Explore options to construct a neighborhood park.
- Improve area infrastructure, including adding curb and gutters for stormwater management.

Quality Community Objectives to be Pursued in this Character Area:

- Transportation Alternatives. This area currently contains a fragmented network of sidewalks. Alternatives to the automobile should be provided by expanding sidewalks, particularly along Skyland Drive.
- Open Space Preservation. The city should continue to promote the conservation of green spaces in new development through the requirements of various zoning districts.

Brookwood District

Existing Character Description:
The Brookwood District character area is predominantly comprised of stable single-family residential neighborhoods. Significant parcels of undeveloped land can be found in the unincorporated county portion of the character area. Neighborhoods of older ranch-style homes are found along Oak Road, in addition to newer residential subdivisions throughout the character area. This character area contains some of the highest-priced homes in the city.

Predominant Land Uses: Low Density Residential, Undeveloped, Estate Residential

Vision for the Future: A vibrant residential community that maintains its value over time. A school-focused community with strong linkages to Brookwood Elementary and High School. A quiet place to relax with an abundance of neighborhood parks.

Implementation Strategies:

- Add traffic calming improvements (speed tables, bulb outs, landscaped medians, chicanes, on-street parking) and increase street interconnections to improve walk-ability within neighborhoods.
- Expand sidewalk system or multi-use trails to connect community facilities such as the Brookwood schools and Oak Park to surrounding neighborhoods. Sidewalks are particularly needed on Oak Road, Holly Brook Road, and Highpoint Road.
- Add additional city parks to provide playgrounds for neighborhood children.
- Focus on reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing properties.
- Add wayfinding signage system for easy navigation.

Quality Community Objectives to be Pursued in this Character Area:

- Transportation Alternatives. Sidewalks should be added along Oak Road, Holly Brook Road, and Highpoint Road to provide options for students to walk and bicycle to school.
- Open Space Preservation. The city should continue to promote the conservation of green spaces in new development through the requirements of various zoning districts.

Downtown

Existing Character Description:
The downtown character area is comprised of a mixture of civic, retail and office uses. The city has taken steps to create a true downtown district in this area containing a mixture of commercial, residential, and entertainment uses. This began with the construction of the new City Hall building and Snellville Senior Center. New mixed-use (retail/residential) buildings are in the beginning stages of construction and it is likely this area will undergo a transformation within the planning period.

Predominant Land Uses: Public/Civic, Commercial/Retail, Office/Professional

Vision for the Future: A vibrant downtown district that includes residential units, offices, restaurants, small-scale shops, cultural facilities and entertainment venues. An area with multiple housing options for senior citizens and young professionals. Downtown should serve as the focal point of the community and become a destination for dining, shopping, and cultural pursuits. Steps have been made towards this goal including the construction of the new City Hall and Senior Center. Planned developments, such as Wisteria Square and a new public safety building will further contribute to this goal by adding additional civic uses, residential units and street front retail.

Implementation Strategies:

- Actively promote redevelopment within the Town Center Overlay District through the activities of the Downtown Development Authority.
- Explore opportunities to add an arts and cultural center within the downtown area to meet the cultural goals of city residents.
- Build upon Wisteria Square's role as a catalyst site, to encourage more mixed-use development in the area.
- Follow architectural guidelines for new buildings and require a pedestrian orientation.
- Construct new public safety building.
- Coordinate redevelopment efforts with the city's LCI plan for the area.

Quality Community Objectives to be Pursued in this Character Area:

- Housing Choices. The addition of the Wisteria Square development will provide new housing options for residents, including downtown loft living.
- Urban Form. The Town Center Overlay District encourages development to continue the existing street design of the city and maintain the small setbacks of traditional downtowns.
- Sense of Place. The city's planning efforts in the downtown area should help establish a true vibrant downtown district for the city, providing a sense of place and civic pride in its residents.
- Traditional Neighborhoods. The zoning designation within this area emulates traditional neighborhoods by allowing a mixture of land uses.

North Road Transitional Corridor

Existing Character Description:
The North Road/Pinehurst Road Character Area is predominantly comprised of single-family residential development. This is an older, established area with a housing stock comprised mainly of large lot ranch homes. The area is experiencing significant pressure to consolidate parcels and redevelop areas in close proximity to State Road 124, and a number of homes in the area have been converted to office uses or are now rental properties.

Predominant Land Uses: Low-Density Residential

Vision for the Future: This southern portion of this area, in close proximity to downtown, has been identified as an area ideal for office expansion. The northern portions of the area are appropriate for the development of low-scale residential style offices and infill residential development to help buffer the stable neighborhoods to the east from the commercial development along Highway 124 to the west. Traffic will be eased in the area through the consolidation of curb cuts and access management standards that will be required terms of redevelopment.

Implementation Strategies:

- Develop an overlay district for this area to allow redevelopment and revitalization without encroaching on the stable neighborhoods to the east.
- Encourage unified development through incentivizing the consolidation of parcels.
- Establish a consistent development pattern along the corridor by implementing design guidelines for signage, sidewalks, landscaping, building-type, and location.
- Expand sidewalks to provide safe alternatives to the automobile, particularly along the major routes of North Road, Pinehurst Road and Pharrs Road.
- Permit well-designed small infill developments of medium-density residences to increase neighborhood density and income diversity.
- Explore opportunities to add trails and bicycle connections to downtown.
- Complete intersection improvements at North Road and Pinehurst.

Quality Community Objectives to be Pursued in this Character Area:

- Transportation Alternatives. Sidewalks should be provided along the major routes of North Road, Pinehurst Road, and Ridgedale Drive, to offer alternatives to automobile travel. .
- Open Space Preservation. The city should continue to promote the conservation of green spaces in new development through the requirements of various zoning districts.
- Infill Development. The purpose of the proposed overlay district in this area is to incentivize the transition of the area from single-family homes to low intensity office.

North Road/Pinehurst Road Stable Neighborhoods

Existing Character Description:
The North Road/Pinehurst Road Stable Neighborhoods Character Area is predominantly comprised of single-family residential development. This is an older, established area with a housing stock comprised mainly of large lot ranch homes.

Predominant Land Uses: Low-Density Residential

Vision for the Future: Preserve neighborhood quality and vitality. Increase walkability through sidewalks and traffic calming improvements. Expand recreational opportunities by pursuing the development of a park in this area.

Implementation Strategies:

- Expand sidewalks to provide safe alternatives to the automobile, particularly along the major routes of North Road, Pinehurst Road, and Ridgedale Drive.
- Continue the city's "Broken Windows" program of code enforcement to address code violations and guard against neighborhood decline.
- Focus on reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing properties.
- Explore opportunities to add trails and bicycle connections to downtown.
- Complete intersection improvements at North Road and Pinehurst.

Quality Community Objectives to be Pursued in this Character Area:

- Transportation Alternatives. Sidewalks should be provided along the major routes of North Road, Pinehurst Road, and Ridgedale Drive, to offer alternatives to automobile travel.

Highway 78 West Corridor

Existing Character Description:
This character area is comprised mainly of retail/commercial uses along the 78 corridor, with low-density residential development found off of the main highway. The corridor is characteristic of a commercialized suburban strip and features fast food restaurants and strip malls. There are numerous curb cuts on US 78 and many businesses lack inter-parcel access with each other. Some commercial structures along the corridor are declining or vacant.

Predominant Land Uses: Commercial/Retail, Low Density Residential

Vision for the Future: A vibrant commercial corridor containing no vacant or underutilized developments. The replacement of aging and out-dated commercial structures, with new developments exhibiting underground utilities, inter-parcel access, improved streetscaping, and unified architectural facades.

Implementation Strategies:

- Promote reinvestment in the corridor through the redevelopment of older shopping centers by placing new commercial structures at the street front, taking up a portion of the over-sized parking lots and creating a shopping "square" around a smaller internal parking lot.
- Provide bicycle and pedestrian amenities, including covered walkways, benches, lighting and bike racks.
- Maintain Corridor Overlay District and encourage redevelopment within its boundaries.
- Continue working with the Evermore Community Improvement District to redevelop portions of the corridor and facilitate transportation improvements along 78.
- Add gateway feature to signify entrance into the City of Snellville.
- Strongly enforce "Broken Windows" program of code enforcement.
- Actively promote redevelopment of the area through the activities of the Downtown Development Authority.
- Focus on reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing properties.

Quality Community Objectives to be Pursued in this Character Area:

- Sense of Place. The purpose of the Corridor Overlay District in this area is to create a sense of place through unified architecture and streetscape design.
- Infill Development. The city in conjunction with the Evermore Community Improvement District is actively working to redevelop a number of old commercial structures in this area.

Lenora Church Road

Existing Character Description:
The Lenora Church Road character area is very unique, containing a diverse mixture of land uses including multi-family, low-density residential, industrial, park/recreation, and civic uses. It is dominated by Briscoe Park, the crown jewel of the city's park system, offering a multitude of active and passive recreational opportunities. It contains an agglomeration of civic uses including a police station, tag office, library, recycling center, and fire station. It is also one of the only areas in the city to contain industrial or multi-family uses.

Predominant Land Uses: Multi-Family**,** Park/Recreation, Public/Civic**,** Industrial, Low Density Residential

Vision for the Future: A vibrant family oriented community with a civic focus. Increased pedestrian and bicycle connectivity between neighborhoods and schools, parks, library, and other civic uses. A cultural destination for the city, with community events being held at Briscoe Park. The construction of an interpretive center at Baker's Rock focusing on its unique environmental qualities.

Implementation Strategies:

- Offer incentives for the redevelopment and rehabilitation of existing multi-family housing in the area, especially to develop more housing for seniors.
- Increase connectivity to Briscoe Park by adding pedestrian and bicycle linkages to surrounding neighborhoods.
- Explore opportunities to construct an interpretive center at the Baker's Rock environmental preserve to educate area students about endangered plant species and geologic formations.
- Explore options to expand proposed multi-use trail to downtown.
- Enhance streetscaping with landscaping and a wayfinding signage system.
- Strongly enforce "Broken Windows" program of code enforcement.

Quality Community Objectives to be Pursued in this Character Area:

- Open Space Preservation. The city is actively pursuing assistance to preserve the 30-acre Baker's Rock granite outcropping.
- Employment Options. This being one of the only areas of the city that contains industrial businesses, it provides much needed diversity to the job base of the city dominated by retail positions.
- Transportation Alternatives. Increase connectivity to Briscoe Park by adding pedestrian and bicycle linkages to surrounding neighborhoods.

No Business Creek

Existing Character Description:
The No Business Creek character area is comprised of almost exclusively of single-family residences. This established Snellville neighborhood primarily contains well-maintained ranch homes on large lots.

Predominant Land Uses: Low-Density Residential

Vision for the Future: A stable residential community with high rates of homeownership. A neighborhood with adequate pedestrian and bicycle connections to downtown and adjacent areas. Quiet residential streets with a minimum of cut-through traffic.

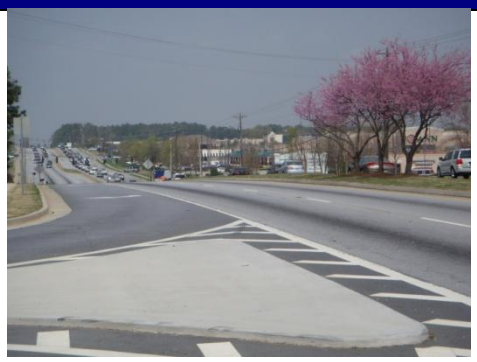
Implementation Strategies:

- Expand sidewalks within neighborhoods, especially on residential streets with significant traffic, such as Green Valley Rd., Ashworth Lake Rd.
- Tame cut-through traffic with calming devices, such as speed tables, chicanes, and landscaped medians.
- Strongly enforce the city's "Broken Windows" program of code enforcement, to address code violations and guard against neighborhood decline.
- Maintain and protect 50 ft. stream buffers along No Business Creek from development.
- Focus on reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing properties.

Quality Community Objectives to be Pursued in this Character Area:

- Transportation Alternatives. To offer alternatives to the automobile, sidewalks should be constructed on streets with significant traffic. These should be connected to existing sidewalks in south downtown and along Lenora Church Road.
- Heritage Preservation. Incompatible infill development has yet to become a problem in Snellville, but it may present itself during the planning period. The historic quality of neighborhoods in this area should be maintained. Infill development should complement and preserve the existing character.
- Environmental Protection. Stream buffers should be maintained along No Business Creek to protect water quality and provide green space for residents.

Scenic Highway North



Existing Character Description:
The Scenic Highway North character area is dominated by large-scale commercial uses and the Emory Eastside medical complex. This area contains many national big-box chain retailers, as well as the hospital and its associated agglomeration of medical offices. Street frontages along SR 124 are dominated by expanses of oversized parking lots. Since commercial development in this area is relatively new and occupied at this time they offer few redevelopment options, although this may change throughout the planning period.

Predominant Land Uses: Commercial/Retail**,** Office/Professional

Vision for the Future: An impressive gateway corridor into the city containing a mixture of land uses. The redevelopment of existing commercial properties to contain more offices, assisted living facilities and "senior-focused" residences.

Implementation Strategies:

- Promote reinvestment in the corridor through the redevelopment of shopping centers by placing new commercial structures at the street front, taking up a portion of the over-sized parking lots and creating a shopping "square" around a smaller internal parking lot.
- Amend zoning regulations to permit the redevelopment of commercial property with assisted living facilities and senior citizen housing.
- Provide adequate buffers between residential neighborhoods and intense commercial development on SR 124.
- Work closely with Gwinnett County regarding land use decisions within the city's sphere of influence that may significantly impact the city, in particular the area of 124 North between the city line and the Avenues at Webb Gin House. This area will likely redevelop and have significant repercussions for the city.
- Construct gateway feature along SR 124 to signify entrance into the City of Snellville.
- Improve inter-parcel access between developments.
- Enhance pedestrian connections between commercial uses and adjacent residential neighborhoods.

Quality Community Objectives to be Pursued in this Character Area:

- Infill Development. Expansive parking lots in the corridor provide prime infill development sites for multi-family, retail, office, or mixed-use buildings.
- Regional Cooperation. Per Snellville's Service Delivery Strategy, the city should work closely with the county to ensure land use decisions in the sphere of influence are in the best interests of city and county.
- Sense of Place. The construction of a gateway feature in the corridor would contribute to an enhanced sense of place by providing a clear transition between city and county.

Summit Chase

Existing Character Description:
Summit Chase is a large master planned community containing homes of various ages, styles, and price points. The neighborhood contains a county club and golf course. The focal point of the subdivision, Johnson Lake, can be found at the center of the development. Many areas of Summit Chase have declined and are in need of improved property maintenance and reinvestment.

Predominant Land Uses: Low Density Residential, Park/Recreation, Estate Residential

Vision for the Future: A neighborhood reinvigorated through property reinvestment and improved upkeep. An enhanced feeling of civic pride and community togetherness. A community in which property values are improved and maintained.

Implementation Strategies:

- Strongly enforce the city's "Broken Windows" program of code enforcement to clean-up code violations and improve neighborhood appearance.
- Encourage and strengthen neighborhood watch program.
- Explore opportunities to construct a multi-use trail along Big Haynes Creek.
- Promote the Summit Chase Country Club as an amenity for the entire Snellville community.
- Preserve greenspace and wooded areas.
- Focus on reinforcing neighborhood stability by encouraging more homeownership and maintenance or upgrade of existing properties.

Quality Community Objectives Pursued in this Character Area:

- Transportation Alternatives. The construction of a multi-use trail along Big Haynes Creek in this area would provide for transportation and recreational options by linking neighborhoods to proposed activity centers.

Temple Johnson Road

Existing Character Description:
The Temple Johnson Road area is comprised mainly of single-family homes, undeveloped, and agriculture land. The land area is found entirely outside of the city of Snellville's limits within the sphere of influence. This is one of the few character areas that still exhibit a rural character, which is increasingly being lost through suburban residential development.

Predominant Land Uses: Undeveloped**,** Agriculture/Forestry, Estate Residential, Low Density Residential

Vision for the Future: Limit suburban growth and maintain rural character in this area. Protect scenic views of pastures, horse fences, and natural vegetation from roadways. New commercial developments should exhibit an architectural style evocative of rural environments.

Implementation Strategies:

- Maintain rural character by specifically limiting and/or regulating new development.
- Protect existing farmland by requiring very large minimum lot sizes (at least 10 acres).
- Explore opportunities to purchase conservation easements or the development rights of existing farms.
- If developments are permitted, they should follow conservation subdivision design, preserving a portion of land as undeveloped in perpetuity. Preserving open space, scenic pastures and horse fences along roadways would maintain the agrarian feel of the area.
- Require stub streets in new subdivisions if permitted to link to future development and reduce traffic pressure on major routes.

Quality Community Objectives Pursued in this Character Area:

- Sense of Place. Protecting the rural character of the area through large lot zoning, conservation easements, conservation subdivisions, and requiring rural architecture will help maintain the rural identity of Temple Johnson Road.
- Open Space Preservation**.** If new subdivisions are permitted to occur in this area, they should follow the design principles of conservation subdivisions. The agricultural qualities of the land (pastures, horse fences, tree lines) should be designated for permanent protection.

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, 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, health facilities*, churches, libraries and police and fire stations.	CI
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.
* 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. *Source: The New Illustrated Book of Development Definitions, Center for Urban Policy Research*		