

STATE OF GEORGIA

CITY OF SNELLVILLE

RES NO. 2022-01

**A RESOLUTION TO AMEND THE SNELLVILLE 2040 COMPREHENSIVE PLAN,
AND FOR OTHER PURPOSES**

- WHEREAS**, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development;
- WHEREAS**, on January 8, 2019 the Georgia Department of Community Affairs (“DCA”) determined that the 2018 Comprehensive Plan Update for the City of Snellville, Georgia conforms to the Minimum Standards and Procedures for Local Comprehensive Planning;
- WHEREAS**, on February 11, 2019 the Mayor and Council of the City of Snellville, Georgia, by a unanimous vote of 6-0, approved Resolution No. 2019-06 and the adoption of the final draft of the City of Snellville 2040 Comprehensive Plan;
- WHEREAS**, the 2040 Comprehensive Plan incorporates the City of Snellville’s Future Land Use Plan;
- WHEREAS**, the City of Snellville’s Future Land Use Plan has been amended by ordinance since the passage of the 2040 Comprehensive Plan;
- WHEREAS**, the City of Snellville has consolidated its Zoning Ordinance, Development Regulations, and other regulatory building and development guidelines into a Unified Development Ordinance;
- WHEREAS**, on October 26, 2020 the Mayor and Council approved Ordinance No. 2020-14 and the adoption of the final draft of the City of Snellville Unified Development Ordinance;
- WHEREAS**, the Mayor and Council believe it is important for consistency to exist between the current City of Snellville Future Land Use Plan; the 2040 Comprehensive Plan; and the newly adopted Unified Development Ordinance; and,
- WHEREAS**, the Mayor and Council believe amending Table 2. Future Land Use Categories and Corresponding Zoning Districts (page 53) of the 2040 Comprehensive Plan to *add* Low Density Residential as the *Appropriate* Future Land Use category for the RS-5 (Single-family Residential) District while also amending by changing the Medium Density Residential Future Land Use category from being the

Appropriate future land use category to instead being a *Considered* future land use category for the RS-5 (Single-family Residential) District.

NOW THEREFORE BE IT RESOLVED, by the governing authority of the City of Snellville, Georgia, that the Mayor and Council hereby approve the 2040 Comprehensive Plan to be Amended as follows:

1.

Table 2, Page 53, of the 2040 Comprehensive plan, **Future Land Use Categories and Corresponding Zoning Districts**, is hereby deleted and replaced to read as follows:

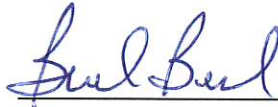
Table 2. Future Land Use Categories and Corresponding Zoning Districts

		Future Land Use Category**									
Zoning District*		Low Density Residential	Medium Density Residential	Commercial Retail	Office/Professional	Industrial Mixed-Use	Public/Institutional	Health Village	Towne Center Mixed Use	Hwy. 78 East Activity Node	North Rd. Redevelopment Area
		A = Appropriate C = Considered Blank = Not Appropriate									
	RS-30: Single-family Residential District	A									
	RS-15: Single-family Residential District	A									
	RS-5: Single-family Residential District	A	C					C			
	R-DU: Duplex Residential District		A								
	R-TH: Townhouse Residential District		C					A	A	A	A
	RM: Multifamily Residential District							C	C	C	C
	RX: Mixed Residential District		C								
	RO: Residential for Older Persons District	A	C					C	A		
	TC-R: Towne Center Residential District							A			
	MU: Mixed-Use District									A	
	CI: Civic/Institutional District				A		A	A	A	A	
	OP: Office Professional District			A	A	A	A	A	C	A	A
	BG: General Business District			A		A			C	A	
	HSB: Highway Service Business District			A		A					
	LM: Light Manufacturing District					A					
	FH: Flood Hazard District										
	NR: North Road District										A
	TC-MU: Town Center Mixed-Use District							A			


* Three (3) zoning districts in existence at the time of the Comp Plan's adoption in February 2019 were not included in this table: PRC - Planned Residential Conservation District, COS - Conservation Overlay District and RVO - Residential Village Overlay District. These districts were repealed on 10-26-2020 with the 10-26-2020 adoption of the Unified Development Ordinance (UDO) and should not be applied to any additional parcels. The Towne Center Overlay District was excluded as it does not govern use and are not applicable.

** Three FLU categories were not included in this table: Park/Recreation, Conservation, and Transportation/Communication/Utilities. Properties with these FLU categories are intended for public use or should remain undeveloped. They should not be rezoned to more intensive uses.


RESOLVED this 25th day of February, 2022.



Barbara Bender, Mayor



Dave Emanuel, Mayor Pro Tem



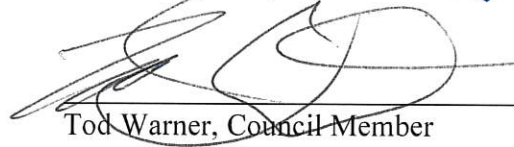
Cristy Lenski, Council Member



Solange Destang, Council Member

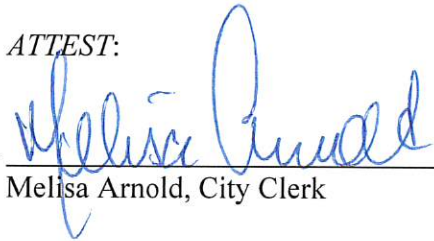


Gretchen Schulz, Council Member



Tod Warner, Council Member

ATTEST:



Melisa Arnold, City Clerk

APPROVED AS TO FORM:



W. Charles Ross, City Attorney
Powell & Edwards, P.C.