



## *City of Snellville Planning Commission*

### **PLANNING COMMISSION REPORT January 3, 2017**

**RE: Amendment to the 2001 Zoning Ordinance to amend Section 3.5, Districts Listed of Article III and adding the following two new Towne Center Districts to the listing of designated Zoning Districts:**

- **TC-MU (Towne Center Mixed-Use) District**
- **TC-R (Towne Center Residential) District**

The Planning Commission held a duly advertised public hearing on the proposed amendment at the January 3, 2017 Specially Called 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 6-0, the Planning Commission recommended to **Approve** the proposed amendment, attached hereto as Exhibit "A" and incorporated herein by reference.

**EXHIBIT “A”**

## ARTICLE III

## PROVISION FOR OFFICIAL ZONING MAP

## ESTABLISHMENT OF DISTRICTS

SECTION 3.1 OFFICIAL ZONING MAP. The City of Snellville is hereby divided into zoning districts, as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bearing the seal of the City under the following words: "This is to certify that this is the Official Zoning Map referred to in the Snellville Zoning Ordinance," together with the date of adoption of this Ordinance.

SECTION 3.2 AMENDMENT TO MAPS. If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Council, with an entry in the minutes of such Council meeting as follows: "On \_\_\_\_\_, 20\_\_\_\_ by official action of the city council, the following (change) changes (was) were made to the Official Zoning Map: (brief description of nature of change or changes)", which entry shall be signed by the mayor and attested by the city clerk. No amendment to this ordinance is official until such change and entry is made on said map.

No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this ordinance.

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the office of the city clerk shall be the final authority as to the current zoning statuses of the city.

SECTION 3.3 REPLACEMENT OF OFFICIAL ZONING MAP. In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the city council may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map, and shall be identified by the signature of the mayor attested by the city clerk, and bearing the seal of the city under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted the date of \_\_\_\_\_, 20\_\_\_\_, as part of the "Snellville Zoning Ordinance."

Unless the previous Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant remaining parts thereof, shall be preserved, together with all available records pertaining to its adoption or amendment.

SECTION 3.4 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.

Where uncertainty exists with respect to the location of the boundaries of any Zoning District

in Snellville, Georgia, the following rules shall apply:

1. Where a Zoning District boundary line is shown as approximately following a corporate limits line, a militia district line, a land lot line, a lot line or the center line of a street, a county road, a state highway, an interstate highway, or a railroad right-of-way or such lines extended, then such lines shall be construed to be the Zoning District boundary lines.
2. Where a Zoning District boundary line is shown as being set back from a street, a county road, a state highway, an interstate highway or a railroad right-of-way, and approximately parallel thereto, then such Zoning District boundary line shall be construed as being at the scaled distance from the center line of the street, county road, state highway, interstate highway or railroad right-of-way and as being parallel thereto.
3. Where a Zoning District boundary line divides a lot, the location of the line shall be the scaled distance from the lot lines. In this situation, the requirements of the Zoning District in which the greater portion of the lot lies shall apply to the balance of the lot except that such extension shall not include any part of a lot that lies more than fifty feet beyond the Zoning District boundary line.
4. In the case of a through lot fronting on two approximately parallel streets that is divided by a Zoning District boundary line paralleling the streets, the restrictions of the Zoning District in which each frontage of the through lot lies shall apply to that portion of the through lot.
5. Where Zoning District boundaries are in doubt, the Snellville Planning Commission shall make such interpretation using the appropriate scale from the Official Zoning Map.

**SECTION 3.5 DISTRICTS LISTED.** For the purposes of this Ordinance the incorporated area of Snellville, Georgia is divided into Zoning Districts designated as follows:

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| RS-180 | Single-Family Residence: provides for low density residential uses;   |
| RS-150 | Single-Family Residence: provides for low density residential uses;   |
| RG-75  | General Residence: provides for moderate density residential uses; containing up to two dwelling units;   |
| PRC    | Planned Residential Conservation: provides for a quality medium density residential district by utilization of building and site design criteria and by requiring the conservation of open space; |
| R-TH   | Single Family Residential Townhome District: provides for moderate density residential uses, including townhomes and villas, not to exceed a density of eight dwelling units per acre;            |
| RM     | General Residence: provides for moderate density residential uses not to exceed a net density of eight dwelling units per acre;   |

- CI Civic-Institutional: Important civic buildings and services that are essentially non-commercial or not primarily profit motivated in nature and that often serve as community landmarks;
- OP Office Professional: provides a location for a mixture of office, clerical, research, professional enterprises, medical and dental facilities, and closely related service businesses;
- BN Neighborhood Business: provides a location for convenience goods and services for residents of adjacent residential neighborhoods;
- BG General Business: provides for a wide range of retail and service establishments;
- HSB Highway Service Business: provides for efficient use of commercial land situated in relationship to arterial thoroughfares and major highways;
- LM Light Manufacturing: provides for heavy commercial and light industrial uses, which can meet rigid performance standards, but prohibiting residences;
- FH Flood Hazard: an appended zoning designation providing for the protection of life and property from periodic flooding;
- TC Towne Center Overlay District: provides locations for a wide range of commerce, land use, and design criteria of a character traditionally found in the core business districts of small cities and towns at a scale convenient for walking;
- TC-MU Towne Center Mixed-Use: provides for compact, mixed-use development in Snellville's core that supports the Towne Center's role as a focal point for the City;
- TC-R Towne Center Residential: provides for a variety of housing options within close proximity to the Towne Center;
- CO Corridor Overlay District: intended to enhance the viability and livability of the area surrounding major activity centers; includes all non-residential and attached residential properties within the Corridor Overlay District;
- CSO Conservation Subdivision Overlay District: permits flexibility of design in order to promote environmentally sensitive and efficient uses of the land; and
- RVO Residential Village Overlay District: to promote traditional village building and site development patterns.
- R-HOP(55)-SF Single Family Housing District for Older Persons: provides for moderate density residential uses, including single-story

	detached and attached single family homes, that are designed to serve the needs of older persons 55 and over;
R-HOP(55)-V	Villa Housing District for Older Persons: provides for Low- to Mid-rise attached villa homes in the Town Center Overlay District that are designed to serve the needs of older persons 55 and over;
R-HOP(55)-VC	Villa Cluster Housing District for Older Persons: provides for a mixture of single-story attached or detached homes and low to mid-rise attached villa homes which are located in the Town Center Overlay District and are designed to serve the needs of older persons 55 and over;
R-HOP(62)-CC	Continuous Care Campus Housing District for Older Persons: provides for a mixture of single-story attached or detached homes, attached villa homes, continuing care retirement communities and accessory uses which are designed to serve the varying housing needs of older persons 62 and over.

**SECTION 3.6 ANNEXATION.** Any land subsequently annexed to the city shall be classified by the Mayor and Council as to the zoning district or districts at the time of annexation provided that before the zoning decision and annexation are approved, public notice of such action is provided and public hearings are held thereon as provided in O.C.G.A. §36-66-4 and §36-36-36 and subsequent amendments thereto. The Mayor and Council in determining the zoning classification may take into account the use restrictions on the land prior to annexation and shall take into account the city's land use plan.

**SECTION 3.7 ZONING LOTS TO BE DESIGNATED.** To facilitate the enforcement of this Ordinance the device of zoning lots as defined herein shall be used. A parcel of land shall be designated and suitably recorded by the building inspector as forming the site of each new building, structure or use of land or the site of any building structure or use of land designated for any alteration or modification requiring a building permit or certificate of occupancy. Said parcel shall conform in dimensions and area to provisions of this ordinance. A zoning lot may or may not coincide with platted lot lines. Each zoning lot shall front on a public street of not less than twenty-five feet (25') in width for a distance of not less than twenty-feet (20') or shall have an exclusive, unobstructed, permanent access to such a public street.