



## *City of Snellville Planning Commission*

**PLANNING COMMISSION REPORT  
March 26, 2019**

**#ZOA 19-01**

**Amendment to Section 9.23(X)(13)(e) of the Towne Center Flat Use Standards will allow the Mayor and Council to consider variances from the Commercial Floor Area Requirement at the time a rezoning and/or special use permit application is being considered by the Mayor and Council.**

The Planning Commission held a duly advertised public hearing on the proposed amendment at the March 26, 2019 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 4-0, the Planning Commission recommended to **Approve** the proposed amendment, attached hereto as Exhibit "A" and incorporated herein by reference.

**EXHIBIT "A"**

**PROPOSED ZONING ORDINANCE TEXT AMENDMENT**

**ARTICLE IX, SCHEDULE OF DISTRICT REGULATIONS**

**SECTION 9.23: TOWNE CENTER DISTRICTS**

**SUB-SECTION X: SPECIFIC USE STANDARDS**

**ITEM 13: TOWNE CENTER FLAT**

Towne Center Flat. Where a Towne Center flat is allowed, it is subject to the following:

- a. Towne Center flats must be located in a conforming walk-up flat or stacked flat building type.
- b. Ground floor dwelling units may be accessed from the outside or through a conditioned interior hallways, as permitted by building type.
- c. Dwelling units located above the ground floor must be accessed through a conditioned interior hallway.
- d. Each dwelling unit must be at least 750 square feet in floor area.
- e. Sites containing 30 or more Towne Center flat dwelling units must provide a minimum of 5,000 square feet of commercial floor area for each additional 30 Towne Center flats, or fraction thereof, unless a variance is granted by the Board of Appeals or the Mayor and Council at the time of rezoning or special use permit requests in conformance with "f" below.
- f. Variance requests may only be approved when the applicant demonstrates that all Towne Center flat buildings are located within 1,000 feet of at least 15,000 square feet of existing commercial space. This distance shall be measured by the most direct route of travel on ground and in the following manner:
  - i. From the lobby entrance of each proposed building housing a Towne Center flat;
  - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
  - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
  - iv. To the main entrance of the existing commercial floor area.
  - v. When multiple commercial establishments are required to attain 15,000 square feet, this requirement shall apply to all establishments.