

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2020-_____

AN ORDINANCE TO RESTATE, AMEND AND READOPT THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, TO; ADD NEW ZONING DISTRICTS, RENAME ZONING DISTRICTS, AND REMOVE ZONING DISTRICTS; TO MAKE AMENDMENTS SINCE THE DATE OF LAST ADOPTION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and City Council thereof; and

WHEREAS, Sec. 101-3, of Article 1 of the Unified Development Ordinance (“UDO”) provides for the establishment of zoning districts as established on the official zoning map and which is incorporated and made part of the UDO; and

WHEREAS, Sec. 101-3.1, of the UDO, attached hereto as Exhibit “A” and incorporated herein as reference, contains a listing of the zoning districts and their former district abbreviation; and

WHEREAS, in accordance with Sec. 101-3.2, of the UDO, upon adoption of the UDO, land which is presently zoned within an existing zoning classification which has changed names as set forth in Exhibit “A” will be reclassified to the appropriate new zoning classifications. The boundaries for renamed zoning districts and the conditions of

each zoning district will remain the same unless amended in the future in accordance with Sec. 103-9 (Amendments); and

WHEREAS, the expansion of the Towne Center Overlay District boundary is necessary so that it is consistent with the area designated as Towne Center on the Snellville 2040 Comprehensive Plan Future Land Use Map, attached hereto as Exhibit “B” and incorporated herein as reference; and

WHEREAS, the Corridor Overlay District is no longer a valid overlay district and its boundary is hereby removed and repealed from the official zoning map; and

WHEREAS, the consolidation of the BN (Neighborhood Business) District into the BG (General Business) District requires the rezoning of all parcels zoned BN to the BG District; and

WHEREAS, the official zoning map was last adopted on _____; and

WHEREAS, the City has undergone substantial zoning amendments that require restatement, amendment and re-adoption of the official zoning map; and

WHEREAS, the governing authority of the City desires to restate, amend and readopt the zoning map to incorporate such amendments; and

WHEREAS, the governing authority of the City desires to amend its Code of Ordinances to designate such restated, amended and readopted zoning map; and

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. The City’s Official Zoning Map, titled “City of Snellville Official Zoning Map” (“zoning map”) and dated October 26, 2020, is hereby restated, amended and readopted in its entirety. A true and correct copy of the zoning map, signed by the Mayor and approved as to form by the City Attorney, is displayed in Exhibit “C,” and is attached hereto and incorporated herein by reference. A copy of the Official Zoning Map, as is displayed in Exhibit C, is available for inspection during normal business hours in the office of the City Clerk.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent

jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 5. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the city.

Section 6. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this ____ day of October, 2020.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

Solange Destang, Council Member

Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT "A"

[See Attached UDO Sec. 101-3.2, Transition from Former Districts]

Sec. 101-2. Zoning Districts Established

101-2.1. UDO Zoning Districts

In order to carry out the purposes of this UDO, the City is divided into the following zoning districts as established on the Official Zoning Map in [Sec. 101-4](#).

Residential Districts		Formerly
RS-30	Single-Family Residential	RS-180
RS-15	Single-Family Residential	RS-150
RS-5	Single-Family Residential	<i>New</i>
R-DU	Duplex Residential	RG-75
R-TH	Townhouse Residential	R-TH
RM	Multifamily Residential	RM
RX	Mixed Residential	<i>New</i>
RO	Residential for Older Persons	R-HOP 55, R-HOP 62
PRC	Planned Residential Conservation [1]	PRC
Mixed-Use and Business Districts		
OP	Office Professional	OP
BG	Business General	BN, BG
HSB	Highway Service Business	HSB
MU	Mixed-Use	<i>New</i>
NR	North Road	<i>New</i>
LM	Light Manufacturing:	LM
Towne Center Districts (TC-Districts)		
TC-MU	Towne Center Mixed-Use	TC-MU
TC-R	Towne Center Residential	TC-R
Special and Overlay Districts		
TCO	Towne Center Overlay	TC
CI	Civic-Institutional District	CI
FH	Flood Hazard	FH

Table Note:

[1] No additional land may be zoned to the PRC district.

101-2.2. Transition from Former Districts

Upon adoption of this UDO, land which is presently zoned within an existing zoning classification which has changed names as set forth above will be reclassified to the applicable new zoning classifications. The boundaries for renamed zoning districts and the conditions of each zoning district will remain the same unless amended in the future in accordance [Sec. 103-9 \(Amendments\)](#).

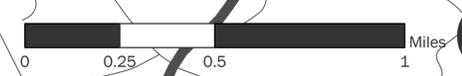
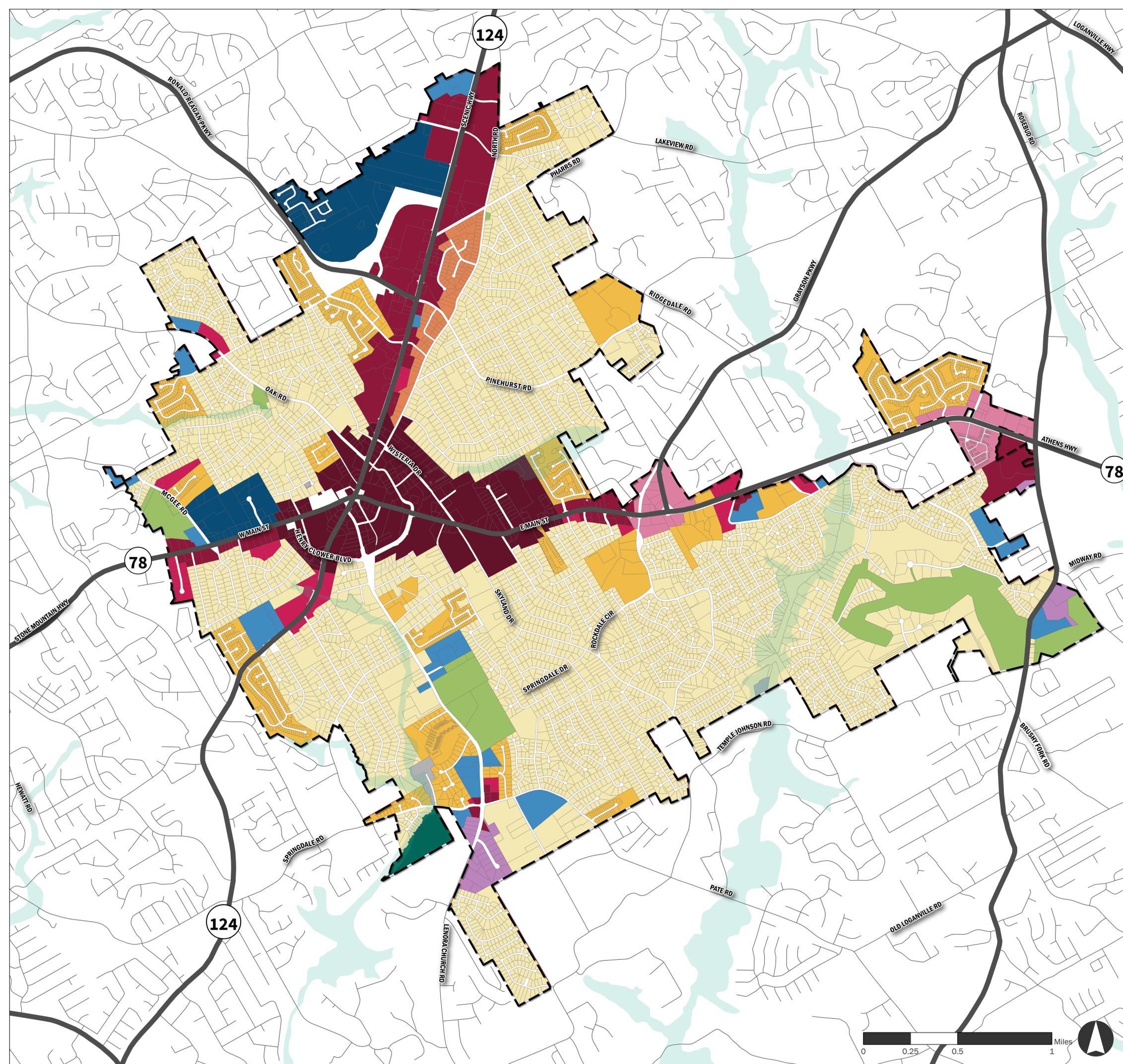
EXHIBIT “B”

[See Attached Snellville 2040 Comprehensive Plan Future Land Use Map]

CITY OF SNELLVILLE Future Land Use Map

Future Land Use Category

- Low Density Residential
- Medium Density Residential
- North Road Redevelopment Area
- Towne Center
- Commercial Retail
- Office/Professional
- Highway 78 East Activity Center
- Industrial Mixed Use
- Public/Civic
- Health Village
- Park/Recreation
- Conservation
- Transportation/Communication/Utilities
- Major Road
- Local Road
- 100-Year Floodplain
- City of Snellville

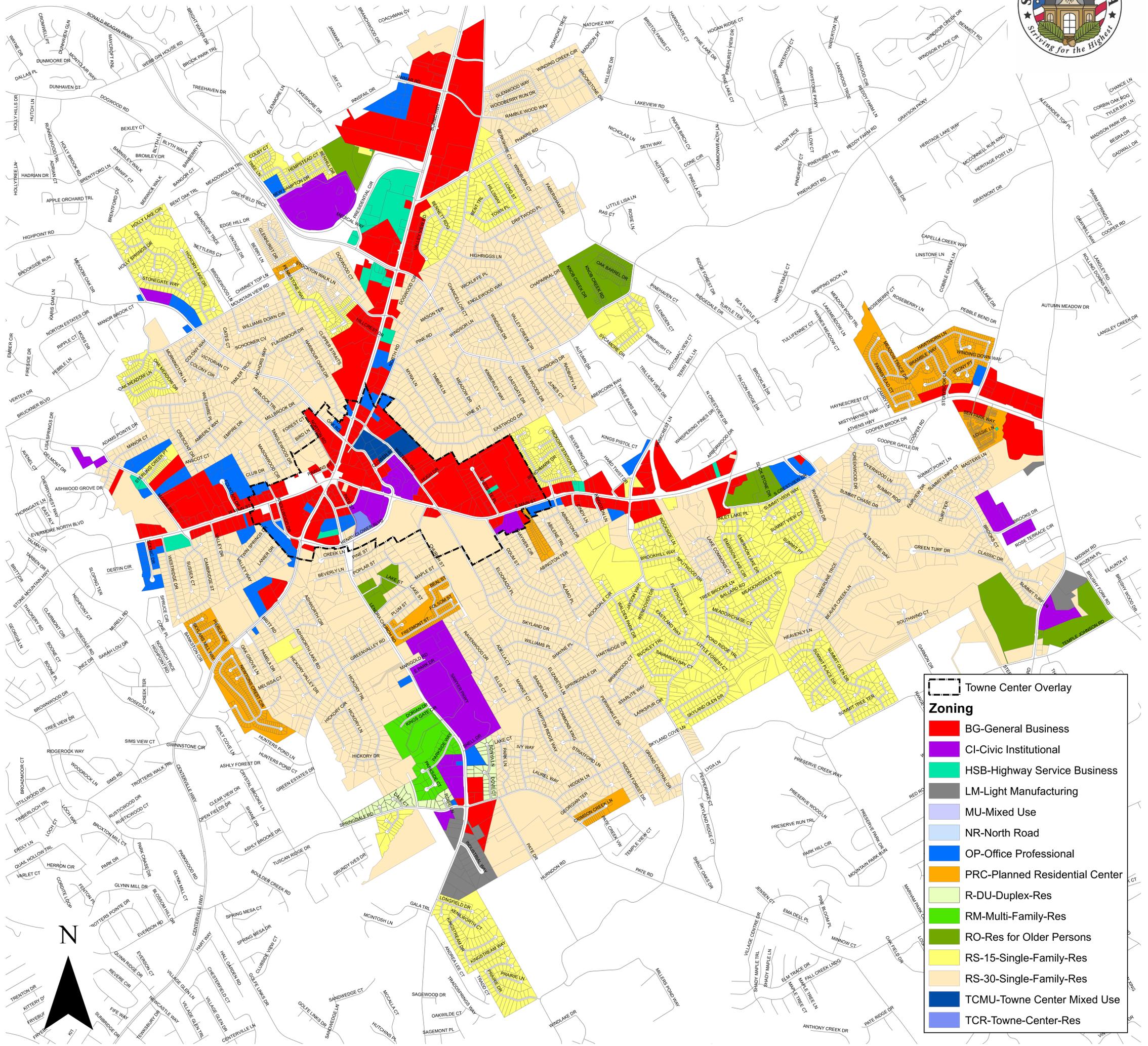


ADOPTED
February 11, 2019

EXHIBIT "C"

[Attached Re-Adopted Zoning Map Signed by the Mayor]

City of Snellville Zoning Map 2020 (Proposed)



Towne Center Overlay

Zoning

- BG-General Business
- CI-Civic Institutional
- HSB-Highway Service Business
- LM-Light Manufacturing
- MU-Mixed Use
- NR-North Road
- OP-Office Professional
- PRC-Planned Residential Center
- R-DU-Duplex-Res
- RM-Multi-Family-Res
- RO-Res for Older Persons
- RS-15-Single-Family-Res
- RS-30-Single-Family-Res
- TCMU-Towne Center Mixed Use
- TCR-Towne-Center-Res

ZONING LINES MAY NOT BE REPRESENTATIVE OF CURRENT PARCEL BOUNDARIES

