



AGENDA

WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 28, 2022

Publication Date: February 24, 2022

TIME: 6:30 p.m.

DATE: February 28, 2022

PLACE: City Hall Conference Room 145

I. CALL TO ORDER

**II. REVIEW REGULAR BUSINESS MEETINGS AND PUBLIC HEARING
AGENDA ITEMS**

III. REVIEW CORRESPONDENCE

IV. CITY ATTORNEY'S REPORT

V. DISCUSSION ITEMS

- a) Update of Ongoing Projects [Bender]
- b) Discussion of the Gwinnett County Rezoning Request for a Gas Station/Convenience Store at Highway 124 and Highpoint Rd [Schulz]
- c) Discussion of House Bill 1093 and Senate Bill 494 Regarding Local Government Prohibition of Certain Use Restrictions on Residential Dwellings [Schulz]

VI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

VII. ADJOURNMENT



AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 28, 2022

Publication Date: February 24, 2022

TIME: 7:30 p.m.

DATE: February 28, 2022

PLACE: Council Chambers

- I. **CALL TO ORDER**
- II. **INVOCATION**
- III. **PLEDGE TO THE FLAG**
- IV. **CEREMONIAL MATTERS**
Administer Oath of Office to Lori-Ann Spears for Board of Appeals Post 6
- V. **MINUTES**
Approve the Minutes of the February 14, 2022 Meetings
- VI. **INVITED GUESTS**
Mr. D.A. Williams & Dr. Alexis Williams, South Gwinnett High School PTSA
President & Vice President
- VII. **COMMITTEE / DEPARTMENT REPORTS**
- VIII. **APPROVAL OF THE AGENDA**
- IX. **PUBLIC HEARING**
 - a) 2nd Reading - UDO 22-01 - Consideration and Recommendation on Proposed Amendments to the Text of the Unified Development Ordinance ("UDO") for the City of Snellville, Georgia ("UDO"), adopted 10-26-2020 and Last Amended 10-25-2021 Affecting: Chapter 100 (General Provisions) and Chapter 200 (Zoning and Land Use)

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- b) 2nd Reading CP 22-01 – Consideration and Recommendation on a Proposed Amendment to Table 2. Future Land Use Categories and Corresponding Zoning Districts (Page 53) of the Snellville 2040 Comprehensive Plan (Adopted 2-11-2019 and Last Amended 10-26-2020) to Amend the Appropriate and Considered Future Land Use Categories for the RS-5 (Single-Family Residential) District
- c) 2nd Reading - SUP 22-01 – Consideration and Recommendation on Application by RCG Snellville, LLC Requesting a Special Use Permit to Develop and Operate a Kidney Dialysis Facility for Davita Dialysis Center and Request for Variances From Sec. 205-1 Towne Center Overlay District Requirements of the Snellville Unified Development Ordinance for a Proposed 0.768 Acre Outparcel in the Snellville Oaks Shopping Center, Zoned BG (General Business) District and Located in the Towne Center Overlay District, 2135 E. Main Street, Snellville (p/o Tax Parcel 5038 174)
- d) 2nd Reading - RZ 22-01 – Consideration and Recommendation on Application by Alliance Engineering and Planning (Applicant) and PLG Partners, LLC (Property Owner) Requesting to Amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to OP (Office Professional) District and Request for Variances from the Buffer Requirements for a 2-Story 20,000 Sq. Ft. Office Building Development on a 3.3± Acre Site Located at 2165 North Road, Snellville, Georgia (Tax Parcels 5039 220 and 5039 273)
- e) 2nd Reading - SUP 22-03 – Consideration and Recommendation on Application By Gaganjot Sambi, Member, Balark 19, LLC (Applicant) and Vikram Chaudhary (Property Owner) Requesting a Special Use Permit to Develop and Operate a 4-Story 42,000 Sq. Ft. 82-Room Avid Brand ING Hotel on a 2.15± Acre Tract, Zoned BG (General Business) District and Located at 2785 W. Main Street, Snellville (Tax Parcel 5007 285)

X. CONSENT AGENDA (Please see *Note)

XI. OLD BUSINESS

XII. NEW BUSINESS

- a) Consideration and Action on Approval of the FY 2021 Budget Amendment [Bender]
- b) Consideration and Action on Approval of Design Services for the Park Maintenance Facility [Bender]
- c) Consideration and Action on Sidewalk Survey and Design Proposal from Collaborative Infrastructure Services [Bender]
- d) Consideration and Action on RES 2022-02 - Resolution Opposing HB 1093 and SB 494 and Opposing Limitations on a Municipality's Authority to Make Housing, Land Use and Zoning Decisions Within a Local Government's Geographical Boundaries [Bender]

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XIII. COUNCIL REPORTS

XIV. MAYOR'S REPORT

XV. PUBLIC COMMENTS

- Section 2-53

Each member of the public who wishes to address the Mayor and City Council in public session must submit their name, address and the topic (be as specific as possible) of their comments to the City Clerk prior to making such comments. Individuals will be allotted five minutes to make their comments and such comments must be limited to the chosen topic. Members of the public shall not make inappropriate or offensive comments at a City Council meeting and are expected to comply with our adopted rules of decorum.

- Decorum

You must conduct yourself in a professional and respectful manner. All remarks should be directed to the Chairman and not to individual Council Members, staff or citizens in attendance. Personal remarks are inappropriate.

XVI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

XVII. ADJOURNMENT

***Note:** Items on the Consent Agenda may be read by title only. Upon the request of any Council Member, any item may be removed from the Consent Agenda and placed on the Regular Agenda prior to the adoption of the Regular Agenda. The Consent Agenda, or the remainder thereof omitting the challenged items, shall be adopted by unanimous consent.

CITY OF SNELLVILLE
MEETINGS AND LOCAL EVENTS
FEBRUARY 28, 2022

February 28

Council Meeting

Monday, February 28, 2022

6:30 pm Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall

March 5

Snellville Winter Farmers' Market

Saturday, March 5, 2022

9:00 am to Noon

City Hall Parking Lot

March 6

Broadcast of 02/28/22 Council Meeting

Sunday, March 6, 2022

Watch the broadcast of the 02/28/2022 Council Meeting on Comcast Channel 25 at 6:30 pm

March 8

Board of Appeals Meeting

Tuesday, March 8, 2022

7:30 pm – Council Chambers, City Hall

March 14

Council Meeting

Monday, March 14, 2022

6:30 pm Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall



WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 14, 2022

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, Gretchen Schulz and Tod Warner. Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Chuck Ross and Jay Crowley with Powell and Edwards Attorneys at Law and City Clerk Melisa Arnold.

**VISIT WITH CONGRESSWOMAN CAROLYN BOURDEAUX
(6 P.M. UNTIL 6:30 P.M.)**

Congresswoman Bourdeaux arrived at 6:25 p.m. She reviewed legislation and discussed the American Rescue Plan Act and Infrastructure Investment and Jobs Act and how they can help Cities with funding opportunities. She left the meeting at 6:44 p.m.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:44 p.m.

**REVIEW REGULAR BUSINESS MEETINGS AND PUBLIC HEARING AGENDA
ITEMS**

The agenda was reviewed and discussed. Council Member Warner asked to postpone the Fiscal Year 2021 Budget Amendment so he could have more time to review and ask questions of the City Manager.

REVIEW CORRESPONDENCE

Mayor Bender brought up attendance at the Gwinnett Prom and asked Council to let the City know if they wanted to attend.

CITY ATTORNEY'S REPORT

Attorney Ross advised that Quality of Life Court is this Thursday and stated that the cases are going well.

DISCUSSION ITEMS

Update of Ongoing Projects [Bender]

City Manager Sanders gave an update on the second floor of the library. They will move forward with the Thrive buildout but leave some shell space due to ongoing discussions with Reinhardt College. He talked about the meeting held with Gaye Johnson, Steve Edwards and himself regarding sanitation. Consensus at the meeting was that the City would agree to an increase in the residential fee of \$2 per household but nothing for commercial until some ongoing issues have been resolved.

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Discussion was held regarding a future meeting on finance and funding opportunities and a meeting on March 24th for the Boards that would include Parliamentarian Dennis Conway.

Sanitation Update [Bender]

Discussion was held during project update.

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:14 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



**PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 14, 2022**

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, Gretchen Schulz and Tod Warner. Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Chuck Ross and Jay Crowley with Powell and Edwards Attorneys at Law, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:30 p.m.

INVOCATION

Chef Hank Reid gave the invocation.

PLEDGE TO THE FLAG

Members of Boy Scout Troop 50 led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the January 20, 2022 Special Called Meeting, January 24, 2022 Meetings and the January 29, 2022 Work Retreat

Council Member Destang made a motion to approve the minutes of the January 20, 2022 Special Called Meeting, January 24, 2022 Meetings and the January 29, 2022 Work Retreat, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

Council Member Schulz made a motion to approve the agenda for February 14, 2022, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

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Mayor Bender explained that the following public hearing items are first reads only and will be waived and placed on the next agenda for public input.

PUBLIC HEARING

1st Reading - UDO 22-01 - Consideration and Recommendation on Proposed Amendments to the Text of the Unified Development Ordinance ("UDO") for the City of Snellville, Georgia ("UDO"), adopted 10-26-2020 and Last Amended 10-25-2021 Affecting: Chapter 100 (General Provisions); Chapter 200 (Zoning and Land Use); and Chapter 400 (Land Development)
Council Member Schulz made a motion to waive the first reading and place on the February 28, 2022 agenda, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

1st Reading CP 22-01 – Consideration and Recommendation on a Proposed Amendment to Table 2. Future Land Use Categories and Corresponding Zoning Districts (Page 53) of the Snellville 2040 Comprehensive Plan (Adopted 2-11-2019 and Last Amended 10-26-2020) to Amend the Appropriate and Considered Future Land Use Categories for the RS-5 (Single-Family Residential) District

Mayor Pro Tem Emanuel made a motion to waive the first reading and place on the February 28, 2022 agenda, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

1st Reading - SUP 22-01 – Consideration and Recommendation on Application by RCG Snellville, LLC Requesting a Special Use Permit to Develop and Operate a Kidney Dialysis Facility for Davita Dialysis Center and Request for Variances From Sec. 205-1 Towne Center Overlay District Requirements of the Snellville Unified Development Ordinance for a Proposed 0.768 Acre Outparcel in the Snellville Oaks Shopping Center, Zoned BG (General Business) District and Located in the Towne Center Overlay District, 2135 E. Main Street, Snellville (p/o Tax Parcel 5038 174)

Council Member Lenski made a motion to waive the first reading and place on the February 28, 2022 agenda, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

1st Reading - RZ 22-01 – Consideration and Recommendation on Application by Alliance Engineering and Planning (Applicant) and PLG Partners, LLC (Property Owner) Requesting to Amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to OP (Office Professional) District and Request for Variances from the Buffer Requirements for a 2-Story 20,000 Sq. Ft. Office Building Development on a 3.3± Acre Site Located at 2165 North Road, Snellville, Georgia (Tax Parcels 5039 220 and 5039 273)

Mayor Pro Tem Emanuel made a motion to waive the first reading and place on the February 28, 2022 agenda, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

1st Reading - SUP 22-03 – Consideration and Recommendation on Application By Gaganjot Sambi, Member, Balark 19, LLC (Applicant) and Vikram Chaudhary (Property Owner) Requesting a Special Use Permit to Develop and Operate a 4-Story 42,000 Sq. Ft. 82-Room Avid Brand ING Hotel on a 2.15± Acre Tract, Zoned BG (General Business) District and Located at 2785 W. Main Street, Snellville (Tax Parcel 5007 285)

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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Council Member Schulz made a motion to waive the first reading and place on the February 28, 2022 agenda, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA

Approval to Grant Access Easement to Oise Law Group for 2870 West Main Street

Consideration and Action on Adoption of the T.W. Briscoe Park Master Plan

Council Member Lenski made a motion to approve the consent agenda, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, consent agenda approved.

OLD BUSINESS

None

NEW BUSINESS

2nd Reading - ORD 2022-01 – Amend the Code of Ordinances, City of Snellville, Georgia, Chapter 42 Parks and Recreation; to Provide for Provisions Regarding Special Use Permits for Outdoor Sale and Consumption of Alcoholic Beverages on Park Property [Bender]

Mayor Bender explained that the amendment would allow the Park to sell and serve alcoholic beverages in a controlled environment during special events.

Council Member Lenski made a motion to approve ORD 2022-01, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

Mayor's Nomination and Council Confirmation of Lori Ann Spears to Board of Appeals Post 6 with an Expiration Date of 6-30-2023 [Bender]

Mayor Bender nominated Lori Ann Spears to Board of Appeals Post 6 with an Expiration Date of 6-30-2023, confirmed 6 in favor and 0 opposed, nomination confirmed.

Consideration and Action on Approval of the Fiscal Year 2021-2022 Budget Amendment [Bender]

Mayor Bender explained that these amendments are being done for last year's Fiscal Year 2021 budget. City Manager Sanders gave an overview of the budget amendments.

Council Member Warner made a motion to postpone until the February 28, 2022 meeting, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on the Approval of the 2022 Snellville Tourism and Trade Contract [Bender]

Mayor Bender explained that the City contracts with STAT as our Direct Marketing Organization to run City events and promote the City.

Council Member Schulz made a motion to approve the 2022 STAT Contract, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

Council Members Destang, Warner, Lenski, Schulz, and Mayor Pro Tem Emanuel each gave a report.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

The following people spoke:

Kelly McAloon, 2960 Overwood Lane, Snellville.

Melvin Everson, 1725 Winding Creek Circle, Snellville

Rebecca Mitchell, 3332 Crossing Drive, Snellville

Stephanie McDonald, 1957 Tanglewood Drive, Snellville

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:06 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: February 28, 2022

RE: #UDO 22-01 - Text Amendment #2 to the Snellville Unified
Development Ordinance (UDO)

STATUS: Public Hearing (2nd Reading)

The Planning Department has identified several additional areas of the UDO that need to be amended to reduce ambiguity, provide clarification and help further the purpose of the UDO.

A Summary of Proposed Amendments has been prepared to help summarize each of the 38 proposed amendments.

Financial Impact: Minimal (Administration, Permitting and Enforcement)

**Planning Department
Recommendation:** Approval

**Planning Commission
Meeting Date
(Recommendation):** January 25, 2022 (Approval)

**Mayor and Council
Meetings:** February 14, 2022 (1st Reading)
February 28, 2022 (2nd Reading and Public Hearing)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinance: Ordinance No. UDO 22-01 (attached)

Note: Sec. 206-5.11. Restaurant of Chapter 200 (Draft V2) 2-14-2022 was revised while preparing the draft ordinance. All other sections remain the same as presented in Chapter 200 (Draft V1) 1-11-2022.

Case Documents (website link):

- 1-25-2022 Memo to Planning Commission (1-11-2022)
- Summary of UDO Amendments (Draft V1) 1-11-2022
- Draft Amendment UDO Chapter 100 (Draft V1) 1-11-2022
- Draft Amendment UDO Chapter 200 (Draft V1) 1-11-2022
- Draft Amendment UDO Chapter 400 (Draft V1) 1-11-2022
- *Unofficial* Jan 25 2022 Planning Commission Regular Meeting Minutes (1-28-2022)
- Jan 25 2022 Planning Commission Case Report (1-28-2022)
- Draft Amendment UDO Chapter 200 (Draft V2) 2-14-2022)

CITY OF SNELLVILLE

STATE OF GEORGIA

ORDINANCE NO. UDO 22-01

**AN ORDINANCE TO AMEND PORTIONS OF CHAPTERS 100, 200, AND 400 OF THE
UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF SNELLVILLE,
GEORGIA, TO REPEAL CONFLICTING ORDINANCES, AND FOR OTHER
PURPOSES**

WHEREAS, the Mayor and the Council of the City of Snellville, Georgia, the governing body of the City of Snellville, Georgia, desire to amend Article 2 (Definitions) of Chapter 100 (General Provisions); Article 1 (Rules for All Zoning Districts), Article 2 (Residential Districts), Article 6 (Use Provisions), Article 7 (Site Development) of Chapter 200 (Zoning and Land Use); and Article 1 (Streets and Public Improvements) of Chapter 400 (Land Development) of the Unified Development Ordinance for the City of Snellville, Georgia;

WHEREAS, the Mayor and the Council of the City of Snellville, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government; and

WHEREAS, the Mayor and Council of the City of Snellville, Georgia deem such amendment to be for the betterment and general welfare of the City of Snellville and its inhabitants; and

WHEREAS, due notice to the public was published in the Gwinnett Daily Post, the legal organ for Gwinnett County and the City of Snellville, Georgia on January 5, 2022 giving notice of the January 25, 2022 Planning Commission public hearing and second notice to be published on February 9, 2022 giving notice of the February 28, 2022 Mayor and Council public hearing; and

WHEREAS, the Planning Commission of the City of Snellville, Georgia considered the proposed amendments at a duly advertised regular meeting and public hearing on January 25, 2022 at 7:30 p.m. and by a unanimous vote of four (4) to zero (0), the Planning Commission recommends approval of the proposed amendments; and,

WHEREAS, the Mayor and Council of the City of Snellville, Georgia deem such amendment to be for the betterment and general welfare of the City of Snellville and its inhabitants; and

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

Section 1. Chapter 100, Articles 2 and 3 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended as follows:

Section 102-2 Defined Terms, is hereby amended by adding the following language:

Electric Vehicle (EV) Charging Station. A piece of equipment that supplies electrical power for charging plug-in electric vehicles by three levels of charging:

Level-1. Connects directly to a standard 120V alternating current (AC) residential outlet, capable of supplying 6-16 Amps depending on the capacity of a dedicated circuit.

Level-2. Utilizes 208V to 240V alternating current (AC) power supply between 6 and 80 Amps, providing a significant charging speed increase over Level-1 charging.

Level-3. Utilizes 400V to 900V direct current (DC) power supply between 80 and 400 Amps, providing the fastest charging speeds. Also known as DC fast chargers or Supercharger.

Section 103-6.6 Residential Drainage Plan or Study, is hereby amended by adding the following language:

103-6.6. Residential Drainage Plan

B. Contents

13. Add the following notation: *RESIDENTIAL DRAINAGE PLAN TO BE FIELD VERIFIED: A certificate of occupancy may not be issued for the structure until a written certification has been received from the developer's or builder's design professional stating that the provisions or improvements required by the residential drainage plan or as a result of the residential drainage study have been field verified.*

Section 2. Chapter 200, Article 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended as follows:

Section 201-1.5 Building Setback Encroachments, is hereby amended by deleting the previous Section 205-1.5.B.7 and inserting in its place the following language:

201-1.5.B Principal Building Features

7. Unenclosed and uncovered patios, decks, swimming pool decking, or terraces may encroach up to 4 feet into a side (interior) setback, or up to 8 feet into a required rear setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.

Section 201-1.6 Accessory Uses and Structures – Residential District, is hereby

amended by deleting the previous Table 201-1.6 and inserting in its place Table 201-1.6. Allowed Locations of Residential District Accessory Uses and Structures, attached hereto as Exhibit “A”.

Section 201-1.6.C. Canopies and Covered Entrances, is hereby amended by deleting the previous Section 201-1.6.C. and inserting in its place the following language:

C. Canopies and Covered Entrances

Canopies and covered entrances for places of worship may encroach:

1. Into the required side (interior) or rear yard up to 3 feet; and
2. Into the required front yard or side (street) yard, provided such extensions are not closer than 15 feet from the street right-of-way line or future right-of-way line as designated on the Gwinnett County Long Range Road Classification Map, whichever is greater.

Section 201-1.6.G. On-Site Parking, is hereby amended by deleting the previous Section 201-1.6.G. and inserting in its place the following language:

G. On-Site Parking

1. No parked vehicle or any portion of a parked vehicle, including those in driveways, may be within the public right-of-way including sidewalk, except for authorized on-street parking.
2. When parking is allowed in the front yard, no more than 35% of the front yard area may be used for parking or authorized driveways.
3. When parking is allowed in the rear yard, no more than 20% of the rear yard area may be used for parking, and the parking must be screened from view of adjacent residential uses.

Section 201-1.7 Accessory Uses and Structures – Nonresidential Districts, is hereby amended by deleting the previous Table 201-1.7 and inserting in its place Table 201-1.7. Allowed Locations of Residential District Accessory Uses and Structures, attached hereto as Exhibit “B”.

Section 201-2. Building Types, is hereby amended by deleting the previous Section 201-2.2.B. and inserting in its place the following language:

201-2.2. Detached House

B. Specific Standards

Lot: Detached house units per lot: 1 max.;

Pedestrian Access: Entrance facing street: Required; Walkway width: 3 ft. min. / 5 ft. max.; Front porch or stoop: Required

Parking Location: No on-site parking is allowed between the building and the street, except in driveways that conform to applicable UDO standards.

Section 201-2. Building Types, is hereby amended by deleting the previous Section

201-2.6.B. and inserting in its place the following language:

201-2.6. Townhouse

B. Specific Standards

Site: Townhouse units per: 3 min.; Townhouse units in a: 8 max. [1]

Fenestration: Ground floor: 10% min.; Upper story: 10% min. / 35% max.; Blank wall area: 20 ft. max.

Pedestrian Access: Entrance facing street: Required for units along a street; Walkway width: 3 ft. min. / 5 ft. max.; Front porch or stoop: Required

Parking Location and Access: No on-site parking is allowed between the building and the street, except in driveways that conform to applicable UDO standards.

Design: No more than three adjacent units may have the same front façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, roof form, or setbacks.

Table Note:

[1] Units in separate buildings connected by a canopy, pergola, or similar exterior feature are considered separate rows.

Section 201-3.2.D. Exterior Wall Finish Material Combinations, is hereby amended by deleting the previous Table 201-3.2.D and inserting in its place Table 201-3.2.D.1 Allowed Building Materials: All Uses, attached hereto as Exhibit “C”; and adding the following new Table Note [4]:

[4] Allowed for building facades that are setback at least 150 feet from the right-of-way.

Section 201-3.2.D. Exterior Wall Finish Material Combinations, is hereby amended by deleting the previous Table 2.5 and inserting in its place Table 201-3.2.D.2 Allowed Building Materials: Uses over 30,000 square feet floor area, attached hereto as Exhibit “D”; and adding the following new Table Note [2]:

[2] Allowed for building facades that are setback at least 150 feet from the right-of-way.

Section 201-3.3. Small Residential Building Standards, is hereby amended by deleting the previous Section 201-3.3.E. Building facades and inserting in its place the following language:

201-3.3. Small Residential Building Standards

E. Building Facades

Building facades facing a street must comply with the following:

1. The total combined area of all windows and doors on a front facade may not exceed 40% of the front façade wall area.
2. A front porch or stoop is required and must conform to Sec. 201-2.14.C or Sec. 201-2.14.D, as applicable.

3. Single-family detached dwelling garage doors facing a street may not comprise more than 50% of the overall width of the front wall plane of the house.
4. All garage doors facing a public or private street must observe a minimum 22-foot front and side (street) setback from sidewalk in all zoning districts.
5. No more than three adjacent single-family attached units may have identical façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, or roof form.

Section 3. Chapter 200, Article 2 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended as follows:

Section 202-6. R-TH Townhouse Residential, is hereby amended by deleting the previous Section 202-6.7. Building Placement and inserting in its place the following language:

202-6.7. Building Placement

Building Setbacks

- A. Front: 10 ft. min.
With garage door facing a street setback from sidewalk: 22 ft. min.
- B. Side (interior): 0 ft. min.
- C. Side (street): 5 ft. min.
- D. Rear: 30 ft. min.

Building Separation

Min. separation between principal buildings: 20 ft. min.

Section 4. Chapter 200, Article 6 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended as follows:

Section 206-2 Allowed Use Table, is hereby amended by deleting the previous Table and inserting in its place the following Table attached hereto as Exhibit “E”.

Section 206-4. Public/Institutional Uses, is hereby amended by adding and inserting the following language:

206-4.1, Civic

H. Place of Worship

2. Use Standards

- f. Facilities and building to serve for place of worship use only. Mixed-use or multi-tenant building use is prohibited.

Section 206-4. Public/Institutional Uses, is hereby amended by adding and inserting the following language:

206-4.1. Civic

J. School, Public or Private

2. Use Standards

- d. Facilities and building to serve for school use only. Mixed-use or multi-tenant building use is prohibited.

Section 206-5.6 Medical, is hereby amended by deleting the previous Section 206-5.6.A and inserting in its place the following language:

A. Defined

A facility providing medical or surgical care to patients. Some facilities may offer overnight care. Medical includes the following:

1. Ambulatory surgical center.
2. Blood plasma donation center, medical or dental laboratory.
3. Hospital, urgent care, emergency medical office.
4. Kidney dialysis center.
5. Medical clinic.
6. Medical, dental office or chiropractor, osteopath, physician, medical practitioner, ophthalmologist, and optometrist.

Section 206-5.6 Medical, is hereby amended by adding and inserting the following language:

C. Mobile Health Wellness and Screening

1. Defined

Vehicle-based health and wellness clinic that provides basic medical, dental, hearing, and vision screening services including but not limited to blood donation and testing; ultrasound screenings; immunizations; vision and eye exams, and health risk assessments.

2. Use Standards

Where mobile medical and screening is allowed as a limited use, it is subject to the following:

- a. The duration of the event may not exceed 10-days in any 30-day calendar period.
- b. Requires written permission from the property owner.
- c. Requires a Temporary Use Permit approved by the Director (see Sec. 206-9.8. (Mobile Health Wellness and Screening Temporary Use).

Section 206-5.11 Restaurant, is hereby amended by deleting the previous Section 206-5.11 and inserting in its place the following language:

206-5.11. Restaurant

A. Defined

A facility that prepares and sells food and drink for on- or off-premise consumption.

Restaurant includes the following:

1. Bar, night club, tavern, lounge, hookah bar or hookah lounge.
2. Brewpub.
3. Coffee, tea, or juice shop.
4. Drive-in restaurant.
5. Restaurant, take out or pizza delivery facility.
6. Restaurant.
7. Restaurant, with drive-thru window.
8. Yogurt or ice cream shop.

B. Hookah Bar or Lounge

1. Defined

Any restaurant or non-restaurant facility that allows people to gather inside or outside to smoke flavored or specially prepared tobacco/shisha from a hookah/water pipe.

C. Bar, Nightclub, Tavern, Lounge

1. Defined

A facility that prepares and sells drink that has alcoholic beverage sales in excess of 70% of the business's total annual on-site sales.

D. Brewpub

1. Defined

A restaurant that brews beer on-site and sells 25% or more of its produced beer in the restaurant.

E. Drive-In Restaurant

1. Defined

Any restaurant facility where one can drive-in with an automobile for service, where customers park their vehicles and are usually served by staff who walk or roller-skate out to take orders and return with food and beverage items, encouraging diners to remain parked while they eat.

F. Use Standards

1. All Districts. Where a restaurant is allowed as a limited use in any zoning district, it is subject to the following:
 - a. Exterior exhaust fans must be installed so that exhaust is not blown towards sidewalks, walkways, open spaces, outdoor dining areas, or on-site residential uses.
 - b. In buildings that contain both restaurants and residential uses, exterior exhaust fans may only be located:
 - i. On the roof; or
 - ii. On an exterior wall that has no operable residential windows within 75 feet of the fan (measured in a straight line both vertically and horizontally).
 - c. Additional drive-thru facility requirements are specified in Sec. 206-8.9.

2. OP and CI District. Where a restaurant is allowed as a limited use in an OP or CI district, the use must be located within a multi-tenant office or medical complex.

Section 206-5.13.D Car Wash, is hereby amended by adding and inserting to the previous Section 206-5.13.D the following language:

D. Car Wash

2. Use Standards

Where a car wash is allowed as a permitted use or special use, it is subject to the following:

- a. Any facility that employs persons on a full-time or part-time basis or that sub-leases space to car wash or detailing operators shall contain at least one ADA compliant restroom in the building. Shared restrooms from other businesses is prohibited.
- b. Any new conveyor car wash facility constructed after 2-28-2022 where the car moves on a conveyor belt during the wash must install an operation recycled water system, where a minimum of fifty-percent (50%) of water utilized will be recycled. This requirement does not apply to an in-bay car wash facility or self-serve car was facility.

Section 206-8.10 Dumpster, is hereby amended by adding and inserting to the previous Section 206-8.10.B the following language:

B. Use Standards

5. Open-top or roll-off dumpsters are prohibited unless used for the collection of construction waste and with an approved building permit or approved land disturbance permit issued by the Director.

Section 206-8.24 Portable Accessory Structure (PAS), is hereby amended by deleting the previous Section 206-8.24 and inserting in its place the following language:

206-8.24. Portable Accessory Structure

A. Defined

Any box-like storage container transported by truck or trailer to the desired location for drop-off with a storage capacity of more than 216 cubic feet that would normally be stored at an off-site location. Although these containers are often generically referred to by the trademarked brand name "PODS," this subsection applies to any brand of portable outdoor storage container meeting its specifications.

This definition does not include: 1) consumer fireworks retail sales stands licensed in accordance with O.C.G.A. title 25; 2) a contractor office trailer which is used in association with a land disturbance permit/site development permit approved by the Director; 3) semi-trailers or cargo trailers containing two or more tandem axles at the rear and which attaches to the tractor with a fifth wheel hitch; or 4) roll-off, open top

dumpsters used for the collection and transport of solid waste, which are exempt under this subsection.

B. Use Standards

1. Where a portable accessory structure is allowed as a limited use, it is subject to the following:
 - a. May not be used for permanent onsite storage.
 - b. May be used as a convenient means of temporarily storing belongings relating to a move-in/move-out; or following damage by a fire or natural disaster; or when the building is undergoing renovation, repair or reconstruction; or for the temporary storage of seasonal merchandise.
 - c. May not be used for the storage or repair of motorized vehicles of any type.
 - d. May not be used to store solid waste, recyclable materials, refuse, and/or construction demolition debris.
 - e. May not be used to store any hazardous, combustible, or flammable materials.
 - f. Must be placed flush on the ground as designed and not raised for underneath storage; cannot be stacked vertically or placed upon any structure.
 - g. May not exceed 16 feet in length, eight feet in width, or 8.5 feet in height.
 - h. May not be used for vegetative, human, and/or animal shelter or habitation.
 - i. No temporary or permanent electrical wiring shall be provided to any storage unit.
 - j. When not attended, must be locked or secured to prevent unauthorized access or access by children.
 - k. During remodeling, renovation or other construction, the portable accessory structure may be used to store on-site tools, equipment and materials to be used, provided an active building permit has been issued for the property. The portable accessory structure must be removed upon completion or cessation of construction, or by the permit expiration, or before issuance of a Certificate of Occupancy; whichever is earliest.
 - l. Must be kept in good condition, free from weathering, discoloration, graffiti, rust, peeling/flaking paint, tearing or other holes or breaks, and other visible forms of deterioration or blight. The area around the portable accessory structure must be kept free of debris and litter and must be in strict compliance with the weed and refuse provisions of Chapter 300 Article 4 (Property Maintenance).
 - m. May not be placed in the street or block any sidewalk or placed where it can obstruct or diminish a motor operator's view of other vehicles, bicycle or pedestrian ways, or placed in a manner that obstructs any fire lane or hydrant.
 - n. May not be located within a required landscape strip; required landscape area; buffer area; areas that are considered environmentally sensitive; within any drainage easement; or on top of a septic tank or septic system drain field.
2. Residential Districts. Where a portable accessory structure is allowed as a limited use in a residential district, it is subject to the following:

- a. May not be used to store commercial goods (i.e., used for retail sales), goods for property other than that of the residential property where the PAS is located.
- b. The number of portable accessory structures allowed on any developed lot or contiguous lots under the same ownership is limited as follows:
 - i. One portable accessory structure may be used for the first 2,000 square feet of conditioned floor area of the principal dwelling. Two (2) may be used for dwellings with 2,001 to 5,000 square feet of conditioned floor area. Three (3) may be used for dwellings that exceed 5,000 square feet of conditioned floor area.
 - ii. In no event may there be more than three (3) portable accessory structures placed on any developed lot or contiguous lots under the same ownership.
 - iii. The above restrictions notwithstanding, when the principal structure on the property has been made uninhabitable as a result of a declared natural disaster, or a fire or other damaging event beyond the control of the owner, the Director may authorize the use of more than one portable accessory structure for on-site storage, provided the authorization for such use is dependent upon issuance of a building permit for the reconstruction/repair of the principal structure.
- c. When possible, the portable accessory structure must be placed on the driveway or other hard-surfaced area and located at least 5 feet from the side (interior) lot line and 10 feet from a public or private street right-of-way.
- d. The portable accessory structure may block or obstruct any required exits, parking spaces, and/or any driveways for access to multifamily dwelling units.
- e. The placement of a portable accessory structure on a lot must not cause vehicles to be illegally parked (i.e., parked in the yard or on the street/right-of-way where the posted speed limit is above 25 mph).
- f. Duration/length of time allowed:
 - i. Where a portable accessory structure is used for the storage of items for moving:
 - a. First 30-day period in any 12-month period. No permit required.
 - b. Second 30-day period in any 12-month period. Permit required.
 - c. Portable accessory structure must be removed on or before the 60th day from the initial drop.
 - ii. Where used during renovation, remodel or repair of the dwelling with an approved building permit being issued:
 - a. First 90-day period in any 12-month period. Permit required.
 - b. Thirty-day renewal period in any 12-month period. Permit required.
 - c. Portable accessory structure must be removed on or before the 120th day from the initial drop, or upon issuance of a certificate of occupancy, whichever occurs first.
 - d. Permit fee will be waived/refunded upon providing proof of a filed insurance claim for the repair or damages caused by fire, water, lightning, fallen tree, or other unforeseen acts.
 - iii. Where used due to a declared natural disaster with an approved building permit being issued:

- a. First 180-day period in any 12-month period: permit required; however, permit fee is waived.
 - b. Ninety-day renewal period in any 12-month period: permit required; however, permit fee is waived.
 - c. Portable accessory structure must be removed on or before the 270th day from the initial drop or upon issuance of a certificate of occupancy, whichever occurs first.
 - d. The Director has the authority to grant a one-time extension up to an additional 90 days.
 - e. In no event may a portable accessory structure be allowed to remain on any property for a period exceeding one (1) year.
- 3. Nonresidential Districts. Where a portable accessory structure is allowed as a limited use in a nonresidential district, it is subject to the following:
 - a. The portable accessory structure may only be located within the designated rear yard of the associated business, or the side (interior) yard where there is no rear yard. A site plan designating the proposed location of the structure(s) must be submitted with the portable accessory structure permit application. Site plan must first be reviewed and approved by the Gwinnett County Fire Marshal's Office.
 - b. Duration/length of time allowed:
 - i. Where a portable accessory structure is used for the storage of items for moving or for the temporary storage of seasonal merchandise:
 - a. First 60-day period in any 12-month period. Permit required.
 - b. Second 60-day period in any 12-month period. Permit required.
 - c. In no event may a portable accessory structure be allowed to exceed 120-days in any 12-month period.
 - ii. Where used during renovation, remodel or repair of the building with an approved building permit being issued:
 - a. First 90-day period in any 12-month period. Permit required.
 - b. Second 90-day day renewal period in any 12-month period. Permit required.
 - c. Portable accessory structure must be removed on or before the 180th day from the initial drop, or upon issuance of a certificate of occupancy, whichever occurs first.
 - d. Permit fee will be waived/refunded upon providing proof of a filed insurance claim for the repair or damages caused by fire, water, lightning, fallen tree, or other unforeseen acts.
 - iii. Where used due to a declared natural disaster with an approved building permit being issued:
 - a. First 180-day period in any 12-month period: permit required; however, permit fee is waived.
 - b. Ninety-day renewal period in any 12-month period: permit required; however, permit fee is waived.

- c. Portable accessory structure must be removed on or before the 270th day from the initial drop or upon issuance of a certificate of occupancy, whichever occurs first.
- d. The Director has the authority to grant a one-time extension up to an additional 90 days.
- e. In no event may a portable accessory structure be allowed to remain on any property for a period exceeding one (1) year.
- c. The business owner and/or property owner upon which the portable accessory structure will be located must acquire a portable accessory structure permit from the City before locating any structure(s) on-site.

Section 206-8.26 Roofed Accessory Structure, is hereby amended by deleting the previous Section 206-8.26 and inserting in its place the following language:

206-8.26. Roofed Accessory Structure

A. Defined

A small accessory building, such as a garage serving one dwelling unit, shed, gatehouse, gazebo, greenhouse, children's playhouse and similar accessory use, whether portable or not (except as provided for temporary storage containers), that are subordinate in use and size to the principal use. Excludes all garages except those serving one dwelling unit.

B. Use Standards

Where a roofed accessory structure is allowed as a limited use, it is subject to the following:

1. The maximum allowed cumulative total square footage of all accessory buildings is based on lot size as follows:
 - a. Lots under 10,500 sf.: 500 square feet in area, excluding any accessory dwelling unit.
 - b. Lots 10,501 sf. to 0.99 acre: 750 square feet in area, excluding any accessory dwelling unit.
 - c. Lots over 1 acre: an amount equal to 50% of the floor area of the principal structure, up to a maximum 2,000 square feet in floor area, excluding any accessory dwelling unit.
2. No more than three (3) roofed accessory structures are allowed on a single-family detached dwelling lot.
3. Roofed accessory structures under 120 square feet in floor area may not exceed 10 feet in height in a residential district.
4. Roofed accessory structures 120 square feet or more in floor area must abide by the following:
 - a. Except for greenhouses, exterior walls of roofed accessory that are accessory to all uses, except single-family detached dwellings, must be finished with brick, stone, cement-based siding, or with materials and colors similar to that of the principal building.
 - b. Except for greenhouses, exterior walls of roofed accessory that are accessory to single-family detached dwellings must be any material listed in sentence a

- above or factory finished powder-coated metal, except that pre-engineered metal buildings are not allowed.
- c. Except for greenhouses, roofing materials and roofing colors must match that of the principal building.
- d. Height may not exceed 20 feet in a residential district.
- 5. The construction of any roofed accessory structure over 20 square feet in floor area requires a building permit. All permit applications must indicate the proposed use of the structure and must include a scaled drawing (i.e. 1" = 30') that shows the exact location on the property with distance(s) from the adjacent lot line(s).
- 6. The Director has the power to grant administrative variances to the requirements of clauses 1 through 5 above when the roofed accessory structure is accessory to a country club, golf course.
- 7. Roofed accessory structures may not be located:
 - a. Within any drainage easement, sewer easement, or other easement as shown on any recorded plat.
 - b. Within any stream buffer or impervious surface buffer.
 - c. Within the Floodplain.

Section 206-8 Accessory Uses, is hereby amended by adding and inserting the following language:

206-8.30. Temporary Shelter Structure

A. Defined

A tent, canopy, shade or other non-permanent shelter structure that provides shelter from the elements to persons on a temporary basis and is usually associated with a special outdoor event (reception, graduation, reunion, etc.).

B. Use Standards

Where a temporary shelter structure is allowed as a limited use, it is subject to the following:

1. Structure may not be erected for more than 72-hours within any 30-day calendar period.
2. A Tent Permit from the Gwinnett County Fire Marshal's Office is required for tents 400 sq. ft. or greater in size or canopies (with no sides) that are 700 sq. ft. or greater in size.

206-8.31. Electric Vehicle (EV) Charging Station

A. Defined

A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

B. Use Standards

Where an Electric Vehicle (EV) Charging Station is allowed as a limited accessory

use, it is subject to the following:

1. Permitted Locations

- a. Allowed in all single-family detached and single-family attached residential districts where Level-1 or Level-2 charging equipment is located within a fully-enclosed garage. An electrical permit is required for the installation of charging equipment.
- b. Allowed in RM, RX, and RO Districts and designated as private restricted use only.
- c. Level-3 charging stations are permitted in the OP, BG, HSB, LM, CI, NR, TCO, TC-MU and TC-R Districts.
- d. If the primary use of the parcel is the retail electric charging of vehicles, then the use shall be considered a 'Gasoline Station' for zoning purposes and allowed with a Special Use Permit in the BG, HSB and LM Districts.

2. General Requirements

a. Electrical Service

- i. Installation of any EV charging station shall meet the requirements of the National Electric Code Article 625 and performed by a Georgia registered and licensed electrician.
- ii. Electrical service to the EV charging station shall be provided by underground electrical service only. Overhead electrical service is prohibited.
- iii. The use of solar panels is prohibited.

b. Parking

- i. An EV charging station space may not be included in the calculation for minimum required parking spaces required in accordance with Sec. 207-1.2. Parking Requirements.
- ii. Public EV charging stations are reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.
- iii. An EV charging station may only be located in perpendicular (0 degree), or diagonal (45/60 degree) parking spaces and shall meet the requirements in Sec. 207-1.7. Vehicle Parking Layout and Design. Parallel parking locations are prohibited.

c. Lighting

- i. Site lighting shall be provided when an electric vehicle charging station is installed, unless charging is for daytime use only.
- ii. Site lighting shall comply with Sec. 207-5. Lighting.

d. Equipment Standards and Protection

- i. Battery charging station outlets and connector devices shall be no less than 36 inches and no higher than 48 inches from the surface where mounted.
- ii. Equipment shall be designed and located as to not impede pedestrian

- travel or create trip hazards on sidewalks.
- iii. Charging connector cords shall be retractable or have a place to hang the connector and cord sufficiently above the pedestrian surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading area.
 - iv. Adequate EV charging station protection, such as concrete-filled steel bollards, shall be used. Concrete curbing may be used in lieu of bollards, if the battery charging station is setback a minimum of 24 inches from the face of the curb or wheel-stop.
- e. Signage
- i. Information shall be posted identifying voltage and amperage levels and any time of use, fees, operational instructions, or safety information relating to the EV charging station. Contact information for reporting when the equipment is malfunctioning or damaged shall be provided.
 - ii. Each EV charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Restrictions shall be included on the signage, if removal provisions are to be enforced by the property owner.
 - iii. Use of electronic message board technology is permitted, provided:
 - a. The electronic message board screen size does not exceed 18 sq. ft.in area per side.
 - b. Subject to Sec. 207-6.8. Electronic Message Board sign regulations.
 - c. Requires an approved Sign Permit.
 - iv. Wayfinding signage, if installed, shall be placed to effectively guide motorists to the EV charging station.
- f. Maintenance
- i. EV charging stations shall be maintained in all respects, including the functioning of the equipment and keeping the equipment in good repair.
 - ii. A phone number or other contact information shall be provided on the equipment for reporting of malfunctioning or damaged equipment.
- g. Emergency Disconnect
- i. For EV charging stations rated at more than 60 amps or more than 150 volts to ground, a means of disconnect that is capable of being locked in the open position must be installed in a readily accessible location and within sight of the electric charging connector.
- h. Decommissioning. Unless otherwise directed by the Director, within 90-days of cessation of use of the EV charging station, the property owner or operator shall restore the site to its original condition. Should the property owner or operator fail to complete said removal within 90-days, the Director shall conduct the removal and disposal of improvements at the property owner or operator's sole cost and expense.

206-8.32. Hybrid Solar Energy System

A. Defined

An energy system that converts sunlight (solar energy) into electricity through photovoltaic (PV) cells that are typically 4 to 6 inch square or circular pieces that are grouped together into flat, rigid PV panels and is designed to serve the electricity needs of the building to which it is connected, thus offsetting a home's electricity usage, while also utilizing a battery back-up in the event of a power outage.

A Hybrid Solar Energy System may consist of:

1. An Integrated Solar Energy System where solar materials are incorporated into building materials, such that the two are reasonably indistinguishable, or where solar materials are used in place of traditional building components, such that the SES is structurally an integral part of a house, building, or other structure. An Integrated SES may be incorporated into, among other things, a building facade, skylight, shingles, canopy, or light.
2. Rooftop Solar Energy System that is structurally mounted to the roof of a house, building, or other structure and does not qualify as an Integrated Solar Energy System.
3. Ground Mounted Solar energy System that is structurally mounted to the ground and does not qualify as an Integrated Solar Energy System and any solar canopy that does not qualify as an Integrated Solar Energy System shall be considered a Ground Mounted Solar Energy System, regardless of where it is mounted.

B. Use Standards

Where a Hybrid Solar Energy System is allowed as a limited accessory use, it is subject to the following:

1. Rooftop and Integrated Systems
 - a. Single-family detached and single-family attached residential districts.
 - i. Allowed with an approved building permit by the Director.
 - ii. Consistent with O.C.G.A. §44-9-20 et seq., property owner may obtain a solar easement from another property owner for the purpose of ensuring the system's adequate exposure to sunlight.
 - iii. The removal of trees or natural vegetation is allowed but shall be avoided to the extent reasonably practicable.
 - b. Non-residential zoning districts
 - i. Allowed with an approved building permit by the Director.
 - ii. Consistent with O.C.G.A. §44-9-20 et seq., property owner may obtain a solar easement from another property owner for the purpose of ensuring the system's adequate exposure to sunlight.
 - iii. If mounted on a sloped roof, shall not vertically exceed the highest point of the roof to which it is attached. If mounted on a flat roof, may not exceed the maximum building height of the zoning district by more than 15-feet.
 - iv. A setback from all roof edges, as defined by the most recent

International Fire Code adopted by Georgia at the time the rooftop solar energy system is installed, shall be provided for rooftop solar energy systems to ensure that firefighters may access the roof in a quick and safe manner and may penetrate the roof to create ventilation if necessary.

v. Tree removal is strictly prohibited.

c. Ground Mounted Solar Energy Systems (not allowed).

Section 5. Chapter 200, Article 7 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended as follows:

Section 207-1.2 Parking Requirements, is hereby amended by deleting the previous Table 207-1.2.B Vehicle Parking Requirements and inserting in its place the following Table, attached hereto as Exhibit “F”.

Section 207-1.7 Vehicle Parking Layout and Design, is hereby amended by deleting the previous Section 207-1.7.F and inserting in its place the following language:

207-1.7. Vehicle Parking Layout and Design

F. Pedestrian Circulation

1. Pedestrian walkways connecting from the closest street sidewalk to the building entrance must be provided in parking lots with 20 or more vehicle parking spaces.
2. Pedestrian walkways must be at least 5 feet wide and must include a landscape strip that is at least 5 feet wide on at least one side. This strip must be continuous (except where the walkway crosses internal driveways) and must be planted with trees as specified in Sec.207-4.18.B (Parking Lot and Street Tree Species Table).
3. The total distance from a building entrance to the closest street sidewalk (measured along the walkway) may not exceed 150% of the shortest straight-line distance.
4. Where walkways cross internal driveways, pedestrian walkways must include raised walkways to slow traffic and provide safe access.
5. No parking spaces may be more than 150 feet from a pedestrian walkway.
6. Pedestrian walkways have curbs to prevent vehicular encroachment.

Section 207-2 Buffers and Screening, is hereby amended by deleting the previous Table 207-2.1.B. Minimum Buffer Strip Requirements and inserting in its place the following Table, attached hereto as Exhibit “G” and adding the following new Table Note [2]:

[2] Required where adjacent to residential zoned property(s) located in unincorporated Gwinnett County.

Section 207-2 Buffers and Screening, is hereby amended by deleting the previous

Section 207-2.C. Minimum Buffer Strips and inserting in its place the following language:

207-2.1. Buffers

C. Minimum Buffer Strips

All buffers must be established in accordance with the following:

1. Buffers must be undisturbed and may contain no structures except walls, fences, or structures otherwise allowed in the buffer by this UDO.
2. When the buffer includes a utility or pipeline easement, a buffer area at least 20 feet wide is required outside of the easement, except as may be permitted by paragraph D below.
3. Screening must be established in buffers along the entire length of the side (interior) and rear lot lines. However, this requirement may be adjusted in order to observe the site distance required in Sec. 201-1.8 or as a condition of zoning, special use, or variance approval, or as approved by the Director.
4. Nonresidential uses that abut residential districts must provide dense landscaping to provide visual screening. A 5-foot high permanent berm may be required in the first 20 feet of the buffer at a 2:1 slope, as determined by the Director. The slope is measured from the elevation of the residential property. The top of the berm must be planted in accordance with paragraph G below. The top of the berm and the side facing the residential property must be planted with a staggered row of evergreen trees.
5. Except for the NR (North Road) District, a 20-foot, undisturbed buffer is required when a nonresidential use is separated from a residential district by a public right-of-way that is 60 feet wide or less. No access through this buffer is allowed. The buffer may be reduced or eliminated with the written consent of the affected residential property owner.

Section 207-5 Lighting, is hereby amended by deleting the previous Section 207-5.4. Lighting Standards, Configuration, and Timing and inserting in its place the following language:

207-5.4. Lighting Standards, Configuration, and Timing

- A. Exterior lighting must be of full cutoff design and directed downward and away from adjoining property, with luminaries shielded to prevent unnecessary glare. "Full cutoff" has the meaning established by Illuminating Engineering Society of North America (IESNA) and means that the luminous intensity (in candelas) at or above an angle of 90° above nadir is zero, and the luminous intensity (in candelas) at or above a vertical angle of 80° above nadir does not numerically exceed 10% of the luminous flux (in lumens) of the lamp or lamps in the luminaire.

[NO CHANGES TO LIGHTING GRAPHIC - PLACEHOLDER]

- B. Trees and shrubs may not interfere with the distribution of exterior lighting necessary for security purposes as required by this section.
- C. Security lighting above building entrances, parking lots, off-street loading areas and service entrances must be LED or metal halide, unless permitted otherwise during plan review, and incorporated in exterior areas going to and from the building(s) or use(s) within the site.
- D. All exterior fixtures, when used for security purposes, except for parking lot lighting, shall be illuminated from dusk until dawn, unless otherwise specifically designated on the site plan and as approved through the site plan process. All other exterior lighting that is not necessary for security purposes shall be turned off one hour after the close of business.
- E. Any exterior lighting device designed for security lighting must be protected by weather and vandal-resistant covering, a managed light source for controlling the times of illumination and fully shielded and directed down to minimize glare and intrusiveness on adjacent properties or rights-of-way.
- F. Lighting in multi-level parking ramps must be evaluated on a case-by-case basis to maximize safety and to minimize unnecessary glare to adjacent or nearby residential areas.

Section 207-5.6 Outdoor Lighting Intensity Standards, is hereby amended by deleting the previous Table and inserting in its place the following language, attached hereto as Exhibit “H”.

Section 207-6 Signs, is hereby amended by adding and inserting the following language:

207-6.2. Definitions

Sign, wayfinding. A standalone freestanding sign that may be part of a greater wayfinding system which is used to identify a particular location or serve as directional signage to effectively navigate people through a space; or convey general and/or regulatory information.

Section 207-6.4. Signs Permitted, is hereby amended by deleting the previous Section 207-6.4.B. Nonresidential Districts and inserting in its place the following language:

207-6.4. Signs Permitted

B. Nonresidential Districts

- 6. Signs for convenience stores, and automotive service stations and other locations providing vehicle fueling with fuel pump islands: Spreader bars (signs located under canopy over pump islands) are limited to no more than two signs per spreader bar, not to exceed 4 square feet per sign. Fuel pump signage not to exceed 2 square feet per side.

7. Freestanding sign(s);
 - a. To identify reserved parking spaces, not to exceed six (6) square feet in total sign area and not to exceed seven (7) feet in height including support post.
 - b. Directional sign, not to exceed six (6) square feet in total sign area, not to exceed three (3) feet in height including support post(s) and generally located at or near the entry and exit drives to a public roadway. The maximum number of signs permitted is two (2) per road frontage or two (2) per curb cut, whichever is greater. Signs must meet the setback requirements of Sec. 207-6.6.A.
 - c. Wayfinding sign, not to exceed twelve (12) square feet in total sign area, not to exceed twelve (12) feet in height including support post(s) and pier and not to exceed four (4) signs per property. Sign must meet the setback requirements of Sec. 207-6.6.A. Sign may be internally illuminated and an element of an electronic message board sign, subject to the requirements of Sec. 207-6.8 (Electronic Message Boards). Electrical service to be provided by underground service only. Solar powered lighting is prohibited. If located in a parking area, the first 24-inches of support post(s) height must be encapsulated by a concrete pier.
12. Menu board sign must be a freestanding sign with the design, materials, and finish to match those of the primary building. One menu board sign is permitted per drive-thru ordering station. The maximum sign area may not exceed forty (40) square feet. The maximum height may not exceed 6 feet (OAH). Menu board signs may be internally illuminated and an element of an electronic message board sign, subject to the requirements of Sec. 207-6.8 (Electronic Message Boards).
13. Pre-menu board sign must be a freestanding sign with the design, materials, and finish of the menu board sign. One pre-menu board sign is permitted per menu board sign and located at the entrance to the drive-thru lane and within 20 feet of the menu board. The maximum sign area may not exceed twenty (20) square feet. The maximum height may not exceed 6 feet (OAH). Menu board signs may be internally illuminated and an element of an electronic message board sign, subject to the requirements of Sec. 207-6.8 (Electronic Message Boards).

Section 207-6.4. Signs Permitted, is hereby amended by adding and inserting the following language:

B. Nonresidential Districts

15. Electric Vehicle (EV) Charging Station signage may not exceed eighteen (18) square feet in total area per side per station and may be an element of an electronic message board sign, subject to the requirements of Sec. 207-6.B (Electronic Message Boards). The maximum sign height may not exceed ten (10) feet (OAH) and setback a minimum of ten (10) feet from the right-of-way.

Section 207-6.8. Electronic Message Boards, is hereby amended by deleting the previous Section 207-6.8.A. Permitted Districts and inserting in its place the following language:

207-6.8. Electronic Message Boards

A. Permitted Districts

Electronic messaging signs are permitted in the following zoning districts:

1. CI - Civic institutional district.
2. OP - Office professional district.
3. BG - General business district.
4. HSB - Highway service business district.
5. LM - Light manufacturing district.
6. TC-MU - Towne center mixed-use district.
7. MU – Mixed-use district.
8. Residential districts, NR, and TC-R with an approved special use permit.

Section 207-6.8. Electronic Message Boards, is hereby amended by deleted the previous Section 207-6.8.C. Size and Location Requirements and inserting in its place the following language:

207-6.8. Electronic Message Boards

C. Size and Location Requirements

Electronic message boards must meet the size and placement requirements of this subsection.

1. Maximum allowable electronic message board sign area as an element of:
 - a. Monument sign: 50% of allowable sign area in Sec. 207-6.4.B.5.
 - b. Menu board/pre-menu board: 100% of allowable sign area in Sec. 207-6.4.B.12 and 207-6.4.B.13.
 - c. Fuel pump canopy: 100% of allowable sign area in Sec. 207-6.4.B.6.
 - d. Window/door: 100% of allowable sign area in Sec. 207-6.4.B.3. for one window/door. Only one window/door electronic message board sign allowed per location. No electronic message board window/door sign may exceed 15 square feet in total display area.
 - e. Freestanding sign: 100% of allowable sign area in Sec. 207-6.4.B.7.
 - f. Electric Vehicle (EV) Charging Station: 100% of allowable sign area in Sec. 207-6.4.B.15.
2. Sign area variances other than those allowed in Sec. 207-6.6.C are not allowed and may only be considered by the Board of Appeals.

Section 207-6.8. Electronic Message Boards, is hereby amended by deleted the

previous Section 207-6.8.D. Duration of Display and inserting in its place the following language:

207-6.8. Electronic Message Boards

D. Duration of Display

1. Any electronic message displayed shall remain unchanged for a minimum of ten (10) seconds before switching messages.
2. The following display types are prohibited:
 - a. Animation is prohibited;
 - b. Flashing, blinking, fade in, fade out or scrolling text is prohibited; and
 - c. Video images are prohibited.

Section 207-6.9. General Procedures, is hereby amended by deleted the previous Section 207-6.9.A.4. and inserting in its place the following language:

207-6.9. General Procedures

A. Conformance and Permits

4. Electrical drawing(s) plan review requirements:
 - a. Drawings for each illuminated sign must clearly indicate the electrical requirements including the size and location of the electrical disconnect the type and size of the wire, the conduit size and estimated load.
 - b. Electrical service for monument and freestanding signs to be provided by underground service only, overhead or solar powered electrical service is prohibited.
 - c. Drawings must also specify the name of a nationally recognized organization as applicable to the illuminated sign to be installed.
 - d. Electrical installations must meet the requirements of the NFPA National Electrical Code and must be performed by a Georgia licensed electrician.

Section 6. Chapter 400, Article 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended as follows:

Section 401-4.2 Streetscapes Required, is hereby amended by deleting the previous Table 401-4.2. Streetscape Table and inserting in its place the following table, attached hereto as Exhibit “I”.

Section 7. (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 8. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 9. This Ordinance was adopted _____, 2022. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

ORDAINED this _____ day of February, 2022.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Solange Destang, Council Member

APPROVED AS TO FORM:

Cristy Lenski, Council Member

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

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

**Table 201-1.6.
Allowed Locations of Residential District Accessory Uses and Structures**

Table 201-1.6. Allowed Locations of Residential District Accessory Uses and Structures

| Accessory Use or Structure A = Allowed in yard " - " = Not allowed in yard | Front Yard | Side Yard (street) | Side Yard (interior) | Rear Yard | Additional Setbacks Standards | Additional Standards |
|--|--|---------------------------|-----------------------------|------------------|--------------------------------------|--|
| Basketball goal | A | A | A | A | | May not be located in the right-of-way |
| Bee keeping | -- | -- | A | A | See Sec. 206-8.6.B | See Sec. 206-8.6.B |
| Canopy and covered entrance | A | A | A | A | See Sec. 201-1.6.C | |
| Canopy (shade, tent, and other temporary shelters) | A | A | A | A | See Sec. 201-1.6.B | See Sec. 206-8.30 |
| Clothes line | -- | -- | -- | A | | |
| Covered mail kiosk | A | A | -- | -- | See Sec. 201-1.6.0 | See Sec. 206-8.26 |
| Carport (with metal support posts and metal roof) | -- | -- | -- | -- | | |
| Deck (uncovered) | -- | -- | A | A | See Sec. 201-1.5.B | |
| Deck (covered or enclosed) | Considered a building addition – See applicable district regulation space limits | | | | | |
| Decorative landscaping, such as steppingstones, fountains, birdbaths, birdhouses, light posts, statuary, and bridges | A | A | A | A | | |
| Driveway | A | A | A | A | See Sec. 201-1.6.D | |
| Dumpster | -- | -- | A | A | See Sec. 201-1.6.0 | See Sec. 206-8.10 |
| Electric vehicle (EV) charging station | -- | -- | -- | -- | | See Sec. 206-8.31 |
| Fence and wall (includes gate) | A | A | A | A | | See Sec. 207-2.3 |
| Flagpole | A | A | A | A | | |
| Front porch, stoop, balcony | A | A | -- | -- | See Sec. 201-1.5.B | |
| Gatehouse | A | A | -- | -- | | |
| Gazebo | -- | -- | A | A | See Sec. 201-1.6 | See Sec. 206-8.26 |
| Greenhouse | -- | -- | A | A | See Sec. 201-1.6 | See Sec. 206-8.26 |

Table 201-1.6. Allowed Locations of Residential District Accessory Uses and Structures

| Accessory Use or Structure A = Allowed in yard " - " = Not allowed in yard | Front Yard | Side Yard (street) | Side Yard (interior) | Rear Yard | Additional Setbacks Standards | Additional Standards |
|---|--|---------------------------|-----------------------------|------------------|--------------------------------------|-----------------------------|
| Handicap ramp | A | A | A | A | See Sec. 201-1.5.B | |
| Koi pond | A | A | A | A | See Sec. 201-1.6.0 | See Sec. 206-8.28 |
| Lamppost | A | A | -- | -- | | |
| Mailbox | A | A | -- | -- | | |
| Mechanical equipment | A | A | A | A | See Sec. 201-1.6.F | See Sec. 207-2.2 |
| Modular office/classroom | -- | -- | A | A | See Sec. 201-1.6.0 | See Sec. 206-8.17 |
| On-site parking | A | A | A | A | See Sec. 201-1.6.G | See Sec. 206-8.18 |
| Parking of business vehicles | See Sec. 206-8.21 | | | | | |
| Parking of recreational vehicles | See Sec. 206-8.22 | | | | | |
| Parking of watercraft | See Sec. 206-8.23 | | | | | |
| Patio (unenclosed and/or uncovered) | -- | -- | A | A | See Sec. 201-1.5.B | |
| Patio (enclosed and/or covered) | Considered a building addition - See applicable district regulation space limits | | | | | |
| Pergola | -- | -- | A | A | See Sec. 201-1.6.B | See Sec. 206-8.29 |
| Playground equipment | -- | -- | -- | A | See Sec. 201-1.6.B | See Sec. 206-8.29 |
| Portable accessory structure (PODS) | A | A | A | A | See Sec. 201-1.6.0 | See Sec. 206-8.24 |
| Roofed accessory structure, except as shown in this table | -- | -- | A | A | See Sec. 201-1.6.0 | See Sec. 206-8.26 |
| Satellite dish antenna | -- | -- | A | A | | See Sec. 206-8.27 |
| Screened porch or sunroom | Considered a building addition - See applicable district regulation space limits | | | | | |
| Sidewalk | A | A | -- | -- | | |
| Sign | A | A | -- | -- | | See Sec. 207-6 |
| Solar energy system (hybrid) | -- | -- | -- | -- | | See Sec. 206-8.32 |
| Stormwater infrastructure | A | A | A | A | See Sec. 201-1.6.H | |

Table 201-1.6. Allowed Locations of Residential District Accessory Uses and Structures

| Accessory Use or Structure A = Allowed in yard " - " = Not allowed in yard | Front Yard | Side Yard (street) | Side Yard (interior) | Rear Yard | Additional Setbacks Standards | Additional Standards |
|---|-------------------|---------------------------|-----------------------------|------------------|--------------------------------------|-----------------------------|
| Swimming pool, hot tub, spa, and associated decking | -- | -- | A | A | See Sec. 201-1.6.0 | See Sec. 206-8.28 |
| Tennis, pickleball, badminton, or shuffleboard court | -- | -- | -- | A | See Sec. 201-1.6.I | See Sec. 206-8.29 |
| Trampoline | -- | -- | -- | A | See Sec. 201-1.6.B | See Sec. 206-8.29 |
| Unroofed accessory structure (not listed herein) | -- | -- | -- | -- | | See Sec. 206-8.29 |
| Vegetable garden under 100 sf. in combined area | A | A | A | A | See Sec. 201-1.6.0 | |
| Vegetable garden 100 sf. or more in combined area | -- | -- | A | A | See Sec. 201-1.6.0 | |
| Walkway | A | A | A | A | | |

EXHIBIT “B”

**Table 201-1.7.
Allowed Locations of Residential District Accessory Uses and Structures**

Table 201-1.7. Allowed Locations of Nonresidential District Accessory Uses and Structures

| Accessory Use or Structure A = Allowed in yard " - " = Not allowed in yard | Front Yard | Side Yard (street) | Side Yard (interior) | Rear Yard | Additional Setbacks Standards | Additional Standards |
|--|-------------------|---------------------------|-----------------------------|------------------|--------------------------------------|-----------------------------|
| Basketball goal | A | A | A | A | | |
| Canopy | A | A | A | A | See Sec. 201-1.7.B | |
| Cart coral | A | A | A | A | | |
| Covered mail kiosk | A | A | -- | -- | See Sec. 201-1.7.0 | See Sec. 206-8.26 |
| Decorative landscaping, such as steppingstones, fountains, birdbaths, birdhouses, light posts, statuary, and bridges | A | A | A | A | | |
| Drive-thru | A | A | A | A | | See Sec. 206-8.9 |
| Driveway | A | A | A | A | See Sec. 201-1.7.C | |
| Dumpster | -- | -- | A | A | See Sec. 201-1.7.0 | See Sec. 206-8.10 |
| Emergency power generator | -- | -- | A | A | See Sec. 201-1.7.F | |
| Electric vehicle (EV) charging station | A | A | A | A | | See Sec. 206-8.31 |
| Fence and wall (includes gates) | A | A | A | A | See Sec. 201-1.7.D | See Sec. 207-2.3 |
| Flagpole | A | A | A | A | | |
| Gasoline pump | A | A | A | A | See Sec. 201-1.7.0 | See Sec. 206-8.26 |
| Gatehouse | A | A | -- | -- | | |
| Koi pond | A | A | A | A | See Sec. 201-1.7.0 | See Sec. 206-8.28 |
| Lamppost | A | A | -- | -- | | |
| Mailbox | A | A | -- | - | | |
| Mechanical equipment | -- | -- | A | A | See Sec. 201-1.7.E | |
| Modular office/classroom | -- | -- | A | A | See Sec. 201-1.7.0 | See Sec. 206-8.17 |
| On-site parking | A | A | A | A | See Sec. 201-1.7.F | See Sec. 206-8.18 |
| Parking of business vehicles | See Sec. 206-8.21 | | | | | |
| Parking of recreational vehicles | See Sec. 206-8.22 | | | | | |
| Parking of watercraft | See Sec. 206-8.23 | | | | | |

Table 201-1.7. Allowed Locations of Nonresidential District Accessory Uses and Structures

| Accessory Use or Structure A = Allowed in yard " - " = Not allowed in yard | Front Yard | Side Yard (street) | Side Yard (interior) | Rear Yard | Additional Setbacks Standards | Additional Standards |
|---|-------------------|---------------------------|-----------------------------|------------------|--------------------------------------|-----------------------------|
| Portable accessory structure (PODS) | -- | -- | A | A | See Sec. 201-1.7.0 | See Sec. 206-8.24 |
| Roofed accessory structure, except as shown in this table | -- | -- | A | A | See Sec. 201-1.7.0 | See Sec. 206-8.26 |
| Sidewalk | A | A | -- | -- | | |
| Sign | A | A | -- | -- | | See Sec. 207-6 |
| Solar energy system (hybrid) | -- | -- | -- | -- | | See Sec. 206-8.32 |
| Stormwater infrastructure | A | A | A | A | See Sec. 201-1.7.G | |
| Swimming pool, hot tub, spa, | -- | -- | A | A | See Sec. 201-1.7.0 | See Sec. 206-8.28 |
| Vacuum and tire pressure stand | A | A | A | A | | |
| Vegetable garden under 100 sf. in area | A | A | A | A | | |
| Vegetable garden 100 sf. or more in area | -- | -- | A | A | | |
| Walkway | A | A | A | A | | |

EXHIBIT “C”

**Table 201-3.2.D.1.
Allowed Building Materials: All Uses**

Table 201-3.2.D.1. Allowed Building Materials: All Uses

Yes = Material is allowed with no limitations
Percent (%) = Material is allowed but may not exceed the indicated percent of the total façade area (calculated per façade) and may not be combined with another material with a percentage restriction.
No = Material is not allowed

| Zoning District | Brick | Stone | Glass | Tilt/Pre-Cast | True Hard Coat Stucco | | Concrete Block | | CMU/Split-Face Block | | Siding | |
|-------------------------|-------|-------|-------|---------------|-----------------------|---------------------|----------------|---------|----------------------|---------|---------------------|---------------------|
| | | | | | Front | Side/Rear | Front/Side | Rear | Front/Side | Rear | Front | Side/Rear |
| RES SPECIAL USE | Yes | Yes | No | No | Max. 50% per façade | Max. 50% per façade | No | No | No | No | Max. 50% per façade | Max. 50% per façade |
| R-DU, RM, RX, RO | Yes | Yes | No | No | Max. 50% per façade | Max. 50% per façade | No | No | No | No | Max. 50% per façade | Max. 50% per façade |
| OP, CI | Yes | Yes | Yes | No | Max. 25% per façade | Max. 50% per façade | No | No | No | No | No [3] | No [3] |
| MU | Yes | Yes | Yes | No | Max. 25% per façade | Max. 50% per façade | No | Yes [1] | No | Yes [1] | No | 25% |
| BG | Yes | Yes | Yes | No | Max. 25% per façade | Max. 50% per façade | No | Yes [1] | No | Yes [1] | No | 25% |
| HSB | Yes | Yes | Yes | No | Max. 25% per façade | Max. 50% per façade | No | Yes [1] | No | Yes [1] | No | 25% |
| LM[2] | Yes | Yes | Yes | No | Max. 50% per façade | Yes | No | Yes [1] | Max. 50% per façade | Yes [1] | Yes [4] | Yes |

Table Notes

- [1] Allowed only on rear façades of buildings larger than 10,000 square feet floor area. When allowed it must be tinted or painted to blend with the balance of the building. Concrete block and CMU/split-face block are prohibited when the rear building faces a residential property or public street.
- [2] For industrial/warehouse buildings less than 30,000 square feet floor area.
- [3] Allowed for buildings intended to have a residential appearance. A minimum 4:12 roof pitch is required.
- [4] Allowed for building façades that are setback at least 150 feet from the right-of-way.

EXHIBIT “D”

Table 201-3.2.D.2.

Allowed Building Materials: Uses over 30,000 square feet floor area

Table 201-3.2.D.2. Allowed Building Materials: Uses over 30,000 square feet Floor Area

Yes = Material is allowed with no limitations
Percent (%) = Material is allowed but may not exceed the indicated percent of the total façade area (calculated per facade) and may not be combined with another material with a percentage restriction.
No = Material is not allowed

| Zoning District | Brick | Stone | Glass | Tilt/Pre-Cast | True Hard Coat Stucco | | Concrete Block | | CMU/Split-Face Block [1] | | Siding | |
|-----------------|-------|-------|-------|---------------|-----------------------|---------------------|----------------|---------|--------------------------|---------|---------|-----------|
| | | | | | Front | Side/Rear | Front/Side | Rear | Front/Side | Rear | Front | Side/Rear |
| BG | Yes | Yes | Yes | Yes [1] | Max. 25% per facade | Max. 50% per facade | No | Yes [1] | No | Yes [1] | No | No |
| HSB | Yes | Yes | Yes | Yes [1] | Max. 25% per facade | Max. 50% per facade | No | Yes [1] | No | Yes [1] | No | No |
| LM | Yes | Yes | Yes | Yes [1] | Max. 50% per facade | Yes | No | Yes [1] | Max. 25% per facade | Yes [1] | Yes [2] | Yes |

Table Note

[1] Allowed only on rear facades. When allowed it must be tinted or painted to blend with the balance of the building. Concrete block and CMU/split-face block are prohibited when the rear building faces a residential property or public street.

[2] Allowed for building facades that are setback at least 150 feet from the right-of-way.

EXHIBIT “E”

**Section 206-2.
Allowed Use Table**

Sec. 206-2. Allowed Use Table

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Residential Uses | | | | | | | | | | | | | | | | | | | | |
| All household Living, as listed below: | | | | | | | | | | | | | | | | | | | | Sec. 206-3.1.A |
| Single-family detached dwelling | P | P | P | P | P | P | P | P | P | -- | -- | -- | P | P | -- | -- | SP | SP | -- | Sec. 206-3.1.B |
| Two-family dwelling | -- | -- | -- | P | P | P | P | -- | -- | -- | -- | -- | P | P | -- | -- | SP | SP | -- | Sec. 206-3.1.C |
| Single-family attached dwelling | -- | -- | -- | -- | L | L | L | L | -- | -- | -- | -- | L | L | -- | -- | SP | SP | -- | Sec. 206-3.1.D |
| Multiple-family dwelling | -- | -- | -- | -- | -- | P | P | -- | -- | -- | -- | -- | SP | SP | -- | -- | -- | -- | -- | Sec. 206-3.1.E |
| Towne Center loft | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | Sec. 206-3.1.F |
| Towne Center flat | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | Sec. 206-3.1.G |
| Mobile home | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-3.1.H |
| Live-work | -- | -- | -- | -- | -- | -- | SP | -- | -- | -- | -- | -- | P | P | -- | -- | SP | SP | -- | Sec. 206-3.1.I |
| All group living, as listed below: | | | | | | | | | | | | | | | | | | | | Sec. 206-3.2.A |
| Addiction treatment facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-3.2.B |
| Assisted living facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | P | P | SP | SP | -- | SP | SP | SP | P | Sec. 206-3.2.C |
| Boarding and rooming house | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | Sec. 206-3.2.D |
| Collective residence | SP | SP | SP | SP | SP | SP | SP | -- | SP | -- | -- | -- | SP | SP | -- | -- | SP | SP | SP | Sec. 206-3.2.E |
| Community living arrangement | SP | SP | SP | SP | SP | SP | SP | -- | SP | -- | -- | -- | SP | SP | -- | -- | SP | SP | SP | Sec. 206-3.2.E |
| Group home | SP | SP | SP | SP | SP | SP | SP | -- | SP | -- | -- | -- | SP | SP | -- | -- | SP | SP | SP | Sec. 206-3.2.E |
| Hospice | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | SP | SP | SP | -- | -- | -- | SP | SP | P | Sec. 206-3.2.G |
| Monastery or convent | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | -- | SP | SP | P | Sec. 206-3.2.H |
| Nursing facility (skilled) | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | P | P | SP | SP | -- | SP | SP | SP | P | Sec. 206-3.2.A |
| Nursing home | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | P | P | SP | SP | -- | SP | SP | SP | P | Sec. 206-3.2.A |
| Personal care home | SP | SP | SP | SP | SP | SP | SP | -- | SP | -- | -- | -- | SP | SP | -- | -- | SP | SP | SP | Sec. 206-3.2.E |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Retirement community (continuing care) | -- | -- | -- | -- | -- | -- | SP | SP | -- | -- | -- | -- | SP | -- | -- | -- | SP | SP | SP | Sec. 206-3.2.F |
| Shelter | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-3.2.I |
| Public/Institutional Uses | | | | | | | | | | | | | | | | | | | | |
| All civic, as listed below: | | | | | | | | | | | | | | | | | | | | Sec. 206-4.1.A |
| Colleges, public or private | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | P | Sec. 206-4.1.B |
| Community center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | P | P | P | P | Sec. 206-4.1.C |
| Fraternal organization and club, non-profit | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | -- | P | P | -- | P | Sec. 206-4.1.D |
| Museum, library | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | P | P | P | -- | P | Sec. 206-4.1.E |
| Non-profit private clubhouse | L | L | L | L | L | L | L | -- | L | -- | -- | -- | -- | -- | -- | -- | L | L | -- | Sec. 206-4.1.F |
| Non-profit private outdoor recreation | SP | SP | SP | SP | SP | SP | SP | -- | SP | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | Sec. 206-4.1.G |
| Place of worship | SP | SP | SP | SP | SP | SP | SP | -- | SP | -- | SP | SP | SP | SP | -- | SP | SP | SP | L | Sec. 206-4.1.H |
| Public buildings and use | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Sec. 206-4.1.I |
| School, public or private | SP | SP | SP | SP | SP | SP | SP | -- | SP | SP | SP | SP | -- | -- | -- | -- | SP | -- | P | Sec. 206-4.1.J |
| All park and open space, as listed below: | | | | | | | | | | | | | | | | | | | | Sec. 206-4.2.A |
| Cemetery | SP | SP | SP | SP | SP | SP | SP | -- | SP | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | Sec. 206-4.2.B |
| Community garden | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Sec. 206-4.2.C |
| Country club, golf course | P | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | -- | -- | -- | -- | Sec. 206-4.2.D |
| Park, plaza, square | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Sec. 206-4.2.E |
| Playground | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Sec. 206-4.2.F |
| All utility, as listed below: | | | | | | | | | | | | | | | | | | | | Sec. 206-4.3.A |
| Minor utility | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | Sec. 206-4.3.B |
| Small cell facility | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | Sec. 206-4.3.C |
| Telecommunication antenna and tower | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | Sec. 206-4.3.D |

| KEY: P = Permitted Use L = Limited Use SP = Special Use ‘—’ = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|--------|--------|--------|----|--------------|--------|--------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Utility substation | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | Sec. 206-4.3.E |
| Commercial Uses | | | | | | | | | | | | | | | | | | | | |
| Adult entertainment establishment | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | -- | -- | -- | -- | -- | -- | -- | Sec. 206-5.1 |
| All day care, as listed below: | | | | | | | | | | | | | | | | | | | | Sec. 206-5.2.A |
| Adult care center | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | SP | -- | -- | P | SP | -- | P | Sec. 206-5.2.B |
| Day care center | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | SP | -- | -- | P | SP | -- | P | Sec. 206-5.2.C |
| Family day care home | P | P | P | P | P | P | P | -- | P | -- | -- | -- | SP | P | -- | -- | SP | SP | -- | Sec. 206-5.2.D |
| All event facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.3 |
| All hotels, motels, extended stay hotels | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | S P | S P | S P | -- | -- | S P | S P | -- | -- | Sec. 206-5.4 |
| All indoor recreation, except as listed below: | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.5.A |
| Amusement center, game/video arcade | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.5.A |
| Assembly hall, auditorium, meeting hall | -- | -- | -- | -- | -- | SP | -- | SP | -- | -- | SP | SP | SP | -- | -- | SP | -- | -- | SP | Sec. 206-5.5.A |
| Billiard hall, pool hall | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.5.A |
| Bowling alley | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.5.A |
| Convention center, arena, indoor stadium | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | SP | Sec. 206-5.5.A |
| Electric or gas powered vehicle tracks | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | SP | SP | -- | -- | Sec. 206-5.5.A |
| Extreme sports facility such as BMX, skateboarding or rollerblading | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | SP | SP | -- | -- | Sec. 206-5.5.A |
| Gym, health spa, or yoga studio | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | -- | -- | -- | Sec. 206-5.5.B |

| KEY: P = Permitted Use L = Limited Use SP = Special Use ‘—’ = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Ice or roller skating rink | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | SP | SP | -- | -- | Sec. 206-5.5.A |
| Indoor sports facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | SP | SP | -- | -- | Sec. 206-5.5.A |
| Inflatable playground | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | SP | SP | -- | -- | Sec. 206-5.5.A |
| Meditation center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.5.A |
| Miniature golf facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | SP | SP | -- | -- | Sec. 206-5.5.A |
| School for the arts | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | P | P | -- | -- | Sec. 206-5.5.C |
| Indoor shooting range | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | SP | SP | -- | -- | Sec. 206-5.5.A |
| Theaters | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.5.D |
| All medical, except as listed below: | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | Sec. 206-5.6.A |
| Ambulatory surgical center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | -- | P | Sec. 206-5.6.B |
| Blood plasma donation center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | Sec. 206-5.6.A |
| Chiropractor | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | -- | P | P | -- | P | Sec. 206-5.6.A |
| Dental office | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | -- | P | P | -- | P | Sec. 206-5.6.A |
| Emergency medical office | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | P | Sec. 206-5.6.A |
| Hospital | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | p | Sec. 206-5.6.A |
| Kidney dialysis center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | SP | -- | -- | p | Sec. 206-5.6.A |
| Medical clinic | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | -- | P | P | -- | p | Sec. 206-5.6.A |
| Medical or dental laboratory | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | p | Sec. 206-5.6.A |
| Medical office | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | -- | P | P | -- | p | Sec. 206-5.6.A |
| Medical practitioner | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | -- | P | P | -- | p | Sec. 206-5.6.A |
| Mobile health wellness and screening | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | L | L | L | L | -- | L | Sec. 206-5.6.C |
| Ophthalmologist | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | -- | P | P | -- | p | Sec. 206-5.6.A |
| Optometrist | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | -- | P | P | -- | p | Sec. 206-5.6.A |
| Osteopath | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | -- | P | P | -- | p | Sec. 206-5.6.A |
| Physician’s office | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | -- | P | P | -- | p | Sec. 206-5.6.A |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO |
| | | | | | | | | | | | | | | | | |
| Urgent care | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P |
| All office, except as listed below | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Accountant, bookkeeper, auditor office | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Advertising office | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Architect office | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Attorney's office | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Banks | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | -- | P |
| Business management consulting | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Business school | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | -- | P |
| Business services | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Call center | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Collection agency | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Commercial art | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Computer or data processing | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Counseling in office setting | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Employment center | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Engineer office | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Finance company | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | -- | P |
| Financial services | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Graphic design | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Insurance adjuster | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Insurance agent | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Interior decorator | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Investment or brokerage house | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Lawyer's office | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Lender office | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P |
| Loan office | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | -- | -- | L |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|-----|-----|-----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Mortgage agent | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P | P | -- | -- | Sec. 206-5.7.A |
| Office showroom | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P | P | -- | -- | Sec. 206-5.7.E |
| Professional services | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P | P | -- | -- | Sec. 206-5.7.A |
| Radio, film, recording, and television studios and stations | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.7.F |
| Real estate agent | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P | P | -- | -- | Sec. 206-5.7.A |
| Sales office | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P | P | -- | -- | Sec. 206-5.7.A |
| Savings and loan institution | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.7.B |
| Security system services | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | L | P | P | -- | -- | Sec. 206-5.7.A |
| Trade school | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.7.G |
| Travel agency | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | L | P | P | -- | -- | Sec. 206-5.7.A |
| Vocational school | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.7.G |
| All outdoor recreation, including: | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | S P | S P | S P | -- | -- | S P | S P | -- | -- | Sec. 206-5.8 |
| Amusement park | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.8 |
| Batting cage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.8 |
| Drive-in theater | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.8 |
| Electric or gas powered vehicle tracks | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.8 |
| Extreme sports facility (BMX, skateboarding or rollerblading) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.8 |
| Golf driving range | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.8 |
| Miniature golf | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.8 |
| Outdoor amusements | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.8 |
| Outdoor shooting range | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.8 |
| Outdoor sports field/court | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.8 |
| Outdoor stadium, arena | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.8 |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|-----|----------------------|----|-----|----|----|----|--------------|-------|------|----|--------------------------|
| | Residential | | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Outdoor theater | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.8 |
| Water park | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.8 |
| All passenger terminal (no on-site storage or parking of vehicles), including: | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | P | P | P | -- | -- | P | P | -- | P | Sec. 206-5.9 |
| Bus terminal | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | P | P | P | -- | -- | P | P | -- | P | Sec. 206-5.9 |
| Limousine service | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | P | P | P | -- | -- | P | P | -- | P | Sec. 206-5.9 |
| Non-emergency transport | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | P | P | P | -- | -- | P | P | -- | P | Sec. 206-5.9 |
| Taxicab service | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | P | P | P | -- | -- | P | P | -- | P | Sec. 206-5.9 |
| All personal services, except the following: | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | P | P | -- | -- | Sec. 206-5.10.A |
| Animal care (indoor) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | P | -- | -- | Sec. 206-5.10.B |
| Animal boarding | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | P | -- | -- | Sec. 206-5.10.B |
| Animal grooming | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | P | P | -- | -- | Sec. 206-5.10.B |
| Animal hospital | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | P | -- | -- | Sec. 206-5.10.B |
| Animal shelter | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | P | -- | -- | Sec. 206-5.10.B |
| Animal care (outdoor) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | SP | -- | -- | -- | Sec. 206-5.10.C |
| Beauty salon | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | -- | P | P | -- | -- | Sec. 206-5.10.A |
| Body piercing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.10.H |
| Doggy day care (indoor) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | P | -- | -- | Sec. 206-5.10.B |
| Dry cleaning | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | L | -- | -- | Sec. 206-5.10.D |
| Eyeglass shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | P | P | -- | -- | Sec. 206-5.10.A |
| Food catering | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | P | P | -- | -- | Sec. 206-5.10.A |
| Fortune teller | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | -- | -- | -- | Sec. 206-5.10.G |
| Funeral home, mortuary (without crematorium) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | -- | -- | -- | -- | Sec. 206-5.10.A |
| Funeral, mortuary (with crematorium) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | SP | -- | -- | -- | -- | Sec. 206-5.10.A |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|----------------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Hair salon | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | -- | P | P | -- | -- | Sec. 206-5.10.A |
| Kennel (indoor) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | P | -- | -- | Sec. 206-5.10.B |
| Laundry, coin-operating or full-service | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | L | -- | -- | Sec. 206-5.10.D |
| Locksmith shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | P | P | -- | -- | Sec. 206-5.10.A |
| Massage therapy | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | L | -- | L | -- | -- | -- | Sec. 206-5.10.E |
| Nail salon | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | -- | P | P | -- | -- | Sec. 206-5.10.A |
| Personal Repair | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | P | P | -- | -- | Sec. 206-5.10.F |
| Pet clinic | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | P | -- | -- | Sec. 206-5.10.B |
| Pet grooming | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | P | P | -- | -- | Sec. 206-5.10.B |
| Photocopying, printing and reproduction service | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | P | P | P | P | -- | Sec. 206-5.10.A |
| Psychic, fortune teller | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | -- | -- | -- | Sec. 206-5.10.G |
| Tailor or milliner | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | P | P | -- | -- | Sec. 206-5.10.A |
| Tanning salon | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | P | P | -- | -- | Sec. 206-5.10.A |
| Tattoo parlor or body piercing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | SP | -- | -- | Sec. 206-5.10.H |
| Taxidermist | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | P | -- | -- | Sec. 206-5.10.A |
| Tutoring service | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | P | P | -- | -- | Sec. 206-5.10.A |
| Upholster, non-vehicle | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | P | P | -- | -- | Sec. 206-5.10.F |
| Veterinary clinic | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | P | -- | -- | Sec. 206-5.10.B |
| All restaurants, except as listed below: | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | -- | -- | L | L | -- | -- | Sec. 206-5.11.A, Sec. 206-5.11.F |
| Bar | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-5.11.C, Sec. 206-5.11.F |
| Brewpub | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | L | L | L | -- | -- | Sec. 206-5.11.D, Sec. 206-5.11.F |
| Coffee shop, donut shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | -- | -- | L | L | -- | L | Sec. 206-5.11.A, Sec. 206-5.11.F |
| Drive-in restaurant | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | -- | -- | -- | -- | -- | -- | -- | Sec. 206-5.11.E, Sec. 206-5.11.F |
| Drive-thru facility (as an accessory use) | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | -- | L | SP | L | -- | -- | Sec. 206-8.9 |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|-------------------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Hookah bar or lounge | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-5.11.B, Sec. 206-5.11.F |
| Ice cream shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | -- | -- | L | L | -- | L | Sec. 206-5.11.A, Sec. 206-5.11.F |
| Juice shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | -- | -- | L | L | -- | L | Sec. 206-5.11.A, Sec. 206-5.11.F |
| Lounge | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-5.11.C, Sec. 206-5.11.F |
| Nightclub | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-5.11.C, Sec. 206-5.11.F |
| Pizza delivery | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | -- | L | -- | -- | -- | Sec. 206-5.11.A, Sec. 206-5.11.F |
| Restaurant | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | -- | -- | L | L | -- | L | Sec. 206-5.11.A, Sec. 206-5.11.F |
| Restaurant, drive-thru | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | -- | SP | -- | -- | -- | Sec. 206-5.11.A, Sec. 206-5.11.F |
| Restaurant, take-out | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | -- | -- | L | L | -- | L | Sec. 206-5.11.A, Sec. 206-5.11.F |
| Tavern | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-5.11.C, Sec. 206-5.11.F |
| Tea shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | -- | -- | L | L | -- | L | Sec. 206-5.11.A, Sec. 206-5.11.F |
| Yogurt shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | -- | -- | L | L | -- | L | Sec. 206-5.11.A, Sec. 206-5.11.F |
| All retail, except as listed below: | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.A |
| Animal supplies | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Antique shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Appliance store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.A |
| Art and school supplies | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Art gallery | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | P | P | -- | -- | Sec. 206-5.12.A |
| Art studio | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | -- | P | P | -- | -- | Sec. 206-5.12.A |
| Artisan shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | L | L | L | L | -- | -- | Sec. 206-5.12.C |
| Baked goods | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Bakery | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | P | -- | -- | Sec. 206-5.12.D |
| Beverage store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Bicycle shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.A |
| Book store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Bottle shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.E |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Building supply (no outdoor storage) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | P | -- | -- | Sec. 206-5.12.F |
| Building supply (with outdoor storage) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | P | -- | -- | -- | -- | Sec. 206-5.12.F |
| Camera store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Check cashing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | -- | -- | -- | Sec. 206-5.12.K |
| Clothing store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Consumer fireworks retail sales facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | -- | -- | -- | -- | -- | Sec. 206-5.12.G |
| Convenience food store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Convenience goods | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Craft store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Department store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.A |
| Drug store | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.H |
| Dry goods store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Electronics store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.A |
| Fabric store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Flower shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Food store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Furniture store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Garden supplies | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| General retail | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Gift and cards | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Grocery store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Growler shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.E |
| Guns and ammunition | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.A |
| Hardware store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Hobby store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Home building supply store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | -- | -- | -- | -- | Sec. 206-5.12.A |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Home improvement supplies | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | -- | -- | -- | -- | Sec. 206-5.12.B |
| Household products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Jewelry store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Lawnmower shop and other small engine (sales, rental, repair) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | P | -- | -- | -- | -- | Sec. 206-5.12.I |
| Meat market | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | L | L | L | -- | -- | Sec. 206-5.12.J |
| Medical supply store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Music and musical instruments store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| News store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Office supplies | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Package shipping (UPS) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Pawn broker | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | -- | -- | -- | Sec. 206-5.12.K |
| Pawn shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | SP | -- | -- | -- | Sec. 206-5.12.K |
| Pet store and supplies | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Pharmacy | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.H |
| Phone store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Photo finishing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Picture frames | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Plant nursery | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | -- | -- | -- | -- | Sec. 206-5.12.L |
| Pottery store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Printed materials store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Produce store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Seafood store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Shoe store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Smoke shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-5.12.M |
| Souvenir shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|-----|----------------------|----|-----|----|----|----|--------------|-------|------|----|--------------------------|
| | Residential | | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Sporting goods store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Stationery store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Swimming pool supply store (indoor) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.A |
| Swimming pool supply store (outdoor) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | P | -- | -- | -- | -- | Sec. 206-5.12.F |
| Title pawn | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | -- | -- | - | -- | -- | -- | Sec. 206-5.12.K |
| Toy store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Trophies store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.B |
| Vape shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-5.12.M |
| Video game store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.A |
| Video store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | P | P | -- | -- | Sec. 206-5.12.A |
| All vehicular, as listed below: | | | | | | | | | | | | | | | | | | | | Sec. 206-5.13.A |
| Automobile parts store (no repair or installation) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | -- | -- | -- | -- | Sec. 206-5.13.B |
| Boat and recreational vehicle sales, rental, or service | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | SP | -- | -- | -- | -- | Sec. 206-5.13.C |
| Car wash, self-serve, full-service, detailing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | P | SP | -- | P | -- | -- | -- | -- | Sec. 206-5.13.D |
| Gas station (with convenience store). No vehicle repair or service | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | -- | SP | -- | -- | -- | -- | Sec. 206-5.13.E |
| Internet vehicles sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | -- | L | L | -- | -- | -- | Sec. 206-5.13.F |
| Public parking (for off-site uses) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | SP | Sec. 206-5.13.G |
| Remote parking (for off-site uses) | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | SP | SP | -- | -- | SP | SP | -- | SP | Sec. 206-5.13.H |
| Vehicle rental | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | -- | SP | -- | -- | -- | -- | Sec. 206-5.13.I |
| Vehicle sales, rental, or auction | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | -- | SP | -- | -- | -- | -- | Sec. 206-5.13.J |
| Vehicle repair (minor), | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | -- | P | SP | -- | -- | -- | Sec. 206-5.13.K |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| including the following: | | | | | | | | | | | | | | | | | | | | |
| Audio and alarm installation | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | -- | P | SP | -- | -- | -- | Sec. 206-5.13.K |
| Bed-liner installation | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | -- | P | SP | -- | -- | -- | Sec. 206-5.13.K |
| Custom accessories | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | -- | P | SP | -- | -- | -- | Sec. 206-5.13.K |
| Emissions testing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-5.13.K |
| Glass repair and replacement | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | -- | P | SP | -- | -- | -- | Sec. 206-5.13.K |
| Minor scratch and dent repair | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | -- | P | SP | -- | -- | -- | Sec. 206-5.13.K |
| Quick lubrication facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | SP | -- | -- | P | SP | -- | -- | -- | Sec. 206-5.13.K |
| Vehicle repair (major), including the following: | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | -- | -- | Sec. 206-5.13.L |
| Body and paint shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | -- | -- | Sec. 206-5.13.L |
| Brake repair and replacement | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | -- | -- | Sec. 206-5.13.L |
| Muffler shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | -- | -- | Sec. 206-5.13.L |
| Tire repair and replacement | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | -- | -- | Sec. 206-5.13.L |
| Transmission repair and replacement | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | -- | -- | Sec. 206-5.13.L |
| Industrial Uses | | | | | | | | | | | | | | | | | | | | |
| All craft manufacturing, including: | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |
| Ceramic products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |
| Clothing products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |
| Electronic goods | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |
| Food and bakery products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |
| Furniture products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |
| Glass products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|--|-------------|-------|------|------|------|----|----|----|-----|----------------------|----|-----|----|----|----|--------------|-------|------|----|--------------------------|
| | Residential | | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | |
| Use Category | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Specific Use | | | | | | | | | | | | | | | | | | | | |
| Household appliances | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |
| Jewelry products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |
| Leather products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |
| Metalwork | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |
| Non-alcoholic beverages | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |
| Paper products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |
| Printmaking | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | P | L | L | -- | -- | Sec. 206-6.1 |
| All heavy industrial, including: | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Animal processing, packing, treating and storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Bone materials or products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Bottling plant | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Bulk fuel sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Bulk storage of flammable liquids, chemicals, cosmetics, drugs, soap, paints, fertilizers, and abrasive products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Chemical materials or products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Clay materials or products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Concrete batch plant | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Explosives | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Specific Use | | | | | | | | | | | | | | | | | | | | |
| materials or products | | | | | | | | | | | | | | | | | | | | |
| Fireworks materials or products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Food processing, and related products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Glass materials or products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Leather materials or products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Livestock or poultry slaughtering | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Lumber production | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Lumberyard | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Metal products, including enameling and galvanizing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Paper materials or products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Petroleum, liquefied petroleum gas and coal products and refining | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Plastic materials or products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Prefabricated building manufacturing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Pulp materials or products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Rubber and plastic products, rubber manufacturing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Rubber materials or products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Sawmill, log production | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Specific Use | | | | | | | | | | | | | | | | | | | | |
| facility | | | | | | | | | | | | | | | | | | | | |
| Stone materials or product | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| Tobacco materials or products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.2 |
| All light industrial uses, as listed below | | | | | | | | | | | | | | | | | | | | Sec. 206-6.3.A |
| Ambulance service (with on-site storage or parking) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.3.B |
| Baking plants | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.3.A |
| Brewery | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | SP | SP | -- | -- | Sec. 206-6.3.C |
| Carpet cleaning plant | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.3.A |
| Contractors storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.3.D |
| Distillery | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | SP | SP | -- | -- | Sec. 206-6.3.C |
| Dry cleaning plant | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.3.A |
| Food and beverage production | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.3.A |
| Land-intensive outdoor sales and services | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.3.A |
| Laundry cleaning plant | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.3.A |
| Limousine service (with on-site storage or parking) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.3.A |
| Manufactured building sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.3.A |
| Mobile home sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.3.A |
| Non-emergency transport service (with on-site storage or parking) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.3.A |
| Repair or services of business, | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | SP | -- | -- | -- | -- | Sec. 206-6.3.A |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|--|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Specific Use | | | | | | | | | | | | | | | | | | | | |
| industrial, machinery, equipment or products by providing centralized services for separate retail outlets | | | | | | | | | | | | | | | | | | | | |
| Sale, rental, or repair of machinery, heavy equipment, or special trade tools | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | SP | -- | -- | -- | -- | Sec. 206-6.3.E |
| Taxicab service (with on-site storage or parking) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.3.A |
| Winery | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | P | P | -- | -- | Sec. 206-6.3.C |
| All light manufacturing, except as listed below: | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Bookbinding plant | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Cabinet makers | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Clothing, textile or apparel manufacturing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Facilities that assemble or manufacture scientific instruments, semiconductor and related devices | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Furniture manufacturing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Machine shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Medical supply manufacturing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Mini-warehouse | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.7.A |

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|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Specific Use | | | | | | | | | | | | | | | | | | | | |
| Pharmaceutical manufacturing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Printing plant | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Publishing plant | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Sheet metal shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Stone, clay, glass or concrete products | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Tool repair | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Welding shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Woodworking shop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.4.A |
| Storage Uses | | | | | | | | | | | | | | | | | | | | |
| Contractors equipment storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.5.A |
| Equipment storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.5.A |
| Fleet storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.5.A |
| New and operable used vehicle, boat, or other similar operable vehicle storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.5.A |
| Trailer storage, drop-off lot | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.5.A |
| Storage of soil, mulch, stone, lumber, pipe, steel, and other similar material equipment | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.5.A |
| Storage and splitting of logs | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.5.A |
| Towing/impounding of vehicles | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.5.A |
| Tractor trailers storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.5.A |
| All self-storage, as listed below: | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.7 |
| Indoor multi-story storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.7.A |

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|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|--------------|----|-----|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | Towne Center | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO |
| Mini-warehouse | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- |
| Warehouse, self-storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- |
| Research and Development | | | | | | | | | | | | | | | | |
| Laboratories, offices and other facilities used for research and development | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | -- | -- | P | -- |
| Pilot plants used to test manufacturing processes | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | -- | -- | P | -- |
| Prototype production facilities | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | -- | -- | P | -- |
| Warehouse and Distribution | | | | | | | | | | | | | | | | |
| Building materials storage yard | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- |
| Bulk storage, cold storage, frozen food lockers | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- |
| Distribution of products and merchandise | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- |
| Household moving and general freight storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- |
| Parcel service | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- |
| Transfer and storage business | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- |
| Waste Related | | | | | | | | | | | | | | | | |
| Hazardous household materials collection center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Hazardous waste facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Junk yard | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

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|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Salvage yard | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.9.A |
| Landfill | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.9.A |
| Recycling processing center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.9.A |
| Scrap metal processor | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.9.A |
| Waste incinerator | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.9.A |
| Waste transfer station | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-6.9.A |
| Wholesale, all | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | P | -- | -- | -- | -- | Sec. 206-6.10.A |
| Railroad spur tracks | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | |
| Agricultural | | | | | | | | | | | | | | | | | | | | |
| All crop and tree farming | P | P | P | P | P | P | P | -- | P | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-7.1 |
| Accessory Uses | | | | | | | | | | | | | | | | | | | | |
| Accessory uses not otherwise listed below, as determined by the Director | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Sec. 206-8.2 |
| Accessory cemetery | SP | SP | SP | SP | SP | SP | SP | -- | SP | -- | SP | SP | SP | SP | -- | -- | -- | -- | SP | Sec. 206-8.3 |
| Accessory dwelling unit (ADU) | -- | -- | -- | -- | -- | -- | L | -- | -- | -- | -- | -- | L | L | -- | -- | L | L | -- | Sec. 206-8.4 |
| Automated retail structure | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | -- | -- | L | L | L | -- | Sec. 206-8.5 |
| Bee keeping | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | -- | -- | -- | L | Sec. 206-8.6 |
| Caretaker's residence | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | P | P | P | P | P | P | P | Sec. 206-8.7 |
| Donation bin | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-8.8 |
| Drive-thru facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | L | -- | L | L | L | -- | L | Sec. 206-8.9 |
| Dumpster | -- | -- | -- | -- | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | Sec. 206-8.10 |
| Electric vehicle (EV) charging station | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | Sec. 206-8.31 |
| Heliport | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | Sec. 206-8.11 |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|----------------------|----|----|-----|----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | Mixed-Use & Business | | | | | | Towne Center | | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Home occupation | L | L | L | L | L | L | L | L | L | -- | -- | -- | L | L | -- | -- | L | L | -- | Sec. 206-8.12 |
| In-law suite | L | L | L | L | L | L | L | L | L | -- | -- | -- | L | L | -- | -- | L | L | -- | Sec. 206-8.13 |
| Institutional accessory uses | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Sec. 206-8.14 |
| Keeping of pets | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | Sec. 206-8.15 |
| Keeping of livestock | L | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-8.16 |
| Modular offices/classroom | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | Sec. 206-8.17 |
| On-site parking | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Sec. 206-8.18 |
| Outdoor storage, minor | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | L | L | -- | L | -- | L | -- | -- | Sec. 206-8.19 |
| Outdoor storage, major | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | -- | SP | -- | -- | -- | -- | Sec. 206-8.20 |
| Parking of business vehicles | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | | Sec. 206-8.21 |
| Parking of recreational vehicles | L | L | L | L | L | L | L | L | L | -- | -- | -- | -- | L | -- | -- | -- | -- | -- | Sec. 206-8.22 |
| Parking and storage of watercraft | L | L | L | L | L | L | L | L | L | -- | -- | -- | -- | L | -- | -- | -- | L | -- | Sec. 206-8.23 |
| Portable accessory structure (PODS) | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | Sec. 206-8.24 |
| Religious accessory uses | L | L | L | L | L | L | L | -- | L | -- | L | L | L | L | -- | L | L | L | L | Sec. 206-8.25 |
| Roofed accessory structure | L | L | L | L | L | L | L | L | L | P | P | P | P | P | P | P | P | L | P | Sec. 206-8.26 |
| Satellite dish antenna | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | Sec. 206-8.27 |
| Solar energy system (ground mounted) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 206-8.32 |
| Solar energy system (intergrated or roof mounted) | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | Sec. 206-8.32 |
| Swimming pool, hot tub, spa, koi pond | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | Sec. 206-8.28 |
| Temporary Shelter | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | Sec. 206-8.30 |

| KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|------|------|------|----|----|----|-----|----------------------|----|-----|----|----|--------------|-----|-------|------|----|--------------------------|
| | Residential | | | | | | | | | Mixed-Use & Business | | | | | Towne Center | | | | | |
| Use Category Specific Use | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | OP | BG | HSB | MU | NR | LM | TCO | TC-MU | TC-R | CI | Definition/ Standards |
| Unroofed accessory structure | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | L | Sec. 206-8.29 |

Table Note

[1] TCO use standards do not apply to properties zoned TC-MU or TC-R.

EXHIBIT “F”

**Table 207-1.2.B.
Vehicle Parking Requirements**

Table 207-1.2.B Vehicle Parking Requirements

| Use | Vehicle Parking (min.) |
|---|---|
| Residential Uses | |
| All household Living, except as listed below: | 1 per unit |
| Single-family attached dwelling | 1 per unit + 1 per 4 units |
| Live-Work | 2 per unit |
| All group living, as listed below: | |
| Boarding and rooming house | 2 per unit |
| Collective residences | 2 per unit |
| Continuing care retirement community | 0.5 per bedroom or bed |
| Hospice | 2 per unit |
| Monastery or convent | 0.5 per bedroom or bed |
| Shelter | 0.5 per bedroom or bed |
| Public/Institutional Uses | |
| All civic, as listed below: | |
| Fraternal organization and club, non-profit | 1 per 300 sf |
| Place of worship | 1 per 4 seats in main auditorium (with fixed seating), or 1 per 200 sf of gross building floor area |
| Community center | 1 per 4 seats (rooms with fixed seating) + 1 per 500 sf. (areas with no fixed seating) |
| Colleges, public or private | 5 per classroom |
| Non-profit private clubhouse | 1 per 500 sf. |
| Non-profit private outdoor recreation | 1 per 3,000 sf. of outdoor use area |
| Public buildings and use | 1 per 500 sf. |
| Museum, library | 1 per 500 sf. |
| School, public or private | 3 per classroom |
| All parks and open space: | 1 per 5,000 sf. of use area |
| All utilities: | None |
| Commercial Uses | |
| All adult entertainment establishments: | 1 per 500 sf. |
| All day care, as listed below: | |
| Adult care centers | 1 per 500 sf. |
| Day care centers | 1 per 400 sf. |
| Family Day Care Home | 2 per establishment |

| Use | Vehicle Parking (min.) |
|--|--|
| All event facilities: | 1 per 3 seats (rooms with fixed seating) + 1 per 200 sf. (areas with no fixed seating) |
| All hotels, motels, extended stay hotels: | 1 per guest room + as required for restaurants or event facility |
| All indoor recreation: | 1 per 3 seats (rooms with fixed seating) + 1 per 200 sf. (areas with no fixed seating) |
| All medical, except as listed below: | 1 per 500 sf. |
| Hospital, urgent care, emergency medical office | 3 per bed |
| All office: | 1 per 500 sf. |
| All outdoor recreation: | 1 per 500 sf. + 1 per 2,000 sf. of outdoor use area |
| All passenger terminals: | None |
| All personal service, except as listed below: | 1 per 500 sf. |
| Funeral home, mortuary | 1 per 5 seats in chapel, or 1 per 100 sf. of public areas, whichever is greater |
| All restaurants (freestanding): | 1 per 150 sf. |
| All restaurants (not freestanding): | 1 per 300 sf. |
| All retail: | 1 per 500 sf. |
| All vehicular, as listed below: | |
| Automobile parts store | 1 per 750 sf. |
| Boat and recreational vehicle sales, rental, and service | 1 per 1,000 sf., or 1 per 5,000 sf. of vehicle display area, whichever is greater |
| Car wash (full service) | 1 per 500 sf. + 4 stacking spaces per service bay |
| Car wash (other) | None |
| Gas station | 1 per 500 sf. |
| Parking | None |
| Vehicle rental | 1 per 500 sf., or 1 per 4,000 sf. of vehicle display area, whichever is greater |
| Vehicle sales or leasing | 1 per 500 sf., or 1 per 4,000 sf. of vehicle display area, whichever is greater |
| Vehicle repair, minor or major | 1 per grease rack or similar facility |
| Industrial Uses | |
| All craft manufacturing | 1 per 2,000 sf. |
| All light industrial, except as listed below: | 1 per 2,000 sf. |
| Sale, rental, or repair of heavy equipment | 1 per 1,000 sf., or 1 per 5,000 sf. of vehicle display area, whichever is greater |
| All light manufacturing | 1 per 2,000 sf. |

| Use | Vehicle Parking (min.) |
|--------------------------------|---|
| All storage lots | None |
| All research and development | 1 per 1,000 sf. |
| All self-service storage | 1 per 500 sf. of office + 1 per 5,000 sf. other areas |
| All warehouse and distribution | 1 per 2,000 sf. |
| All wholesale | 1 per 2,000 sf. |
| Agricultural | |
| All crop and tree farming | None |
| Accessory Uses | |
| Accessory dwelling unit | 1 per unit |

EXHIBIT “G”

**Table 207-2.1.B.
Minimum Buffer Strip Requirements**

Table 207-2.1.B. Minimum Buffer Strip Requirements

| New Project Zoning | Existing Adjacent District | | | | | | | | | | Res (County) [2] |
|--------------------|----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|
| | RS-30 | RS-15 | RS-5 | R-DU | R-TH | RM | RX | RO | PRC | TC-R | |
| SP [1] | 15 ft. | 15 ft. | 15 ft. | | | | | | | | 15 ft. |
| RM | 15 ft. | 15 ft. | 15 ft. | | | | | | | | 15 ft. |
| RX | 15 ft. | 15 ft. | 15 ft. | | | | | | | | 15 ft. |
| RO | 15 ft. | 15 ft. | 15 ft. | | | | | | | | 15 ft. |
| OP | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. |
| BG | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. |
| HSB | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. |
| MU | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. |
| NR | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. |
| LM | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. | 60 ft. |
| TC-R | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | | 15 ft. |
| TC-MU | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | | 40 ft. |
| CI | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. |

Table Notes

[1] Residential district use allowed by special use

[2] Required where adjacent to residential zoned property(s) located in unincorporated Gwinnett County.

EXHIBIT “H”

**Section 207-5.6.
Outdoor Lighting Intensity Standards**

| Light Use | Minimum horizontal Foot-candles | Maximum Horizontal Foot-candles | Additional Regulations |
|--|---|---------------------------------|---|
| Parking and outdoor vehicle storage | 0.5 | 5 | <ol style="list-style-type: none"> 1. Areas used for parking or vehicle storage must be illuminated in accordance with the requirements for Parking Lot Lighting. 2. Lighting must be LED or metal halide. |
| Outdoor display and sales | -- | 5 | |
| Walkways, sidewalks, multi-use trails | -- | 5 | <ol style="list-style-type: none"> 1. Lighting fixtures must be designed to direct light downward, and the initial output of light sources may not exceed 1,000 lumens. 2. Lighting must be LED or metal halide. |
| Parks and playgrounds | -- | 0.5 | Lighting fixtures must be designed to direct light downward, and the initial output of light sources may not exceed 1,000 lumens. |
| Canopies and drive-thrus | 5 | 20 | <ol style="list-style-type: none"> 1. Light fixtures mounted on or under canopy ceilings must be full cutoff, unless indirect lighting is be used whereby light is directed upward and then reflected down from the ceiling of the structure. In this case, light fixtures must be shielded so that direct illumination is focused exclusively on the ceiling of the structure. 2. Lights may not be mounted on the top or sides of a canopy and the sides of a canopy may not be illuminated. 3. Lighting for drive-through facilities must be fully shielded. 4. Canopy and bay lighting must be LED or metal halide. |
| Outdoor recreation (as principal or accessory use) | All outdoor entertainment or recreational/ sports facility lighting will be reviewed for compliance with minimum site lighting criteria and light trespass criteria and with regard to the intent of these standards to minimize the impact of light trespass and glare on all surrounding properties and public rights-of-way. | | |
| High-risk activity (e.g. bank deposit night drop or ATM) | 4 | 5 | Lighting must be LED or metal halide. |
| Medium Risk Activity (e.g. convenience store open 24 hours) | 2 | 4 | Lighting must be LED or metal halide. |

| Light Use | Minimum horizontal Foot-candles | Maximum Horizontal Foot-candles | Additional Regulations |
|---|---------------------------------|---------------------------------|---------------------------------------|
| Low-Risk Activity (e.g. place of worship, office) | 0.5 | 2 | Lighting must be LED or metal halide. |

EXHIBIT “I”

**Table 401-4.2.
Streetscape Table**

Table 401-4.2. Streetscape Table

| Street Type and | Zoning & Overlay District | Development Type | Planter | Sidewalk |
|---|--|-----------------------------|--------------|--------------|
| Local | All districts except TC-R, TC-MU, NR, MU | Residential Subdivision | 5 ft. min. | 4 ft. min. |
| Local | TC-R, NR, MU | All development types | 5 ft. min. | 6 ft. min. |
| Local | TC-MU, TCO | All development types | 5 ft. min. | 10 ft. min. |
| Principal Arterial, Major Arterial, Minor Arterial, Major Collector | All districts except TC-R, TC-MU, MU | All development types | 5 ft. min. | 6 ft. min. |
| Principal Arterial, Major Arterial, Minor Arterial, Major Collector | TC-R, TC-MU, TCO, MU | All development types | 5 ft. min. | 10 ft. min. |
| Alley | All districts | All other development types | Not required | Not required |

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: February 28, 2022

RE: #CP 22-01 – Amendment to Table 2 – Future Land Use Categories
and Corresponding Zoning Districts of the Snellville 2040
Comprehensive Plan

STATUS: Public Hearing (2nd Reading)

Proposed amendment to Table 2 – Future Land Use Categories and Corresponding Zoning Districts of the Snellville 2040 Comprehensive Plan to *add* the Low-Density Residential future land use category to the table as ‘A-Appropriate’ for the RS-5 (Single-family Residential) District while also *amending* the Medium-Density Residential future land use category in the table from ‘A-Appropriate’ to ‘C-Considered’ for the RS-5 District.

The low-density residential land use allows for a gross single-family residential development density not to exceed 3.99 units per acre, while the medium-density residential land use allows for a gross single-family residential development density of 4.0 to 8.0 units per acre.

The RS-5 District is intended to provide areas for high-quality small-lot (5,000 sq. ft. min. lot size) single-family detached housing in a walkable setting with a minimum of 20% of the site set aside as open space.

Financial Impact: None

**Planning Department
Recommendation:** Approval

**Planning Commission
Meeting Date
(Recommendation):** January 25, 2022 (Approval)

**Mayor and Council
Meetings:** February 14, 2022 (1st Reading)
February 28, 2022 (2nd Reading and Public Hearing)

Action Requested: **Consideration, Public Hearing and Action**

Draft Resolution: **Resolution No. RES 2022-01 (attached)**

Case Documents (website link):

- [Table 2. Future Land Use Categories and Corresponding Zoning Districts DRAFT Amendment \(12-27-2021\)](#)
- [1-25-2022 Memorandum to Planning Commission \(12-27-2021\)](#)
- [Unofficial Jan 25 2022 Planning Commission Regular Meeting Minutes \(1-28-2022\)](#)
- [Jan 25 2022 Planning Commission Case Report \(1-28-2022\)](#)

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** | | | | | | | | | |
|------------------|--|----------------------------|-------------------|---------------------|----------------------|----------------------|----------------|------------------------|----------------------------|------------------------------|
| | 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 |
| Zoning District* | 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 | 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 _____ day of February, 2022.

Barbara Bender, Mayor

Dave Emanuel, Mayor Pro Tem

ATTEST:

Cristy Lenski, Council Member

Melisa Arnold, City Clerk

Solange Destang, Council Member

APPROVED AS TO FORM:

Gretchen Schulz, Council Member

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

Tod Warner, Council Member



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: February 28, 2022

RE: #SUP 22-01

REQUEST: Special Use Permit and Request for Variances for a 1-Story 8,200 sq. ft. Kidney Dialysis Center and Associated Parking
0.768± Acre Site at 2135 E. Main Street, Snellville, Georgia

STATUS: Public Hearing (2nd Reading)

Financial Impact: Site Development Permit fees; Building Permit fees; Real Property Taxes; and Occupational Taxes

Planning Department Recommendation: Approval with Conditions

Planning Commission Meeting and Recommendation: January 25, 2022 (Approval with Conditions)

Mayor and Council Meetings: February 14, 2022 (1st Reading)
February 28, 2022 (2nd Reading and Public Hearing)

Action Requested: Table to March 28, 2022 Regular Meeting

Draft Ordinance: Attached

Request received Feb 16, 2022 from Wesley Padgett, RCG Ventures, LLC, to table action on the application until the March 28, 2022 Mayor and Council Regular Meeting and Public Hearing.

0.768± Acre Site at 2135 E. Main Street, Snellville, Georgia

Case #SUP 22-01

February 28, 2022

Page... 2

Case Documents (website link):

- Letter of Intent & Variances (12-10-2021)
- SUP 22-01 Application (12-10-2021)
- Parcel D As-Built Survey Preliminary Plat (12-7-2021)
- Sample Colored Elevations (12-3-2021)
- Proposed Site Plan (12-9-2021)
- Proposed Site Plan Aerial (12-9-2021)
- Jan 25 2022 Planning Department Case Summary & Analysis (1-18-2022)
- 1-21-2022 Revised Aerial Site Plan (1-21-2022)
- *Unofficial* Jan 25 2022 Planning Commission Regular Meeting Minutes (1-28-2022)
- Jan 25 2022 Planning Commission Case Report (1-28-2022)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2022-02

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 0.768± ACRE TRACT OF LAND LOCATED IN LAND LOT 38 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2135 EAST MAIN STREET, SNELLVILLE, GEORGIA; TO GRANT A SPECIAL USE PERMIT; TO GRANT VARIANCES; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

| | |
|-----------------------------|---|
| CASE NUMBER: | #SUP 22-01 |
| PROPERTY OWNER: | RCG-Snellville, LLC Atlanta, Georgia 30305 |
| LOCATION: | p/o 2135 E. Main Street, Snellville, Georgia (the “Property”) |
| TAX PARCEL: | R5038 174 |
| DEVELOPMENT/PROJECT: | Kidney Dialysis Center |
| APPLICANT/CONTACT: | Wesley Padgett RCG Ventures, LLC Atlanta, Georgia 30305 404-816-5454 or WesleyP@rcgventures.com |

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

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 0.768± acre tract of land located at 2135

East Main Street, Snellville, Georgia (Tax Parcel R5038 174) and grant the requested special use permit to operate a kidney dialysis center; 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. For reasons stated in the public hearing and recommendations of the Planning Department and Planning Commission, a special use permit is hereby granted for the development and use of a kidney dialysis center on the 0.768± acre tract of land located at 2135 E. Main Street, Snellville, Georgia (Tax Parcel R5038 174), described and shown on the aerial site plan entitled “RCG Ventures Snellville Oaks Davita”, dated 1-21-2022 (stamped received 1-21-2022) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference, subject to the following enumerated variances and conditions:

VARIANCES:

- (a) Approval of variance from UDO Sec. 205-1.6.B.6 to increase the ten (10) feet maximum front yard building setback requirement of ‘shopfront’ building types to fifteen (15) feet.
- (b) Approval of variance from UDO Sec. 201-2.10 to remove the requirement that ‘shopfront’ building types must provide a building entrance facing the street every 75 feet along with associated six (6) foot wide sidewalk/walkway.

CONDITIONS:

1. The property shall be developed in accordance with the submitted aerial site plan entitled “RCG Ventures Snellville Oaks Davita”, dated 1-21-2022 (stamped received 1-21-2022), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.
2. Applicant shall be required to continue the streetscape requirements along the private street to the overall shopping center as shown on the submitted site plan with additional landscaping as required by the Unified Development Ordinance.
3. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
4. Inter-parcel access to be provided to the adjacent parcel to the north (R5038 187) as shown on the submitted site plan. Said connection and improvements to be completed prior to issuance of the certificate of occupancy. Inter-parcel access to the adjacent property to the east (R5038 182) is not required.
5. The applicant shall remove the existing non-conforming freestanding pylon sign within twelve (12) months following issuance of a certificate of occupancy for the kidney dialysis center.
6. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.

7. New signs higher than 15 feet or larger than 225 sq. ft. in area are prohibited.
8. In the event that the subject property is not leased, or purchased, or occupied by DaVita Snellville Dialysis within eighteen (18) months from the date of Mayor and Council approval, or if the property is occupied and later vacated by DaVita Snellville Dialysis the Special Use Permit will become null and void.
9. The approved zoning conditions and variances shall be referenced on any recorded plat, including subdivision plat provided to any buyer or lessee.

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

Section 3. The changes in zoning classification is to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 4. (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 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on _____, 2022. 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 _____, 2022.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

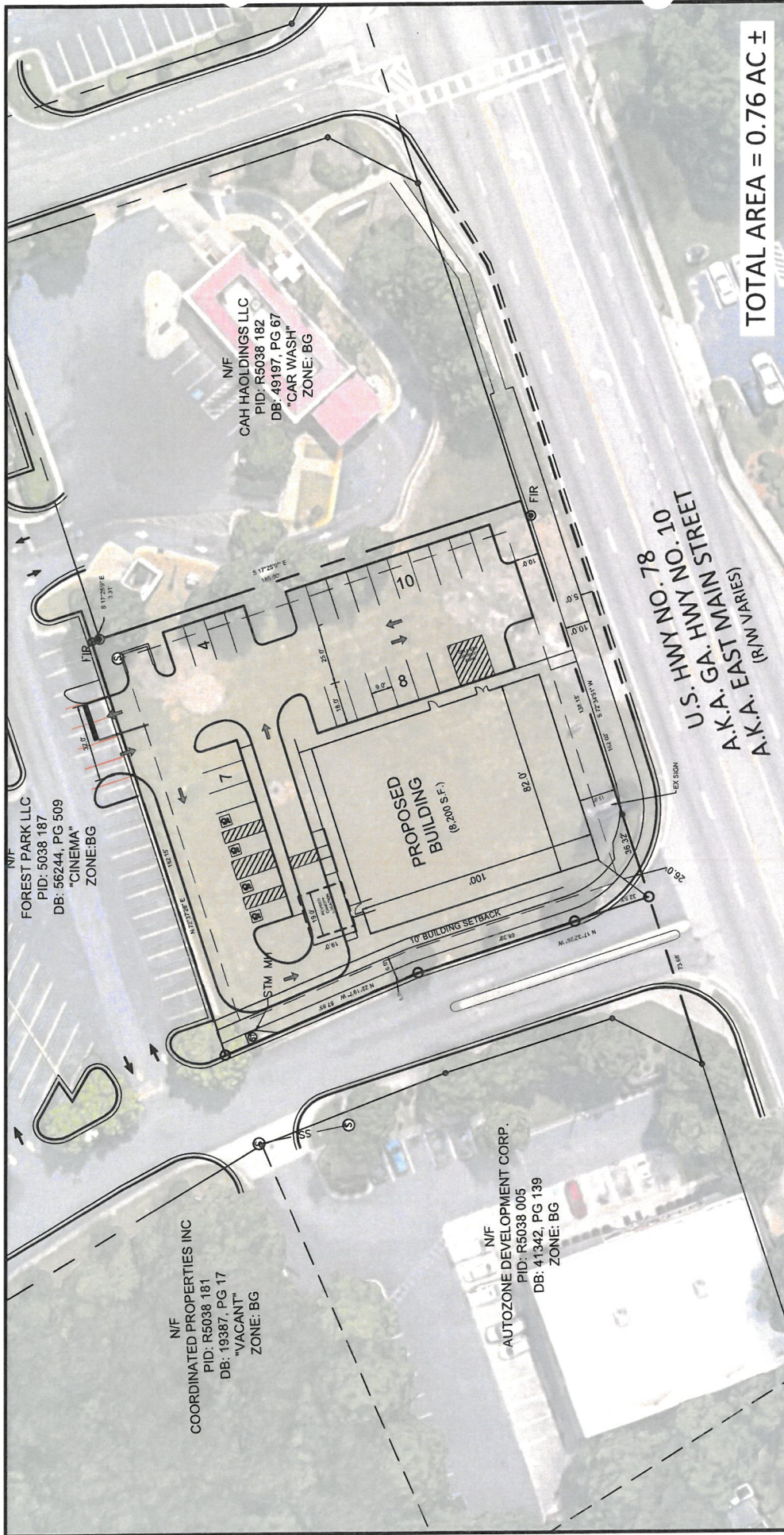
Solange Destang, Council Member

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

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”



**CARTER
ENGINEERING
CONSULTANTS**
Carter Engineering Consultants, Inc.
1000 Peachtree Industrial Blvd., Suite 2000
Waltham, GA 30677
P: 770 725 1100
F: 770 725 1104
www.carterengineering.net

RCG VENTURS SNELVILLE OAKS DAVITA
SNELVILLE, GA 30078
29 PARKING SPOTS
JANUARY 21, 2022 Scale: 1"=40'

SHEET TITLE:
AERIAL

PROJECT NUMBER:
21055RCG

PROJECT NAME:
SNELLVILLE,

RECEIVED
JAN 21 2022
By _____



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: February 28, 2022

RE: #RZ 22-01

REQUEST: Rezoning from BG to OP and Request for Variances for a 2-Story
20,000 sq. ft. Office Building and Associated Parking
3.3± Acre Site at 2165 North Road, Snellville, Georgia

STATUS: Public Hearing (2nd Reading)

Financial Impact: Site Development Permit fees; Building
Permit fees; Real Property Taxes; and
Occupational Taxes

**Planning Department
Recommendation:** Approval with Conditions

**Planning Commission
Meeting and
Recommendation:** January 25, 2022 (Denial)

**Mayor and Council
Meetings:** February 14, 2022 (1st Reading)
February 28, 2022 (2nd Reading and Public Hearing)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(12-14-2021\)](#)
- [RZ 22-02 Application \(12-14-2021\)](#)
- [Property Survey \(9-17-2021\)](#)
- [Sample Building Elevations \(11-10-2021\)](#)
- [Rezoning Site Plan \(12-13-2021\)](#)

3.3± Acre Site at 2165 North Road, Snellville, Georgia

Case #RZ 22-01

February 28, 2022

Page... 2

- Amended Letter of Intent (12-20-2021)
- 9-27-2004 Mayor and Council Meeting Minutes (1-18-2022)
- 10-12-2009 Mayor and Council Meeting Minutes (1-18-2022)
- Jan 25 2022 Planning Department Case Summary & Analysis (1-18-2022)
- *Unofficial* Jan 25 2022 Planning Commission Regular Meeting Minutes (1-28-2022)
- Jan 25 2022 Planning Commission Case Report (1-28-2022)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2022-03

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 3.30± ACRE TRACT OF LAND LOCATED IN LAND LOT 39 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2165 NORTH ROAD, SNELLVILLE, GEORGIA; TO GRANT VARIANCES; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

| | |
|-------------------------------------|--|
| CASE NUMBER: | #RZ 22-01 |
| REQUEST: | Rezoning and Request for Variances |
| LOCATION: | 2165 North Road, Snellville, Georgia |
| SIZE: | 3.30± Acres |
| TAX PARCELS: | 5039 220 and 5039 273 |
| CURRENT ZONING: | BG (General Business) District |
| REQUESTED ZONING: | OP (Office Professional) District |
| CURRENT FUTURE LAND USE MAP: | North Road Redevelopment Area |
| DEVELOPMENT/PROJECT: | 2-Story, 20,000 SF Office Building |
| PROPERTY OWNER: | PLG Partners, LLC Duluth, Georgia 30097 |
| APPLICANT/CONTACT: | Tyler Lasser Alliance Engineering and Planning Alpharetta, Georgia 30009 770-225-4730 x819 or TylerL@allianceco.com |

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

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 3.30± acre tract of land located at 2165 North Road, Snellville, Georgia (Tax Parcels R5039 220 and R5039 273) for a two-story, 20,000 sq. ft. office building and associated parking; and,

WHEREAS, the governing authority of the City of Snellville, Georgia desires to grant variances from the buffer requirements of Sec. 207-2 Buffers and Screening of Article 7 of Chapter 200 of the Snellville Unified Development Ordinance; and,

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend and repeal certain conditions of zoning from the 9-27-2004 Mayor and Council approved rezoning for case no. LUP 04-06 RZ 04-08 and 10-12-2009 Mayor and Council approved change in conditions for case no. RZ 09-03; 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 Official Zoning Map for the City of Snellville, Georgia for the 3.30± acre tract of land as shown on the rezoning site plan entitled “Site Zoning Plan for Scenic Hwy 124 Tract, 2165 North Road SW”, sealed and dated 12-13-2021 (stamped received 12-14-2021, in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from BG (General Business) District to OP (Office-Professional) District.

Section 2. Conditions (1-12) for Tract 2 of case no. LUP 04-06 RZ 04-08 approved on 9-27-2004 by the Mayor and Council; and conditions (1-5) of case no. RZ 09-03 approved on 10-12-2009 by the Mayor and Council are hereby repealed and instead, this action is subject to the attachment of the following approved variances (1-2) and new conditions (1-6):

VARIANCES:

1. Variance from UDO Sec. 207-2.C.5. to reduce the 20-foot undisturbed buffer to zero (0) feet when a non-residential use is separated from a residential district by a public right-of-way that is sixty (60) feet wide or less.
2. Variance from UDO Sec. 207-2.C.5. to allow access through the undisturbed no-access buffer.

CONDITIONS:

1. The property shall be developed in accordance with the zoning site plan entitled "Site Zoning Plan for Scenic Hwy. 124 Tract", dated 12-13-2021 (stamped received 12-14-2021), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.
2. As a condition of variance approval to eliminate and reduce the twenty (20) foot undisturbed buffer to zero (0) feet where adjacent to North Road, the applicant shall provide a twenty (20) foot enhanced landscape strip containing

a staggered row of mixed evergreen trees a minimum of eight (8) feet in height at time of planting, where adjacent to North Road, beginning at the southernmost corner of the property and running north approximately two-hundred-fifteen (215) feet then taper down to a ten (10) foot front landscape strip for the remaining three-hundred (300) feet, less the areas containing the full-access drive and two sidewalk connections.

3. The existing street trees located within the planter strip and North Road right-of-way shall not be removed and shall be protected from equipment damage during project construction.
4. In accordance with UDO Sec. 401-5.1.D. (Dedication of Street Right-of-way) applicant shall dedicate to Gwinnett County D.O.T. additional right-of-way along the property frontage on North Road in accordance with the width requirements in UDO Table 401-5.2. for streets classified as 'Minor Collector' or as required by the Gwinnett County D.O.T.
5. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
6. Signs higher than 15 feet or larger than 225 square feet are prohibited.

Section 3. The changes in zoning classification are to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor

and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 4. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 5. (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 6. Penalties in effect for violations of Chapter 1 of the Code of Ordinances, City of Snellville, Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 7. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

Section 8. This Ordinance was adopted on _____, 2022. 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 April, 2021.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

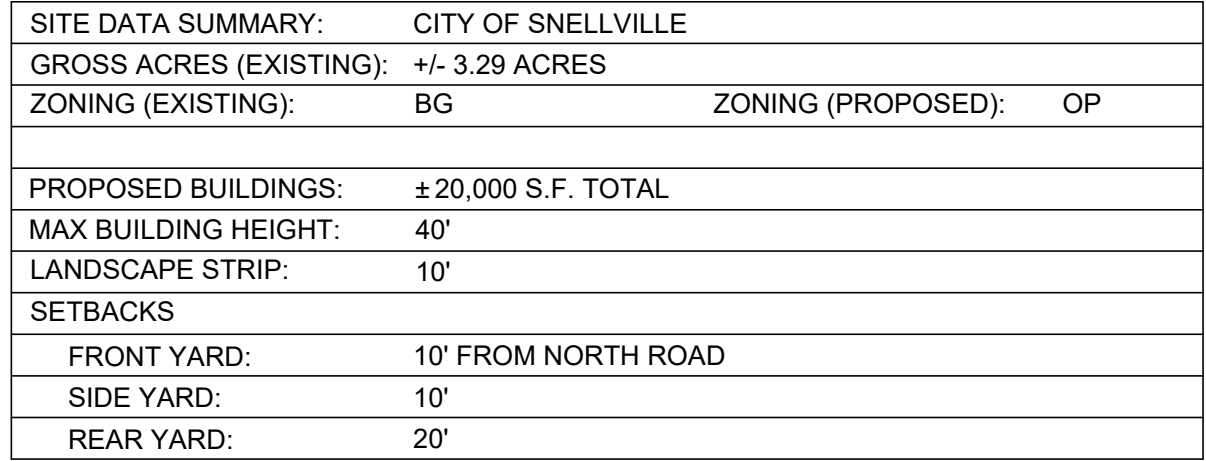
Solange Destang, Council Member

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

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”



TOTAL PARKING SPACES PROVIDED = 119 SPACES

PROPERTY ADDRESS:
2165 NORTH ROAD,
SNELLVILLE, GA. 30078

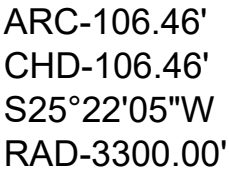
PROPERTY OWNERS:
PID: 5039 273
SNELL INVESTMENTS LLC
PID: 5039 220
SNELL INVESTMENTS LLC

STORMWATER NOTE:
STORMWATER TO BE MANAGED
ON-SITE.

WATER NOTE:
WATER PROVIDED BY GWINNETT COUNTY
WATER AVAILABLE ON THE PROPERTY.

SITE KEY

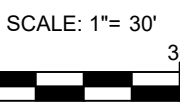
- | LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 27.07 | N67°24'13"E |
| L2 | 3.22 | N54°03'28"E |
| L3 | 126.63 | N61°10'53"E |
| L4 | 26.59 | N70°19'34"E |
| L5 | 22.94 | N67°46'46"E |
| L6 | 62.53 | N33°55'15"E |
| L7 | 24.19 | N45°03'18"E |
| L8 | 37.06 | N36°00'45"E |
| L9 | 64.01 | N30°30'39"E |
| L10 | 24.43 | N21°00'03"E |
| L11 | 24.60 | N03°23'38"E |



DEVELOPER

PLG PARTNERS, LLC
24 HR CONTACT: BRIAN FAIR,
TELE: 678.775.2751
bryanfair@kw.com

| | |
|-------------|----------|
| Orig. Issue | 08.11.21 |
| Designed by | GB |
| Checked by | BW |
| Project # | 21166 |



2.13.21



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: February 28, 2022

RE: #SUP 22-03

REQUEST: Special Use Permit for a 4-Story, 42,000 SF, 82-Room Hotel
2.153± Acre (Tract 2) at 2785 W. Main Street, Snellville, Georgia

STATUS: Public Hearing (2nd Reading)

Financial Impact: Site Development Permit fees; Building
Permit fees; Real Property Taxes;
Occupational Taxes; and Hotel & Motel Taxes

**Planning Department
Recommendation:** Denial

**Planning Commission
Meeting and
Recommendation:** January 25, 2022 (Denial)

**Mayor and Council
Meetings:** February 14, 2022 (1st Reading)
February 28, 2022 (2nd Reading and Public Hearing)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(12-12-2021\)](#)
- [SUP 22-03 Application \(12-13-2021\)](#)
- [AVID Hotel Brandbook \(12-14-2021\)](#)
- [Building Elevations and Floor Plan \(12-14-2021\)](#)
- [Draft Final Plat \(10-4-2018\)](#)
- [Site Plan \(12-6-2021\)](#)

2.153± Acre (Tract 2) Site at 2785 W. Main Street, Snellville, Georgia
Case #SUP 22-03
February 28, 2022
Page... 2

- Property Boundary Survey Update (1-17-2022)
- Jan 25 2022 Planning Department Case Summary & Analysis (1-18-2022)
- Letters of Support Presented at Jan 25 2022 Planning Commission Meeting (1-26-2022)
- *Unofficial* Jan 25 2022 Planning Commission Regular Meeting Minutes (1-28-2022)
- Jan 25 2022 Planning Commission Case Report (1-28-2022)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2022-04

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 2.153± ACRE TRACT OF LAND LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2785 WEST MAIN STREET, SNELLVILLE, GEORGIA; TO DENY A SPECIAL USE PERMIT; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

| | |
|-----------------------------|---|
| CASE NUMBER: | #SUP 22-03 |
| PROPERTY OWNER: | Vikram Chaudhary Stone Mountain, Georgia 30087 |
| LOCATION: | 2785 W. Main Street, Snellville, Georgia (the “Property”) |
| TAX PARCEL: | R5007 285 |
| DEVELOPMENT/PROJECT: | 4-Story, 42,000 SF, 82-Room Avid Hotel |
| APPLICANT/CONTACT: | Gaganjot Sambi, Member Balark 19, LLC Stone Mountain, Georgia 30087 678-698-6121 or RosyPelican86@yahoo.com |

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

WHEREAS, the governing authority of the City of Snellville, Georgia desires to deny SUP 22-03, special use permit for a hotel; 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. For reasons stated in the public hearing and recommendations of the Planning Department and Planning Commission, a special use permit is hereby denied for the development and use of a hotel on the 2.153± acre tract of land located at 2785 W. Main Street, Snellville, Georgia (Tax Parcel R5007 285), described and shown as Tract 2 on the site plan entitled “Concept Plan for Avid Hotel”, sealed, signed and dated 12-6-2021 (stamped received 12-14-2021) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference.

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

Section 3. The changes in zoning classification is to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 4. (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 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on _____, 2022. 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 _____, 2022.

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

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

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2022-04

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 2.153± ACRE TRACT OF LAND LOCATED IN LAND LOT 7 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2785 WEST MAIN STREET, SNELLVILLE, GEORGIA; TO GRANT A SPECIAL USE PERMIT; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

| | |
|-----------------------------|---|
| CASE NUMBER: | #SUP 22-03 |
| PROPERTY OWNER: | Vikram Chaudhary Stone Mountain, Georgia 30087 |
| LOCATION: | 2785 W. Main Street, Snellville, Georgia (the “Property”) |
| TAX PARCEL: | R5007 285 |
| DEVELOPMENT/PROJECT: | 4-Story, 42,000 SF, 82-Room Avid Hotel |
| APPLICANT/CONTACT: | Gaganjot Sambi, Member Balark 19, LLC Stone Mountain, Georgia 30087 678-698-6121 or RosyPelican86@yahoo.com |

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

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 2.153 acre tract of land located at 2785 West Main Street, Snellville, Georgia (Tax Parcel R5007 285) and grant the requested special use permit; 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. For reasons stated in the public hearing, a special use permit is hereby granted for the development and use of a hotel on the 2.153± acre tract of land located at 2785 W. Main Street, Snellville, Georgia (Tax Parcel R5007 285), described and shown as Tract 2 on the site plan entitled “Concept Plan for Avid Hotel”, sealed, signed and dated 12-6-2021 (stamped received 12-14-2021) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference.

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

Section 3. The changes in zoning classification is to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 4. (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 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on _____, 2022. 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 _____, 2022.

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

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

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

| | | | | |
|---------------------------------|--------------------------------|-------------------------|------------|--------------|
| Fund: 100-General Fund | | | | |
| | | | | |
| | | | | |
| | | Current Total Budget | Adjustment | Final Budget |
| Revenues | | | | |
| 100-340 -134150 | From Fund Balance | 293,629 | (293,629) | 0 |
| 100-340 -311119 | Property Taxes | 4,180,000 | 153,177 | 4,333,177 |
| 100-340 -311310 | Auto Tags | 22,000 | | 22,000 |
| 100-340 -311315 | Title Ad Valorem Tax | 350,000 | 256,541 | 606,541 |
| 100-340 -311320 | Alternative Ad Valorem Tax | 0 | 7,122 | 7,122 |
| 100-340 -311600 | Intangible Taxes | 45,000 | 69,476 | 114,476 |
| 100-340 -311601 | Transfer Taxes | 20,000 | 15,749 | 35,749 |
| 100-340 -311700 | Franchise Taxes | 1,350,000 | 60,671 | 1,410,671 |
| 100-340 -311710 | Telecom ROW Use Fees | 0 | 67,219 | 67,219 |
| 100-340 -311800 | ExciseTax | 6,000 | 3,555 | 9,555 |
| 100-340 -311805 | Rental Excise Tax | 55,000 | 36,649 | 91,649 |
| 100-340 -319110 | Interest On Property Taxes | 5,000 | 4,440 | 9,440 |
| 100-370 -314200 | Alcohol Taxes | 275,000 | 87,753 | 362,753 |
| 100-370 -314201 | Alcohol Tax Penalty | 500 | | 500 |
| 100-370 -316100 | Occupational Tax | 850,000 | 32,306 | 882,306 |
| 100-370 -316200 | Insurance Premium Tax | 1,380,000 | 86,407 | 1,466,407 |
| 100-370 -316300 | Financial Institution Occ. Tax | 100,000 | | 100,000 |
| 100-370 -319400 | Occupational Tax Penalty/Int. | 2,000 | 8,207 | 10,207 |
| 100-370 -321100 | Alcohol License | 90,000 | 6,270 | 96,270 |
| 100-370 -321101 | Investigative Fee | 0 | | 0 |
| 100-370 -321200 | Insurance Business License | 35,000 | | 35,000 |
| 100-370 -321901 | Temporary Use Permit | 1,000 | | 1,000 |
| 100-370 -322000 | Home Business Permits | 1,000 | | 1,000 |
| 100-370 -322005 | Portable Accessory Structure P | 100 | | 100 |
| 100-370 -322230 | Sign Permits | 5,000 | | 5,000 |
| 100-370 -323100 | Building Permit Res | 150,000 | 248,638 | 398,638 |
| 100-370 -323101 | Building Permit Comm | 60,000 | 64,622 | 124,622 |
| 100-370 -323102 | Site Development | 1,000 | | 1,000 |
| 100-370 -323110 | Inspection Permits | 15,000 | 8,805 | 23,805 |
| 100-310 -331115 | SDS-911 | 690,374 | 210,195 | 900,569 |

| | | | | |
|---------------------------------|---------------------------|-----------|-----------|-----------|
| 100-310 -334110 | G.O.H.S. Grant | 0 | 62,768 | 62,768 |
| 100-340 -331125 | GEMA Disaster Recovery | 60,000 | (60,000) | 0 |
| 100-340 -331130 | CARES Act | 0 | 2,140,068 | 2,140,068 |
| 100-340 -334100 | Safety Grant | 0 | 4,067 | 4,067 |
| 100-360 -334000 | Comm. Block Grant-Av | 385,000 | (385,000) | 0 |
| 100-310 -342120 | Police Report Fees | 25,000 | (4,800) | 20,200 |
| 100-310 -342310 | Fingerprint Fees | 8,000 | 3,150 | 11,150 |
| 100-310 -342315 | Background Checks | 20,000 | | 20,000 |
| 100-310 -342320 | Pawn Shop Ordinance Fees | 2,000 | | 2,000 |
| 100-340 -349300 | Rt Check Service Charge | 0 | | 0 |
| 100-360 -347300 | Pool Receipts | 15,000 | 31,392 | 46,392 |
| 100-360 -347301 | Tennis Receipts | 1,000 | | 1,000 |
| 100-360 -347302 | Youth Activity Fees | 20,000 | (3,000) | 17,000 |
| 100-360 -347305 | Adult Leagues | 10,000 | | 10,000 |
| 100-360 -347401 | Special Events | 0 | | 0 |
| 100-360 -347500 | Snellville Days | 0 | | 0 |
| 100-360 -347600 | Swim Lessons | 4,000 | 2,155 | 6,155 |
| 100-360 -347900 | Senior Membership Dues | 10,000 | (9,000) | 1,000 |
| 100-360 -347910 | Senior Programs/Events | 1,000 | | 1,000 |
| 100-360 -347915 | Senior Donations/Sponsors | 0 | | 0 |
| 100-360 -347920 | Senior Day Trips | 4,000 | (4,000) | 0 |
| 100-370 -341300 | Plan Review Fees | 18,000 | | 18,000 |
| 100-370 -341301 | Land Disturbance Fee | 500 | | 500 |
| 100-370 -341392 | P. & D. Applications | 7,000 | 9,000 | 16,000 |
| 100-370 -341400 | Printing & Duplicating | 500 | 3,400 | 3,900 |
| 100-341 -351160 | Fines & Forfeitures | 2,375,000 | (100,000) | 2,275,000 |
| 100-340 -361000 | Interest Received | 40,000 | (25,000) | 15,000 |
| 100-310 -382909 | Misc Revenue-Police | 500 | 55,935 | 56,435 |
| 100-340 -382000 | Community Room Rental | 5,000 | (5,000) | 0 |
| 100-340 -382010 | Rent-GECC | 5,000 | (4,750) | 250 |
| 100-340 -382015 | Cell Tower Leases | 20,000 | 9,958 | 29,958 |
| 100-340 -382020 | Rent-Gwinnett Tech | 5,000 | 1,300 | 6,300 |
| 100-340 -382025 | Rental Property | 0 | 5,000 | 5,000 |
| 100-340 -389000 | Misc Revenue-Admin | 500 | 3,800 | 4,300 |
| 100-340 -389010 | Misc Revenue Abataements | 0 | 8,200 | 8,200 |
| 100-360 -381000 | Concessions | 1,000 | | 1,000 |

| | | | | |
|--|--------------------------------|-------------------|------------------|-------------------|
| 100-360 -381005 | Facility Rentals-Fields | 5,000 | 16,500 | 21,500 |
| 100-360 -381010 | Facility Rentals-Special | 1,000 | | 1,000 |
| 100-360 -381015 | Facility Rentals-Classes | 1,000 | | 1,000 |
| 100-360 -382000 | Park Facility Rentals | 15,000 | 11,290 | 26,290 |
| 100-360 -389000 | Misc. Revenue-Park | 1,000 | | 1,000 |
| 100-360 -389005 | Donations | 0 | | 0 |
| 100-360 -389015 | Misc. Rev.-Baker's Rock Reimb. | 2,000 | | 2,000 |
| 100-370 -389000 | Misc Revenue-Planning | 500 | | 500 |
| 100-310 -392100 | Sale Of Equipment-Police | 1,000 | 39,112 | 40,112 |
| 100-330 -392101 | Sale Of Equipment-PW | 1,000 | 7,995 | 8,995 |
| 100-340 -392105 | Sale Of Property | 9,692 | (9,600) | 92 |
| 100-360 -392102 | Sale of Equipment | 500 | | 500 |
| 100-390-39000 | Proceeds from Cap Leases | 0 | 23,022 | 23,022 |
| Total Revenues | | 13,063,295 | 2,962,135 | 16,025,430 |
| | | | | |
| | | | | |
| | | | | |
| Expenditures | | | | |
| Department: 510 - Police Dept | | | | |
| Class: 3210 - Police Administration | | | | |
| 100-510-3210 -511100 | Salaries and Wages | 521,145 | 6,092 | 527,237 |
| 100-510-3210 -511300 | Overtime | 0 | 1,175 | 1,175 |
| 100-510-3210 -512100 | Group Insurance | 75,660 | (9,223) | 66,437 |
| 100-510-3210 -512200 | Social Security | 32,311 | (2,375) | 29,936 |
| 100-510-3210 -512300 | Medicare | 7,557 | 8 | 7,565 |
| 100-510-3210 -512400 | Retirement Contributions | 31,269 | (1,563) | 29,706 |
| 100-510-3210 -512700 | Workers' Compensation | 12,000 | 4,863 | 16,863 |
| 100-510-3210 -512800 | Auto Allowance | 10,800 | 6,630 | 17,430 |
| 100-510-3210 -512900 | Long Term Disability | 2,400 | (42) | 2,358 |
| 100-510-3210 -512901 | Uniforms | 40,000 | 10,491 | 50,491 |
| 100-510-3210 -512902 | Employee Medical Expenses | 1,000 | 2,356 | 3,356 |
| 100-510-3210 -522200 | Repairs & Maintenance | 45,000 | 6,425 | 51,425 |
| 100-510-3210 -522205 | Building Maintenance | 45,000 | 39,965 | 84,965 |
| 100-510-3210 -523200 | Communications | 70,000 | 5,695 | 75,695 |
| 100-510-3210 -523500 | Travel | 2,000 | (79) | 1,921 |
| 100-510-3210 -523600 | Dues & Fees | 2,000 | 4,740 | 6,740 |

| | | | | |
|---|--------------------------|-----------|----------|-----------|
| 100-510-3210 -523605 | Bank Fees | 1,500 | 31 | 1,531 |
| 100-510-3210 -523700 | Education Training | 1,500 | (590) | 910 |
| 100-510-3210 -531100 | Supplies-Material | 20,000 | 1,146 | 21,146 |
| 100-510-3210 -531230 | Utilities | 55,000 | (26,819) | 28,181 |
| 100-510-3210 -531270 | Gasoline | 110,000 | 5,776 | 115,776 |
| 100-510-3210 -542000 | Machinery And Equipment | 12,000 | 4,821 | 16,821 |
| 100-510-3210 -542400 | Computer Expense | 25,000 | 15,940 | 40,940 |
| 100-510-3210 -542405 | Software Maintenance | 75,000 | (13,014) | 61,986 |
| 100-510-3210 -571055 | Pawn Shop Ordinance Fees | 1,500 | (1,254) | 246 |
| | | 1,199,642 | 61,195 | 1,260,837 |
| | | | | |
| Class: 3211 - Dispatch | | | | |
| 100-510-3211 -511100 | Salaries and Wages | 417,936 | 13,078 | 431,014 |
| 100-510-3211 -511300 | Overtime | 7,500 | (2,937) | 4,563 |
| 100-510-3211 -512100 | Group Insurance | 86,600 | 25,539 | 112,139 |
| 100-510-3211 -512200 | Social Security | 25,912 | (973) | 24,939 |
| 100-510-3211 -512300 | Medicare | 6,000 | 70 | 6,070 |
| 100-510-3211 -512400 | Retirement Contribution | 25,076 | (1,195) | 23,881 |
| 100-510-3211 -512700 | Workers' Compensation | 1,400 | (420) | 980 |
| 100-510-3211 -512900 | Long Term Disability | 1,600 | 371 | 1,971 |
| 100-510-3211 -521100 | Audit-Dispatch | 5,000 | 500 | 5,500 |
| 100-510-3211 -523200 | Communications | 50,000 | 153,759 | 203,759 |
| 100-510-3211 -531100 | Supplies | 1,500 | 685 | 2,185 |
| 100-510-3211 -531230 | Utilities | 4,000 | (3,723) | 277 |
| 100-510-3211 -542405 | Software Maintenance | 45,000 | | 45,000 |
| 100-510-3211 -542410 | Code Red | 12,850 | 835 | 13,685 |
| | | 690,374 | 185,589 | 875,963 |
| | | | | |
| Class: 3221 - Criminal Investigation | | | | |
| 100-510-3221 -511100 | Salaries and Wages | 417,211 | (3,709) | 413,502 |
| 100-510-3221 -511300 | Overtime | 5,000 | 5,102 | 10,102 |
| 100-510-3221 -512100 | Group Insurance | 79,000 | (12,905) | 66,095 |
| 100-510-3221 -512200 | Social Security | 25,867 | | 25,867 |
| 100-510-3221 -512300 | Medicare | 6,000 | 68 | 6,068 |
| 100-510-3221 -512400 | Retirement Contributions | 25,032 | (3,544) | 21,488 |
| 100-510-3221 -512700 | Workers' Compensation | 21,000 | (3,472) | 17,528 |

| | | | | | |
|--|--------------------------------|--|-----------|----------|-----------|
| 100-510-3221 -512900 | Long Term Disability | | 1,900 | | 1,900 |
| 100-510-3221 -523500 | Travel | | 1,000 | 625 | 1,625 |
| 100-510-3221 -523600 | Dues And Fees | | 1,000 | 21 | 1,021 |
| 100-510-3221 -523700 | Education And Training | | 2,000 | (1,205) | 795 |
| 100-510-3221 -531101 | Investigative Expense | | 4,000 | | 4,000 |
| | | | 589,010 | (19,019) | 569,991 |
| | | | | | |
| Class: 3223 - Police Patrol | | | | | |
| 100-510-3223 -511100 | Salaries and Wages | | 1,906,642 | | 1,906,642 |
| 100-510-3223 -511300 | Overtime | | 10,000 | 28,511 | 38,511 |
| 100-510-3223 -511350 | Mandatory Training Reimburseme | | 0 | 18,748 | 18,748 |
| 100-510-3223 -511400 | K-9 Care Pay | | 3,000 | | 3,000 |
| 100-510-3223 -511500 | POAB | | 9,500 | 2,093 | 11,593 |
| 100-510-3223 -512100 | Group Insurance | | 375,000 | 88,110 | 463,110 |
| 100-510-3223 -512200 | Social Security | | 118,212 | | 118,212 |
| 100-510-3223 -512300 | Medicare | | 26,500 | 547 | 27,047 |
| 100-510-3223 -512400 | Retirement Contributions | | 114,400 | (25,787) | 88,613 |
| 100-510-3223 -512700 | Workers' Compensation | | 99,000 | (23,272) | 75,728 |
| 100-510-3223 -512900 | Long Term Disability | | 8,500 | 14 | 8,514 |
| 100-510-3223 -523500 | Travel | | 4,000 | 1,618 | 5,618 |
| 100-510-3223 -523600 | Dues And Fees | | 2,000 | | 2,000 |
| 100-510-3223 -523700 | Education And Training | | 4,000 | | 4,000 |
| 100-510-3223 -531100 | Firing Range Supplies | | 14,000 | | 14,000 |
| | | | 2,694,754 | 90,582 | 2,785,336 |
| | | | | | |
| Class: 3224 - Records/ Identification | | | | | |
| 100-510-3224 -511100 | Salaries and Wages | | 105,414 | | 105,414 |
| 100-510-3224 -511300 | Overtime | | 0 | | 0 |
| 100-510-3224 -512100 | Group Insurance | | 31,000 | | 31,000 |
| 100-510-3224 -512200 | Social Security | | 6,600 | | 6,600 |
| 100-510-3224 -512300 | Medicare | | 1,500 | | 1,500 |
| 100-510-3224 -512400 | Retirement Contributions | | 6,325 | | 6,325 |
| 100-510-3224 -512700 | Workers' Compensation | | 300 | | 300 |
| 100-510-3224 -512900 | Long Term Disability | | 320 | | 320 |
| | | | 151,459 | | 151,459 |
| | | | | | |

| | | | | |
|---|----------------------------|------------------|----------------|------------------|
| Class: 3285 - Public Relations | | | | |
| 100-510-3285 -531100 | Public Relations | 3,000 | | 3,000 |
| | | | | |
| | | | | |
| Department: 510 - Police Dept Total: | | 5,328,239 | 318,347 | 5,646,586 |
| | | | | |
| | | | | |
| Department: 530 - Public Works Dept | | | | |
| Class: 4210 - Public Works - Highway | | | | |
| 100-530-4210 -511100 | Salaries and Wages | 248,545 | (34,687) | 213,858 |
| 100-530-4210 -512100 | Group Insurance | 40,000 | (3,023) | 36,977 |
| 100-530-4210 -512200 | Social Security | 15,200 | (2,355) | 12,845 |
| 100-530-4210 -512300 | Medicare | 3,600 | | 3,600 |
| 100-530-4210 -512400 | Retirement Contributions | 14,913 | (2,988) | 11,925 |
| 100-530-4210 -512700 | Workers' Compensation | 8,000 | (3,428) | 4,572 |
| 100-530-4210 -512900 | Long Term Disability | 1,200 | | 1,200 |
| 100-530-4210 -512901 | Uniforms-Maintenance | 2,500 | | 2,500 |
| 100-530-4210 -522140 | Maint. Lawn Care | 31,000 | 22,448 | 53,448 |
| 100-530-4210 -522200 | Repairs & Maintenance | 1,000 | | 1,000 |
| 100-530-4210 -522201 | Trade Services | 3,000 | | 3,000 |
| 100-530-4210 -522205 | Building Maintenance | 3,000 | | 3,000 |
| 100-530-4210 -522210 | Vehicle Repair, Outsourced | 26,000 | | 26,000 |
| 100-530-4210 -522320 | Rental Equipment | 2,200 | | 2,200 |
| 100-530-4210 -523200 | Communications | 21,000 | | 21,000 |
| 100-530-4210 -523300 | Advertising | 300 | | 300 |
| 100-530-4210 -523600 | Dues & Fees | 100 | 620 | 720 |
| 100-530-4210 -523700 | Education & Training | 450 | | 450 |
| 100-530-4210 -523800 | Storage Fees | 2,700 | | 2,700 |
| 100-530-4210 -531100 | Supplies & Materials | 16,000 | (6,179) | 9,821 |
| 100-530-4210 -531225 | Electricity-Street Lights | 210,000 | 40,639 | 250,639 |
| 100-530-4210 -531230 | Utilities | 14,000 | | 14,000 |
| 100-530-4210 -531270 | Gasoline | 15,500 | (6,693) | 8,807 |
| 100-530-4210 -531701 | Street Signs | 3,000 | 220 | 3,220 |
| 100-530-4210 -541200 | Site Improvements | 30,000 | (2,261) | 27,739 |
| 100-530-4210 -542000 | Vehicle & Eqpt Repair | 87,000 | (2,560) | 84,440 |
| 100-530-4210 -542100 | Machinery | 3,000 | | 3,000 |

| | | | | |
|---|--------------------------|------------------|-----------------|------------------|
| 100-530-4210 -542400 | Computer Expense | 8,000 | 9,684 | 17,684 |
| | | 811,208 | 9,437 | 820,645 |
| | | | | |
| Class: 4221 - Public Works - Paved St | | | | |
| 100-530-4221 -511100 | Salaries and Wages | 185,520 | (38,000) | 147,520 |
| 100-530-4221 -512100 | Group Insurance | 68,000 | (23,000) | 45,000 |
| 100-530-4221 -512200 | Social Security | 11,400 | (2,000) | 9,400 |
| 100-530-4221 -512300 | Medicare | 2,700 | | 2,700 |
| 100-530-4221 -512400 | Retirement Contributions | 11,000 | (4,000) | 7,000 |
| 100-530-4221 -512700 | Workers' Compensation | 18,000 | (8,000) | 10,000 |
| 100-530-4221 -512900 | Long Term Disability | 650 | | 650 |
| | | 297,270 | (75,000) | 222,270 |
| | | | | |
| Class: 4600 - Maintenance Shop | | | | |
| 100-530-4600 -511100 | Salaries and Wages | 56,076 | | 56,076 |
| 100-530-4600 -512100 | Group Insurance | 300 | | 300 |
| 100-530-4600 -512200 | Social Security | 3,675 | | 3,675 |
| 100-530-4600 -512300 | Medicare | 400 | 392 | 792 |
| 100-530-4600 -512400 | Retirement Contributions | 3,500 | | 3,500 |
| 100-530-4600 -512700 | Workers Compensation | 1,300 | | 1,300 |
| 100-530-4600 -512900 | Long Term Disability | 200 | 65 | 265 |
| | | 65,451 | 457 | 65,908 |
| | | | | |
| Department: 530 - Public Works Dept Total: | | 1,173,929 | (65,106) | 1,108,823 |
| | | | | |
| | | | | |
| Department: 540 - Administration Dept | | | | |
| Class: 1110 - Governing Body | | | | |
| 100-540-1110 -511100 | Salaries and Wages | 31,154 | 1,383 | 32,537 |
| 100-540-1110 -512200 | Social Security | 2,000 | | 2,000 |
| 100-540-1110 -512300 | Medicare | 350 | 114 | 464 |
| 100-540-1110 -512700 | Workers' Compensation | 0 | 75 | 75 |
| 100-540-1110 -523500 | Travel | 7,000 | | 7,000 |
| 100-540-1110 -523700 | Education And Training | 6,000 | | 6,000 |
| 100-540-1110 -531700 | Supplies-Miscellaneous | 100 | 598 | 698 |
| | | 46,604 | 2,170 | 48,774 |
| | | | | |

| | | | | |
|---------------------------------------|--------------------------|---------|---------|---------|
| Class: 1130 - Clerk of Council | | | | |
| 100-540-1130 -511100 | Salaries and Wages | 75,288 | | 75,288 |
| 100-540-1130 -512100 | Group Insurance | 19,200 | 312 | 19,512 |
| 100-540-1130 -512200 | Social Security | 4,800 | | 4,800 |
| 100-540-1130 -512300 | Medicare | 1,250 | | 1,250 |
| 100-540-1130 -512400 | Retirement Contributions | 4,517 | | 4,517 |
| 100-540-1130 -512700 | Workers' Compensation | 350 | | 350 |
| 100-540-1130 -512900 | Long Term Disability | 370 | | 370 |
| 100-540-1130 -523500 | Travel | 1,000 | | 1,000 |
| 100-540-1130 -523600 | Dues And Fees | 260 | 55 | 315 |
| 100-540-1130 -523700 | Education And Training | 1,000 | | 1,000 |
| | | 108,035 | 367 | 108,402 |
| | | | | |
| Class: 1310 - Mayor | | | | |
| 100-540-1310 -511100 | Salaries and Wages | 10,385 | 1,615 | 12,000 |
| 100-540-1310 -512200 | Social Security | 650 | 94 | 744 |
| 100-540-1310 -512300 | Medicare | 150 | 24 | 174 |
| 100-540-1310 -512700 | Workers' Compensation | 0 | 28 | 28 |
| 100-540-1310 -523500 | Travel | 1,000 | (1,000) | 0 |
| 100-540-1310 -523700 | Education And Training | 1,000 | | 1,000 |
| 100-540-1310 -531700 | Supplies-Miscellaneous | 100 | | 100 |
| | | 13,285 | 761 | 14,046 |
| | | | | |
| Class: 1320 - Manager | | | | |
| 100-540-1320 -511100 | Salaries and Wages | 166,154 | 5,079 | 171,233 |
| 100-540-1320 -512100 | Group Insurance | 16,000 | | 16,000 |
| 100-540-1320 -512200 | Social Security | 10,100 | | 10,100 |
| 100-540-1320 -512300 | Medicare | 2,400 | 211 | 2,611 |
| 100-540-1320 -512400 | Retirement Contributions | 9,970 | | 9,970 |
| 100-540-1320 -512700 | Workers' Compensation | 700 | | 700 |
| 100-540-1320 -512800 | Car Allowance | 11,400 | 300 | 11,700 |
| 100-540-1320 -512900 | Long Term Disability | 650 | | 650 |
| 100-540-1320 -523500 | Travel | 1,500 | | 1,500 |
| 100-540-1320 -523600 | Dues And Fees | 1,000 | | 1,000 |
| 100-540-1320 -523700 | Education And Training | 1,500 | | 1,500 |
| | | 221,374 | 5,590 | 226,964 |
| | | | | |

| | | | | |
|---|--------------------------------|---------|----------|---------|
| Class: 1500 - General Administration | | | | |
| 100-540-1500 -511100 | Salaries and Wages | 104,645 | (6,000) | 98,645 |
| 100-540-1500 -512100 | Group Insurance | 10,000 | 9,760 | 19,760 |
| 100-540-1500 -512200 | Social Security | 6,700 | | 6,700 |
| 100-540-1500 -512300 | Medicare | 1,750 | | 1,750 |
| 100-540-1500 -512400 | Retirement Contributions | 6,000 | | 6,000 |
| 100-540-1500 -512600 | Unemployment Insurance | 500 | 4,231 | 4,731 |
| 100-540-1500 -512700 | Workers' Compensation | 2,100 | 20,840 | 22,940 |
| 100-540-1500 -512900 | Long Term Disability | 320 | 133 | 453 |
| 100-540-1500 -521001 | Old Pension Plan Adm Cost | 10,500 | 206 | 10,706 |
| 100-540-1500 -521005 | Drug & Alcohol Plan | 600 | | 600 |
| 100-540-1500 -521100 | Audit | 38,000 | | 38,000 |
| 100-540-1500 -521101 | Legal | 170,000 | 12,859 | 182,859 |
| 100-540-1500 -521102 | Employee Background Checks | 200 | | 200 |
| 100-540-1500 -521103 | Property Tax Billing | 2,300 | | 2,300 |
| 100-540-1500 -522200 | Maintenance Contracts | 0 | 2,063 | 2,063 |
| 100-540-1500 -522205 | Building Maintenance | 35,000 | 14,391 | 49,391 |
| 100-540-1500 -522320 | Equipment Rental | 1,000 | (1,000) | 0 |
| 100-540-1500 -523005 | Employee Recognition | 3,000 | (3,000) | 0 |
| 100-540-1500 -523100 | Insurance-P&I | 310,000 | 18,102 | 328,102 |
| 100-540-1500 -523105 | Inmate Medical Claims | 0 | 5,943 | 5,943 |
| 100-540-1500 -523200 | Communications | 40,000 | (14,000) | 26,000 |
| 100-540-1500 -523300 | Advertising | 1,500 | 2,084 | 3,584 |
| 100-540-1500 -523400 | Printing & Binding | 4,000 | 9,660 | 13,660 |
| 100-540-1500 -523401 | Publications | 30,000 | (12,000) | 18,000 |
| 100-540-1500 -523600 | Dues And Fees | 0 | 8,148 | 8,148 |
| 100-540-1500 -523601 | Dues & Fees-Municipal | 40,000 | (2,000) | 38,000 |
| 100-540-1500 -523605 | Bank Card Fees | 2,000 | | 2,000 |
| 100-540-1500 -523700 | Education/Work Retreat | 5,000 | | 5,000 |
| 100-540-1500 -523850 | Event Security | 7,000 | (7,000) | 0 |
| 100-540-1500 -531100 | Supplies And Materials | 15,000 | (1,500) | 13,500 |
| 100-540-1500 -531105 | Supplies-Safety Grant | 0 | 3,992 | 3,992 |
| 100-540-1500 -531230 | Utilities | 80,000 | 26,570 | 106,570 |
| 100-540-1500 -531235 | Rental Property Expenses | 0 | 1,979 | 1,979 |
| 100-540-1500 -542300 | Office Equipment & Furnishings | 1,000 | | 1,000 |
| 100-540-1500 -542400 | Computer Expense | 110,000 | 13,839 | 123,839 |

| | | | | |
|---------------------------------------|--------------------------|-----------|---------|-----------|
| 100-540-1500 -542405 | Software Maintenance | 25,000 | 2,015 | 27,015 |
| 100-540-1500 -551000 | Contingency | 15,000 | 4,212 | 19,212 |
| | | 1,078,115 | 114,527 | 1,192,642 |
| | | | | |
| Class: 1512 - Accounting | | | | |
| 100-540-1512 -511100 | Salaries and Wages | 69,577 | 2,298 | 71,875 |
| 100-540-1512 -512100 | Group Insurance | 7,500 | | 7,500 |
| 100-540-1512 -512200 | Social Security | 4,400 | | 4,400 |
| 100-540-1512 -512300 | Medicare | 1,100 | | 1,100 |
| 100-540-1512 -512400 | Retirement Contributions | 4,175 | | 4,175 |
| 100-540-1512 -512700 | Workers' Compensation | 100 | | 100 |
| 100-540-1512 -512900 | Long Term Disability | 300 | | 300 |
| 100-540-1512 -523500 | Travel | 500 | | 500 |
| 100-540-1512 -523600 | Dues And Fees | 200 | 55 | 255 |
| 100-540-1512 -523700 | Education And Training | 500 | | 500 |
| | | 88,352 | 2,353 | 90,705 |
| | | | | |
| Class: 1517 - IT Administrator | | | | |
| 100-540-1517 -511100 | Salaries & Wages | 65,630 | | 65,630 |
| 100-540-1517 -512100 | Group Insurance | 7,500 | | 7,500 |
| 100-540-1517 -512200 | Socail Security | 4,200 | | 4,200 |
| 100-540-1517 -512300 | Medicare | 1,000 | | 1,000 |
| 100-540-1517 -512400 | Retirement Contributions | 4,000 | | 4,000 |
| 100-540-1517 -512700 | Workers' Compensation | 100 | | 100 |
| 100-540-1517 -512900 | Long Term Disability | 330 | | 330 |
| 100-540-1517 -523500 | Travel | 100 | | 100 |
| 100-540-1517 -523700 | Education & Training | 100 | | 100 |
| | | 82,960 | | 82,960 |
| | | | | |
| Class: 1540 - Human Resources | | | | |
| 100-540-1540 -511100 | Salaries and Wages | 65,111 | 230 | 65,341 |
| 100-540-1540 -512100 | Group Insurance | 600 | 106 | 706 |
| 100-540-1540 -512200 | Social Security | 4,000 | 18 | 4,018 |
| 100-540-1540 -512300 | Medicare | 1,000 | | 1,000 |
| 100-540-1540 -512400 | Retirement Contributions | 3,910 | | 3,910 |
| 100-540-1540 -512700 | Workers' Compensation | 100 | 47 | 147 |
| 100-540-1540 -512900 | Long Term Disability | 300 | | 300 |

| | | | | |
|---|--------------------------|------------------|----------------|------------------|
| 100-540-1540 -523500 | Travel | 250 | | 250 |
| 100-540-1540 -523600 | Dues And Fees | 250 | | 250 |
| 100-540-1540 -523700 | Education And Training | 500 | | 500 |
| | | 76,021 | 401 | 76,422 |
| | | | | |
| Class: 1570 - PIO | | | | |
| 100-540-1570 -511100 | Salaries & Wages | 52,450 | | 52,450 |
| 100-540-1570 -512100 | Group Insurance | 18,500 | 1,011 | 19,511 |
| 100-540-1570 -512200 | Social Security | 3,200 | | 3,200 |
| 100-540-1570 -512300 | Medicare | 350 | 309 | 659 |
| 100-540-1570 -512400 | Retirement Contributions | 3,150 | | 3,150 |
| 100-540-1570 -512700 | Workers Comp | 100 | | 100 |
| 100-540-1570 -512900 | Long Term Disability | 220 | | 220 |
| 100-540-1570 -523200 | Communications | 5,000 | (7,500) | (2,500) |
| 100-540-1570 -523400 | Printing | 3,000 | | 3,000 |
| 100-540-1570 -523500 | Travel | 200 | | 200 |
| 100-540-1570 -523600 | Dues and Fees | 200 | | 200 |
| 100-540-1570 -523700 | Education and Training | 200 | | 200 |
| 100-540-1570 -531100 | Supplies | 100 | | 100 |
| 100-540-1570 -542400 | Computer Expense | 0 | | 0 |
| | | 86,670 | (6,180) | 80,490 |
| | | | | |
| Department: 540 - Administration Dept Total: | | 1,801,416 | 119,989 | 1,921,405 |
| | | | | |
| | | | | |
| Department: 541 - Municipal Court | | | | |
| Class: 2550 - Judicial-Municipal Court | | | | |
| 100-541-2550 -511100 | Salaries and Wages | 207,000 | 22,203 | 229,203 |
| 100-541-2550 -511300 | Overtime | 0 | 615 | 615 |
| 100-541-2550 -512100 | Group Insuranc | 35,000 | 204 | 35,204 |
| 100-541-2550 -512200 | Social Security | 13,000 | 911 | 13,911 |
| 100-541-2550 -512300 | Medicare | 3,100 | 154 | 3,254 |
| 100-541-2550 -512400 | Retirement Contributions | 9,000 | (3,000) | 6,000 |
| 100-541-2550 -512700 | Workers' Compensation | 1,000 | | 1,000 |
| 100-541-2550 -512900 | Long Term Disability | 650 | | 650 |
| 100-541-2550 -521103 | Court Related Services | 7,000 | (3,000) | 4,000 |
| 100-541-2550 -521201 | Indigent Defense | 10,000 | (8,000) | 2,000 |

| | | | | |
|--|--------------------------------|----------------|---------------|----------------|
| 100-541-2550 -522200 | Maintenance | 1,000 | 209 | 1,209 |
| 100-541-2550 -523200 | Communications | 0 | 2,090 | 2,090 |
| 100-541-2550 -523300 | Advertising | 100 | | 100 |
| 100-541-2550 -523500 | Travel | 1,500 | | 1,500 |
| 100-541-2550 -523600 | Dues And Fees | 500 | | 500 |
| 100-541-2550 -523605 | Bank Card Charges | 200 | | 200 |
| 100-541-2550 -523700 | Education And Training | 800 | | 800 |
| 100-541-2550 -531100 | Supplies And Materials | 3,500 | | 3,500 |
| 100-541-2550 -531400 | Books & Periodicals | 200 | | 200 |
| 100-541-2550 -542000 | Equipment | 500 | | 500 |
| 100-541-2550 -542400 | Computer Expense | 1,000 | | 1,000 |
| 100-541-2550 -571000 | P.O.P.I.D.F. | 220,000 | (10,000) | 210,000 |
| 100-541-2550 -571010 | Gwinnett County Jail Fund | 105,000 | 6,703 | 111,703 |
| 100-541-2550 -571015 | Police Officers Annuity Benefi | 75,000 | 41,390 | 116,390 |
| 100-541-2550 -571020 | County Drug Abuse Treatment/Ed | 12,000 | 2,139 | 14,139 |
| 100-541-2550 -571025 | Local Victim Assistance Fund | 53,000 | 1,557 | 54,557 |
| 100-541-2550 -571030 | Ga Crime Victims Dui Fines Fun | 2,000 | | 2,000 |
| 100-541-2550 -571035 | Crime Lab Fees | 2,000 | | 2,000 |
| 100-541-2550 -571040 | Brain.Spinal Injury Trust Fund | 4,000 | 999 | 4,999 |
| 100-541-2550 -571045 | Courtware Maintenance Fees | 35,000 | 2,751 | 37,751 |
| 100-541-2550 -571050 | Joshua's Law Surcharge | 18,000 | | 18,000 |
| Department: 541 - Municipal Court Total: | | 821,050 | 57,925 | 878,975 |
| | | | | |
| Department: 560 - Parks & Recreation Dept | | | | |
| Class: 6110 - Culture/ Recreation Adm | | | | |
| 100-560-6110 -511100 | Salaries and Wages | 104,000 | 2,685 | 106,685 |
| 100-560-6110 -512100 | Group Insurance | 8,000 | | 8,000 |
| 100-560-6110 -512200 | Social Security | 7,000 | | 7,000 |
| 100-560-6110 -512300 | Medicare | 1,500 | | 1,500 |
| 100-560-6110 -512400 | Retirement Contributions | 6,250 | | 6,250 |
| 100-560-6110 -512700 | Workers Compensation | 1,600 | | 1,600 |
| 100-560-6110 -512900 | Long Term Disability | 470 | | 470 |
| 100-560-6110 -522200 | Repairs & Maintenance | 600 | | 600 |
| 100-560-6110 -522201 | Trade Services | 5,000 | (4,000) | 1,000 |
| 100-560-6110 -522205 | Building maintenance | 2,500 | 6,607 | 9,107 |
| 100-560-6110 -523200 | Communications | 15,000 | 6,224 | 21,224 |

| | | | | |
|---|--------------------------------|---------|----------|---------|
| 100-560-6110 -523300 | Advertising | 1,000 | | 1,000 |
| 100-560-6110 -523310 | Snellville Days | 0 | | 0 |
| 100-560-6110 -523500 | Travel | 400 | | 400 |
| 100-560-6110 -523600 | Dues & Fees | 1,000 | | 1,000 |
| 100-560-6110 -523605 | Bank Card Charges | 500 | | 500 |
| 100-560-6110 -523700 | Education & Training | 500 | | 500 |
| 100-560-6110 -531100 | General Supplies | 12,000 | (4,000) | 8,000 |
| 100-560-6110 -531230 | Utilities | 122,000 | 32,258 | 154,258 |
| 100-560-6110 -531270 | Gasoline | 5,000 | 1,938 | 6,938 |
| 100-560-6110 -531700 | Uniforms | 900 | | 900 |
| 100-560-6110 -542400 | Computer Expense | 12,600 | (3,000) | 9,600 |
| | | 307,820 | 38,712 | 346,532 |
| | | | | |
| Class: 6120 - Recreation Participants | | | | |
| 100-560-6120 -523900 | Contract Labor | 10,000 | (7,000) | 3,000 |
| | | | | |
| Class: 6121 - Rec Part-Supervisor | | | | |
| 100-560-6121 -511100 | Salaries and Wages | 35,300 | 2,559 | 37,859 |
| 100-560-6121 -511200 | Salaries and Wages-Temp Employ | 18,000 | (4,500) | 13,500 |
| 100-560-6121 -512100 | Group Insurance | 15,000 | 90 | 15,090 |
| 100-560-6121 -512200 | Social Security | 4,000 | | 4,000 |
| 100-560-6121 -512300 | Medicare | 1,600 | | 1,600 |
| 100-560-6121 -512400 | Retirement Contributions | 2,400 | | 2,400 |
| 100-560-6121 -512700 | Workers Compensation | 1,000 | | 1,000 |
| 100-560-6121 -512900 | Long Term Disability | 200 | | 200 |
| 100-560-6121 -523500 | Travel | 250 | | 250 |
| 100-560-6121 -523600 | Dues And Fees | 60 | | 60 |
| 100-560-6121 -523700 | Education And Training | 350 | | 350 |
| 100-560-6121 -531100 | General Supplies | 3,000 | | 3,000 |
| | | 81,160 | (1,851) | 79,309 |
| | | | | |
| Class: 6124 - Contracted Pool Services | | | | |
| 100-560-6124 -521000 | Contracted Pool Service | 35,000 | 23,586 | 58,586 |
| | | | | |
| Class: 6149 - Senior Participants | | | | |
| 100-560-6149 -511100 | Salaries and Wages | 100,000 | (18,000) | 82,000 |
| 100-560-6149 -512100 | Group Insurance | 19,500 | (2,000) | 17,500 |

| | | | | |
|--------------------------------------|--------------------------|---------|----------|---------|
| 100-560-6149 -512200 | Social Security | 6,250 | (1,000) | 5,250 |
| 100-560-6149 -512300 | Medicare | 1,500 | | 1,500 |
| 100-560-6149 -512400 | Retirement Contributions | 4,000 | | 4,000 |
| 100-560-6149 -512700 | Workers Compensation | 400 | 947 | 1,347 |
| 100-560-6149 -512900 | Long Term Disability | 300 | | 300 |
| 100-560-6149 -522200 | Repairs And Maintenance | 1,000 | 2,889 | 3,889 |
| 100-560-6149 -522201 | Trade Services | 1,000 | | 1,000 |
| 100-560-6149 -522205 | Building Maintenance | 7,000 | | 7,000 |
| 100-560-6149 -523200 | Communications | 7,500 | | 7,500 |
| 100-560-6149 -523505 | Travel-Staff | 100 | | 100 |
| 100-560-6149 -523520 | Travel-Day Trips | 4,000 | (4,000) | 0 |
| 100-560-6149 -523600 | Dues And Fees | 75 | | 75 |
| 100-560-6149 -523700 | Education And Training | 300 | | 300 |
| 100-560-6149 -523900 | Contract Labor | 5,000 | | 5,000 |
| 100-560-6149 -531100 | Supplies & Materials | 7,500 | (1,500) | 6,000 |
| 100-560-6149 -531230 | Utilities | 16,000 | 1,726 | 17,726 |
| 100-560-6149 -531270 | Gasoline | 800 | | 800 |
| 100-560-6149 -542400 | Computer Expense | 200 | | 200 |
| | | 182,425 | (20,938) | 161,487 |
| | | | | |
| Class: 6220 - Parks Areas | | | | |
| 100-560-6220 -511100 | Salaries and Wages | 169,500 | 2,098 | 171,598 |
| 100-560-6220 -512100 | Group Insurance | 50,000 | 4,148 | 54,148 |
| 100-560-6220 -512200 | Social Security | 11,000 | | 11,000 |
| 100-560-6220 -512300 | Medicare | 2,100 | 264 | 2,364 |
| 100-560-6220 -512400 | Retirement Contributions | 9,000 | | 9,000 |
| 100-560-6220 -512700 | Workers' Compensation | 4,500 | (2,000) | 2,500 |
| 100-560-6220 -512900 | Long Term Disability | 800 | | 800 |
| 100-560-6220 -522140 | Contract Lawn Care | 33,000 | (8,000) | 25,000 |
| 100-560-6220 -523500 | Travel | 100 | | 100 |
| 100-560-6220 -523600 | Dues And Fees | 60 | | 60 |
| 100-560-6220 -523700 | Education And Training | 500 | | 500 |
| 100-560-6220 -523900 | Contract Labor-Repairs | 1,800 | 3,550 | 5,350 |
| 100-560-6220 -531100 | Supplies & Materials | 25,000 | (5,500) | 19,500 |
| 100-560-6220 -542100 | Machinery | 4,000 | | 4,000 |
| | | 311,360 | (5,440) | 305,920 |

| | | | | |
|---|----------------------------|----------------|---------------|----------------|
| | | | | |
| Department: 560 - Parks & Recreation Dept Total: | | 927,765 | 27,069 | 954,834 |
| | | | | |
| | | | | |
| Department: 570 - Planning & Development | | | | |
| Class: 7400 - Planning and Development | | | | |
| 100-570-7400 -511100 | Salaries & Wages | 354,500 | (40,000) | 314,500 |
| 100-570-7400 -511300 | Salaries & Wages-Overtime | 0 | 1,827 | 1,827 |
| 100-570-7400 -512100 | Group Insurance | 88,000 | (15,000) | 73,000 |
| 100-570-7400 -512200 | Social Security | 22,000 | | 22,000 |
| 100-570-7400 -512300 | Medicare | 5,200 | | 5,200 |
| 100-570-7400 -512400 | Retirement Contributions | 20,000 | | 20,000 |
| 100-570-7400 -512700 | Workers' Compensation | 6,000 | | 6,000 |
| 100-570-7400 -512900 | Long Term Disability | 1,500 | | 1,500 |
| 100-570-7400 -521003 | Consultant | 60,000 | 127,274 | 187,274 |
| 100-570-7400 -522200 | Maintenance Contracts | 1,800 | | 1,800 |
| 100-570-7400 -523200 | Communications | 8,000 | | 8,000 |
| 100-570-7400 -523300 | Advertising | 2,000 | | 2,000 |
| 100-570-7400 -523500 | Travel | 200 | | 200 |
| 100-570-7400 -523600 | Dues And Fees | 500 | | 500 |
| 100-570-7400 -523605 | Bank Card Charges | 2,000 | 7,975 | 9,975 |
| 100-570-7400 -523700 | Education & Training | 500 | | 500 |
| 100-570-7400 -531100 | Supplies & Materials | 4,500 | | 4,500 |
| 100-570-7400 -531270 | Gas & Oil | 1,000 | | 1,000 |
| 100-570-7400 -531400 | Books & Periodicals | 100 | | 100 |
| 100-570-7400 -542300 | Office Equip. & Furnishing | 300 | | 300 |
| 100-570-7400 -542400 | Computer Expense | 5,100 | 8,672 | 13,772 |
| Class: 7400 - Planning and Development Total: | | 583,200 | 90,748 | 673,948 |
| | | | | |
| Class: 7500 - Assistant City Manager | | | | |
| 100-570-7500 -511100 | Salaries and Wages | 83,600 | | 83,600 |
| 100-570-7500 -512100 | Group Insurance | 18,200 | (4,500) | 13,700 |
| 100-570-7500 -512200 | Social Security | 5,200 | | 5,200 |
| 100-570-7500 -512300 | Medicare | 1,200 | | 1,200 |
| 100-570-7500 -512400 | Retirement Contributions | 5,000 | | 5,000 |
| 100-570-7500 -512700 | Workers' Compensation | 200 | | 200 |
| 100-570-7500 -512900 | Long Term Disability | 380 | 14 | 394 |

| | | | | |
|--|-----------------------------------|----------------|------------------|----------------|
| 100-570-7500 -523200 | Communications | 2,500 | | 2,500 |
| 100-570-7500 -523300 | Advertising | 100 | | 100 |
| 100-570-7500 -523500 | Travel | 500 | | 500 |
| 100-570-7500 -523600 | Dues And Fees | 600 | | 600 |
| 100-570-7500 -523651 | Partnership Gwinnett | 11,000 | 500 | 11,500 |
| 100-570-7500 -523655 | Town Center Business Initiativ | 8,000 | 9,372 | 17,372 |
| 100-570-7500 -523656 | Communication Strategy | 1,000 | | 1,000 |
| 100-570-7500 -523661 | Excise Tax Transfer | 60,000 | 31,649 | 91,649 |
| 100-570-7500 -523700 | Education And Training | 750 | | 750 |
| 100-570-7500 -523910 | Economic & Dev Activities | 2,500 | 60 | 2,560 |
| 100-570-7500 -531100 | Supplies & Materials | 1,200 | | 1,200 |
| 100-570-7500 -531400 | Books & Periodicals | 100 | | 100 |
| Class: 7500 - Assistant City Manager Total: | | 202,030 | 37,095 | 239,125 |
| | | | | |
| Class: 7510 - Youth Commission | | | | |
| 100-570-7510 -511100 | Salaries and Wages | 11,700 | | 11,700 |
| 100-570-7510 -512200 | Social Security | 725 | | 725 |
| 100-570-7510 -512300 | Medicare | 160 | | 160 |
| 100-570-7510 -512700 | Workers' Compensation | 0 | | 0 |
| 100-570-7510 -531100 | Supplies & Materials | 4,000 | (3,000) | 1,000 |
| Class: 7510 - Youth Commission Total: | | 16,585 | (3,000) | 13,585 |
| | | | | |
| | | | | |
| Department: 578 - Capital Improvements | | | | |
| 100-578-7800 -542004 | Cap Improv-Police-Traffic | 300,000 | (3,000) | 297,000 |
| 100-578-7800 -542006 | Cap Impr-Police-Vehicles | 0 | 56,400 | 56,400 |
| 100-578-7800 -542013 | Cap Impr-PW-Christmas Decorati | 10,000 | | 10,000 |
| 100-578-7800 -542016 | Cap Impr-PW-Recycling | 5,000 | 2,500 | 7,500 |
| 100-578-7800 -542020 | Cap Impr-Admin-Tyler Technologies | 0 | 46,800 | 46,800 |
| 100-578-7800 -542021 | Cap Impr-Admin-Bldg Repair | 30,000 | (23,000) | 7,000 |
| 100-578-7800 -542407 | Cap Impr-Park-Equipment | 385,000 | (385,000) | 0 |
| 100-578-7800 -542445 | CDBG Project | 0 | 901 | 901 |
| Class: 7800 - Capital Improvements Total: | | 730,000 | (304,399) | 425,601 |
| | | | | |
| Department: 580 - Debt Service | | | | |
| 100-580-8000 -581200 | Lease Principal-FY17 Equip | 89,290 | (77,000) | 12,290 |

| | | | | | |
|--|--------------------------------|--|-------------------|----------------|-------------------|
| 100-580-8000 -581205 | Lease Principal-FY18 Equip | | 78,376 | 10,914 | 89,290 |
| 100-580-8000 -581210 | Lease Principal-FY19 Equip | | 94,144 | 4,320 | 98,464 |
| 100-580-8000 -581215 | Lease Principal-FY20 Equip Lea | | 0 | 94,144 | 94,144 |
| 100-580-8000 -582200 | Lease Interest-FY17 nEquip | | 1,849 | | 1,849 |
| 100-580-8000 -582205 | Lease Interest-FY18 Equip | | 5,113 | (6,500) | (1,387) |
| 100-580-8000 -582210 | Lease Interest-FY19 Equip | | 6,585 | | 6,585 |
| 100-580-8000 -582215 | Lease Interest-FY20 Equip Leas | | 0 | 6,584 | 6,584 |
| Department: 580 - Debt Service Total: | | | 275,357 | 32,462 | 307,819 |
| | | | | | |
| Department: 590 - Transfers | | | | | |
| 100-590-9000 -611000 | Transfers To Sanitation Fund | | 773,192 | (70,000) | 703,192 |
| 100-590-9000 -611300 | Transfer to Stormwater Utility | | 0 | 104,899 | 104,899 |
| 100-590-9000 -612000 | Transfers to URA Fund | | 380,532 | (11,000) | 369,532 |
| 100-590-9000 -612100 | Transfer to 2014 Splost | | 0 | 8,587 | 8,587 |
| 100-590-9000 -617000 | Transfers to Conf Asset Accoun | | 0 | 125 | 125 |
| 100-590-9000 -618000 | Transfer to BOTO | | 50,000 | 29,047 | 79,047 |
| Department: 590 - Transfers Total: | | | 1,203,724 | | 1,265,382 |
| | | | | | |
| Fund: 100 - GENERAL FUND Total: | | | 13,063,295 | 311,130 | 13,436,083 |
| | | | | | |
| | | | | | |
| | | | | | |
| Net Profit(Loss) | | | | | |

Fund: 210 Confiscated Assets

| | | Current | | |
|---------------------------------|-------------------------------|--------------|------------|--------------|
| | | Total Budget | Adjustment | Final Budget |
| Revenues | | | | |
| 210-310 -351320 | Confiscations-Drug Task Force | 20,000 | 48,648 | 68,648 |
| 210-310 -351325 | Confiscations-DEA | 24,600 | -24600 | 0 |
| 210-310 -361000 | Interest | 400 | -268 | 132 |
| 210-390 -391400 | Transfers From General Fund | 0 | 125 | 125 |
| | | 45,000 | 23,905 | 68,905 |

| | | | | |
|--------------------------------------|--------------------------|--------|---------|--------|
| Expenditures | | | | |
| 210-515-3227 -522455 | Capital Expenditures | 25,000 | 993 | 25,993 |
| 210-515-3227 -523500 | Travel | 2,500 | (2,500) | 0 |
| 210-515-3227 -523600 | Seizure Fees | 0 | 2,027 | 2,027 |
| 210-515-3227 -523700 | Training | 2,500 | 12,231 | 14,731 |
| 210-515-3227 -531100 | Supplies & Materials-DEA | 0 | 10 | 10 |
| 210-515-3227 -542000 | Machinery & Equipment | 15,000 | (3,690) | 11,310 |
| 210-515-3227 -542500 | Supplies & Equipment | 0 | 1,486 | 1,486 |
| | | 45,000 | 10,557 | 55,557 |

Net Profit(Loss)

Fund: 215 RedSpeed

Revenues

[215-311 -351320](#)

[215-310 -361000](#)

Red Speed Revenue

Interest

| Current Total Budget | Adjustment | Final Budget |
|-------------------------|------------|--------------|
| 0 | 1,409,608 | 1,409,608 |
| 0 | 80 | 80 |
| 0 | 1,409,688 | 1,409,688 |

Expenditures

[215-510-3210 -523605](#)

[215-578-7800-542003](#)

Bank Fees

Cap Improv-Police Computers

| | | |
|---|--------|--------|
| 0 | 24 | 24 |
| 0 | 16,943 | 16,943 |
| 0 | 16,967 | 16,967 |

Net Profit(Loss)

Fund: 220 - LCI FUND

| | | Current | | |
|--------------------------------------|--------------------|--------------|------------|--------------|
| | | Total Budget | Adjustment | Final Budget |
| Revenues | | | | |
| 220-370 -134150 | Prior Year Surplus | 19,000 | | 19,000 |
| 220-370 -361000 | Interest | 6,000 | | 6,000 |
| | | 25,000 | | 25,000 |
| | | | | |
| 220-571-7223 -521003 | Consultant | 20,000 | | 20,000 |
| 220-571-7323 -531100 | Supplies | 5,000 | | 5,000 |
| | | 25,000 | 0 | 25,000 |

Net Profit(Loss)

Fund: 270 - URA

| | | Current | | |
|---------------------------------|-----------------------------|--------------|------------|--------------|
| | | Total Budget | Adjustment | Final Budget |
| Revenues | | | | |
| 270-375 -361000 | Interest | 0 | 15 | 15 |
| 270-390 -391100 | Transfers from General Fund | 380,532 | | 380,532 |
| | | 380,532 | 15 | 380,547 |

| | | | | |
|--------------------------------------|------------------------|---------|----|---------|
| Expenditures | | | | |
| 270-575-7321-531100 | Supplies and Materials | 0 | 15 | 15 |
| 270-580-8000 -582100 | Rev Bonds Principal | 369,000 | | 369,000 |
| 270-580-8000 -582200 | Rev Bonds Interest | 11,532 | | 11,532 |
| | | 380,532 | 15 | 380,547 |

Net Profit(Loss)

Fund: 275 - Hotel/Motel FUND

| | | Current Total Budget | Adjustment | Final Budget |
|--------------------------------------|--------------------|-------------------------|------------|--------------|
| 275-370 -314100 | Hotel/Motel Tax | 228,000 | 133,803 | 361,803 |
| 275-370 -361000 | Interest | 500 | | 500 |
| | | 228,500 | 133,803 | 362,303 |
| | | | | |
| 275-570-7520 -521220 | City of Snellville | 22,850 | 0 | 22,850 |
| 275-570-7520 -523310 | Explore Gwinnett | 28,562 | 21,703 | 50,265 |
| 275-570-7520 -572000 | STAT Contract | 177,088 | 98,270 | 275,358 |
| | | 228,500 | 119,973 | 348,473 |

Net Profit(Loss)

Fund: 290 - TREE BANK FUND

| | | Current | | |
|--------------------------------------|------------------------|--------------|------------|--------------|
| | | Total Budget | Adjustment | Final Budget |
| | | | | |
| 290-370 -134150 | Prior Year Surplus | 19,000 | | 19,000 |
| 290-370 -343902 | Tree Bank | 20,000 | | 20,000 |
| 290-370 -361000 | Interest | 1,000 | | 1,000 |
| | | 40,000 | 0 | 40,000 |
| | | | | |
| 290-572-7400 -522145 | Tree Bank Expenditures | 20,000 | | 20,000 |
| 290-572-7400 -531100 | Supplies And Materials | 20,000 | | 20,000 |
| | | 40,000 | 0 | 40,000 |

Net Profit(Loss)

Fund: 327- 2014 SPLOST

| | | Current Total Budget | Adjustment | Final Budget |
|--------------------------------------|---------------------------|-------------------------|------------|--------------|
| 327-340 -313215 | LMIG Grant | 221,000 | | 221,000 |
| 327-340 -361000 | Interest | 16,000 | | 16,000 |
| | | 237,000 | 0 | 237,000 |
| | | | | |
| 327-545-1500 -541235 | Park Facility Needs | 20,000 | 14,343 | 34,343 |
| 327-545-1500 -541411 | Transportation LMIG | 221,000 | | 221,000 |
| 327-545-1500 -541425 | Regional Detention (T.C.) | 250,000 | 162,808 | 412,808 |
| 327-545-1500 -541430 | Resurfacing | 400,000 | 0 | 400,000 |
| 327-545-1500 -541510 | City IT | 30,000 | (21,216) | 8,784 |
| 327-545-1500 -541520 | City Hall HVAC | 90,000 | (90,000) | 0 |
| | | 1,011,000 | 65,935 | 1,076,935 |

Net Profit(Loss)

Fund: 329 2017 SPLOST

Revenues

| | | Current Total Budget | Adjustment | Final Budget |
|---------------------------------|------------------------|-------------------------|-------------|--------------|
| 329-340 -313200 | 2017 SPLOST Revenue | 2,840,000 | (2,234,681) | 605,319 |
| 329-340 -313205 | Revenue Transportation | 0 | 1,531,529 | 1,531,529 |
| 329-340 -313210 | Parking Facilities | 0 | 1,140,575 | 1,140,575 |
| 329-340 -313215 | Revenue Parks | 0 | 534,777 | 534,777 |
| 329-340 -313220 | Revenue Administration | 0 | 21,722 | 21,722 |
| 329-340-332000 | County Reimbursement | 0 | 250,742 | 250,742 |
| 329-340 -341008 | Reimbursement-DDA | 0 | 4,586,653 | 4,586,653 |
| 329-340 -361000 | Interest | 20,000 | (14,183) | 5,817 |
| | | 2,860,000 | 5,817,134 | 8,677,134 |

Expenditures

| | | | | |
|--------------------------------------|--------------------------------|-----------|-------------|-----------|
| 329-520-1565 -541350 | Parking Facilities | 2,000,000 | (2,000,000) | 0 |
| 329-520-1565 -541356 | Design Fees-Precast | 0 | | 0 |
| 329-520-1565 -541360 | Deck Construction | 0 | | 0 |
| 329-520-1565 -541365 | USPS Property Exchange | 0 | | 0 |
| 329-532-4100 -541410 | T.C. Roads/Utilities | 1,000,000 | (938,066) | 61,934 |
| 329-532-4100 -541415 | Regional Detention | 0 | 1,813 | 1,813 |
| 329-532-4100 -541420 | Resurfacing | 100,000 | (1,775) | 98,225 |
| 329-532-4100 -541425 | Joint County/Library/Deck | 1,000,000 | (966,021) | 33,979 |
| 329-532-4100 -541430 | Wisteria/124 Intersection | 0 | 150,588 | 150,588 |
| 329-532-4100 -541435 | Town Center Development | 200,000 | (200,000) | 0 |
| 329-532-4100 -541437 | TC Lib/Bus Ctr Design Fees | 0 | 208,366 | 208,366 |
| 329-532-4100 -541438 | TC Lib/Bus Ctr Construction | 0 | | 0 |
| 329-532-4100 -541500 | TC Grove/Root-Design Fees | 0 | | 0 |
| 329-532-4100 -541600 | TC Roads/Utilities-Design CHA | 0 | 104,233 | 104,233 |
| 329-532-4100 -541601 | TC Roads/Utilities-Constructio | 0 | 275 | 275 |
| 329-532-4100 -541700 | TC San Sewer-Construction | 0 | 440,843 | 440,843 |
| 329-532-4100 -541900 | TC Eastgate-Design/Engineering | 0 | 9,219 | 9,219 |
| 329-542-1500 -523605 | Bank Fees | 2,000 | (1,980) | 20 |
| 329-542-1500 -541415 | City Facilities | 40,000 | (35,720) | 4,280 |
| 329-560-6100 -541210 | Town Green | 5,000 | (5,000) | 0 |
| 329-560-6100 -541215 | Joint County-Trail/Parks | 1,100,000 | (1,052,906) | 47,094 |
| 329-560-6100 -541225 | Park Facility Needs | 0 | 6,649 | 6,649 |
| 329-560-6100 -541230 | Greenway-Phase 1 Design | 0 | 3,674 | 3,674 |
| 329-560-6100 -541231 | Greenway Phase 1-Construction | 0 | 934,042 | 934,042 |
| 329-560-6100 -541235 | Greenway Phase 2-Design | 0 | 9,396 | 9,396 |
| 329-560-6100 -541236 | Greenway Phase 2- Construction | 0 | 13,870 | 13,870 |
| 329-560-6100 -541240 | Greenway Phase 3-Design | 0 | 975 | 975 |
| 329-574-9000-541000 | Transfer to DDA | 0 | 4,620,264 | 4,620,264 |
| | | 5,447,000 | 1,302,739 | 6,749,739 |

Net Profit(Loss)

Fund: 540 Sanitation

| | | Current | | |
|---------------------------------|--------------------------------|--------------|------------|--------------|
| | | Total Budget | Adjustment | Final Budget |
| Revenues | | | | |
| 540-350 -344110 | Residential Income | 3,000 | 1,023 | 4,023 |
| 540-350 -344111 | Commercial Income | 1,650,000 | (50,956) | 1,599,044 |
| 540-350 -344191 | Postage | 1,600 | 33 | 1,633 |
| 540-350 -344193 | Commercial Penalty | 20,000 | 8,575 | 28,575 |
| 540-350 -344196 | Migration Reconciliation | 0 | | 0 |
| 540-350 -349300 | Return Check Service Charge | 150 | (98) | 52 |
| 540-351 -344131 | Aluminum Scrap | 2,500 | 700 | 3,200 |
| 540-351 -344132 | Aluminum - Cans | 1,400 | (227) | 1,173 |
| 540-351 -344133 | Newspapers | 0 | 646 | 646 |
| 540-351 -344134 | Off/Comp Paper-Ph Books-Mag | 0 | 1,940 | 1,940 |
| 540-351 -344135 | Cardboard | 20,000 | 9,046 | 29,046 |
| 540-351 -344136 | Batteries | 50 | 2,772 | 2,822 |
| 540-351 -344138 | Metals | 20,000 | 19,507 | 39,507 |
| 540-351 -344139 | Glass | 4,000 | 1,083 | 5,083 |
| 540-351 -344141 | Electronics | 1,500 | 151 | 1,651 |
| 540-351 -344142 | Co-Mingle Curb Rebate | 0 | 8,500 | 8,500 |
| 540-351 -344160 | Appliances | 4,500 | 2,320 | 6,820 |
| 540-351 -344161 | Misc Revenue | 4,500 | (2,935) | 1,565 |
| 540-351 -344165 | Yard Debris | 3,000 | (335) | 2,665 |
| 540-350 -361000 | Interest Received | 0 | 207 | 207 |
| 540-351 -382001 | Rents Received-American Kidney | 23,000 | 3,531 | 26,531 |
| 540-390 -391200 | Transfers From Genreral Fund | 773,192 | (70,352) | 702,840 |
| Total Revenues | | 2,532,392 | (64,869) | 2,467,523 |

Expenditures

Class: 4510 - Recycling-Administration

| | | | | |
|--------------------------------------|--------------------------|--------|-----|--------|
| 540-550-4510 -511100 | Salaries and Wages | 31,445 | | 31,445 |
| 540-550-4510 -512100 | Group Insurance | 15,000 | | 15,000 |
| 540-550-4510 -512200 | Social Security | 1,930 | | 1,930 |
| 540-550-4510 -512300 | Medicare | 500 | | 500 |
| 540-550-4510 -512400 | Retirement Contributions | 1,887 | | 1,887 |
| 540-550-4510 -512700 | Worker's Compensation | 100 | | 100 |
| 540-550-4510 -512900 | Long Term Disability | 160 | | 160 |
| 540-550-4510 -523200 | Communications | 2,200 | | 2,200 |
| 540-550-4510 -523600 | Dues & Fees | 200 | | 200 |
| 540-550-4510 -523605 | Bank Card Charges | 9,000 | | 9,000 |
| 540-550-4510 -542400 | Computer Expense | 3,500 | 318 | 3,818 |
| | | 65,922 | 318 | 66,240 |

Class: 4520 - Solid Waste Collection

| | | | | |
|--------------------------------------|------------------------|-----------|--------|-----------|
| 540-550-4520 -344113 | Refunds-Commercial | 500 | | 500 |
| 540-550-4520 -521304 | Sanitation Residential | 1,000,100 | 23,100 | 1,023,200 |
| 540-550-4520 -521305 | Contractor-Commercial | 1,250,100 | 51,444 | 1,301,544 |
| | | 2,250,700 | 74,544 | 2,325,244 |

Class: 4540-CFC Removal

| | | | | |
|-------------------------------------|-------------|-------|------|-------|
| 540-551-4540-523901 | CFC Removal | 2,200 | 1480 | 3,680 |
|-------------------------------------|-------------|-------|------|-------|

Class: 4550-Recycling Operations

| | | | | |
|--------------------------------------|--------------------------|--------|-------|--------|
| 540-551-4550 -511100 | Salaries and Wages | 90,720 | | 90,720 |
| 540-551-4550 -512100 | Group Insurance | 20,000 | 2,143 | 22,143 |
| 540-551-4550 -512200 | Social Security | 5,800 | | 5,800 |
| 540-551-4550 -512300 | Medicare | 1,400 | | 1,400 |
| 540-551-4550 -512400 | Retirement Contributions | 4,000 | | 4,000 |
| 540-551-4550 -512700 | Worker's Compensation | 6,500 | | 6,500 |
| 540-551-4550 -512900 | Long Term Disability | 250 | 15 | 265 |
| 540-551-4550 -512901 | Uniforms-Recycle | 500 | | 500 |
| 540-551-4550 -522110 | Yard Waste | 70,000 | | 70,000 |
| 540-551-4550 -522201 | Trade Services | 2,000 | | 2,000 |
| 540-551-4550 -522205 | Building Maintenance | 1,000 | | 1,000 |
| 540-551-4550 -523200 | Communications | 900 | | 900 |

| | | | | |
|--------------------------------------|----------------------|-----------|--------|-----------|
| 540-551-4550 -523700 | Education & Training | 200 | | 200 |
| 540-551-4550 -531100 | General Supplies | 2,000 | | 2,000 |
| 540-551-4550 -531230 | Energy | 7,000 | | 7,000 |
| 540-551-4550 -531240 | Bottled Gas | 900 | | 900 |
| 540-551-4550 -542100 | Machinery | 400 | | 400 |
| | | <hr/> | | <hr/> |
| | | 213,570 | 2,158 | 215,728 |
| Total Expenditures | | 2,532,392 | 78,500 | 2,610,892 |

Net Profit(Loss)

Net Profit(Loss)

Fund: 560 StormWater

| | | Current | | |
|--------------------------------------|-----------------------------|--------------|------------|--------------|
| | | Total Budget | Adjustment | Final Budget |
| Revenues | | | | |
| 560-330 -319110 | Interest and Penalties | 2,000 | | 2,000 |
| 560-330 -344260 | Stormwater Utility Fees | 840,000 | | 840,000 |
| 560-330 -361000 | Interest | 3,000 | | 3,000 |
| 560-390 -391200 | Transfers From General Fund | 0 | 104,899 | 104,899 |
| | | 845,000 | 104,899 | 949,899 |
| Expenditures | | | | |
| 560-535-4320 -511100 | Salaries and Wages | 88,100 | | 88,100 |
| 560-535-4320 -511300 | Overtime | 0 | 89 | 89 |
| 560-535-4320 -512100 | Group Insurance | 14,500 | | 14,500 |
| 560-535-4320 -512200 | Social Security | 5,800 | | 5,800 |
| 560-535-4320 -512300 | Medicare | 1,500 | | 1,500 |
| 560-535-4320 -512400 | Retirement Contributions | 5,300 | | 5,300 |
| 560-535-4320 -512700 | Workers' Compensation | 7,200 | | 7,200 |
| 560-535-4320 -512900 | Long Term Disability | 410 | | 410 |
| 560-535-4320 -521003 | Consultant | 30,000 | | 30,000 |
| 560-535-4320 -522140 | Storm Water Maintenance | 24,000 | | 24,000 |
| 560-535-4320 -523200 | Communications | 200 | | 200 |
| 560-535-4320 -523300 | Advertising | 300 | | 300 |
| 560-535-4320 -523600 | Stormwater Fees | 16,500 | | 16,500 |
| 560-535-4320 -523601 | Dues | 200 | | 200 |
| 560-535-4320 -523625 | Billing Fees | 22,500 | | 22,500 |
| 560-535-4320 -523700 | Education & Training | 1,000 | | 1,000 |
| 560-535-4320 -523900 | Contract Labor | 35,000 | | 35,000 |
| 560-535-4320 -531150 | SW Education Supplies | 1,000 | | 1,000 |
| 560-535-4320 -531230 | Utitlies | 3,000 | | 3,000 |
| 560-535-4320 -531270 | Gasoline | 1,200 | | 1,200 |
| 560-579-7800 -521003 | Capital Improvements | 800,000 | 558,539 | 1,358,539 |
| 560-579-7800 -521005 | Cap Impr-Debris Catcher | 8,000 | | 8,000 |
| 560-580-8000 -581225 | Lease Principal | 20,087 | | 20,087 |
| 560-580-8000 -582225 | Lease Interest | 1,310 | | 1,310 |
| | | 1,087,107 | 558,628 | 1,645,735 |

Agenda Item Summary



Date: February 22, 2022

Prepared by: Matthew Pepper

Agenda Item: Consideration and Action on the Bid Award for the architecture and engineering services for a new Parks and Recreation maintenance building at Briscoe Park.

Background: Per the Briscoe Park Master Plan, the City will construct a new Parks and Recreation maintenance building on the practice field adjacent to the existing Public Works building on Marigold Road. The firms, with their respective bid amounts, are listed below:

| Firm | Bid Amount |
|-------------------------|------------|
| CROFT | \$141,700 |
| Goodwyn Mills Cawood | \$174,275 |
| Precision Planning Inc. | \$167,575 |

Financial Impact: \$141,700 – paid from our 2017 SPLOST collections.

Recommendation: Approval and award of the contract to the low bidder, CROFT, in the above amount.

Action Requested: VOTE to approve award of the contract for the needed architecture and engineering services for the new maintenance building

Attachments: None.

Agenda Item Summary



Date: February 28, 2022

Prepared by: Butch Sanders

Agenda Item: Consideration and Action on Sidewalk Survey and Design Proposal from Collaborative Infrastructure Services

Background: This proposal is the lowest rate received from qualified firms and gets the work started on Skyland and Pinehurst. Other sections and streets as identified and discussed can be added as we go. The main emphasis here is to begin the survey and design work necessary to bid and construct what I will call Phase One of our overall Sidewalk Improvement Program.

Financial Impact: Fee proposal is \$105,425

Recommendation: Approve the proposal and authorize the Mayor to sign upcoming contract after legal review.

Action requested: VOTE to approve CIS Survey and Design Proposal.

Attachments: Proposal and Scope of Work

RESOLUTION NO. 2022-02

STATE OF GEORGIA COUNTY OF GWINNETT

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SNELLVILLE, GEORGIA, OPPOSING HB 1093 AND SB 494 AND OPPOSING LIMITATIONS ON A MUNICIPALITY'S AUTHORITY TO MAKE HOUSING, LAND USE AND ZONING DECISIONS WITHIN A LOCAL GOVERNMENT'S GEOGRAPHICAL BOUNDARIES

WHEREAS, Mayor and Council for the City of Snellville, Georgia ("City") have reviewed HB 1093 and SB 494 ("Bills"), currently being considered in the Georgia General Assembly; and

WHEREAS, the Bills would prohibit local governments from addressing newly developed corporate rental subdivisions through any regulation, restriction or condition that is not the same for single-family residential areas; and

WHEREAS, the Bills are aimed at allowing unlimited access for corporations to develop "build to rent" subdivisions which vary greatly in price, quality, management and tenant protections; and

WHEREAS, the City opposes the Bills for a number of reasons, including the fact that the Georgia Constitution recognizes zoning and land use decisions are core functions of local governments, and housing is a large component of those decisions; and

WHEREAS, local elected officials are responsible for ensuring affordable, predictable housing options within their respective communities; and

WHEREAS, such housing and land use decisions are best made at the local level through comprehensive planning and citizen input; and

WHEREAS, to ensure vibrant and sustainable communities, local governments require flexibility to decide what is appropriate for their community's neighborhoods; and

WHEREAS, no city or county in the State of Georgia has taken action to limit the rights of a homeowner to rent out property through a long-term lease agreement; and

WHEREAS, home ownership is a financial asset that historically has been affordable to all economic levels; and

WHEREAS, rising costs in construction, land and materials are pushing the reality of home ownership further from the reach of more and more Americans, particularly young families; and

WHEREAS, home ownership and the growing equity value it provides is a source of capital for families to start businesses, send children to college, build retirement nest eggs, provide financial resources during financial emergencies, offer an asset to provide services such as assisted living

or nursing care or cover a myriad other financial and economic resources to weather life challenges; and

WHEREAS, these and other benefits are why preserving opportunities for homeownership has long been a high priority of public policy in the United States; and

WHEREAS, good public policy requires a balance of housing options to meet individual needs; however, the Bills remove local decision making from the type and mix of housing available; and

WHEREAS, the superiority of local determination of the type of housing available in a community is one reason why local governmental control of zoning and land use is enshrined in Georgia's State Constitution; and

WHEREAS, the removal of local oversight and the negating of local policy goals inherent in the Bills allows outside forces to determine the type of housing available in a community with no need to work with existing community stakeholders wishing to have a voice in the process; and

WHEREAS, protecting property rights is an important component of good public policy, but good public policy also takes into consideration the property rights, property values and the neighborhood characteristics that purchasers relied on when investing their lifesavings in their current home;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE Mayor and Council of the City of Snellville, Georgia, that this governing body hereby objects to and opposes any legislation or act limiting a local government's authority to make land-use and zoning decisions within its geographical boundaries; and

BE IT FURTHER HEREBY RESOLVED that a copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing the City of Snellville, and made available for distribution to the public and the press.

[SIGNATURES ON FOLLOWING PAGE]

RESOLVED this 28th day of February, 2022.

Barbara Bender, Mayor

Dave Emanuel, Mayor Pro Tem

ATTEST:

Cristy Lenski, Council Member

Melisa Arnold, City Clerk

Solange Destang, Council Member

APPROVED AS TO FORM:

Gretchen Schulz, Council Member

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

Tod Warner, Council Member