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**MEMORANDUM**

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**TO: Planning Commission**

**FROM: Jason Thompson, Director  
Department of Planning and Development**

**DATE: September 28, 2021**

**CASE NO.: #UDO 21-01**

**RE: Proposed Text Amendments to the Snellville Unified Development Ordinance**

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Following the October 26, 2020 adoption of the Unified Development Ordinance (“UDO”), the Planning Department has identified several areas of the current code that need to be amended to reduce ambiguity and also to help further the purpose of the Towne Center Overlay District (“TCO”) and the Use Provisions.

More specifically:

- The definition for ‘Storefront Street’ being amended to add Hugh Drive to the list of storefront streets and limit that portion of Oak Road that lies within the TCO.
- TCO District: reduce the single use, tenant, or occupant building size threshold requirement for a Special Use Permit from 45,000 sq. ft. to 10,000 sq. ft.
- TCO District: for properties with any portion within one-half mile radius from the intersection of Oak Road and Clower Street, require a minimum building height of 2 stores or 24 feet, whichever is greater.
- TCO District: require at least 80% of the ground level/first floor building area be devoted to retail, restaurant, and/or entertainment uses which are open to the general public for mixed-use building types.
- Use Provisions (Use Table): add several additional group living uses; require as a SUP or remove uses in the TCO and TC-MU; and add certain medical uses.
- Residential Uses: add additional use types and provide definitions.

The Planning Department recommends **approval** of the proposed text amendments.