

**CITY of SNELLVILLE**

www.snellville.org

Jason Thompson, City Planner ~ [jthompson@snellville.org](mailto:jthompson@snellville.org) ~ 770-985-3518

**PLANNING & DEVELOPMENT REVIEW COMMENTS**  
**TOWN CENTER OVERLAY DISTRICT**

Project Name \_\_\_\_\_

Review Date \_\_\_\_\_

*PLEASE ADDRESS ALL MARKED ITEMS & ANY APPLICABLE UNCHECKED ITEMS.*

- ... **Please contact reviewer** X=please address
- ... **Please resubmit plans** N/A=not applicable
- ... **Comments can be walked through** JL or JW= approved

The requirements of the TC-Town Center Overlay District shall apply to all buildings, lots, and uses located within the geographic area defined on the Official Zoning Map as the Town Center District. Whenever the requirements of the TC-Town Center Overlay District impose a more or less restrictive standard than the provisions of the underlying zoning district stated elsewhere in this Ordinance, the requirements of the Overlay District will govern .

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**DESIGN**

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- ... 1. ... Add note: All buildings, structures, and streetscape improvements shall conform to the requirements illustrated and stated in the Architectural Design Standards. \_\_\_\_\_
- ... 2. ... All uses must front on a public street. [9.14B] \_\_\_\_\_
- ... 3. ... No building with a single use, tenant, or occupant shall exceed 45,000 square feet. One principal building per lot. \_\_\_\_\_
- ... 4. ... Add note: All commercial sales and service shall be conducted within enclosed permanent structures and there shall be no unenclosed displays of merchandise with the exception of off-street parking and outdoor dining. Unenclosed outdoor sales or displays are permissible only by special administrative permit. \_\_\_\_\_
- ... 5. ... Proposed accessory use is not a permitted use in the TCO District. [9.14F] \_\_\_\_\_
- ... 6. ... Proposed use is not permitted in the TCO District. [9.14, Principal Permitted Uses] \_\_\_\_\_
- ... 7. ... Space Limits:

- ... 1,600 square feet minimum lot area. \_\_\_\_\_
  - ... 32 feet minimum lot width. \_\_\_\_\_
  - ... 2 floor minimum building height. \_\_\_\_\_
  - ... 5 floors or 80 feet maximum building height. \_\_\_\_\_
  - ... Zero (0) feet from right-of-way line minimum front yard. \_\_\_\_\_
  - ... 10 feet from right-of-way line maximum front yard. \_\_\_\_\_
  - ... 15 feet minimum rear yard. (30 feet if abutting a residential district) \_\_\_\_\_
  - ... Zero (0) feet minimum side yard. (40 feet if abutting a residential district) \_\_\_\_\_
  - ... Zero (0) feet minimum side yard on street side of corner. \_\_\_\_\_
- ... 8. ... Locate all fences and walls. If there are none, please note. \_\_\_\_\_
- ... 9. ... No walls, except retaining walls, shall be located between the street and any building, with the exception of screening for authorized off-street loading areas. \_\_\_\_\_
- ... 10. ... Fences and walls shall meet the following regulations [9.14H3f]: ... Retaining walls located adjacent to a sidewalk along a public street shall not exceed a height of 2'. ... The combined height of a fence and retaining wall shall not exceed a height of 5'. ... Provide detail of retaining wall. Retaining walls shall be finished poured concrete and shall be faced with stone, brick or smooth stucco. ... Fencing shall be permitted only when used to separate authorized outdoor dining from the required sidewalk. ... Add note: No barbed wire, razor wire, chain link fence or similar elements shall be visible from any public plaza, ground level or sidewalk level outdoor dining area or public right-of-way. \_\_\_\_\_
- ... 11. ... Gasoline fuel dispenser structures and associated vehicular services such as air pumps and car washes shall not be located between a building and the street. \_\_\_\_\_

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### SIDEWALKS

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- ... 1. ... Sidewalks shall be 15' wide, minimum. [9.14H1] \_\_\_\_\_
- ... 2. ... Identify street furniture/tree planting and clear zones of sidewalks. [9.14H1] Show typical sidewalk section in accordance with the street furniture and tree planting zone, clear zone, and supplemental zone. \_\_\_\_\_
- ... 3. ... Sidewalks street furniture and tree planting zone requirements: [9.14H1a] minimum width of 5'; located immediately adjacent to the curb; continuous; Identify proposed locations for street furniture; Add attached details for street furniture. \_\_\_\_\_
- ... 4. ... Sidewalks clear zone requirements: [9.14H1b] Minimum width of 10'; located immediately adjacent to street furniture and tree planting zone; continuous;

constructed of hardscape; unobstructed for a minimum width of 10' \_\_\_\_\_

- ... 5. ... Street tree planting requirements: [9.14H1c]  
... Locate all proposed street trees. ... Street trees shall be planted in the ground thirty (30) to fifty (50) feet on center within the street furniture and tree planting zone and spaced equal distance between street lights. ... Root barriers and expandable tree trunk protectors shall be installed in accordance with Article 20 of this ordinance. ... Provide detail of protectors and barriers. ... Minimum 3" caliper. ... Add note: Street trees shall be limbed up to a minimum height of seven feet. Planted a minimum distance of 2' from the curb. ... Minimum planting area of thirty-two (32) square feet. The soil surface of the planting area shall be level to sidewalk grade and planted with an evergreen ground cover.  
... Add note: All street trees shall be irrigated in accordance with the Landscape Ordinance. The area between required plantings shall either be planted with evergreen ground cover, or shall be paved in accordance with the Architectural Design Standards. \_\_\_\_\_
- ... 6. ... Locate street lights. Decorative pedestrian lights shall be placed a maximum of 40' on center and spaced equal distance between required trees along all streets. Said lights shall be located within either the street furniture and tree planting zone or the supplemental zone. Add attached detail of required light. \_\_\_\_\_
- ... 7. ... Paving: All paving within the street furniture and tree planting zone shall utilize pavers, approved by City Engineer. [9.15H1e] \_\_\_\_\_
- ... 8. ... Add note: All sidewalk paving materials shall be continued across any intervening driveways. Provide detail. \_\_\_\_\_
- ... 9. ... Driveways shall have a band of textured concrete adjacent to the street, which is in-line with and equal in width to the street furniture zone and shall have a textured band of concrete adjacent to the sidewalk, which is in-line with the supplemental zone, and a minimum width of five (5) feet from the sidewalk. Provide detail. \_\_\_\_\_
- ... 10. ... No more than one (1) curb cut shall be permitted for each development per road frontage. \_\_\_\_\_
- ... 11. ... Curb cuts and driveways shall not be permitted on any storefront street when access may be provided from a side or rear street located immediately adjacent to a contiguous property, with the exception of CI uses and hotel patron drop-off drives. [9.14H5d] \_\_\_\_\_
- ... 12. ... Driveways are not permitted between the sidewalk and a building and must be perpendicular to any adjacent street. \_\_\_\_\_
- ... 13. ... Common or joint driveways may be permitted when adjacent lots have direct vehicular access to a street. Provide a perpetual easement agreement executed by all affected property owners. \_\_\_\_\_

- ... 14. ... All developments, including parking decks, shall have sidewalks a minimum width of five (5) feet connecting ground level parking to the public sidewalks and to all building entrances. \_\_\_\_\_
- ... 15. ... No drop-off lanes shall be permitted along public streets. \_\_\_\_\_
- ... 16. ... Taper sidewalk to six feet, or as otherwise necessary, to meet sidewalk on adjoining residential property(ies). \_\_\_\_\_
- ... 17. ... Add note: All developments shall place existing and future utilities underground. \_\_\_\_\_

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**SUPPLEMENTAL ZONE [9.14H2]**

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- ... 1. ... Supplemental zones shall have the following minimum widths: \_\_\_\_\_  
Scenic Hwy (SR 124), Hwy 78: Ten (10) feet. All other streets: Five (5) feet \_\_\_\_\_
- ... 2. ... Height Requirements: Landscaping cannot exceed 24". Retaining walls cannot exceed 36". \_\_\_\_\_
- ... 3. ... Add note: The following uses are prohibited from outdoor displays or merchandise and sales areas in the Supplemental Zone: Automotive Sale, Service and Repair; Tire Sale; Service and Repair; Equipment Rental, Sales, or Service Establishments; Pawn Shops; Wholesaling establishments; Plumbing, Electrical, Pool and Homebuilding Supply Showrooms and Sales Centers. \_\_\_\_\_

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**PARKING**

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- ... 1. ... Bicycle/moped spaces [9.14K]: All non-residential developments, which provide automobile parking facilities, shall provide bicycle/moped parking facilities at a ratio of at least one (1) bicycle/moped parking space for every twenty (20) automobile parking spaces. Multi-family developments shall provide said facilities at a ratio of at least one (1) bicycle/moped parking space for every five (5) multi-family units. o development shall have fewer than three (3) bicycle/moped parking spaces. Bicycle/moped spaces shall be located within the street furniture zone a maximum distance of 100' from the building entrance. ... Add note: Each bicycle/moped space shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock. \_\_\_\_\_
- ... 2. ... Add note: Public street lighting may be utilized to either partially or totally fulfill the lighting requirements for parking lots; however, where such street lighting is removed, it shall be the responsibility of the parking facility to independently provide these required levels of illumination. Internal parking deck lighting fixtures shall not be visible from any public right-of-way or private street. \_\_\_\_\_
- ... 3. ... Off-street surface parking shall not be located between a building and the street without an intervening building; \_\_\_\_\_

... 4. ... Loading dock entrances for non-residential uses shall be screened so that loading docks and related activity are not visible from the public right-of-way. Locate entrances, if any. \_\_\_\_\_

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**IV. ADDITIONAL COMMENTS**

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... 1. ... \_\_\_\_\_

... 2. ... \_\_\_\_\_

... 3. ... \_\_\_\_\_

... 4. ... \_\_\_\_\_