



## **City of Snellville Planning Commission**

**PLANNING COMMISSION REPORT  
January 25, 2022**

**CASE NUMBER:**

**#CP 22-01**

**REQUEST:**

**Amendment to Table 2 – Future Land Use Categories and Corresponding Zoning Districts of the Snellville 2040 Comprehensive Plan**

**APPLICANT/CONTACT:**

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The Planning Commission considered the proposed amendment at the January 25, 2022 Regular Meeting of the City of Snellville Planning Commission to *add* the Low-Density Residential future land use category to Table 2 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 (see Exhibit "A").

By a unanimous vote of 4-0, the Planning Commission recommended **Approval** of the amendment as proposed by the Planning Department.

## EXHIBIT "A"

**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						
<b>Zoning District*</b>	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	A						
	OP: Office Professional District			A	A	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.