



## ***City of Snellville Planning Commission***

**PLANNING COMMISSION REPORT  
January 25, 2022**

**CASE NUMBER:**

**#UDO 22-01**

**REQUEST:**

**Text Amendment #2 to the Snellville  
Unified Development Ordinance  
("UDO")**

**APPLICANT/CONTACT:**

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The Planning Commission considered the thirty-eight (38) proposed amendments to the Unified Development Ordinance ("UDO") for the City of Snellville, Georgia. A summary of the amendments is attached hereto as Exhibit "A".

By a unanimous vote of four (4) to zero (0), the Planning Commission recommended **Approval** of the proposed amendments as proposed by the Planning Department.

**EXHIBIT "A"**

**SUMMARY OF PROPOSED AMENDMENT #2  
TO THE SNELLVILLE UNIFIED DEVELOPMENT ORDINANCE**

**#UDO 22-01 DRAFT AMENDMENT (V1) – 1-11-2022**

ITEM	PAGE NO.	SECTION	DESCRIPTION OF CHANGE
<b>ARTICLE 2 DEFINITIONS OF CHAPTER 100 GENERAL PROVISIONS</b>			
1	100-24	102-2 – Defined Terms	Add Electric Vehicle (EV) Charging Station
2	100-105	103-6.6 – Residential Drainage Plan	Add 'Field Verify' notation to RDP
<b>ARTICLE 1 RULES FOR ALL ZONING DISTRICTS OF CHAPTER 200 ZONING AND LAND USE</b>			
3	200-8	201-1.5.B – Principal Building Features	Add swimming pool decking to list of permitted encroachments
4	200-9 200-10 200-11	Table 201-1.6 – Allowed Locations of Residential District Accessory Uses and Structures	Add additional accessory uses or structures; provide setbacks; provide additional use standards
5	200-12	201-1.6.C – Canopies and Covered Entrances	Remove adult care centers and day care centers as these uses are not allowed in the residential districts
6	200-12	201-1.6.G – On-Site Parking	Add 'sidewalk' to the areas for 'No Parking'
7	200-14 200-15	Table 201-1.7 – Allowed Locations of Nonresidential District Accessory Uses and Structures	Add additional accessory uses or structures; provide setbacks; provide additional use standards
8	200-22	201-2.2 – Detached House	Remove requirement that garage doors facing street be setback at least 20 feet behind front wall plane
9	200-24	201-2.6 – Townhouse	Remove requirement that no garage entrance may face a public street
10	200-36 200-37	Table 201-3.2.D – Allowed Building Materials: All Uses	Relax the standards for LM zoned properties where industrial/warehouse buildings are less than 30,000 SF in floor area or for building facades that are setback at least 150 feet from the right-of-way
11	200-38	Table 201-3.2.E – Allowed Building Materials: Uses over 30,000 SF in Floor Area	Correct table section reference. Relax the standards for LM zoned properties where industrial/warehouse buildings are greater than 30,000 SF in floor area or for building facades that are setback at least 150 feet from the right-of-way
12	200-40 200-41	201-3.3.E – Small Residential Building Facades	Remove the requirement that all garage doors facing a street must be located at least 10 feet behind the front wall plan, not including front porches. Clarify street type for garage door setback from the sidewalk requirement.
<b>ARTICLE 2 RESIDENTIAL DISTRICTS OF CHAPTER 200 ZONING AND LAND USE</b>			
13	200-60 200-61	202-6.7 – R-TH Building Setback	Add 22 feet min. setback (from sidewalk) for garage doors facing a street

ITEM	PAGE NO.	SECTION	DESCRIPTION OF CHANGE
<b>ARTICLE 6 USE PROVISIONS OF CHAPTER 200 ZONING AND LAND USE</b>			
14	200-124 Thru 200-145	206-2 – Allowed Use Table	Amend various uses in several zoning districts. Add ‘Kidney dialysis clinic’ as a Special Use in the TCO District. Add ‘Mobile health wellness and screening’ as a Limited use in the mixed-use and business districts. Add various accessory uses.
15	200-155 200-156	206-4.1.H – Place of Worship	Add prohibition for Place of Worship use in mixed-use or multi-tenant buildings.
16	200-156 200-157	206-4.1.J – School, Public or Private	Add prohibition for School use in mixed-use or multi-tenant buildings.
17	200-171	206-5.6.A – Medical	Add ophthalmologist and optometrist to list of medical uses
18	200-171 200-172	206-5.6.C – Mobile Health Wellness and Screening	Add and provide definition and use standards
19	200-178	206-5.11 – Restaurant	Add ‘Restaurant, with drive-thru window’ to list of restaurants. Amend definition for ‘Drive-in Restaurant’
20	200-179	206-5.11.F – Hookah Bar or Lounge	Add and provide definition. Note: Use is prohibited in all zoning districts. ‘Smoke or Vape Shop’ also prohibited in all zoning districts.
21	200-186 200-187	206-5.13.D – Car Wash	Add ADA compliant restroom requirement. Add 50% recycled water requirement for any new conveyor belt car wash facility,
22	200-200 200-201	206-8.10 – Dumpster	Add prohibition for ‘Open-top or Roll-off’ dumpsters unless used for construction projects with an approved building permit
23	200-208 Thru 200-215	206-8.24 – Portable Accessory Structure	Amend section for both residential and non-residential districts. Allow as a temporary use in non-residential districts for move-in/move-out; building renovation and remodel; or due to damage caused by natural disaster.
24	200-216 Thru 200-217	206-8.26 – Roofed Accessory Structure	Add to definition. Increase max. size to 2,000 SF for lots over 1 acre in size. Increase the number of structures to not exceed three (3) roofed accessory structures on any single-family detached dwelling lot. Add areas where structures may not be located.
25	200-218	206-8.30 – Temporary Shelter	Add as accessory use; provide definition; provide use standards
26	200-218 Thru 200-220	206-8.31 – Electric Vehicle (EV) Charging Station	Add as accessory use; provide definition; provide use standards
27	200-220	206-8.32 – Hybrid Solar Energy System	Add as accessory use; provide definitions; provide use standards
<b>ARTICLE 7 SITE DEVELOPMENT OF CHAPTER 200 ZONING AND LAND USE</b>			
28	200-232	Table 207-1.2.B – Vehicle Parking Requirements	Change parking space requirement where there is no fixed seating to 1 space per 200 sq. ft. of gross building area.
29	200-239	207-1.7.F – Pedestrian Circulation	Correct UDO section reference to refer to Sec 207-4.18.B (Parking Lot and Street Tree Species Table)

ITEM	PAGE NO.	SECTION	DESCRIPTION OF CHANGE
<b>ARTICLE 7 SITE DEVELOPMENT OF CHAPTER 200 ZONING AND LAND USE (cont.)</b>			
30	200-245 200-246	Table 207-2.1.B – Minimum Buffer Strip Requirements	Add minimum buffer strip requirements for property that abuts residential zoned property in unincorporated Gwinnett County (same requirements as RS-30)
31	200-246	207-2.1.C.5 – Minimum Buffer Strips	Provide exception from the 20-foot undisturbed buffer requirement for property that abuts right-of-way of 60 feet or less for property zoned NR (North Road) District
32	200-288	207-5.4.C – Lighting Standards, Configuration and Timing	Add LED as a permitted fixture lighting type
33	200-289 200-290	207-5.6 – Outdoor Lighting Intensity Standards	Add LED as a permitted fixture lighting type
34	200-301	207-6.2 – Definitions (Signs)	Add ‘Sign, Wayfinding’ to definitions
35	200-305	207-6.4.B – Signs Permitted in Non-Residential Districts	Amend language for vehicle fueling centers with pump islands; Provide use standards for the different ‘Freestanding’ sign types; Increase the allowable sign area for menu-board and pre-menu board signs; Add use standards for Electric Vehicle (EV) Charging Station signage
36	200-309	207-6.8 – Electronic Message Board Signs (EMB)	Remove BN District from list of permitted districts; Remove off-premises restriction from EMB signs; Amend sign area allowances for ‘Freestanding Sign’ and ‘EV Charging Station Sign’; Reduce the time that any EMB sign message must remain unchanged from 15 mins. To 10 seconds to correspond with the City approved development agreement with Clear Channel Outdoor for the EMB billboard at 2007 Scenic Hwy
37	200-311	207-6.9 – General Procedures	Prohibit overhead or solar powered electrical service for monument and freestanding signs
<b>ARTICLE 1 STREETS AND PUBLIC IMPROVEMENTS OF CHAPTER 400 LAND DEVELOPMENT</b>			
38	400-24	Table 401-4.2 – Streetscape Table	Add TCO to table requiring 5 ft. min. planter and 10 ft. min. sidewalk width