

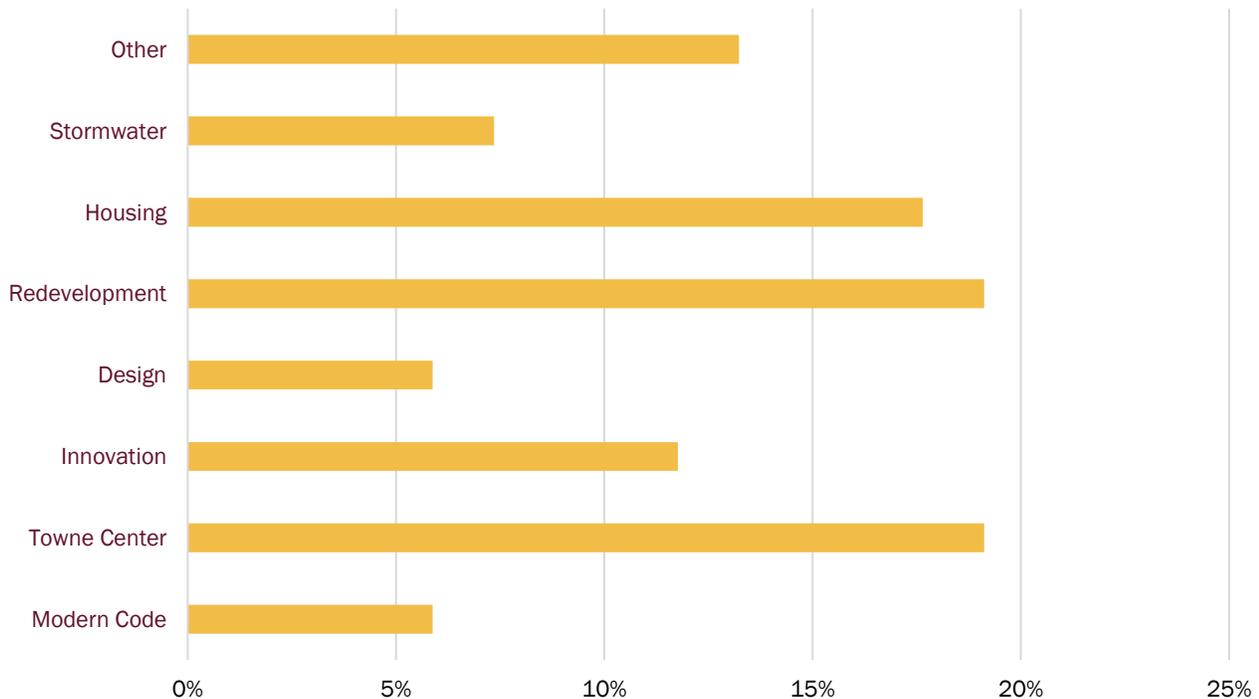


Community Ideas

This document summarizes all of the input gathered during the July 12, 2016, Kickoff Meeting. Comments are directly transcribed from Idea Cards, consultant notes, or follow-up emails. Neither the City of Snellville nor the consultant team makes any claims as to their accuracy or validity. However, even incorrect perceptions often indicate issues that could be of concern.

Themes

The following is a summary of the comments received by theme.



In what way do you feel our existing regulations fail to support your vision for Snellville's future?

- There is mishmash of building types.
- What are the limits of the Towne Center?
- Current code requires buffers based on zoning class rather than actual use.
- Traffic.
- Outdated, restrictive, lacks innovation.
- No more billboards in the city limits.
- No more traffic causing development on Highway 124, such as allowing 12 Stone Church to go into a building on Scenic Highway. Our traffic is unbearable at present. Poor planning and implementation has been the practice in the past it seems.
- The North Road corridor between Oak Road and Pinehurst should all be allowed to develop O-I or BG light. The traffic and noise is not conducive to residential. Also the section of Dogwood from North to 124 behind QT.



- Code enforcement needs to get its act together. Some of the things they site for is ridiculous: grass, parking on your own property, etc. Many times it is due to a complaint that may or may not even be valid.
- When existing homes are rezoned oh I delete the requirement to install ornamental streetlights. It adds cost, which described as rezoning with little addition to ambience.
- Delete requirement to have buildings right of the sidewalk. This requirement has produced one building with its back to the street (the dialysis center), one building with the windows at the street with black tinting (Nayston Dental). Neither of these produced the promise result of a small town main street with inviting store interiors.
- Work with New London Plaza to add storefronts at what is the current back of the buildings along Highway 124. This will improve both the sales of businesses well improving the luck of that section of Highway 124.
- Not enough housing for senior citizens.
- Traffic is awful on 78 and 124 all the time, please make sure new design helps relieve traffic congestion, improve flow.
- Current ordinance does not allow A person to have a gravel parking area off driveway, this needs to be rewritten. Homeowners are required to pay this area which is expensive and unnecessary and create stormwater runoff.
- Senior living villas, cottages; making a community where senior citizens can retire affordably.
- Mixed-use housing.
- The lack of ways to expand in what we would like to see as a downtown area. There should be apartment buildings, condos, or townhomes.
- Condos, townhomes for empty-nesters. Currently Snellville has very little housing for empty-nesters. Try to use empty lots, abandoned buildings to develop housing.
- Create cultural community incentives in the Towne Center.
- Playground.
- Go for it.
- Let's get it right.
- Need sign maintenance ordinance.
- Having Snellville citizens understand that apartments are not necessarily for families - that there is the aging in place is very important too.
- Please put in a residential tree ordinance.
- Traffic flow is not very good.
- Parking is for smart cars, which are not very smart.
- Current regulations are not conducive to building a walkable multi use Towne center.
- No more apartments. We need no more density.
- Regulations on backyard fencing for corner lots are not developed to maximize homeowners' backyards.
- Good quality hotel (with ballrooms) for reunions, wedding receptions.
- Convention center for events concerts.
- "Open space" or "green space" codes does not really protect the green space - it allows building and clearing of natural vegetation. I would like to see that amended so that green space is truly protected.
- Consider using bio engineering options for stormwater control.
- I have a major concern with the rewritten development code ending up being a massive rezoning. For example, currently RS-180 and RS-150 single-family residential housing have minimum lot size. Please do not reduce these lot sizes. For example, don't take a zoning that has a minimum lot size of 1/2 acre and change it so that the minimum lot size would be less than 1/2 acre (1/10 acre, for example). That would be equivalent to rezoning to a higher density zoning under the current zoning code.
- MARTA coming to Gwinnett.



- Too restrictive for mixed-use development. Would love to see a retail with loft above-perhaps along Wisteria and/or in the Snellville Oaks Center.
- Need affordable housing for seniors and young adults.
- Need transportation options for those who can't/don't drive.
- Please, no more big box stores in the town proper.
- I would like to see more mixed use development. Live, work, play.
- I think there are too many auto repair shops.
- Senior housing.
- We were promised a sewer system for residents of Snellville many years ago. KFC and other businesses moved in on Highway 78, so they were given the sewer system instead. We spent \$\$\$\$ on a new septic system at our home, which is one and a half miles from the City Hall.
- We would like to see a beautiful and unique theme design.
- Please tear down the old Ryan's building. Such an eyesore.
- How was Snellville going to handle transportation on SR 124 or North Road?
- Will there be rezoning?
- How about innovative housing where millennial's can walk and have housing-condos, etc., close to businesses and work? Then they can participate in the activities and businesses.
- We don't want open detention around the Towne Center – mosquitoes. Can the City mandate underground detention? Master detention?
- Many are very concerned about the SR 124 “improvements” – concerns for businesses, look, etc. How can we influence GDOT?
- Maintenance of existing city roads and such
- There is too much traffic and development on 124. I do not want to see it get worse.
- There needs to be safer pedestrian street crossings for students at South Gwinnett High School (Wisteria, Skyland, and 78)
- I'd like to see sidewalks within the existing neighborhoods, street resurfacing, widening of neighborhood street, such as Eastwood Drive.
- One resident installed a gravel car parking area off of concrete driveway (for son's car). They had a landscape architect design gravel parking area with railroad ties. City enforcement came and made them pour concrete slab. Utility fees for their lot then increased with impervious area from concrete. Why can't gravel be used? Gravel allows more stormwater to percolate into the ground.
- I would like to see something similar to Suwanee's Town Center. I want businesses that can make it/self-supported. The City should not subsidize the businesses.
- Snellville does not need more people density wise. There are enough people in the City and surrounding areas to support the businesses.
- Billboards are unattractive and no needed.
- I am opposed to traffic-generating uses; enough growth.
- I'm opposed to apartments because of crime and traffic.

What revision or new regulation would work better? Should it be required? Or encouraged with incentives?

- Senior housing such as villas or cottages close to shopping, etc.
- I think there are too many tire shops and title pawns in Snellville. Too many auto repair shops.
- Encourage with incentives.
- Update code to allow fences that allow larger backyard.
- Higher density development. Stormwater runoff should be promoting green incentives.
- Use incentives.



- If sewage is put in incentives will have to be offered or there is no person on septic that would be willing to pay higher water prices each month on top of having to pay a huge fee to connect to the sewer. Average water bills well and septic is \$20-\$30 on sewage it is much higher. Encourage with incentives.
- It should not be required, it should be encouraged.
- Correct the problem.
- I would like to see conforming buildings such as all brick no matter what type of business.
- I would like to set density that varies based on the type of land on a site. Give a 100% density cred-it for "developable land," a 25% credit for flood zones, and no credit for wetlands. This would let you raise density in buildable areas without allowing the extreme density (that would result is you got 100% credit over the entire site).
- Apartments can enable aging in place.
- We need an arts center.
- Sidewalk cafes.
- A good quality hotel, convention center.
- We need to encourage self-supported business.
- Make it like Suwannee.
- Don't get rid of larger lots - I like the rural feel.