

# **RECOMMENDED CONDITIONS ONLY**

**CASE: #CUP 16-02**

## **CONDITIONAL USE PERMIT FOR A CHURCH CAMPUS AND REQUEST FOR VARIANCES**

**12Stone Church, Inc. – 1709 Scenic Hwy., Snellville**

<b>Department of Planning and Development Recommended Conditions</b>	<b>Planning Commission Recommended Conditions Regular Meeting Date: 1-26-2016</b>
1. The property shall be developed in general accordance with the submitted site and concept plan entitled “12Stone Church”, sealed and dated 12-11-2015, with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the site and concept plan, as determined by the Director of Planning and Development, will require Mayor and Council approval;	1. SAME;
2. Any expansion of the Church Campus beyond the current property boundary as shown on 12-11-2015 site plan will require Conditional Use Permit (or rezoning) approval by the Mayor and Council;	2. SAME;
3. The Conditional Use Permit shall only be valid as long as 12Stone Church, Inc. is leasing the property. If at any time 12Stone Church, Inc. purchases the property the Church will require Conditional Use Permit (or rezoning) approval by the Mayor and Council;	3. SAME;
4. The two (2) planter islands located at the north and south end of the building front shall be a minimum of 200 sq. ft. in area and shall be designed and landscaped in accordance with Section 19-74 of the Landscape Ordinance;	4. SAME;
5. Any improvements made to the property as part of any initial building permit issued within the first twelve (12) months from the date of Mayor and Council approval shall not trigger a Substantial Building Permit. However, after the first twelve (12) months from the date of Mayor and Council approval, future improvements or re-development with a total value in excess of the Gwinnett County Tax Assessor’s 100% assessed value of the existing improvements (only) will be subject to the requirements of a substantial building permit and applicable Zoning and Development Regulations;	5. SAME;
6. Freestanding signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited;	6. SAME;

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Recommended Conditions**

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<p>7. Any additional non-substantial variance(s) as determined by the Director of Planning and Development for the design requirements, zoning requirements, development regulations and construction requirements must be submitted in writing for Administrative Variance approval with the Director of Planning and Development for this project; and</p>	<p>7. SAME;</p>
<p>8. In the event that the subject property is not leased, or purchased, or occupied by 12Stone Church, Inc. within twelve (12) months from the date of Mayor and Council approval, or if the property is occupied and later vacated by 12Stone Church, Inc. the Conditional Use Permit will become null and void.</p>	<p>8. In the event that the subject property is not leased or occupied by 12Stone Church, Inc. within twelve (12) months from the date of Mayor and Council approval, or if the property is occupied and later vacated by 12Stone Church, Inc. the Conditional Use Permit will become null and void.</p>