

RECOMMENDED CONDITIONS ONLY

CASE: #RZ 16-03 CUP 16-03 CUP 16-04

**REZONING FROM BG DISTRICT TO HSB DISTRICT
FOR A MINI-WAREHOUSE STORAGE FACILITY
AND REQUEST FOR VARIANCES**

Stein Investment Company, LLC (Virginia) – 2350 Ronald Reagan Pkwy., Snellville

| Department of Planning and Development Recommended Conditions | Planning Commission Recommended Conditions Regular Meeting Date: 3-22-2016 |
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| 1. The property shall be developed in general accordance with the submitted Rezoning Plan, entitled “Rezoning Plan 2350 Ronald Reagan Parkway”, sealed and dated 3-15-2016, with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, as determined by the Director of Planning and Development, will require Mayor and Council approval; | 1. SAME; |
| 2. Freestanding signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited; | 2. SAME; |
| 3. Uses involving adult entertainment, including any sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited; | 3. SAME; |
| 4. Storage units shall not be used for manufacturing, retail or wholesale selling, office, other business or service use, or human habitation; | 4. SAME; |
| 5. Outdoor speakers or sound amplification systems shall be prohibited; | 5. SAME; |
| 6. Such a facility may include one accessory manager’s office/apartment which is clearly subordinate to the primary use of the facility for warehousing purposes; | 6. SAME; |
| 7. All exterior building design shall comply with the Architectural Design Standards of Article VII of the City’s Zoning Ordinance; | 7. The building exterior and landscaping for the existing building will be improved to generally reflect the rendering submitted by the applicant entitled “Conceptual Rendering – Snellville Self Storage”, dated 3-16-2016; |

**Department of Planning and Development
Recommended Conditions**

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| 8. There shall be no temporary or permanent outside storage of recreational vehicles, campers, travel trailers, 5th wheel trailers, utility trailers, trucks, vans or other vehicles on any tract; | 8. SAME; |
| 9. 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 approval with the Director of Planning and Development for this project; | 9. SAME; |
| 10. To ensure that no split zoning lines are represented on any one parcel, prior to issuance of a Certificate of Occupancy or Certificate of Completion, the property owner shall be required to complete and record and exemption plat per City and County regulations; and | 10. SAME; |
| 11. In the event that the subject property is not leased or purchased by Stein Investment Company, LLC (Virginia) within twelve (12) months from the date of Mayor and Council approval, the Conditional Use Permit for the Mini-Warehouse Storage Facility will become null and void. | 11. SAME. |