

CONDITIONS RECOMMENDATIONS ONLY

**CASE: #ANX 17-01 LUP 17-06 RZ 17-11
ANNEXATION; LAND USE PLAN AND ZONING MAP AMENDMENT
AND REQUEST FOR VARIANCES**

Smithton Homes, LLC – 36.25± Acres at the Intersection of Pinehurst Rd. and Ridgedale Dr., Snellville, GA

Department of Planning and Development Recommended Conditions	Planning Commission Recommended Conditions Called Meeting Date: 8-1-2017
1. The property shall be developed according to the rezoning site plan entitled “Conceptual Site Plan For Adventur Living”, dated 3-17-2016, revised 6-12-17 (stamped received 6-13-2017), with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations;	1. The property shall be developed according to the rezoning site plan entitled “Conceptual Site Plan For Adventur Living”, dated 3-17-2016, revised 6-12-17 (stamped received 6-13-2017), with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations. Substantial variation, as determined by the Director of Planning and Development, will require Mayor and Council approval;
2. Single-family detached dwellings shall not exceed a density of 3.60 units per acre. The development shall be restricted to occupancy by residents aged 55 years or older;	2. Same.
3. Stormwater detention facility(s) shall be fenced with either a black vinyl-coated chain link fence a minimum of four feet in height, or 6-8-foot-tall privacy fence;	3. Same.
4. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited;	4. Same.
5. All corner lots and lots abutting an external public street shall be designated as “High Visibility Lots” and require a continuation of the front façade treatments to the corner side to continue the architectural theme that is presented on the front elevation to the corner elevation exposed to public view;	5. Same.
6. Sidewalks and other right-of-way improvements required by the Development Regulations and Zoning Ordinance shall be allowed in, at, or near the two streams on the subject property, subject to approval by the Director of Planning and Development;	6. Same.
7. The developer shall erect a wooden privacy fence a minimum of eight (8) feet in height, where the exterior lots abut property zoned R-100, R-SR, and RS-180. Maintenance, repair and replacement of said fence shall be the sole responsibility of the Homeowners’ Association;	7. Same.
8. The developer shall provide a second full-access drive on Ridgedale Drive, with deceleration lanes, subject to Gwinnett D.O.T. standards;	8. Same.
9. There shall be master protective covenants for the entire development that will include all phases of the development (recreation/amenity and residential) and such other usual and necessary covenants and restrictions to protect the quality and integrity of the single-family development;	9. Same.

<p>10. A mandatory homeowner’s association shall be formed and incorporated for all single-family lots in the development and common areas which will include all component parts of the proposed development. The homeowner’s association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, ground signage, walls and fencing, common areas, open space areas, amenities, and the like contained within the overall development, and maintain adequate liability insurance and working capital;</p>	<p>10. Same.</p>
<p>11. A Residential Drainage Plan (RDP) shall be submitted for review and approval by the Director of Planning and development for those lots so designated on the Final Plat prior to issuance of a building permit;</p>	<p>11. Same.</p>
<p>12. All lots shall be required to connect to sanitary sewer, the use of onsite septic systems is prohibited;</p>	<p>12. Same.</p>
<p>13. Unless granted variance approval by the Snellville Board of Appeals, no accessory structure shall be allowed to encroach within the 75-foot impervious surface setback or 50-foot undisturbed local stream buffer;</p>	<p>13. Same.</p>
<p>14. Non-substantial variances, as determined by the Director of Planning and Development and/or City Manager 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 and/or City Manager. Substantial variances, as determined by the Planning and Development and/or City Manager, will require Mayor and Council approval; and</p>	<p>14. Same.</p>
<p>15. All approved zoning conditions and variances shall be referenced on any plat of a lot provided to homebuyers.</p>	<p>15. Same</p>
<p>16. None.</p>	<p>16. Developer shall provide a minimum of two (2) access points to the internal common area/park (Lots 87-130 as shown on the rezoning site plan) with said access points to be not less than ten (10) feet in width; and</p>
<p>17. None.</p>	<p>17. Garages shall be setback no less than twenty (20) feet from the sidewalk, as measured in a straight line from the garage door to the leading edge of the sidewalk.</p>