

VARIANCE 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 Variances Recommended for APPROVAL	Planning Commission Variances Recommended for Approval Called Meeting Date: 8-1-2017
1. Section 9.18, R-HOP, Site and Architectural Design Standards: To reduce the requirement for brick and stone masonry on each building elevation so that the front elevation will have the 70% specified per the ordinance and the sides and rear will be constructed using Hardi cement siding with a combination of Hardi Shakes, Board and Batten and siding.	1. SAME.
2. Section 9.19, R-HOP(55)-SF, Area, Dimensional and Design Standards: To decrease the minimum side yard distance between homes from 15 feet to 10 feet while keeping the 5 foot side yard setback.	2. SAME.

Department of Planning and Development Variances Recommended for DENIAL	Planning Commission Variances Recommended for Denial Called Meeting Date: 8-1-2017
None.	None.