

# CONDITIONS RECOMMENDATIONS ONLY

CASE: #CUP 17-05

## CONDITIONAL USE PERMIT AND REQUEST FOR VARIANCES

Zotung Christian Church – 2158 Dogwood Road, Snellville

<b>Department of Planning and Development Recommended Conditions</b>	<b>Planning Commission Recommended Conditions Regular Meeting Date: 11-28-2017</b>
1. The property shall be developed and utilized in general accordance with the submitted conceptual rezoning site plan, sealed and dated 10-16-2017 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. Installation of trees and shrubbery as shown on the submitted site plan, sealed and dated 10-16-2017 shall be completed within three (3) months from the date of Mayor and Council approval;	2. SAME.
3. Installation of any new exterior building or site lighting or upgrades to any existing building or site lighting shall comply with the City's exterior lighting standards and require an approved permit;	3. SAME.
4. Parking of vehicles shall be on a hard-surface parking area only. Parking in the grass/yard is prohibited. Any expansion to the parking area shall require a Land Disturbance Permit approved by the Director of Planning and Development;	4. SAME.
5. Prior to occupancy and use of the building, the Church shall provide to the City a Certificate of Occupancy certificate issued by the Gwinnett County Fire Marshal's Office;	5. SAME.
6. In the event that the subject property is vacated by Zotung Christian Church, the Conditional Use Permit will become null and void; and	6. SAME
7. New signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited. Any new sign(s) shall conform to the sign ordinance and require an approved sign permit prior to installation.	7. SAME.