

CONDITIONS RECOMMENDATIONS ONLY

CASE: #LUP 17-01 RZ 17-02 CUP 17-01

LAND USE PLAN AND ZONING MAP AMENDMENT; CHANGE IN CONDITIONS; AND CONDITIONAL USE PERMIT

Indoor Self-Storage Facility – 2397 Lenora Church Road, Snellville

Department of Planning and Development Recommended Conditions	Planning Commission Recommended Conditions Regular Meeting Date: 1-24-2017
1. The property shall be developed in general accordance with the submitted site plan entitled "Concept Plan for 2338 Scenic Highway, LLC", dated 12-6-2016, 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 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. The building exterior and landscaping for the existing building will be improved to meet the requirements on Article 19, Buffer, Landscaping, and Tree Ordinance of the City Code;	7. SAME.
8. There shall be no temporary or permanent outside storage;	8. SAME.
9. Provide adequate loading and unloading areas outside of fire lanes;	9. SAME.
10. 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; and	10. SAME.
11. In the event that the subject property is not developed by the Property Owner within twelve (12) months from the date of Mayor and Council approval, the Zoning Amendment, Land Use Plan Amendment and Conditional Use Permit for the Mini-Warehouse Storage Facility will become null and void.	11. SAME.

#RZ 16-02 - Golden Krust Carribean Bakery & Grill – 2358 E. Main Street, Snellville