

CONDITIONS RECOMMENDATIONS ONLY

CASE: #LUP 17-03 RZ 17-04

LAND USE PLAN AND ZONING MAP AMENDMENT; AND REQUEST FOR BUFFER REDUCTION

15,000± SF Retail Strip Center – 1958 Dogwood Road, Snellville

Department of Planning and Development Recommended Conditions	Planning Commission Recommended Conditions Regular Meeting Date: 2-28-2017
1. The property shall be developed in general accordance with the submitted site plan entitled “Rezoning Plan,” sealed and dated 10-19-2016, 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. No motion made.
2. Not more than fifteen-percent (15%) of the total number of parking spaces will be allowed in the rear of the building;	2. No motion made.
3. A sixty (60) foot buffer shall exist were abutting residential zoned property to the west (Parcel #5040 035). Said buffer shall contain a berm and plantings in accordance with Section 19-35, Minimum Specifications for Buffer Strips, of Article II, Buffer and Screening Regulations of Chapter 19, Buffer, Landscape and Tree Ordinance;	3. No motion made.
4. Freestanding signs higher that fifteen (15) feet or larger than 225 sq. ft. in area are prohibited;	4. No motion made.
5. With the exception of a drive-thru menu board and intercom, no outdoor loudspeakers are allowed;	5. No motion made.
6. 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;	6. No motion made.
7. Any change of use from general retail use to restaurant use will require parking plan approval from the Director of Planning and Development;	7. No motion made.
8. Provide an inter-parcel vehicle access point to parcel R5040 039;	8. No motion made.
9. The development shall be required to connect to sanitary sewer, the use of an onsite septic system is prohibited; and	9. No motion made.
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.	10. No motion made.