

CONDITIONS RECOMMENDATIONS ONLY

CASE: #LUP 17-04 RZ 17-06

LAND USE PLAN AMENDMENT, REZONING AND REQUEST FOR VARIANCES

The Villas @ Crestview – U.S. Hwy. 78 and South Crestview Drive, Snellville

Department of Planning and Development Recommended Conditions	Planning Commission Recommended Conditions Regular Meeting Date: 5-23-2017
1. The property shall be developed in general accordance with the submitted conceptual site plan dated 04-03-2017 (stamped RCVD 5-11-2017) entitled “Master Rezoning Plan – The Villas @ Crestview, with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, including the development of concept plans for the designated out parcels, as determined by the Director of Planning and Development, will require Mayor and Council approval;	1. SAME.
2. Signs higher than 15 feet and larger than 225 square feet 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. No outdoor loudspeakers shall be allowed;	4. SAME.
5. Inter-parcel access is required between all four (4) tracts of the development;	5. SAME.
6. There shall be master protective covenants for the entire development that will include all phases of the development (commercial and residential); and concurrent therewith, a master association shall be formed which will include all component parts of the proposed development. The master 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;	6. SAME.
7. A mandatory home owner’s association shall be formed for the single-family attached (townhome) development and individual townhomes and shall have maintenance and architectural design regulations for the townhome community which shall control such items as construction materials, landscaping, common area and common property maintenance,	7. SAME.

<p>development signage, fencing, and such other usual and necessary covenants and restrictions to protect the quality and integrity of the townhome development; and</p>	
<p>8. 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 (or Board of Appeals approval if so designated in any condition above.</p>	<p>8. SAME.</p>