

CONDITIONS RECOMMENDATIONS ONLY

CASE: #LUP 17-05 RZ 17-10

LAND USE PLAN AMENDMENT, REZONING AND REQUEST FOR VARIANCES

Bartlett Family Winder, LLC – 2151 Fountain Drive, Snellville

Department of Planning and Development Recommended Conditions	Planning Commission Recommended Conditions Called Meeting Date: 8-1-2017
1. The property shall be developed in general accordance with the submitted site plan, entitled “Rezoning and Change in Land Use Plan for Bartlett family Winder, LLC” sealed and dated 6-12-2017, with modifications to meet conditions of zoning or State, County, and City regulations;	1. The property shall be developed in general accordance with the submitted site plan, entitled “Rezoning and Change in Land Use Plan for Bartlett family Winder, LLC” sealed and dated 6-12-2017, with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.
2. Conditions (1-9) approved on 5-12-2015 by the Board of Appeals, attached hereto and incorporated herein for reference as Exhibit “A” for the future subdivision of the property into Tracts 1-3 shall remain in full force and effect;	2. SAME.
3. Granting variance approval shall not supersede or negate the provisions of Article V, Non-Conforming Uses of the Snellville Zoning Ordinance;	3. SAME.
4. All new signs and new construction including redevelopment of any Tract (or parcel) shall meet all City codes and regulations in effect at time of permitting including the Substantial Building Permit requirements of the Landscape Ordinance;	4. SAME.
5. The property owner shall submit site and landscape plans for the three (3) planter island improvements and the future dumpster pad and enclosure as shown on the “Rezoning and Change of Land Use Plan for Bartlett Family Winder, LLC” sealed and dated 6-12-2017 to the Director of Planning and Development for review and approval. Said improvements must be completed within six (6) months of Mayor and Council rezoning approval;	5. SAME.
6. To maintain consistency will all planter islands (existing and new), the two (2) existing parking lot planter islands located at the terminus of the center parking area shall be re-planted with similar plant materials (species and size) as used in the three (3) new planter islands. Trees planted shall be three-inch caliper or larger trees; and	6. SAME
7. The existing dumpster enclosure must be planted with an evergreen buffer, 6-8 feet minimum height at time of planting to shield the dumpster from view of the travelling public as approved by the Director of Planning and Development.	7. SAME.