

VARIANCE 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 Variances Recommended for APPROVAL	Planning Commission Variances Recommended for Approval Called Meeting Date: 8-1-2017
1. Allow variances from Corridor Overlay District requirements relating to: (a) providing a four-foot sidewalk; (b) providing a two-foot by eight-foot pad every 300 linear feet on sidewalk for decorative benches, bicycle racks, and trash receptacles; (c) providing decorative light fixtures / poles throughout parking area; (d) providing sidewalk lights; (e) locating buildings close to and oriented toward public right-of-way with the majority of parking to the sides and rear.	1. SAME.
2. Exceed the maximum number of parking spaces (Section 11.3 of Article XI of the Zoning Ordinance. See site information block on site plan for detailed numbers on existing spaces.	2. SAME.
3. Allow for variance from Article XII, Sign Ordinance related to the existing monument-style signage on the property. Per section 12.4 (B)(5), base does not meet require two feet in height. Existing base is 0.8 feet.	3. SAME.
4. Allow for variance from Article XI, Parking and Loading Requirements, interior driveways shall be a minimum of 24 feet in width. Existing drives range from 16.9' to 20.7'.	4. SAME.
5. Allow for variance from the Landscape Ordinance relating to landscape strip restrictions. To allow for encroachment by existing parking lot along southeastern property line. Amount of encroachment is listed under site information and shown on plans.	5. SAME.
6. Allow for variance from the Landscape Ordinance relating to landscape strip requirements to allow existing sanity sewer easement to remain in 5-foot rear landscape strip.	6. SAME.
7. Allow for variance from Article VII, Accessory Uses and Structures requiring accessory structures to be placed in the rear yard. To allow future dumpster pad and enclosure to be place in the front yard of proposed Tract 1.	7. SAME.
8. Allow for variance from Article XII, Sign Ordinance to allow small directional signs to be place in proposed parking islands shown on plans.	8. SAME.

9. Allow a general variance for the site to be approved in its current condition except for the items requested on the variance plan and application.	9. SAME.
Department of Planning and Development Variances Recommended for DENIAL	Planning Commission Variances Recommended for Denial Called Meeting Date: 8-1-2017
NONE.	NONE.