

CONDITIONS RECOMMENDATIONS ONLY

CASE: #RZ 17-08

CHANGE IN ZONING CONDITIONS AND REQUEST FOR VARIANCES

Pinehurst, LLC – 11.61± Acres at the Intersection of Pinehurst Rd. and Sycamore Dr., Snellville, Georgia

Department of Planning and Development Recommended Conditions	Planning Commission Recommended Conditions Called Meeting Date: 8-1-2017
<p>1. The property shall be developed according to the rezoning site plan entitled “Proposed Subdivision Pinehurst Rd. and Sycamore Dr.,” sealed and signed 6-2-2017 (stamped received 6-13-2017), with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations;</p>	<p>1. The property shall be developed according to the rezoning site plan entitled “Proposed Subdivision Pinehurst Rd. and Sycamore Dr.,” sealed and signed 6-2-2017 (stamped received 6-13-2017), attached hereto as Exhibit “B” and incorporated herein by reference, with modifications permitted due to engineering restrains, ingress and egress, and/or 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;</p>
<p>2. Single-family detached dwellings shall not exceed a density of 2.50 units per acre;</p>	<p>2. Same.</p>
<p>3. The minimum heated floor area per dwelling unit shall be 1,800 sq. ft.;</p>	<p>3. Same.</p>
<p>4. All dwellings shall have a minimum two-car, enclosed garage;</p>	<p>4. Same.</p>
<p>5. The subdivision entrance feature/sign shall include a brick or stone base with associated landscaping. The final design shall require an approved permit by the Director of Planning and Development;</p>	<p>5. Same.</p>
<p>6. All utilities shall be placed underground;</p>	<p>6. Same.</p>
<p>7. Stormwater detention facility(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height;</p>	<p>7. Same.</p>
<p>8. Signs higher than 15 feet and larger than 225 sq. ft. in area are prohibited;</p>	<p>8. Same.</p>
<p>9. All homes shall be constructed of traditional design with brick, stone, and stucco, or any combination thereof on at least the front facade. The remaining sides shall be constructed of masonry siding and/or shakes/shingles. Accents on the front facade, such as gables and dormers shall be constructed of masonry siding and shakes/shingles. Architectural styles will be varied in order to create a more appealing streetscape;</p>	<p>9. All homes shall be constructed of traditional design in general accordance with the building elevations submitted with the Application with primary treatments of brick, stone, and stucco, or any combination thereof on at least the front facade. The remaining sides shall be constructed of masonry siding and/or shakes/shingles. Accents on the front facade, such as gables and dormers shall be constructed of masonry siding and shakes/shingles. Building elevations shall be submitted for review and approval of the Director of Planning and Development in the form of a “Plan Book” in accordance with Section 9.2(4), Design Criteria for All Residential Districts. Architectural styles will be varied in order to create a more appealing streetscape;</p>

10. All corner lots (Lots 1 and 26) abutting an external public street shall be designated as “High Visibility Lots” and require a continuation of the front façade treatments to the corner side to continue the architectural theme that is presented on the front elevation to the corner elevation exposed to public view;	10. Same.
11. Sidewalks and other right-of-way improvements required by the Development Regulations and Zoning Ordinance shall continue across Parcel 5071 006 and shall be allowed in, at, or near the stream, the stream that crosses that parcel subject to approval by the Director of Planning and Development;	11. Same.
12. A no-access easement shall be provided on the side and rear of all lots abutting Pinehurst Road and Sycamore Drive;	12. Same.
13. A mandatory homeowner’s association shall be formed for the open space and single-family lots and be responsible for maintenance of all common areas/stormwater detention facilities, street frontage landscaping where the development abuts Pinehurst Road, and entrance signage;	13. Same.
14. A Residential Drainage Plan (RDP) shall be submitted for review and approval by the Director of Planning and development for Lots 1-8 prior to issuance of a building permit;	14. Same.
15. All lots shall be required to connect to sanitary sewer, the use of onsite septic systems is prohibited;	15. Same
16. A 150.50-foot landscape buffer and no-access easement shall be provided where the southeast boundary of Lot 13 abuts Tuftstown Court, with said buffer beginning at the Tuftstown Court right-of-way. A decorative-style fence (wrought-iron, picket, split-rail, etc.), no higher than 4 feet tall shall be allowed to be erected within said landscape buffer. No accessory structures shall be allowed in said landscape buffer;	16. A roughly 150.50-foot long by 50.00 foot wide area of common open space shall be provided where the southeast boundary of Lot 13 abuts Tuftstown Court, with said common space beginning at the Tuftstown Court right-of-way as depicted by the hatched area on the attached Exhibit “D” and labeled as “Common Space Area”. The builder/developer shall provide access to said common space for the use and enjoyment of subdivision residents. A decorative-style fence (wrought-iron, picket, split-rail, etc.), no higher than 4 feet tall shall be allowed to be erected within said common space as approved by the Director of Planning and Development;
17. The developer/builder shall be exempt from the public access (street) improvements, curb and gutter, and sidewalk improvements required by the City of Snellville Development Regulations for the property that abuts Sycamore Drive (Lots 27-29). However, the developer/builder shall comply with Gwinnett County D.O.T. regulations for driveway access to Sycamore Drive, a Gwinnett County maintained gravel roadway;	17. Same.
18. Unless granted variance approval by the Snellville Board of Appeals, no accessory structure shall be allowed to encroach within the 25-foot impervious surface setback or 50-foot undisturbed stream buffer;	18. Same.
19. 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	19. Same.

the Planning and Development and/or City Manager, will require Mayor and Council approval; and	
20. All approved zoning conditions and variances shall be referenced on any plat of a lot provided to homebuyers.	20. Same.