

CONDITIONS RECOMMENDATIONS ONLY

CASE: #RZ 17-09 REZONING AND REQUEST FOR VARIANCES

New Bethel Deliverance and Empowerment Ministries, Inc. – 2686 Springdale Road, Snellville

Department of Planning and Development Recommended Conditions	Planning Commission Recommended Conditions Regular Meeting Date: 6-27-2017
1. The property shall be utilized in general accordance with the submitted conceptual rezoning site plan, sealed and dated 5-10-2017, and stamped received 5-17-2017 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. Same.
2. Any new construction, signage, exterior lighting on the 1.899± acre tract (Parcel "B") shall comply with City ordinances and regulations and require an approved permit;	2. Same.
3. Any improvements made to the property as part of any initial building permit issued within the first twenty-four (24) months from the date of rezoning approval shall not trigger a Substantial Building Permit. However, after the first twenty-four (24) months from the date of rezoning approval, future improvements or re-development with a total value in excess of the Gwinnett County Tax Assessor's 100% assessed value of the existing improvements will be subject to the requirements of a substantial building permit and applicable Zoning and Development Regulations;	3. Same.
4. 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;	4. Same.
5. An exemption plat shall be recorded prior to the release of any Certificate of Occupancy;	5. Same.
6. New signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited; and	6. Same.
7. 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.	7. Same.