

# CONDITIONS RECOMMENDATIONS ONLY

CASE: #RZ 17-12 CUP 17-04

## REZONING AND REQUEST FOR VARIANCES

South Gwinnett Baptist Church – 3400 Rosebud Road, Loganville

<b>Department of Planning and Development Recommended Conditions</b>	<b>Planning Commission Recommended Conditions Regular Meeting Date: 11-28-2017</b>
1. The property shall be utilized in general accordance with the submitted conceptual rezoning site plan, sealed and dated 7-11-2017, and stamped received 10-5-2017 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. Installation of trees and shrubbery as shown on the submitted conceptual rezoning site plan, sealed and dated 7-11-2017 shall be completed within three (3) months from the date of rezoning approval;	2. SAME.
3. Installation of any new exterior building or site lighting or upgrades to any existing building or site lighting shall comply with the City's exterior lighting standards and require an approved permit;	3. SAME.
4. In the event that the subject property is vacated by South Gwinnett Baptist Church, the Conditional Use Permit will become null and void;	4. SAME.
5. The Church shall provide to the City within thirty (30) days from the date of rezoning approval, a Certificate of Occupancy certificate issued by the Gwinnett County Fire Marshal's Office within the past six (6) months for both the main sanctuary building and accessory modular classroom building;	5. SAME.
6. Installation of a six-foot wide sidewalk and grassed/landscape strip of not less than four-feet separating sidewalk and back of curb; curb and gutter; and related stormwater infrastructure shall be required along the entire length of Rosebud Road and triggered when any building improvement or re-development with a total value in excess of the Gwinnett County Tax Assessor's 100% appraised value of the existing improvements; and	6. SAME
7. New signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited. Any new sign(s) shall conform to the sign ordinance and require an approved sign permit prior to installation.	7. SAME.