

VARIANCE RECOMMENDATIONS ONLY

CASE: #RZ 17-12 CUP 17-04

REZONING AND REQUEST FOR VARIANCES

South Gwinnett Baptist Church – 3400 Rosebud Road, Loganville

Department of Planning and Development Variances Recommended for APPROVAL	Planning Commission Variances Recommended for Approval Regular Meeting Date: 11-28-2017
1. Variance from Article III, Section 19.73(f) of the Landscape Ordinance relating to landscape strip requirement. a. In lieu of the 10-foot front landscape strip along the entire frontage along Rosebud Road, allow the landscape plan presented in the attached plans submitted by Bullard Land Planning, dated 7-11-2017. b. Allow variance from side landscape strip requirements along the south property line adjoining Summit Chase, to let it remain as-is. c. Allow variance from landscape strip requirements along the north and eastern property lines to remain as undisturbed existing tree stands.	1. SAME.
2. Variance from Section 19.74 of the Landscape Ordinance relating to the parking lot planter island requirement.	2. SAME.
3. Variance from Article VII, Section 8.18 of the Zoning Ordinance relating to sidewalks and curb and gutter requirements to allow site to remain as shown on the attached plan.	3. SAME.
4. Variance from Section 6.5.6.2 of the Development Regulations to allow the existing site building exterior and site outdoor lighting.	4. SAME.
5. Variance from Section 9.7(3)(1) of the Zoning Ordinance to allow the existing parking lot to be located in front of the existing building.	5. SAME.
6. Allow a general variance for the site to be approved in its current condition except for the items requested on this rezoning application.	6. SAME.

**Department of Planning and Development
Variances Recommended for DENIAL**

**Planning Commission
Variances Recommended for
Denial
Regular Meeting Date:
11-28-2017**

NONE.

NONE.