

CONDITIONS RECOMMENDATIONS ONLY

CASE: #RZ 17-13

CHANGE IN CONDITIONS AND REQUEST FOR VARIANCES

Tuan Nguyen – 2118 E. Main Street, Snellville

Department of Planning and Development Recommended Conditions	Planning Commission Recommended Conditions Regular Meeting Date: 11-28-2017
1. Connection to and utilization of the sanitary sewer system shall be completed upon the redevelopment of the entire block (tax parcels 5038 006, 062, 063, 064, and 065);	1. SAME
2. The property owner shall obtain a septic system permit (or approval) for office use of the property from the Gwinnett County Department of Environmental Health before release of any Certificate of Occupancy;	2. SAME.
3. Conditions #3 through #6 and #8 and #9 of the 7-9-2007 Mayor and Council approved conditions of zoning for Case #RZ 07-14, a copy of which is attached hereto as Exhibit "A", shall remain in full force and effect as follows: Condition #3: The required fifty (50) foot buffer located along the rear of the property to the South shall be reduced to twenty (20) feet. In areas where this buffer is sparsely vegetated, the developer/owner shall re-vegetate the buffer with a mixture of Leyland Cypress, Cryptomeria, Southern Magnolia, and Wax Myrtle planted fifteen feet (15') on-center and no less than six feet (6') tall at time of planting. Condition #4: New signs higher than 15 feet and larger than 225 square feet are prohibited. Condition #5: No outdoor loudspeakers shall be allowed. Condition #6: 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. Condition #8: Building additions shall be constructed of design, materials and colors consistent with the existing structure(s). Condition #9: This property contains areas identified with the Gwinnett County Open Space and Greenways Master Plan as a future trail/route. Dedicate at no cost to Gwinnett County all necessary right-of-way and easements for the future construction through the property in accordance with the Gwinnett County Open Space and Greenway Master Plan. Right-of-way/easement width and location shall be subject to review and approval of the Gwinnett County Department of Community Services.	3. SAME.

<p>4. The property shall be utilized in general accordance with the submitted conceptual rezoning site plan, sealed and dated 10-17-2017, and stamped received 10-17-2017 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.</p>	<p>4. SAME.</p>
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