

CONDITIONS RECOMMENDATIONS ONLY

CASE: #RZ 18-01

REZONING AND REQUEST FOR VARIANCES

Empire Investments Snellville, LLC – 2007 Scenic Hwy., Snellville

Department of Planning and Development Recommended Conditions	Planning Commission Recommended Conditions Regular Meeting Date: 1-23-2018
1. The property shall be developed and utilized in general accordance with the submitted rezoning site plan and rezoning landscape plan, entitled “Retail Shops Redevelopment”, sealed and dated 1-4-2018, and stamped received 1-8-2018 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. With the exception of the existing freestanding billboard sign, all existing non-conforming ground signs, wall signs, and window/door signs shall be removed. Any replacement sign(s) or new sign(s) shall conform to the Sign Ordinance and require a sign permit(s) approved by the Director of Planning and Development, before installation of any sign(s);	2. SAME.
3. Prior to release of any Certificate of Occupancy, all underground fuel storage tanks shall be removed in accordance with Georgia Environmental Protection Division regulations;	3. SAME.
4. All existing and new utilities serving the property and building shall be converted to underground utilities. Overhead utilities are prohibited;	4. SAME.
5. Dumpster location shall be screened in accordance with Sec. 19-34 of the Buffer Ordinance;	5. SAME.
6. Existing and new exterior building lighting and site lighting shall comply with the Non-Residential Lighting Standards of the Snellville Development Regulations;	6. SAME.
7. All access drives and parking areas shall be repaired, resealed and restriped; and	7. SAME.
8. New signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited.	8. SAME.