

**CONDITIONS ONLY RECOMMENDATIONS**

**CASE: #RZ 19-01 SUP 19-01**

**REZONING AND SPECIAL USE PERMIT AND REQUEST FOR VARIANCES  
4-STORY 88-UNIT SENIOR (55+) APARTMENT DEVELOPMENT**

**4.44± Acre Tract Near Henry Clower Boulevard and Pate Street, Snellville**

<b>Department of Planning and Development Conditions Recommended for APPROVAL</b>	<b>Planning Commission Conditions Recommended for APPROVAL Regular Meeting Date: 3-26-2019</b>
1. The property shall be developed according to the proposed site plan entitled "Conceptual Site Plan Layout United Methodist Church Wendover Group", sealed and dated 3-7-2019 with modifications permitted due to engineering restraints, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations;	1. SAME.
2. New signs higher than 15 feet or larger than 225 square feet are prohibited;	2. SAME.
3. Dumpsters to be serviced/emptied no earlier than 9:00 a.m. or later than 6:00 p.m. (M-F only);	3. SAME.
4. Continuation of a six (6) foot wide sidewalk shall be required along the property line to the north, between the Pate Street and Wesley Way ingress/egress drives;	4. SAME.
5. Applicant shall provide and install a covered transit shelter with bench at a location approved by Director of Planning and Development and in coordination with Gwinnett County Transit, MARTA, or other regional transit authority;	5. SAME.
6. The Corridor Overlay District standards and requirements of Sec. 9.15 of the Zoning Ordinance are not applicable to this project; and	6. SAME.
7. Non-substantial variances per Section 9.23(F) of the Zoning Ordinance, as determined by the Director of Planning and Development and/or City Manager 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 and/or City Manager. Substantial variances, as determined by the Planning and Development and/or City Manager, will require Mayor and Council approval.	7. SAME.

