

CONDITIONS ONLY RECOMMENDATIONS

CASE: #RZ 19-03

REZONING WITH CONDITIONS AND REQUEST FOR VARIANCES EXISTING COMMERCIAL RETAIL CENTER

2180 Scenic Highway, Snellville

Department of Planning and Development Conditions Recommended for APPROVAL	Planning Commission Conditions Recommended for APPROVAL Regular Meeting Date: 4-23-2019
1. The exterior elevations of the 8,800 sq. ft. metal-sided building shall be improved as per the submitted colored rendering entitled "Snellville Retail" stamped received 3-21-2019. Said improvements shall require plan submittal for review and approval by the Director of Planning and Development and must be completed before release of the Certificate of Occupancy for the Tommy Car Wash, 2208 Scenic Highway, Snellville;	1. The subject property shall be developed in general accordance with the site plan entitled "Tommy Carwash Snellville" dated 4-8-2019 and stamped received 4-23-2019 and the exterior elevations of the 8,800 sq. ft. metal-sided building shall be improved as per the submitted colored rendering entitled "Snellville Retail" stamped received 3-21-2019. Said improvements shall require plan submittal for review and approval by the Director of Planning and Development and must be completed before release of the Certificate of Occupancy for the Tommy Car Wash, 2208 Scenic Highway, Snellville;
2. A six (6) foot wide sidewalk with four (4) foot grass strip shall be provided in the public right-of-way along the entire frontage of the property where abutting Scenic Highway and North Road and shall be completed before release of the Certificate of Occupancy for the Tommy Car Wash, 2208 Scenic Highway, Snellville;	2. SAME.
3. The exterior façade and monument sign improvements shall not trigger a substantial building permit if permitted within 12 months of Mayor and Council approval of #RZ 19-03;	3. SAME.
4. Removal of the existing nonconforming pylon sign and any new sign installation shall be a monument type sign and in general design with the submitted sign rendering stamped received 3-21-2019;	4. SAME.
5. Signs higher than 15 feet or larger than 225 square feet are prohibited;	5. SAME.
6. All approved variances shall become null and void upon redevelopment of the property or where the structure has been destroyed by any means to an extent of more than seventy-five (75) percent of its replacement cost at time of loss, it shall not be reconstructed except in conformity with the provisions of the City Code of Snellville; and	6. SAME.

<p>7. Non-substantial variances, 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.</p>	<p>7. SAME.</p>
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