

VARIANCE 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 Variances Recommended for APPROVAL	Planning Commission Variances Recommended for APPROVAL Regular Meeting Date: 4-23-2019
1. Allow parking lot design, landscaping and lot dimensions in general accordance with the submitted Boundary Survey.	1. SAME.
2. Allow the amount of impervious surface ground coverage as depicted on the Site Plan.	2. SAME.
3. Allow encroachments into the Scenic Hwy and North Road building setbacks as depicted on the Site Plan.	3. SAME.
4. Eliminate internal landscape strip required adjacent to property's southern boundary line as depicted on the Site Plan.	4. SAME.
5. Eliminate tree density requirements as applied to the property and allow the continued occupation and use of the property in its current as-is condition.	5. SAME.
6. Allow building materials and design in general accordance with the building elevations submitted with the Application.	6. SAME.
7. Replace existing pylon sign with same height and sign face dimensions on the property.	7. SAME.
8. Reduce the minimum amount of required parking spaces to 20 (1 space per 440 sq. ft.).	8. SAME.
9. The Property may continue to utilize existing septic facilities.	9. SAME.
10. Otherwise allow for the continued use and occupation of the Property, and granting all necessary relief and variances required in order to continue using and occupying the Property, in its current 'as-is' condition and/or in general accordance with the Boundary Survey.	10. SAME.