

CONDITIONS ONLY RECOMMENDATIONS

CASE: #RZ 19-04

CHANGE-IN-CONDITIONS AND REQUEST FOR VARIANCES

Pet Paradise Kennel and Boarding Facility – 2338 Scenic Highway, Snellville

Department of Planning and Development Conditions Recommended for APPROVAL	Planning Commission Conditions Recommended for APPROVAL Regular Meeting Date: 7-23-2019
1. The property shall be developed according to the site plan entitled "Conceptual Site Plan" sealed and dated 6-10-2019 and Exterior Elevations A3.1, A3.2 and A3.3 dated 6-7-2019, with modifications permitted due to engineering restraints, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan or exterior elevation plans, as determined by the Director of Planning and Development will require Mayor and Council approval;	1. SAME.
2. #RZ 07-19 conditions (1-7) approved 8-25-2008 by the Mayor and Council by Ordinance No. 2008-15 are hereby repealed;	2. SAME.
3. Signs higher than 15 feet or larger than 225 square feet are prohibited;	3. SAME.
4. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited;	4. SAME.
5. The caretaker quarters and common area shall only be occupied by employees of the facility and related family members;	5. SAME.
6. Only pervious concrete/asphalt pavement and/or permeable pavers shall be utilized for any portion of driveway that encroaches into the 75 foot impervious surface buffer;	6. SAME.
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; and	7. SAME.
8. NONE.	8. All elevations of the Day Camp building shall be faced in brick up to the gable roof overhang and in similar design to the portico above the covered entrance, as approved by the Planning Director.