

**CONDITIONS ONLY RECOMMENDATIONS**

**CASE: #RZ 19-06 SUP 19-03**

**REZONING, SPECIAL USE PERMIT AND REQUEST FOR VARIANCES  
15.5± ACRE MIXED-USE DEVELOPMENT - THE GROVE AT TOWNE CENTER**

**Clower Street, Oak Road, North Road and Wisteria Drive, Snellville**

<b>Department of Planning and Development Conditions Recommended for APPROVAL</b>	<b>Planning Commission Conditions Recommended for APPROVAL Called Meeting Date: 12-17-2019</b>
1. The property shall be developed according to the proposed site plan entitled "Overall Site Concept Plan", sealed and dated 11/12/2019 and exhibits in the "Drawing Package" stamped received 11-21-2019 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. Continuation of a ten (10) foot wide sidewalk shall be required along all road frontages along public rights-of-way, including Wisteria Drive, Clower Street, and Oak Road. North Road shall be allowed a six (6) foot wide sidewalk;	2. SAME.
3. Removal from Towne Center Overlay District: The subject parcels shall be removed from the Towne Center Overlay District, and instead be governed solely by the regulations in Section 9.23 of the Zoning Ordinance for the Towne Center Districts and Section 9.24 of the Zoning Ordinance for the Towne Center Mixed-Use District, less any approved variances from Section 9.23 and 9.24;	3. SAME.
4. Minor Revisions of Approved Plans: The Director of Planning and Development may administratively approve changes to buildings and site elements that do not alter the character and/or nature of the Development. Changes may include changes in facade design and building footprints or building location such that these changes do not represent a change in the overall character and intent of the approved site plan. The Planning Director may also administratively approve variations in the location and/or type of a permitted use within the Development. Substantial variances, as determined by the Planning Director and/or City Manager, will require Mayor and Council approval; and	4. SAME.

<p>5. Changes to Proposed Uses: The Site Plan provides for a variety of uses. While the Site Plan contemplates specific uses, the ultimate development of the project must be able to respond to market conditions over the development period. The approved Development is permitted modifications to the type, size and location of each use with the approval of the Director of Planning and Development provided that the approved changes do not exceed overall intensities provided for this Development, or exceed by more than 10 percent the total trip generation provided for in the project Traffic Impact analysis (TIA) except as provided for within, and that the requested change does not exceed the authority granted to the Planning Director.</p>	<p>5. SAME.</p>
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