

## VARIANCE 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**

Table 5 (below) contains a summary of the variances requested by the Applicant and associated recommendations made by the Planning Department and Planning Commission at the December 17, 2019 Specially Called Meeting.

**Table 5: Variance Recommendation Summary**

	SECTION	DESCRIPTION	PLANNING DEPARTMENT RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
1.	Sec. 9.23.H.2	Maximum block perimeter length for TC-MU	APPROVAL	APPROVAL
2.	Sec. 9.23.N.1.a	Minimum number of parking spaces for residential Use	APPROVAL	APPROVAL
3.	Sec. 9.23.N.1.b	Minimum number of parking spaces for commercial use	APPROVAL	APPROVAL
4.	Sec. 11.2.A.1	Required dimensions for parking spaces	APPROVAL	APPROVAL
5.	Sec. 9.23.O.2	Number of allowed driveways	APPROVAL	APPROVAL
6.	Sec. 9.23.P.a	Design of parking structures (screening & visibility)	APPROVAL	APPROVAL
7.	Sec. 9.23.P.b	Design of parking structures (façade)	APPROVAL	APPROVAL
8.	Sec. 9.23.Q	Loading location	APPROVAL	APPROVAL
9.	Sec. 9.23.R.4	Off-street parking locations	NOT REQUIRED	NOT REQUIRED
10.	Sec. 9.23.U.2.g	Maximum façade length for stacked flat building	NOT REQUIRED	NOT REQUIRED
11.	Sec. 9.23.V.4	Street-facing façade wall projection length	NOT REQUIRED	NOT REQUIRED
12.	Sec. 9.23.V.5.e	Awning/canopy minimum wall projection	APPROVAL	APPROVAL
13.	Sec. 9.23.V.5.e	Awning/canopy material types	APPROVAL	APPROVAL
14.	Sec. 9.23.V.6.b.iii.a	Building materials (exterior walls)	APPROVAL	APPROVAL
15.	Sec. 9.23.V.6.b.iv.a	Accent building materials	APPROVAL	APPROVAL
16.	Sec. 9.23.V.6.b.iv.a	Building materials on residential building	APPROVAL	APPROVAL
17.	Sec. 9.23.V.6.b.iv.b	Exterior Color Palette	APPROVAL	APPROVAL
18.	Sec. 9.23.V.6.b.v.c	Exterior Color Palette	APPROVAL	APPROVAL
19.	Sec. 9.23.V.6.c.iii	Building façade (division between floors)	NOT REQUIRED	NOT REQUIRED
20.	Sec. 9.23.V.6.c.v	Building façade (window size)	APPROVAL	APPROVAL
21.	Sec. 9.23.V.6.c.vi	Building façade (window panes recessed)	APPROVAL	APPROVAL
22.	Sec. 9.23.V.6.c.vii	Building façade (windows types)	APPROVAL	APPROVAL
23.	Sec. 9.23.V.6.d	Building façade (massing)	APPROVAL	APPROVAL

24.	Sec. 9.23.X.13.d	Towne center flat minimum unit size	APPROVAL	APPROVAL
25.	Sec. 9.23.X.13.e	Commercial space minimum requirement	APPROVAL	APPROVAL
26.	Sec. 9.23.Y.2	Storefront street requirement (driveways)	APPROVAL	APPROVAL
27.	Sec. 9.23.Y.4	Allowable building types on storefront streets	APPROVAL	APPROVAL
28.	Sec. 9.24.D.a	TC-MU building placement	APPROVAL	APPROVAL
29.	Sec. 9.24.D	TC-MU building setbacks	APPROVAL	APPROVAL
30.	Dev. Regs. 6.5.6	Permanent string lighting	APPROVAL	APPROVAL
31.	Dev. Regs. 6.5.6	Temporary string lighting	APPROVAL	APPROVAL
32.	Article XII	Sign Ordinance	<b>DENIAL</b>	<b>DENIAL</b>