

## CONDITIONS ONLY RECOMMENDATIONS

**CASE: #RZ 20-01 CUP 20-01  
REZONING, CONDITIONAL USE PERMIT AND REQUEST FOR VARIANCES**

**Auto Service & Repair Shop – 2001 E. Main Street, Snellville**

<b>Department of Planning and Development Conditions Recommended for APPROVAL</b>	<b>Planning Commission Conditions Recommended for APPROVAL Regular Meeting Date: 2-25-2020</b>
1. The property shall be developed according to the site plan entitled "Rezoning Plan & CUP Plan for 2001 Main St. East", dated 11-30-2019 and stamped received 1-14-2020, 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. Applicant shall provide a separate dumpster pad and enclosure constructed in accordance with Sec. 19-34 of the City Code for use by the existing building tenant and shall be located in close proximity to the existing building.	2. SAME.
3. All damaged or rotting wood areas on the existing building shall be replaced and properly sealed and protected.	3. SAME.
4. The foundation brick that has been painted white on the existing building shall be pressure-washed and restored to its natural brick color. Painted brick is prohibited.	4. SAME.
5. Conditions (2-4) shall be completed before issuance of a Land Disturbance Permit for the auto repair shop.	5. SAME.
6. The rear buffer where abutting Saddle Club Estates subdivision shall require enhancement to include, but not limited to, a five (5) foot high permanent berm located beginning at the edge of the existing wood line, at a 2 to 1 slope, along the rear property line and planted in accordance with Sec. 19-35, Type of Screening Buffer and Landscaping of the City Code. Said buffer and landscape plan shall be submitted for review and approval by the Director of Planning and Development. Said buffer enhancement shall be completed within sixty (60) days of the March 23, 2020 Mayor and Council public hearing.	6. SAME.
7. New sidewalks shall be a minimum of six (6) feet in width.	7. SAME.
8. Vehicle sales from or on the property are prohibited.	8. SAME.
9. Signs higher than 15 feet or larger than 225 square feet are prohibited.	9. SAME.
10. 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.	10. SAME.

**Department of  
Planning and Development  
Conditions Recommended for  
APPROVAL**

**Planning Commission Conditions  
Recommended for APPROVAL  
Regular Meeting Date:  
2-25-2020**

<p>11. 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>11. SAME.</p>
<p>12. NONE</p>	<p>12. Auto service and repair use shall be prohibited from operating from the existing 1,945 sq. ft. building.</p>