

CONDITIONS ONLY RECOMMENDATIONS

**CASE: #RZ 20-03 LUP 20-02 SUP 20-02
REZONING, LAND USE PLAN AMENDMENT AND REQUEST FOR SPECIAL USE PERMIT**

AVID Hotel – 2752 W. Main Street, Snellville

Department of Planning and Development Conditions Recommended for APPROVAL	Planning Commission Conditions Recommended for APPROVAL Regular Meeting Date: 1-26-2021
1. Prior to the development of any portion of the 5.08± acre property, the applicant/property owner shall submit a Change in Conditions application which includes a development concept plan for review and recommendation by the Planning Department and Planning Commission for final consideration and public hearing with the Mayor and Council.	1. SAME.
2. Prior to receiving an approved Site Development Permit by the Director of Planning and Development, the property owner shall obtain an approved and recorded Exemption Plat, approved by the Director of Planning and Development and recorded by the Gwinnett County Superior Court Clerk for the 5.08± acre property subdivided into one 2.974± acre parcel and a second 2.106± acre parcel as shown on the Proposed Rezoning Plan attached hereto as Exhibit "B".	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.