

CONDITIONS ONLY RECOMMENDATIONS

CASE: #RZ 20-04 LUP 20-03 REZONING, LAND USE PLAN AMENDMENT AND REQUEST FOR VARIANCE

101-Unit Single-family Attached Townhome Development – 2465 Scenic Hwy., Snellville

Department of Planning and Development Conditions Recommended for APPROVAL	Planning Commission Conditions Recommended for APPROVAL Regular Meeting Date: 1-26-2021
1. The property shall be developed in accordance with the rezoning site plan entitled “Scenic Hwy at Henry Clower”, dated 9-18-2020 (stamped received 10-9-2020), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.	1. SAME.
2. Single-family attached dwellings shall not exceed a density of 6.9 units per acre.	2. SAME.
3. A Property Owner’s Association shall be established for the continuous maintenance of buffers, open space, stormwater detention facility, and recreation areas.	3. SAME.
4. The development and townhome units are to be deed restricted to at least 90% owner-occupied fee-simple single-family ownership while the remaining 10% of the townhome units may be used as non-owner occupied (rental) units. This condition must be incorporated into the Property Owner’s Association documents prior to the release of any certificates of occupancy.	4. SAME.
5. Signs higher than 15 feet or larger than 225 square feet are prohibited.	5. SAME.
6. Continue sidewalk connectivity within the existing public right-of-way where there are no sidewalks between Tract 1 and Tract 2.	6. SAME.
7. None.	7. Developer shall erect a 6-foot tall vinyl coated chain link fence around the perimeter of the development, excluding the front of the property.
8. None.	8. A 25-foot landscape buffer shall be required along the sides and rear of the property.