

CONDITIONS ONLY RECOMMENDATIONS

**CASE: #ANX 21-01 RZ 21-04 LUP 21-04
ANNEXATION, REZONING and LAND USE PLAN AMENDMENT**

TOMCO2 Office Building and Associated Parking – 3320 Brushy Fork Road, Loganville

Department of Planning and Development Conditions Recommended For <i>APPROVAL</i>	3-23-2021 Planning Commission Conditions Recommended for <i>APPROVAL</i>
1. The property shall be developed in accordance with the conceptual site plan entitled "TOMCO2 Office Building", sealed and dated 2-8-2021 (stamped received 2-10-2021), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval.	1. SAME.
2. Use of and development of the property shall conform to the use provisions and zoning district regulations for the OP District.	2. SAME.
3. Interparcel access and connectivity to the adjacent TOMCO2 Systems Facility property to the south (Parcel R5099 005) is prohibited; however, a pedestrian sidewalk no wider than six (6) feet in width shall be allowed to connect to the adjacent TOMCO2 property.	3. Interparcel access and connectivity to the adjacent TOMCO2 Systems Facility property to the south (Parcel R5099 005) is prohibited; however, a pedestrian/golf cart sidewalk no wider than ten (10) feet in width shall be allowed to connect to the adjacent TOMCO2 property.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.	4. SAME.