

## CONDITIONS ONLY RECOMMENDATIONS

### CASE: #RZ 21-01 LUP 21-01 REZONING and LAND USE PLAN AMENDMENT

#### 13-Lot Single-family Detached Subdivision Development – 2706 Lenora Church Road, Snellville

<b>Department of Planning and Development Conditions Recommended for APPROVAL</b>	<b>Planning Commission Conditions Recommended for APPROVAL Regular Meeting Date: 2-23-2021</b>
1. The property shall be developed in accordance with the rezoning site plan entitled "Proposed Subdivision 2706 Lenora Church Road, Snellville, GA 30078", sealed and dated 1-5-2021 (stamped received 1-6-2021), 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. All lots shall connect to sanitary sewer	2. SAME.
3. A Property Owner's Association shall be established for the continuous maintenance of open space, stormwater detention facility, and entrance signage.	3. SAME.
4. Twenty (20) percent of the total site area must be conserved as open space and subject to the Open Space regulations of Sec. 401-2 of Chapter 4 of the Snellville Unified Development Ordinance.	4. SAME.
5. Subdivision entrance signage (if any) shall be located on Open Space.	5. SAME.
6. Signs higher than 15 feet or larger than 225 square feet are prohibited.	6. SAME.
7. NONE.	7. Two-car garages are required for dwellings having more than two (2) bedrooms.