

CONDITIONS ONLY RECOMMENDATIONS

CASE: #RZ 21-03 LUP 21-03 REZONING and LAND USE PLAN AMENDMENT

5-Lot Single-family Detached Subdivision Development – 1736 Oak Road, Snellville

Department of Planning and Development Conditions Recommended for APPROVAL	3-23-2021 Planning Commission Conditions Recommended for APPROVAL
1. The property shall be developed in accordance with the conceptual rezoning site plan entitled “1736 Oak Road SW”, sealed and dated 2-8-2021 (stamped received 2-12-2021), 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. All lots shall connect to sanitary sewer.	2. SAME.
3. In consideration of approval of the variance from Sec. 201-4.3.G.7, the applicant shall be required to use two 8’ wide insulated carriage style garage doors for each dwelling as per Exhibit “A”.	3. SAME.
4. A Property Owner’s Association shall be established for the continuous maintenance of open space, stormwater detention facility, and entrance signage.	4. SAME.
5. 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.	5. SAME.
6. Subdivision entrance signage (if any) shall be located on Open Space.	6. SAME.
7. Signs higher than 15 feet or larger than 225 square feet are prohibited.	7. SAME.