

## VARIANCES ONLY RECOMMENDATIONS

**CASE: #RZ 24-01 LUP 24-01 SUP 24-01**

**REZONING – LAND USE PLAN AMENDMENT – SPECIAL USE PERMIT – VARIANCES**

**300-Unit Multi-Family Development – Henry Clower Boulevard, Pine Street, and Church Street, Snellville**

VARIANCES	RECOMMENDATIONS	
	Planning Department	Planning Commission
1. UDO Sec. 206-3.1.F.2.E. (Commercial Floor Area Requirement): Waive the requirement for a minimum of 50,000 sq. ft. onsite commercial floor area for development of 300 Towne Center Flat units (5,000 sq. ft. per 30 units).	APPROVAL	*
2. UDO Sec. 201-2.8.B. (Maximum Building Façade Length): Increase the 200 feet maximum building façade length along the street to 275 feet.	APPROVAL	*
3. UDO Sec. 201-1.2.B. (Minimum Required Parking Spaces): Reduce the minimum required number of onsite parking spaces from 600 spaces to 423 spaces.	NO VARIANCE REQUIRED	*
4. UDO Sec. Sec. 207-3.3. (Parking Areas): To locate parking lot landscape planter islands in the areas shown on the submitted site plan.	DENIAL	*
5. UDO Sec. Sec. 207-2.1.C.1. (Undisturbed Buffer): To allow grading and site work disturbance within the 15-foot undisturbed buffer adjacent to residential properties in areas shown on the site plan.	APPROVAL	*
6. UDO Sec. Sec. 207-2.1.C.1. (Undisturbed Buffer): To allow encroachment into the 15-foot undisturbed buffer for a retaining wall adjacent to Building 4.	APPROVAL	*

\* Following the denial of #LUP 24-01, the Planning Commission did not take action on #RZ 24-01, application to amend the City of Snellville Official Zoning Map from RS-30 to TC-R, nor #SUP 24-01, application for Special Use Permit for 300 Towne Center Flat units, including requested variances.