

CONDITIONS ONLY RECOMMENDATIONS

CASE: #RZ 24-02

REZONING – VARIANCES

64-Unit Single-Family (Attached) Townhome Development – 2785-2791 W. Main Street, Snellville

CONDITIONS	RECOMMENDATIONS	
	Planning Department	Planning Commission
1. The property shall be developed in general accordance with the conceptual rezoning site plan entitled "Site Zoning Plan for Brookwood Green", sealed and dated 5-29-2024 (stamped received 6-11-2024), 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, after submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.	APPROVAL	APPROVAL
2. All streets and alleys shall be privately owned and maintained by the Property Owners' Association.	APPROVAL	APPROVAL
3. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.	APPROVAL	APPROVAL
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.	APPROVAL	APPROVAL
5. Developer to provide an emergency access gate at the connection point to Crescent Drive for sole use by emergency first responder vehicles.	--	APPROVAL
6. A rental cap of ten-percent (10%) of the total number of townhome units at any given time for rentals greater than thirty (30) consecutive days shall be placed on the development with such language being included in the Homeowners Association's Declaration of Covenants, Conditions and Restrictions.	--	APPROVAL