

VARIANCES ONLY RECOMMENDATIONS

CASE: #RZ 24-02

REZONING – VARIANCES

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

VARIANCES	RECOMMENDATIONS	
	Planning Department	Planning Commission
1. UDO Sec. 202-6.6. (Dimensional Standards – Site Setback): To reduce the 40-foot minimum site setback to 19.2 feet along the <i>western property line</i> where adjacent to Towne Center Office Park per the site plan.	APPROVAL	APPROVAL
2. UDO Sec. 401-2.2.B.1.c. (Recreational Use of Land): Waiver of the requirement to include a swimming pool and full-sized tennis court in the open space.	NO VARIANCE REQUIRED	NO VARIANCE REQUIRED
3. UDO Sec. 202-6.6. (Dimensional Standards – Site Setback): To reduce the 40-foot minimum site setback to 7.0 feet along the <i>eastern property line</i> where adjacent to the Fountain Drive commercial properties.	APPROVAL	APPROVAL
4. UDO Sec. 202-6.6. (Dimensional Standards – Site Setback): To reduce the 50-foot minimum site setback (along streets) to 5.0-feet along the <i>southern property line</i> where the existing private street is located that serves as sole access to and from the Towne Center Office Park.	APPROVAL	APPROVAL