

## CONDITIONS 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**

CONDITIONS	RECOMMENDATIONS	
	Planning Department	Planning Commission
1. The property shall be developed in general accordance with the conceptual rezoning site plan entitled “Snellville Towne Center Flats”, sealed and signed 5-9-2024 (stamped received 5-20-2024), 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.	<b>APPROVAL</b>	*
2. The following tax parcels comprised of 13.01± acres and 11,325± sq. ft. area of Pine Street Southwest right-of-way to be abandoned (see Exhibit “B”) shall be incorporated into the Towne Center Overlay District: 5027 007, 5027 113, 5027 009, 5027 124, 5027 097, 5027 020, 5027 021, 5027 016A, 5027 016, and 5027 015.	<b>APPROVAL</b>	*
3. Actions taken on RZ 24-01 LUP 24-01 SUP 24-01 shall also apply to the 11,325± sq. ft. area of Pine Street right-of-way (see Exhibit “B”). Abandonment of Pine Street right-of-way shall be by separate action approved by the Mayor and City Council.	<b>APPROVAL</b>	*
4. Applicant/developer shall install a minimum 10 feet wide sidewalk and minimum 5 feet wide planter strip along the entire property where fronting Henry Clower Boulevard. The planter strip may be reduced in width to not less than two-feet to accommodate the sidewalk and building setback constraints, as approved by the Planning Director.	<b>APPROVAL</b>	*
5. No sidewalk and planter strip is required where the property abuts 350± feet of Pine Street Southwest right-of-way.	<b>APPROVAL</b>	*
6. Applicant/developer shall extend first right of refusal to the City of Snellville to allow the City to remove and transplant, at the sole cost to the City, the 24± existing Crape Myrtle trees located adjacent to Henry Clower Boulevard, between Pate Street South and the driveway to the Snellville Park & Ride Lot on the Church on Main campus.	<b>APPROVAL</b>	*

7. 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.	<b>APPROVAL</b>	*
8. Signs higher than 15 feet or larger than 225 square feet are prohibited.	<b>APPROVAL</b>	*

\* 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..