



## *City of Snellville Planning Commission*

### **PLANNING COMMISSION REPORT June 27, 2017**

<b>CASE NUMBER:</b>	<b>#CUP 17-02</b>
<b>REQUEST:</b>	<b>Conditional Use Permit</b>
<b>PURPOSE:</b>	<b>To Allow the Parking and Storage of Auto Broker Vehicles</b>
<b>LOCATION:</b>	Fountain Square Business Center 2140 McGee Road, Snellville, Georgia
<b>PARCEL:</b>	District 5, Land Lot 7, Parcel 014
<b>PRESENT ZONING:</b>	BG (General Business) District
<b>OVERLAY DISTRICT:</b>	Corridor Overlay District
<b>FUTURE LAND USE PLAN:</b>	Retail-Commercial
<b>DEVELOPMENT/PROJECT:</b>	Fountain Square Business Center
<b>PROPERTY OWNER:</b>	Mokhberi Investments, Inc. Atlanta, Georgia 30328-4814
<b>APPLICANT/CONTACT:</b>	Ray Mokhberi 404.391.8722 or <a href="mailto:rmokhberi@netscape.net">rmokhberi@netscape.net</a>

The Planning Commission held a duly advertised public hearing on the subject application at the June 27, 2017 Regular Meeting of the City of Snellville Planning Commission.

For the purposes of promoting health, safety, morals, convenience, order, prosperity, aesthetics, or the general welfare of the City of Snellville, by a vote of 5-0, the recommendation is to **Approve** the request for a Conditional Use Permit to allow the parking and storage of auto broker vehicles and variance to reduce the property's minimum road frontage requirement to 133± feet, subject to the following recommended **Conditions**:

1. No more than 150 parking spaces may be used for the temporary or permanent storage, parking, delivery, or display of auto broker vehicles;
2. Auto broker vehicles shall be maintained in operable condition and in a state of good repair at all times;
3. Auto broker vehicles shall contain either a State issued Dealer License plate or dealer identification tag affixed to the rear of the vehicle;
4. Auto broker vehicles shall not contain any advertising or promotional signage, other than a window price sticker;
5. Signs higher than 15 feet and larger than 225 square feet are prohibited; and
6. Uses involving adult entertainment, including any sale or display of adult magazines, books, or videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.