

# CONDITIONS RECOMMENDATIONS ONLY

CASE: #CUP 18-01

## CONDITIONAL USE PERMIT AND REQUEST FOR VARIANCES

Adloi & Tina Lyttle, ATL Motors, LLC – 1080 Cooper Road, Grayson

<b>Department of Planning and Development Recommended Conditions</b>	<b>Planning Commission Recommended Conditions Called Meeting Date: 2-27-2018</b>
1. The property shall be developed and utilized in general accordance with the submitted conceptual Conditional Use Permit and Variance Plan, sealed and dated 12-12-2017, and stamped received 1-11-2018 with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, as determined by the Director of Planning and Development, will require Mayor and Council approval;	1. SAME.
2. Any improvements made to the property as part of any initial building permit issued within the first twelve (12) months from the date of Mayor and Council approval shall not trigger a Substantial Building Permit. However, after the first twelve (12) months from the date of Mayor and Council approval, future improvements or re-development with a total value in excess of the Gwinnett County Tax Assessor's 100% assessed value of the existing improvements will be subject to the requirements of a substantial building permit and applicable landscape and tree ordinance requirements;	2. SAME.
3. Installation of any new exterior building or site lighting or upgrades to any existing building or site lighting shall comply with the City's exterior lighting standards and require an approved permit;	3. SAME.
4. New signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited. Any new sign(s) shall conform to the sign ordinance and require an approved sign permit prior to installation;	4. SAME.
5. Automotive service and repair shall include minor services such as lubrication, tune-up, battery replacement, brake repair and other minor services, but shall not include body repair, major engine repair including engine overhaul, or transmission repair or replacement;	5. SAME.
6. Wrecked or dismantled vehicles shall be prohibited on the property at all times;	6. SAME.
7. Used or new vehicle, motorcycle, truck or RV sales is prohibited;	7. SAME.
8. 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;	8. SAME.

<p>9. As a requirement for the release of any Certificate of Occupancy from the City, the applicant shall provide approval from the Gwinnett County Department of Environmental Health Department for use of the onsite sewer management (septic) system;</p>	<p>9. SAME.</p>
<p>10. As a requirement for the release of any Certificate of Occupancy from the City, all site, landscaping and building improvements shall be completed;</p>	<p>10. SAME.</p>
<p>11. Any additional non-substantial variance(s) as determined by the Director of Planning and Development for the design requirements, zoning requirements, development regulations and construction requirements must be submitted in writing for administrative approval with the Director of Planning and Development for this project; and</p>	<p>11. SAME.</p>
<p>12. In the event that the subject property is vacated by ATL Motors, LLC, the Conditional Use Permit will become null and void, unless the use(s) become a principal permitted use with/without supplemental use standards in the Unified Development Ordinance (UDO) which is currently being drafted by the Planning Department and hired consultant.</p>	<p>12. SAME.</p>
<p>13. NONE.</p>	<p>13. Used tires shall be stored in a fully enclosed roofed accessory structure, as approved by the Director of Planning and Development. A ten-foot area abutting the front/side of the building may be used for the purpose of outdoor display of merchandise.</p>