



City of Snellville Planning Commission

**PLANNING COMMISSION REPORT
February 27, 2018**

CASE NUMBER:	#CUP 18-01
REQUEST:	Conditional Use Permit and Request for Variances from Snellville Code of Ordinances
LOCATION:	1080 Cooper Road, Grayson, Georgia
TAX PARCEL:	5101 022
PRESENT ZONING:	BG (General Business) District
OVERLAY DISTRICT:	Corridor Overlay District
FUTURE LAND USE MAP:	78 East Activity Node
DEVELOPMENT/PROJECT:	Automotive Service and Repair Facility with Vehicle Emissions Testing
PROPERTY OWNER/APPLICANT:	Adloi and Tina Lyttle, ATL Motors, LLC Grayson, Georgia 30017
CONTACT:	Adloi Lyttle (678) 471-2959 or adloiboi@gmail.com

The Planning Commission held a duly advertised public meeting on the subject application at the February 27, 2018 Regular Meeting of the City of Snellville Planning Commission. By a unanimous vote of 5-0, the Planning Commission recommends **Approval** of the request for a Conditional Use Permit for an automotive service facility with vehicle emissions testing at 1080 Cooper Road, Grayson with the following **Conditions**:

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;
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;
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;
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;
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;
6. Wrecked or dismantled vehicles shall be prohibited on the property at all times;
7. Used or new vehicle, motorcycle, truck or RV sales is prohibited;
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;

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;
10. As a requirement for the release of any Certificate of Occupancy from the City, all site, landscaping and building improvements shall be completed;
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;
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; and
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.

In conjunction with the Conditional Use Permit approval and recommended conditions (1-13), the following variances are recommended for **Approval**:

1. Allow variances from the Corridor Overlay District requirements relating to:
 - c. Providing decorative light fixtures/poles throughout the parking area.
 - d. Locating the building close to and oriented toward the public right-of-way with the majority of parking located to the sides and rear.
2. Allow for variance from Snellville Ordinance Article III Section 19.73(c)(1) relating to landscape strip requirements to allow for encroachment by existing curb and gutter and parking lot along southern property line into the 5 foot side landscape strip by 2.4 feet in area shown on plan. On the 10 foot front landscape strip, allow encroachment south of the existing drive by existing curb and gutter by 4.1 feet and by the proposed detention pond retaining wall north of the existing drive by 9.0 feet. Also allow encroachment on north property line of the existing detention pond retaining wall into the 5 foot side landscape strip by 3.9 feet.
3. Allow for variance from Snellville Buffer, Landscape, and Tree Ordinance Article III. Sec.19.74 relating to parking island requirements to allow the parking lot to be as shown on the attached CUP plan.

4. Allow a variance from Section 9.15(c)(3) in relation to exceeding 20% parking in front of building and exceeding 20% parking on the side of building as the building and parking lot are both existing.
5. Allow a variance from Section 6.13.3.(b) that calls for a six (6) foot wide sidewalk and 48-inch grassed/landscape strip to allow the continuation of the existing five (5) foot wide sidewalk along Cooper Road in the location shown on CUP plan.
6. Allow a general variance for the site to be approved in its current condition except for the items requested on this rezoning application.

In conjunction with the Conditional Use Permit approval and recommended conditions (1-13), the following variances are recommended for **Denial**:

1. Variances from the Corridor Overlay District requirements relating to:
 - a. Providing a 2 foot by 8 foot amenity pad and a decorative bench and trash receptacle.
 - b. Providing decorative light fixtures/poles along the sidewalk, staggered, 150-feet on-center. Note: only one (1) such light fixture/pole shall be required.