

# VARIANCE 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 Variances Recommended for APPROVAL</b>	<b>Planning Commission Variances Recommended for Approval Regular Meeting Date: 2-27-2018</b>
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.	1. SAME.
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.	2. SAME.
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.	3. SAME.
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.	4. SAME.
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.	5. SAME.
6. Allow a general variance for the site to be approved in its current condition except for the items requested on this rezoning application.	6. SAME.

**Department of Planning and Development  
Variances Recommended for DENIAL**

**Planning Commission  
Variances Recommended for  
Denial  
Regular Meeting Date:  
2-27-2018**

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.

1. SAME.