

CONDITIONS RECOMMENDATIONS ONLY

CASE: #CUP 18-02

CONDITIONAL USE PERMIT – FUEL STATION WITH CONVENIENCE STORE AND REQUEST FOR VARIANCES

Main-McGee Investment, LLC – 2305 Scenic Highway, Snellville

Department of Planning and Development Recommended Conditions	Planning Commission Recommended Conditions Regular Meeting Date: 5-22-2018
1. The property shall be developed according to the rezoning site plan entitled “Site Plan for Winston Property Ventures, LLC,” sealed and signed April 9, 2018 with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations.	1. SAME.
2. Interparcel access will be required upon redevelopment of the New London Shopping Plaza, the only contiguous adjacent property.	2. SAME.
3. The property owner will be required to install shrubs in the front landscape strip, along with all sidewalks, pedestrian pads and amenities, within twelve (12) months of the completion of the GDOT roadwork in front of the property. Plans shall be approved by the Director of Planning and Development before commencement of any work.	3. SAME.
4. Sidewalks shall be provided along the entire frontage of the development along both Henry Clower Boulevard and Scenic Highway. These sidewalks shall be 5’ in width, to match those being installed by the Georgia Department of Transportation.	4. SAME.
5. The property owner is to meet the required Tree Density Units (TDUs) for the property within the rear of the property that is currently a grassy hill. As a requirement for the release of any Certificate of Occupancy from the City, the tree and landscape improvements within the grassy hill shall be completed.	5. SAME.
6. Prior to the release of any Certificate of Occupancy from the City, a three-sided dumpster enclosure with gate shall be constructed in accordance with the requirements of Sec. 19-34 of the Buffer, Landscape and Tree Ordinance.	6. SAME.
7. All non-conforming signage on the property (if any) shall be removed. Any new signage shall conform to the City of Snellville Sign Ordinance requirements and require an approved sign permit(s) before installation of any new signage.	7. SAME.
8. Signs higher than 15 feet or larger than 225 square feet are prohibited.	8. SAME.
9. Installation of any new exterior building, fuel canopy or site lighting or upgrades to any existing building, fuel canopy or site lighting shall comply with the City’s exterior lighting standards and require an approved permit.	9. SAME.
10. 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.	10. SAME.

11. In the event that the subject property is redeveloped, all approved variances and conditions shall become null and void.	11. SAME.
12. Non-substantial variances, as determined by the Director of Planning and Development and/or City Manager 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 and/or City Manager. Substantial variances, as determined by the Planning and Development and/or City Manager, will require Mayor and Council approval.	12. SAME.
13. None.	13. The applicant shall be required to use a combination of brick, stone, and stucco on the exterior building elevations and shall submit a plan for review and approval by the Director of Planning and Development.