



City of Snellville *Planning Commission*

PLANNING COMMISSION REPORT

May 22, 2018

CASE NUMBER: #CUP 18-02

CONDITIONAL USE PERMIT REQUEST: Re-open Existing Fuel Station with Convenience Store and Request for Variances

LOCATION: 2305 Scenic Hwy, Snellville, Georgia

TAX PARCEL(S): 5026 228

PRESENT ZONING: BG (General Business) District

OVERLAY DISTRICT: Corridor Overlay District

DEVELOPMENT/PROJECT: Fuel Station with Convenience Store

PROPERTY OWNER: Main-McGee Investment, LLC
1550 N Brown Road, Ste 130
Lawrenceville, Georgia 30043

APPLICANT: Tony L. Dawson, P.E.
1569 Cherry Hill Road SW
Conyers, Georgia 30094

CONTACT: Tony L. Dawson, P.E.
678-485-9610 or tonyd@dawsonec.com

The Planning Commission held a duly advertised public meeting on the subject application at the May 22, 2018 Regular Meeting of the City of Snellville Planning Commission. By a unanimous vote of 6-0, the Planning Commission recommends **Approval** of the request for a Conditional Use Permit to operate a Fuel Station with Convenience Store with the following **Conditions (1-13)**:

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.
2. Interparcel access will be required upon redevelopment of the New London Shopping Plaza, the only contiguous adjacent property.
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.
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.
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.
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.
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.
8. Signs higher than 15 feet or larger than 225 square feet are prohibited.
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.
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.

11. In the event that the subject property is redeveloped, all approved variances and conditions shall become null and void.
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.
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.

This action is subject to the attachment of the following approved variances (1-11):

1. Variance from Section 9.15A.(1) of the Corridor Overlay District Requirements requiring interparcel access to contiguous properties.
2. Variance to allow the underground fuel tanks to be located within 30' of the right-of-way (R/W).
3. Variance to postpone the installation of shrubs in the R/W until after completion of GDOT roadwork.
4. Variance from Section 9.15.A(2) of the Corridor Overlay District Requirements requiring all new utilities lines to be located underground.
5. Variance from Section 9.15.A(4) of the Corridor Overlay District Requirements requiring street lights along all rights-of-way utilizing decorative light fixtures.
6. Variance from Section 9.15.C(4) of the Corridor Overlay District Requirements requiring the building to be placed close to, and oriented toward, the public right-of-way with the majority of the parking to the sides and rear.
7. Variance from Section 9.15.D(1)(d) of the Corridor Overlay District Requirements requiring pitched roofs on buildings under 5,000 sq. ft.
8. Allow a general variance for the site to be improved in its current condition except for the items requested on the application and variance plan.
9. Variance from Section 7.7, Architectural Design Standards, regarding allowable building materials to allow the concrete block building to remain as-is.

10. Variance from Section 9.15.B(2) of the Corridor Overlay District Requirements to allow for no street trees.
11. Variance from Section 19.73 and 19.74 of the Buffer, Landscape and Tree Ordinance to allow for no front landscape strip trees and parking islands.