

VARIANCE 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 Variances Recommended for APPROVAL	Planning Commission Variances Recommended for Approval Regular Meeting Date: 5-22-2018
1. Variance from Section 9.15A.(1) of the Corridor Overlay District Requirements requiring interparcel access to contiguous properties.	1. SAME.
2. Variance to allow the underground fuel tanks to be located within 30' of the right-of-way (R/W).	2. SAME.
3. Variance to postpone the installation of shrubs in the R/W until after completion of GDOT roadwork.	3. SAME.
4. Variance from Section 9.15.A(2) of the Corridor Overlay District Requirements requiring all new utilities lines to be located underground.	4. SAME.
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.	5. SAME.
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.	6. SAME.
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.	7. SAME.
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.	8. SAME.
9. Variance from Section 7.7, Architectural Design Standards, regarding allowable building materials to allow the concrete block building to remain as-is.	9. SAME.
10. Variance from Section 9.15.B(2) of the Corridor Overlay District Requirements to allow for no street trees.	10. SAME.

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.	11. SAME.
Department of Planning and Development Variances Recommended for DENIAL	Planning Commission Variances Recommended for Denial Regular Meeting Date: 5-22-2018
1. Variance from Section 9.15.B(2) of the Corridor Overlay District Requirements to allow for no pedestrian sidewalk lights.	1. SAME.
2. Variance from Section 6.13.3(b) of the Development Regulations to utilize the existing 4' sidewalks instead of 6' sidewalks.	2. SAME.
3. Variance from Section 9.15.B(2) of the Corridor Overlay District Requirements to allow for no bicycle racks, benches or trash receptacles.	3. SAME.