

**CONDITIONS ONLY RECOMMENDATIONS**

**CASE: #CUP 18-03**

**CONDITIONAL USE PERMIT – RETAIL AUTOMOTIVE PARTS STORE  
AND REQUEST FOR VARIANCES**

**2775 WM, LLC – 2775 W. Main Street, Snellville**

<b>Department of Planning and Development Conditions Recommended for APPROVAL</b>	<b>Planning Commission Recommended Conditions Called Meeting Date: 7-17-2018</b>	<b>Post Planning Commission Conditions Recommended by the Planning Department for APPROVAL</b>
1. The property shall be developed in general accordance to the proposed site plan entitled "Concept Plan" stamped received July 16, 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. New signs higher than 15 feet or larger than 225 square feet are prohibited.	2. SAME.	
3. 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.	3. SAME.	
4. Should the property owner subdivide or develop any portion of the property beyond what is depicted on the Concept Plan, any trees which are planted in said area for the auto parts store development that are later removed shall be recompensed and replanted, if feasible, on the auto parts store site based on the DBH at time of removal, or through payment into the City's Tree Bank Fund.	4. SAME.	
5. 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	5. SAME.	

<p>administrative approval with the Director of Planning and Development and/or City Manager. Substantial variances, as determined by the Director of Planning and Development and/or City Manager, will require Mayor and Council approval.</p>		
<p>6. None.</p>	<p>6. Dumpster pad and enclosure shall be relocated behind the building.</p>	
		<p>7. Applicant/property owner shall conduct a downstream analysis for review and approval by the City Engineer, to certify that the current stormwater infrastructure (culverts, open channels, piping, etc.) will suffice and not create or exacerbate runoff-related stormwater problems.</p>