



City of Snellville Planning Commission

PLANNING COMMISSION REPORT

July 17, 2018

CASE NUMBER: #CUP 18-03

REQUEST: Request for Conditional Use Permit
for a Retail Automotive Parts Store
and Request for Variances

LOCATION: 2775 W. Main Street, Snellville,
Georgia

TAX PARCEL(S): 5007 165

PRESENT ZONING: BG (General Business) District

OVERLAY DISTRICT: Corridor Overlay District

DEVELOPMENT/PROJECT: O'Reilly Auto Parts Store

PROPERTY OWNER: PNC Bank N.A.
300 Fifth Avenue, 22nd Floor
Pittsburgh, PA 15222

APPLICANT: 2775 WM, LLC
203 Tennessee Avenue
Signal Mountain, TN 37377

CONTACT: David Kelly
901-485-9724 or
dkellyetal@outlook.com

The Planning Commission held a duly advertised public meeting on the subject application at the July 17, 2018 Specially Called Meeting of the City of Snellville Planning Commission. By a unanimous vote of 4-0, the Planning Commission recommends **Approval** of the request for a Conditional Use Permit to operate a Retail Automotive Parts Store with the following **Conditions (1-6)**:

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.
2. New signs higher than 15 feet or larger than 225 square feet are prohibited.
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.
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.
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 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.
6. Dumpster pad and enclosure shall be relocated behind the building.

In conjunction the recommendation for Conditional Use Permit approval, the Planning Commission recommends **Approval** of the following variance:

1. Variance from Section 9.15A (1) of the Corridor Overlay District Requirements requiring interparcel access to adjacent properties.

And, **denial** of the following variances:

1. Variance from Section 19-73 (b) of the Buffer, Landscape and Tree Ordinance requiring a 10' wide landscape strip on the frontage along W. Main Street.

2. Variance from Section 9.15A (4) of the Corridor Overlay District Requirements to waive the requirement for a sidewalk on Fountain Drive.
3. Variance from Section 9.15C (3) of the Corridor Overlay District Requirements requiring the majority of the parking to be located on the side and rear of the building.