

CONDITIONS ONLY RECOMMENDATIONS

CASE: #CUP 18-04

CONDITIONAL USE PERMIT – KROGER FUEL CENTER AND REQUEST FOR VARIANCES

Presidential Commons Shopping Center – 1630 Scenic Hwy., Snellville

Department of Planning and Development Conditions Recommended for APPROVAL	Planning Commission Conditions Recommended for APPROVAL Regular Meeting Date: 1-22-2019
1. The property shall be developed in general accordance with the submitted: Site Plan, entitled “Fuel Center @ Store GA483”, signed, sealed and dated 10-15-2018 as shown on Exhibit “A”; Overall Site Plan, entitled “Fuel Center @ Store GA483”, signed, sealed and dated 10-15-2018 as shown on Exhibit “B”; Concept Landscape Plan A, entitled “Fuel Center @ Store GA483”, signed, sealed and dated 10-15-2018 as shown on Exhibit “C”; Concept Landscape Plan B, entitled “Fuel Center @ Store GA483”, signed, sealed and dated 10-15-2018 as shown on Exhibit “D”; colored elevations, entitled Kroger Fuel Center GA 483 and dated 10-5-2018 as shown on Exhibit “E”, with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the site or landscape plan, as determined by the Director of Planning and Development, will require Mayor and Council approval;	1. SAME.
2. The sign area of each of the two EMB canopy signs shall not exceed 45.5 sq. ft. All signage shall comply with all other requirements of the Sign Ordinance and require sign permit(s) approved by the Director of Planning and Development;	2. SAME.
3. The applicant shall be responsible for planting all trees and landscaping as shown on Concept Landscape Plan A, entitled “Fuel Center @ Store GA483”, signed, sealed and dated 10-15-2018 as shown on Exhibit “C” and Concept Landscape Plan B, entitled “Fuel Center @ Store GA483”, signed, sealed and dated 10-15-2018 as shown on Exhibit “D”. Furthermore, as determined by the Director of Planning and Development, all dead, dying or diseased trees that were installed per Ordinance No. 2017-01 (case #RZ 17-01) shall be re-planted prior to the issuance of the Certificate of Occupancy;	3. SAME.
4. Fuel tanker trucks shall only use the Ridgedale Drive or Scenic Highway access points serving the Presidential Commons Shopping Center and shall be prohibited from using the access drive to the adjacent Park Place development;	4. SAME.
5. Any additional non-substantial variance(s) as determined by the Director of Planning and Development 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 for this project;	5. SAME.

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6. New signs higher than 15 feet or larger than 225 square feet are prohibited; and	6. SAME.
7. 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.	7. SAME.
8. NONE.	8. The four (4) proposed parking lot landscape islands located in the front parking area of the Kroger Food Center shall be allowed to be located approximately eight (8) parking spaces to the South as shown on the Site Plan revised 1-21-2019 and submitted and received at the 1-22-2019 Planning Commission meeting as shown on Exhibit "F".