

CONDITIONS ONLY RECOMMENDATIONS

CASE: #CUP 19-01

CONDITIONAL USE PERMIT AND REQUEST FOR VARIANCES VALVOLINE INSTANT OIL CHANGE CENTER

2018 Scenic Highway, Snellville

Department of Planning and Development Conditions Recommended for APPROVAL	Planning Commission Conditions Recommended for APPROVAL Regular Meeting Date: 2-26-2019
1. The property shall be developed according to the proposed Site Plan entitled "Valvoline Instant Oil Change" sealed, signed and dated 1-19-2019 and Concept Landscape Plan dated 12-14-2018 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. All conditions from the 4-22-2002 Mayor and Council approved rezoning and 1-27-2003 Mayor and Council approved change-in-conditions are hereby repealed;	2. SAME.
3. In the event that the existing 10-foot buffer is damaged during development the property owner/applicant shall be responsible for replanting the buffer with the most appropriate large and mature species that effectively create an immediate screening. A planting plan shall be submitted for review and approval by the Director of Planning and Development;	3. SAME.
4. New signs higher than 15 feet or larger than 225 square feet are prohibited;	4. SAME.
5. 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; and	5. SAME.
6. 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.	6. SAME.