



City of Snellville Planning Commission

**PLANNING COMMISSION REPORT
February 26, 2019**

CASE NUMBER:	#CUP 19-01
REQUEST:	Conditional Use Permit and Request for Variances
LOCATION:	2018 Scenic Hwy, Snellville, Georgia
TAX PARCEL:	5040A009
CURRENT ZONING:	BG (General Business) District
CURRENT FUTURE LAND USE MAP DESIGNATION:	Commercial-Retail
DEVELOPMENT/PROJECT:	Valvoline Instant Oil Change Center
PROPERTY OWNER:	Montag Enterprises Inc II Snellville, Georgia 30078
APPLICANT:	Valvoline Instant Oil Change Lexington, Kentucky 40509
CONTACT:	Chris Duley Manager Pre-Construction VIOC 937-522-5305 or christopher.duley@valvoline.com

The Planning Commission held a duly advertised public meeting on the subject application at the February 26, 2019 Regular 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 for a Valvoline Instant Oil Change Center with tire rotation and State Emissions testing with the following **Conditions**:

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;
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4-22-2002 Mayor and Council approved rezoning and 1-27-2003 Mayor and Council approved change-in-conditions are hereby repealed;
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;
4. New signs higher than 15 feet or larger than 225 square feet are prohibited;
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
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.

In conjunction with Conditional Use Permit approval, the Planning Commission recommends **Approval** of the following variances:

1. Variance to reduce the 60-foot landscape buffer (30-foot landscape buffer as approved on 1-27-2003 by the Mayor and Council) to 11.19 feet, subject to Condition #3.

2. Variance from Section 12.3 (C), Signs Prohibited of Appendix B the Sign Ordinance to use 100% logo-box type sign construction for the Valvoline wall signs.
3. Variance from Section 12.4(B)(2), Wall Sign Area of the Sign Ordinance to exceed the total allowable wall sign area on the northern building (left) elevation from 37.25 sq. ft. to 45.0 sq. ft.