



City of Snellville Planning Commission

PLANNING COMMISSION REPORT May 28, 2019

CASE NUMBER:	#CUP 19-03
REQUEST:	Conditional Use Permit and Request for Variances
LOCATION:	1520 Scenic Hwy, Snellville, Georgia
TAX PARCEL:	5073 003
PRESENT ZONING:	BG (General Business) District
OVERLAY DISTRICT:	None
DEVELOPMENT/PROJECT:	12-Station Sam's Club Fuel Center
PROPERTY OWNER(S):	Sam's Real Estate Business Trust 2101 SE Simple Savings Drive Bentonville, Arkansas 72716
APPLICANT/CONTACT:	Keith Moore, PE Bartlett, Tennessee 38133 901.384.0404 or keithmoore@carlsonconsulting.net

The Planning Commission held a duly advertised public meeting on the subject application at the May 28, 2019 Regular Meeting of the City of Snellville Planning Commission. By a unanimous vote of 6-0, the Planning Commission recommends

Approval of the request to amend the Official Zoning Map of the City of Snellville for a Conditional Use Permit for a 12 Station Fuel Center with the following **Conditions**:

1. The property shall be developed according to the proposed site plan entitled “Overall Site Plan Sam’s Club #4739-501” dated 4-8-2019 and stamped received 4-11-2019 and colored fuel center renderings entitled “6 Stack Fuel Station #4739 Snellville, GA” dated 4-8-2019 and stamped received 4-11-2019 with modifications permitted due to engineering restrains, ingress and egress, and/or to meet conditions of zoning or State, County, and City regulations;
2. Fuel canopy support columns shall be clad in CMU and painted to match the Service Building kiosk;
3. Service building kiosk rooftop units (RTU) shall be screened on all sides from public view;
4. New parking lot planter islands shall be planted in accordance with the Landscape and Tree Ordinance;
5. New signs higher than 15 feet or larger than 225 square feet are prohibited;
6. 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
7. 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 from Section 7.7, Table II – Allowable Building Materials to allow use of split-face CMU block on all elevations of the service building kiosk.

2. Variance from Section 11.3 – Minimum and Maximum Off-Street Parking and Loading Requirements to allow the reduction from 550 total number of parking spaces (minimum) to 452 total site parking spaces.