

SLUP-18-21937 Staff Recommended Conditions

1. Allow automobile fuel sales in conjunction with a convenience store as depicted on the site plan stamped received by the Planning and Sustainability Department on December 15, 2017. Said site plan is conceptual and is subject to compliance to C-1 (Local Commercial) and Stonecrest Overlay District Development standards unless variances are obtained from appropriate regulatory authorities.
2. The retail/convenience store building square footage shall be limited to 4,840 square feet.
3. Limit to not more than one (1) access point from Covington Highway and one (1) access point from Turner Hill Road subject to approval of the Georgia Department of Transportation (GDOT).
4. Provide inter-parcel access to all adjacent parcels. Location is subject to GDOT and the approval of the Department of Public Works, Transportation Division.
5. There shall be a maximum of 20 fueling stations.
6. The retail/convenience store building façade shall consist of four (4) sided brick, with accent materials.
7. Support columns for the pump/island canopy shall be composed of four-sided brick.
8. Refuse areas shall not be visible from the public street and shall be constructed with a combination of brick and wood enclosure to match the building materials of the principal structure.
9. The vacuum and air station shall not be located along the public-right-of-way.
10. Outside vending machines are prohibited.
11. No hand car washing allowed on site.
12. Provide parking lot lighting on site.
13. One ground monument sign with a brick base shall be permitted for each street frontage per the Director of Planning & Sustainability.
14. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.