

Comm. \_\_\_\_\_  
Item No. 0299 Date: 5/9/17  
Clerk's Office

*Planning Dept*

**SLUP 6 USES**

**STANDARDS AND REGULATIONS**

Presented to

Board of Commissioners

May 9, 2017



# Purpose

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**To present the final policy direction from the PECS committee and the PC and request that the BOC adopt the recommended development standards for SLUP6 uses.**

# Timeline

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- April 12 - Planning Commission Public Hearing
- April 25 – BOC Public Hearing
- April 25 – PECS Committee
- May 2 – Planning Commission
- May 9 – Board of Commissioners
- May 10 - Possible PC meeting
- May 23 – Moratorium expires

# Board of Commissioners Hearing

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- Opposition for gas backwards from QT, RaceTrac and Clipper Petroleum
- Community concerns about SLUP exception at the intersection of Briarcliff and Clairmont Roads
- Criteria for SLUP should include past behavior, such as code violations, permit violations, business or alcohol license violations

# Industry Concerns & Staff Responses

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- **Gas Backwards**
  - ▣ Security for the public and the store employees
  - ▣ Operational problems from multiple entrances and required fenestration
  - ▣ Expert witness stated: Gas backwards negatively affects security because it creates a semi-private environment in the rear of property.
    - ▣ Concept negatively impacts natural surveillance,
    - ▣ Negative impact on police ability to view property while patrolling, and
    - ▣ Difficulty of retailers to monitor four sides of a complex
- **Staff Response**
  - ▣ Concept would position the convenience store/retail market building along the street frontage and place the pumps in rear. Concept creates an urban edge and more pedestrian friendly road frontage. Applies only to Activity Centers. If require two street frontages, natural surveillance can occur.
- **Other Public Suggestions –**
  - ▣ Add some language to Section 27-7.4.6 to consider past behavior as grounds the County can use to deny an applicant a SLUP, such as operating without a permit, building without a permit, etc.
- **Staff Response**
  - ▣ Violations are subjective, and can be remedied through our processes. Use of the violation information should be on a case by case basis.

# Meeting with PECS Committee

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## □ *Suggestions*

- Require SLUP in NS and C-1 or
- Require SLUP in activity centers
- Make gas backwards optional (?)
- Later Recommendation was to not require a SLUP for NS and C-1 if the proposed development met the criteria guidelines.
- Require SLUP in all activity centers.

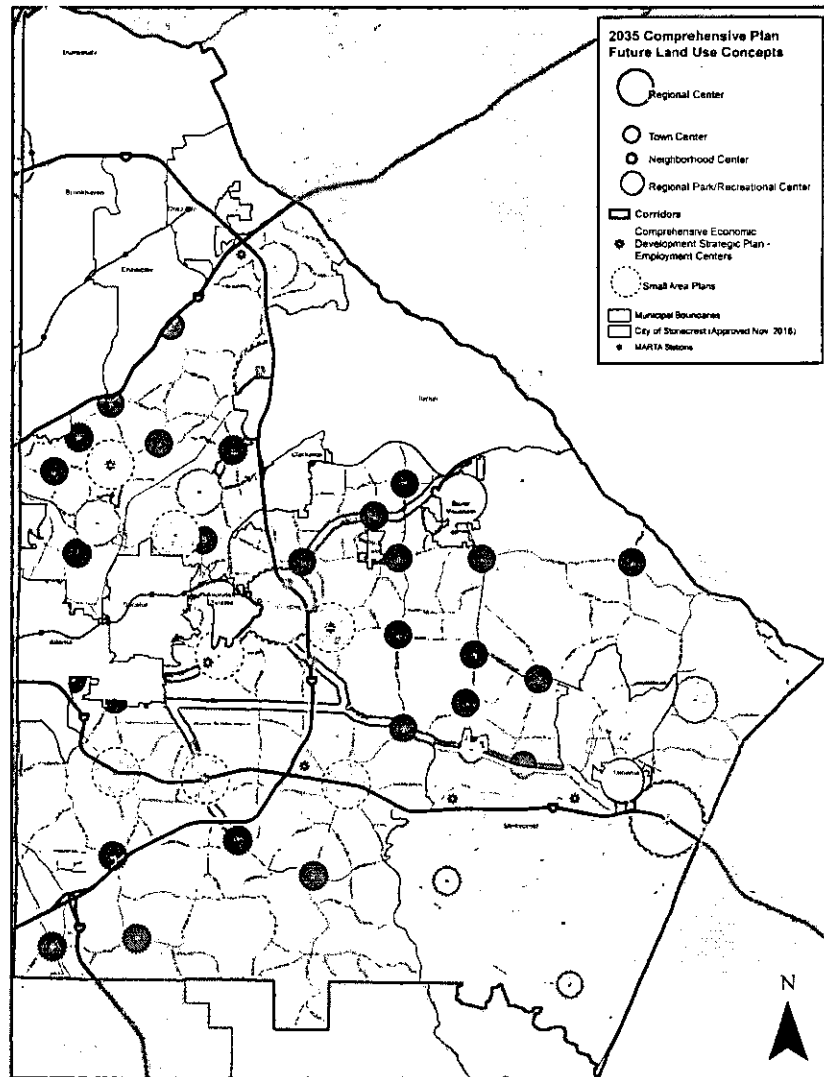
No vote was take and no consensus reached.

# Planning Commission Hearing

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- On May 2, the Planning Commission:
  - Opposed Gas Backwards design concept
  - Recommended SLUPs for auto repair
  
- The Planning Commission recommendation:
  - Deferral, to allow Staff to address items above.

# Reverse frontage applies to Activity Centers Only as illustrated by the circles & not countywide.

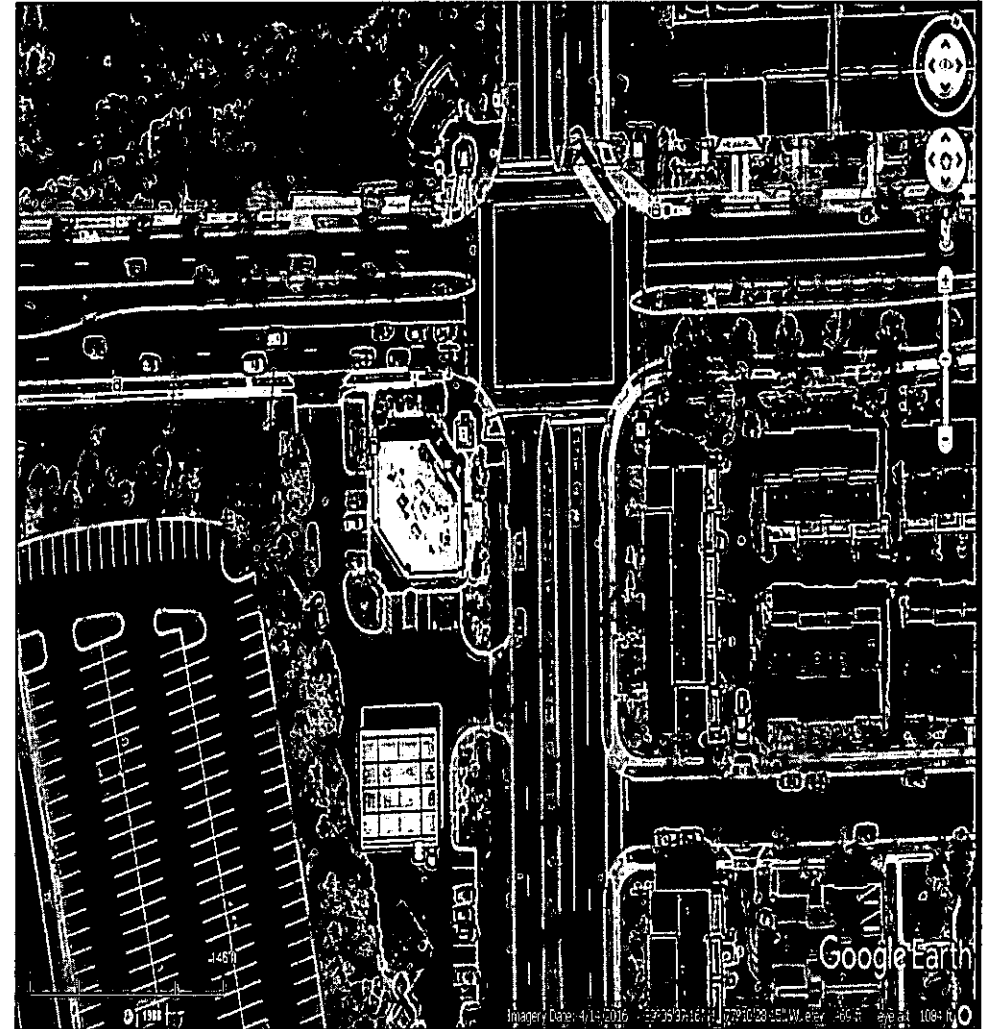
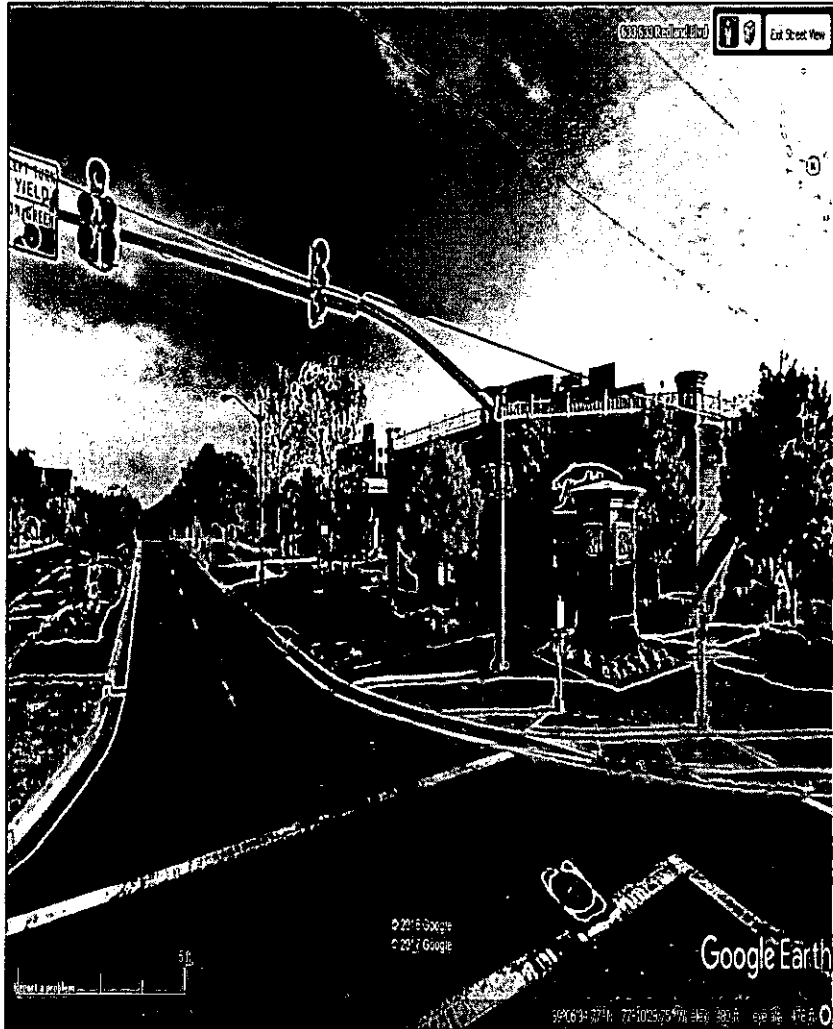




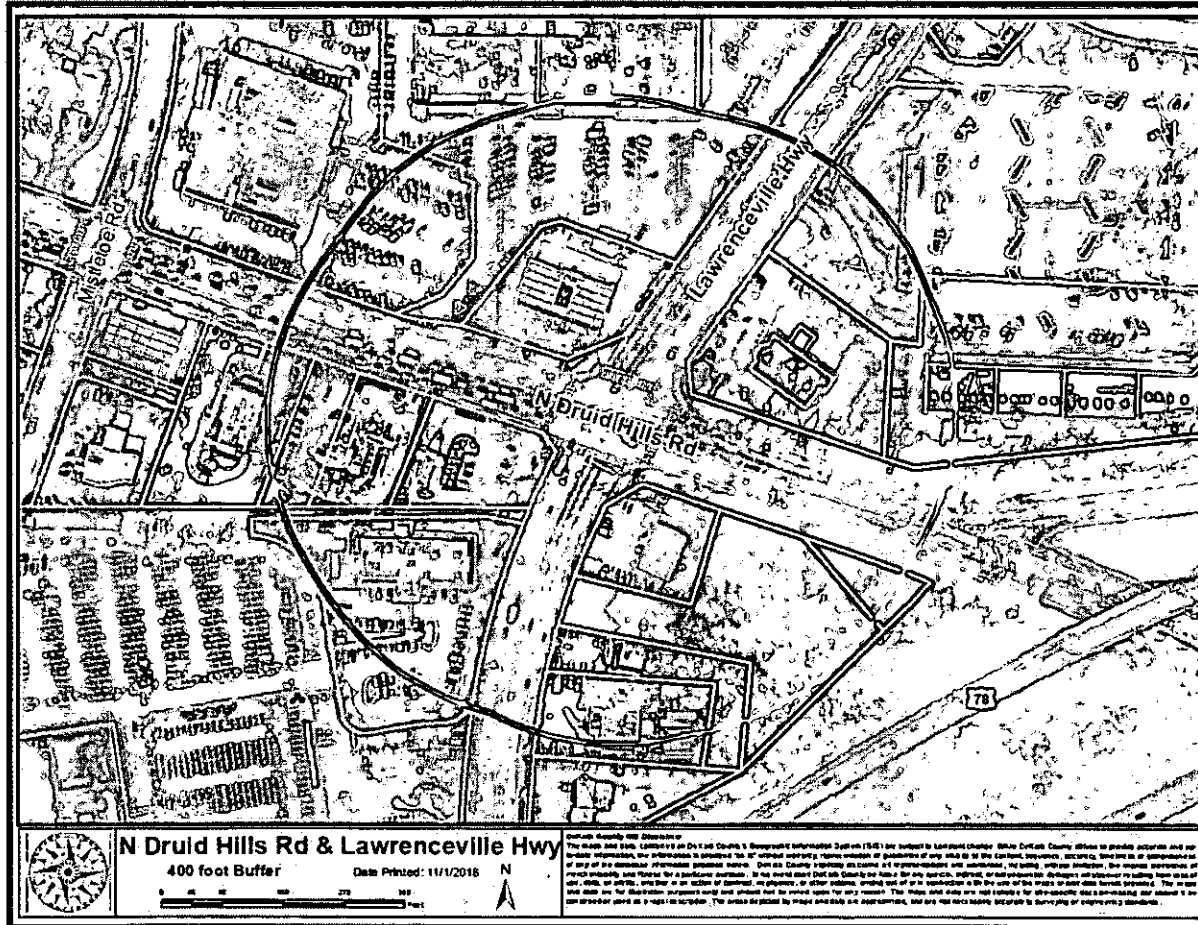
# Comprehensive Plan Vision for Activity Centers



# Reverse Frontage Gas Stations creates an urban edge and more pedestrian orientation



# The Shell Station in the Shamrock Shopping Center has some of the reverse frontage concepts



# Alcohol Outlets

Land Use	Where they are allowed	Supplemental Standards	Latest Additions & Changes
<b>Alcohol Outlet - Package stores</b>	1. C-1, C-2 and MU with SLUP 2. OD and M permitted by right.	1. 1,000 foot separation for liquor stores. (ch.4) 2. Included standards from Chapter 4	Sale or distribution of individual cups and ice is prohibited.
<b>Alcohol Outlet - Beer and wine stores over 20,000sf primary use</b>  <i>Ex. Small wine stores (Total Wine - 20,000 to 50,000 square feet), Beer Growlers</i>	1. NS, C-1, C-2, and MU with a SLUP. 2. OD and M permitted by right	Same as above	
<b>Alcohol Outlet - Beer and wine, accessory to Retail less than 12,000sf</b>  <i>Ex. QT - 5,000 square feet. CVS - 10,000 to 13,000 square feet Publix - 20,000 to 60,000 square feet</i>	1. NS, C-1, C-2, and MU with a SLUP. 2. OD and M permitted by right (except if meet criteria of 4.2.28 d.)	1. Same as above 2. No more than 20% total floor area used for sale and storage of beer and wine. (ch.4)	Beer and wine sales associated with convenience stores that meet the location criteria of 4.2.28.d do not require a SLUP  Deleted video game provision due to court case in Clarkston.  Deleted advertising restrictions per law department.

# Fuel Pumps

Land Use	Where they are allowed	Supplemental Standards	Latest Additions & Changes
<p><b>Fuel pumps, fuel pumps accessory to convenience stores, gas stations, service stations</b></p> <p><i>Ex. QuikTrip, any mom &amp; pop gas stations, gas stations with repair bays.</i></p>	<ol style="list-style-type: none"> <li>1. NS, C-1, C-2 and MU with a SLUP.</li> <li>2. OD, M, M-2 permitted by right.</li> <li>3. No SLUP if meet criteria of 4.2.28.</li> </ol>	<ol style="list-style-type: none"> <li>1. Existing supplemental standards regarding, setbacks, lighting, canopy height, etc.</li> <li>2. Owner/operator responsible for litter.</li> <li>3. New developments in activity centers, at an intersection, <del>under a mixed use zoning</del> shall place the primary building close to street.</li> <li>4. Façade close to street shall include architectural features, have an active entrance on rear or side and 25% fenestration. (faux allowed)</li> <li>5. Screen service and trash enclosures.</li> <li>6. Two foot hedge or wall to screen cars at pumps.</li> </ol>	<ol style="list-style-type: none"> <li>1. No SLUP is required if you meet 3 of 5 criteria:               <ol style="list-style-type: none"> <li>a) If located within 1,000 feet of intersection with highway interchange, or within 400 feet of major intersection.</li> <li>b) Secondary access from secondary road or inter-parcel access.</li> <li>c) If a major redevelopment of existing facility</li> <li>d) New or redevelopment of a store over 4,500 sf:</li> <li>e) Include bathrooms serving at least three persons each.</li> </ol> </li> <li>2. Minor Redevelopment shall require upgrades to landscaping, signage, building exterior or parking lot improvements.</li> <li>3. Distinct parking for accessory restaurant.</li> <li>4. No LED, neon or illuminated panels on building.</li> </ol>

# Drive-thru Restaurants

Land Use	Where they are allowed	Supplemental Standards	Latest Additions & Changes
<p><b>Drive-through restaurant</b></p> <p><i>Ex. Any fast food establishment which serves from walk-up or drive-up window.</i></p>	<ol style="list-style-type: none"> <li>1. C-1, C-2, OD, M, and MU-1 with a SLUP, if located in activity centers.</li> <li>2. Permitted in NS, C-1, C-2, OD and M permitted by right, if located in any other character area.</li> <li>4. Not permitted in MU-2 through MU-5</li> </ol>	<ol style="list-style-type: none"> <li>1. Must meet existing supplemental regulations regarding location of windows, stacking of vehicles, speaker boxes, etc., plus</li> <li>2. Sound attenuation wall.</li> <li>3. Owner/operator responsible for litter.</li> <li>4. Must locate at least 500 feet from school.</li> </ol>	<ol style="list-style-type: none"> <li>1. No SLUP is required if you meet 2 of 3 criteria:               <ol style="list-style-type: none"> <li>a) If located within 1,000 feet of intersection with highway interchange, or within 400 feet of major intersection.</li> <li>b) Secondary access from secondary road or inter-parcel access.</li> <li>c) If a major redevelopment of existing facility</li> </ol> </li> </ol>

# Automobile Repair

Land Use	Where they are allowed	Supplemental Standards	Latest Additions & Changes
<p><b>Automobile repair and maintenance, primary, Major</b></p> <p><i>Ex. Paint and Body shops, Collision facilities, Transmission repair</i></p>	<p>1. C-2, M and M-2 permitted by right.</p>	<p>1. 300 foot separation from residential.</p> <p>2. Activities must be indoors.</p> <p>3. Cars stored indoors or fenced enclosure</p> <p>4. Outdoor display restricted to within 10 feet of building.</p> <p>5. No junk or auto sales</p>	<p>1. Minor Redevelopment shall require upgrades to landscaping, signage, building exterior or parking lot improvements</p>
<p><b>Automobile repair and maintenance, primary, Minor</b></p> <p><i>Ex. Jiffy Lube, Auto sound system, Tire sales</i></p>	<p>1. C-1, C-2, M and M-2 permitted by right.</p>	<p>1. Activities must be indoors.</p> <p>2. Cars stored indoors or fenced enclosure</p> <p>3. Outdoor display restricted to within 10 feet of building.</p> <p>4. No junk or auto sales</p>	<p>1. Minor Redevelopment shall require upgrades to landscaping, signage, building exterior or parking lot improvements</p>

# Pawn Shops and Check Cashing

Land Use	Where they are allowed	Supplemental Standards	Latest Additions & Changes
<p><b>Pawn shop</b></p> <p><i>Ex. Pawn shop and title pawn</i></p>	<p>1. C-1, C-2 and M permitted by right.</p>	<p>1. 1,000-foot separation from another pawn shop or check cashing facility</p> <p>2. Windows and doors must not be covered or heavily tinted.</p> <p>3. Gates and burglar bars are prohibited.</p>	<p>1. Roll down doors are prohibited.</p> <p>2. No LED, neon or illuminated panels on building.</p>
<p><b>Check cashing facility</b></p> <p><i>Ex. Facility in freestanding building or lone business in tenant space. Not in convenience stores or Walmart</i></p>	<p>1. C-2 and M permitted by right.</p>	<p>1. 1,000-foot separation from another pawn shop or check cashing facility</p> <p>2. Windows and doors must not be covered or heavily tinted.</p> <p>3. Gates and burglar bars are prohibited.</p>	<p>1. Roll down doors prohibited.</p> <p>2. No LED, neon or illuminated panels on building.</p>



# Discussion of Final Draft

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Questions/Discussion