City of Lilburn
Planning Commission Meeting Agenda

Lilburn City Hall, 340 Main St., Lilburn, GA 30047

Board Members:
Hugh Wilkerson, Chair
Kenneth Stephenson
Joe Gennusa
Beanie Danos
James Hampton

I. Call to Order
II. Roll Call
III. Approval of Agenda
IV. Approval of Minutes
   1. DRAFT September 28th, 2023 Planning Commission Meeting Minutes
      Documents:
      9282023 - DRAFT MINUTES.PDF

V. Old Business

VI. New Business
   1. SUP-2024-01
      Applicant, Carnett’s Properties, LLC, is requesting Special Use Permit to allow the Auto and Truck Service Center, to bring existing businesses into compliance with current code and to allow the redevelopment of an additional Auto and Truck Service Center use at 621 Indian Trail Lilburn Rd, R6160 489 comprised of 1.72+/- acres. The lot is zoned CB and is within the U.S. 29 Overlay District.

      Documents:
      SUP-2024-01 APPLICATION PACKAGE - 621 INDIAN TRAIL LILBURN RD.PDF
      STAFF REPORT AND RECOMMENDATION - SUP-2024-01.PDF

VII. Adjournment
As set forth in the Americans with Disabilities Act of 1990, the City of Lilburn does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. Joellen Wilson, 340 Main Street, Lilburn, GA 30047 has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice regulations, information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.

The City of Lilburn will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of the City of Lilburn should be directed to the Joellen Wilson, 340 Main Street, Lilburn, GA 30047, telephone number 770-921-2210.
A work session was held prior to the regular scheduled meeting, at 7:00 p.m., to allow the board members to discuss this evening's agenda items. No other items were discussed and no actions were taken.
III. Approval of Agenda

Chair asks for a motion to approve the September 28, 2023 Planning Commission meeting agenda.

Joe Gennusa motion to approve.

James Hampton seconds.

All for.

Motion carries, 3-0.

IV. Approval of Minutes

1. DRAFT July 27th, 2023 Planning Commission Meeting Minutes

Chair asks for a motion to approve the DRAFT July 27, 2023 Planning Commission meeting minutes.

Daniel Bollinger motions to approve the minutes as presented.

Seconded by James Hampton.

All for.

Motion carries 3-0.

V. Old Business

1. SUP-2023-03

Chair asks Planner to present the case.

Planner, Reid Turner, presents SUP-2023-03, an application for a Special Use Permit to allow an Auto and Truck Repair Center. Citing the proposals conformance with the conditions for granting a Special Use Permit found in Article 10, Section 1003 of the Lilburn Zoning Ordinance, City staff recommends approval with conditions as follows:

1. No storage of junk cars, all cars stored on the lot must have a valid Georgia license plate.
2. No body or paint repair.
3. No washing of parts or vehicles outside the building.
4. No Heavy Equipment Service as described in Article 6.
5. No used auto parts sales.
6. No broker office or vehicle sales.
7. Service permitted only in enclosed bays.
8. All service bays shall have a 100 percent vegetated screen, to prevent visibility from Public Right of Way, a minimum of three and one-half feet at time of planting.
9. The southern vegetated swale in the rear yard shall be maintained in perpetuity.
10. The Special Use Permit shall expire 12 months from lapse in the business license.
11. No outdoor storage of tires.
12. Parking lot to be restriped.
13. Storage of cars awaiting repair must be screened according to code.

Planner states that all public notice requirements were met and staff received no public comment.

Chair asks if the applicant is amenable to the conditions of approval.
Applicant states that they are fine with all proposed conditions.

Chair asks for public comment on SUP-2023-03, hearing none Chair asks for a motion.

Daniel Bollinger motions to approve SUP-2023-03 as presented.

James Hampton seconds.

All for.

Motion carries, 3-0.

VI. New Business

1. RZ-2023-03

Chair asks staff to present the case.

Planner, Reid Turner, presents RZ-2023-03, a city initiated rezoning to revert the Zoning and terminate Special Use Permit, pursuant to Condition #7 of Ordinance #2022-590.

Planner cites the history of the properties and briefly summarizes the initial application for a Rezoning and Special Use Permit, RZ-2022-01. Planner states the contents of Condition 7:

"7. If no site development permit shall have been issued after six consecutive months following zoning approval, or no building permit for a townhome unit shall have been issued within twelve consecutive months of site development permit issuance, the SUP for townhomes shall terminate and the property shall revert to the previous CB, Commercial Business zoning classification. City may initiate an amendment to the official zoning map."

Planner states that the developer pulled out of the purchase of the property after the Rezoning and Special Use Permit were approved, and further states that because of this, the requirements of Condition 7 cannot be met.

Planner states that all public notice requirements were met and staff received no public comment regarding the proposed rezoning. Planner also states that all current property owners were notified of the proposed change.

Chair asks if there is any public comment, hearing none Chair asks for a motion.

James Hampton motions to approve the rezoning as presented by staff.

Seconded by Joe Gennusa.

All for.

Motion carries 3-0.

2. Text Amendment to Lilburn Zoning Ordinance

Chair asks Planner to present the case.

Planner, Reid Turner, presents the contents of the proposed text amendments. Amendments to Article 6, Section 602. - Use Table provide for zoning permissions associated with a new use, Wine Shop, as well as conditions associated with the use.

Amendments to Article 14. - Definitions provide for a definitions of the use.

Planner states that the text amendments are proposed to accommodate a new business in Old Town Lilburn. Planner states that all public notice requirements were met and no public comments were received.

Chair asks if the business owner has an opening timeline.
Maria Gaributsi states that she hopes to be open by end of year or early next year but that the process is dependent on the permitting process at both the county and city levels.

Chair asks for public comment, hearing none Chair asks for a motion.

Daniel Bollinger motions to approve the text amendments as presented.

Seconded by James Hampton.

All for.

Motion carries 3-0.

VII. Adjournment

Chair asks for a motion to adjourn.

James Hampton motions to adjourn.

Seconded by Joe Gennusa.

All for.

Motion carries 3-0.

Meeting adjourned at 7:45 PM.

Approved this _____ day of ___________________, 20__. 

Hugh Wilkerson, Planning Commission Chair

ATTEST:

________________________________________
Joellen Wilson, Secretary
# Special Use Permit Application

**CASE NUMBER:** Sup-2024-01  
**Date Complete:**

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Carnett's Properties, LLC</th>
<th>Property Owner:</th>
<th>Carnett's Properties, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>631 A Indian Trail Rd</td>
<td>Address:</td>
<td>1265 Oak Brook Dr. Suite C</td>
</tr>
<tr>
<td>City, State &amp; Zip:</td>
<td>Lilburn GA 30047</td>
<td>City, State &amp; Zip:</td>
<td>Norcross GA 30093</td>
</tr>
<tr>
<td>Contact Person:</td>
<td>Bruce Arnett</td>
<td>Owner Contact:</td>
<td>Bruce Arnett</td>
</tr>
<tr>
<td>Business Phone:</td>
<td>404-735-6929</td>
<td>Business Phone:</td>
<td>404-735-6929</td>
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<tr>
<td>Email:</td>
<td><a href="mailto:Bruceja@Everythingarrett.com">Bruceja@Everythingarrett.com</a></td>
<td>Email:</td>
<td><a href="mailto:Bruceja@Everythingarrett.com">Bruceja@Everythingarrett.com</a></td>
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<tr>
<td>Cell Phone:</td>
<td>404-735-6929</td>
<td>Cell Phone:</td>
<td>404-735-6929</td>
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</table>

**APPLICANT IS THE**  
- [ ] Owner's Agent  
- [ ] Property Owner  
- [ ] Contract Purchaser

**ADDRESS OF PROPERTY:**  
- 631 A Indian Trail Rd  
- Lilburn GA 30047

**LAND DISTRICT:**  
- LAND LOT(S):  
- PARCEL(S): R6160-489  
- ACRE(S): 1.72

**CURRENT ZONING:** CB  
**PROPOSED ZONING DISTRICT(S): Automotive Use**

Applicant filed or intend to file, any variance, rezoning, modification or waiver applications?  
- [ ] YES  
- [x] NO

If YES, describe each:

Please attach all REQUIRED documents. Refer to Rezoning, SUP and CIC Instructions for fees, submittal and hearing schedule.

- STANDARDS GOVERNING EXERCISE OF THE ZONING POWER (attached-add sheets as necessary)
- CONFLICT OF INTEREST CERTIFICATION/DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (attached) ✓
- APPLICANT/PROPERTY OWNER NOTARIZED CERTIFICATIONS (attached) ✓
- TYPED METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY AND BOUNDARY SURVEY PLAT ✓
- TYPED LETTER OF INTENT – explain proposed plan and conditions voluntarily made to meet amendment criteria ✓
- SITE PLAN– 1 full size (to scale) and 5 reductions (8.5” x 11”) and legible electronic file ✓
- LIST OF ADJOINING PROPERTY OWNERS – names and mailing addresses ✓

City of Lilburn Planning Department • 770-921-2210  
340 Main St. • Lilburn, GA 30047 • www.CityofLilburn.com

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STANDARDS GOVERNING THE EXERCISE OF ZONING POWER (SUP)

Pursuant to Section 1003 of the 2011 Zoning Resolution (as amended), the criteria specified in Section 1003-8, are relevant in considering a Special Use Permit application. As part of the zoning process, the Applicant; the Planning Staff, Planning Commission, and the Mayor and City Council of the City of Lilburn are to analyze the application with respect to each of the matters enumerated upon which findings of fact shall be based:

1. Is the proposed special use consistent with the Comprehensive Plan? **YES**

2. Is the proposed special use consistent with supplemental studies adopted by City Council, including Livable Centers Initiative (LCI) studies?

3. Is the proposed special use compatible with adjacent uses? **YES**

4. Is the proposed special use consistent with the stated purpose of the zoning district in which it will be located? **YES**

5. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties? **YES**

6. Is the open space adequate to preserve the character of the area and mitigate environmental impacts? **YES**

7. Are screening and buffers adequate to protect adjacent uses from negative impacts of the proposed use? **YES**

8. Are off-street parking facilities adequate? Will they be properly located to reduce negative impact on surrounding property uses? **YES**

9. Are the hours and manner of operation of the proposed use compatible with surrounding uses? **YES**

10. Are there environmental resources or features which should be considered, for example, topography, special geological features, highly erodible soils, water runoff issues downstream, floodplain, wetlands, specimen trees, etc.? **NO**
CHAPTER 67A
CONFLICT OF INTEREST IN ZONING ACTIONS

SECTION 36-37A-1: DEFINITIONS
SECTION 36-37A-2: DISCLOSURE OF FINANCIAL INTERESTS
SECTION 36-37A-3: DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
SECTION 36-37A-4: PENALTIES

Effective Date: This Chapter became effective July 1, 1984.
Cross References: Codes of ethics and conflicts of interest, T. 45, Ch. 10.
Code Commission Notes: Ga. L. 1986, p. 1269, Sec. 1 and Ga. L. 1986, p. 1496, Sec. 1, both enacted as Chapter 85 of Title 36. The chapter enacted by Ga. L. 1986, p. 1269, Sec. 1 was redesignated as Chapter 67A of Title 36 pursuant to Sec. 26-9-3.

SECTION 36-37A-1: DEFINITIONS
As used in this chapter, the term:
(1) "Applicant" means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.
(2) "Business entity" means any corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust.
(3) "Financial interest" means all direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more.
   a. "Campaign contribution" means a "contribution" as defined in paragraph (7) of Code Section 21-5-3.
(4) "Local government" means any County or municipality of this State.
(5) "Local government official" means any member of the governing authority of a local government or any member of a planning or zoning commission.
(6) "Member of the family" means the spouse, mother, father, brother, sister, son, or daughter of a local government official.
(7) "Property interest" means the direct or indirect ownership of real property and includes any percentage of ownership less than total ownership.
   a. "Opponent" means any person who opposes a rezoning action or any attorney or other person representing or acting on behalf of a person who opposes a rezoning action.
   b. "Oppose" means to appear before, discuss with, or contact, either orally or in writing, any local government or local government official and argue against a rezoning action.
   c. "Person" means an individual, partnership, committee, association, corporation, labor organization, or any other organization or group of persons.
(8) "Real property" means any tract or parcel of land and, if developed, any buildings or structures located on the land.

SECTION 36-37A-2: DISCLOSURE OF FINANCIAL INTERESTS
A local government official who:
(1) Has a property interest in any real property affected by a rezoning action upon which that official's local government will have the duty to consider;
(2) Has a financial interest in any business entity which has a property interest in any real property affected by a rezoning action upon which that official's local government will have the duty to consider; or
(3) Has a member of the family having any interest described in paragraph (1) or (2) of this Code Section shall immediately disclose the nature and extent of such interest, in writing to the governing authority of the local government in which the local government official is a member. The local government official who has an interest as defined in paragraph (1) or (2) of this Code section shall disqualify himself from voting on the rezoning action. The disqualified local government official shall not take any other action on behalf of himself or any other person to influence action on the application for rezoning. Such disclosures shall be a public record and available for public inspection at any time during normal working hours. (Code 1981, § 36-67A-2, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1.)

SECTION 36-37A-3: DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(A) When any applicant for rezoning action has made within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating $250.00 or more or made gifts having in the aggregate a value of $250.00 or more to a local government officer of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:
(1) The name of the local government official to whom the campaign contribution or gift was made; and
(2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution; and
(3) An enumeration and description of each gift having a value of $250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.

(B) The disclosure required by subsection (1) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(C) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating $250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
(1) The name and official position of the local government official to whom the campaign contribution was made; and
(2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(D) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application. (Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.)

SECTION 36-37A-4: PENALTIES

Any person knowingly failing to comply with the requirements of this chapter or violating the provisions of this chapter shall be guilty of a misdemeanor. (Code 1981, Section 36-67A-4, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned, making application for rezoning, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

[Signature of Applicant/Applicant's Attorney or Representative]

[Type or Print Name]

[Seal]

[Date]

[Title]

[Date]
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND/OR GIFTS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions or gifts of an aggregate value that is $250.00 or more to the Mayor and Council Members or a member of the Lilburn Planning Commission?  

<table>
<thead>
<tr>
<th>NAME OF OFFICIAL</th>
<th>CONTRIBUTION/GIFT</th>
<th>DESCRIPTION</th>
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Attach additional sheets if necessary to disclose or describe all contributions and gifts.
APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

Signature of Applicant: Bruce P Arnett Jr

Date: 1-17-2024

Managing Member

Title

1-17-24

Notary Public

(Date)

PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied by the Mayor and Council, no application or reapplication affecting the same land shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

Signature of Owner: Bruce P Arnett Jr

Date: 1-17-2024

Managing Member

Title

1-17-24

Notary Public

(Date)

ADMINISTRATIVE USE ONLY

CASE NUMBER: SUP- ___________________ DATE COMPLETE: ___________________ RECEIVED BY: ___________________

APPLICATION FEE: ___________________ PAID BY/RECEIPT#: ___________________ HEARING DATES: PC CC
EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 160 of the 6th District, City of Lilburn, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the southerly right-of-way of Indian Trail Road (a 100 foot right-of-way) with the easterly right-of-way of Hillcrest Road; thence north 88 degrees 46 minutes 31 seconds east along the southerly right-of-way of Indian Trail Road a distance of 375.04 feet to an iron pin, said point being the TRUE POINT OF BEGINNING; thence north 88 degrees 46 minutes 31 seconds east along the southerly right-of-way of Indian Trail Road a distance of 185.85 feet to an iron pin located on the southerly right-of-way of Indian Trail Road; thence south 01 degrees 22 minutes 26 seconds east a distance of 368.15 feet to an iron pin located on the land lot line common to Land Lots 160 and 147; thence south 66 degrees 54 minutes 07 seconds west along the land lot line common to Land Lots 160 and 147 a distance of 200.00 feet to an iron pin; thence north 01 degrees 22 minutes 51 seconds west a distance of 442.66 feet to an iron pin located on the southerly right-of-way of Indian Trail Road and the TRUE POINT OF BEGINNING; together with and subject to all covenants, easements and restrictions of record; said tract containing approximately 1.7295 acres.

All as more particularly shown and described on that certain plat of survey dated September 20, 1989, prepared by Russell L. Shreeve, Jr., Georgia Registered Land Surveyor Number 2157, of Sunbelt Engineering & Surveying, Inc., for Metro 2000, Inc., and United Companies Financial Corporation.

Schlemmer Appraisal
LETTER OF INTENT FOR SUP APPLICATION

CARNETT’S PROPERTIES, LLC.

1265 Oakbrook Dr.
Suite C
Norcross GA 30093

January 25, 2024

Lilburn Zoning Authority,

My name is Bruce Arnett, I am the owner of the properties located @ 621-631 Indian trail Rd, Lilburn GA. I am reaching out to you to request a SUP for the parcel R6160-489. We currently have two businesses operating as automotive businesses and would like to remodel the last building to allow for a new tenant. The tenant would be Safelite Auto Glass a triple A tenant. The overall improvement to the street will be significant and we are excited to elevate the overall appearance of the parcel.

The approval we are requesting will not only allow for Safelite to move forward but also bring the overall property up to current requirements. I am always available for questions and look forward to engaging with your team.

Respectfully,

Bruce Arnett, JR
Carnett’s Properties, LLC.
President / CEO
Staff Report & Recommendation
Special Use Permit Case SUP-2024-01
Date of Report: March 19, 2024
Report by: Reid Turner, Planning Manager

Hearing Dates:
Planning Commission March 28, 2024
Mayor and Council April 8, 2024.

GENERAL INFORMATION
Applicant: Carnetts Properties, LLC
Owner: Carnetts Properties, LLC
Size: 1.72 +/- acres
Location: 621 Indian Trail Lilburn Rd, PIN #6160 489
Existing Zoning: CB
Proposed Use: Auto and Truck Repair

SURROUNDING LAND USES & ZONING DISTRICTS
To the North: GC ROW/Dollar Store CB
To the East: Self Storage CB
To the South: Undeveloped/Floodplain CB
To the West: Auto and Truck Repair CB

ZONING HISTORY
The subject site fronts Indian Trail Lilburn Road. The property has been zoned Commercially as far back as City Records go and was developed in 1989. The property currently has multiple businesses already collocated on site including an Auto Repair and Tire Shop, and an Automotive Accessories store. The site remains zoned CB and exists within the U.S. 29 Overlay District.

APPLICANT’S INTENT
The applicant is requesting a Special Use Permit to allow for Auto and Truck Service Center business on the subject parcel. The proposed tenant is Safelite Auto Glass Repair, if granted the business will operate within one of the existing suites, no redevelopment of the property is proposed. The applicant seeks to bring existing auto repair businesses into compliance with current regulations that require a SUP for Auto and Truck Repair Centers in the CB Zoning District and U.S. 29 Overlay.
ANALYSIS OF ZONING/SPECIAL USE PERMIT REQUEST

According to the City of Lilburn 2011 Zoning Ordinance, Article 6, Section 602 - Use Table, Auto and Truck Service Center uses require a SUP in both the CB Zoning District and the U.S. 29 Overlay District. The site does not currently have the necessary sewer approval (Oil-Grit separator) necessary for this use, though the applicant has plans to install a separator and bring the business up to the required standards of their use type. The building has been vacant since January of 2022 and therefore the SUP triggers compliance with the U.S. 29 Overlay Standards. The site currently complies with the orientation requirements associated with this use, found in Article 6. Section 603 - Supplemental Conditions Table including the required orientation of service bays, and the need for interparcel connectivity via shared driveways. Any outstanding requirements will require compliance upon development and change in use of the parcel.

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to Section 1003 of the 2011 Zoning Resolution (as amended), the criteria specified in Section 1003-8, are relevant in considering a Special Use Permit application. As part of the zoning process, the Applicant; the Planning Staff, Planning Commission, and the Mayor and City Council of the City of Lilburn are to analyze the application with respect to each of the matters enumerated upon which findings of fact shall be based.

The Applicant’s response is attached to the application. Staff’s response is below:

1. Is the proposed special use consistent with the Comprehensive Plan?
   Yes, 2019 Comprehensive Plan Character Area Map identifies this parcel within the Lawrenceville Highway Overlay a primarily commercial character area with shared interparcel connectivity in place.

2. Is the proposed special use consistent with supplemental studies adopted by City Council, including Livable Centers Initiative (LCI) studies?
   The most recent LCI Study, conducted in 2022, identified and provided recommendations for multiple nodes of redevelopment. The subject site does not exist within one of the identified nodes and as such, no recommendation was made for the area.

3. Is the proposed special use compatible with adjacent uses? Yes, uses on adjacent properties are commercial in nature, with auto-related uses already present to the west and a Self-Storage facility to the east, the parcel to the south is undeveloped and encumbered by a substantial floodplain.

4. Is the proposed special use consistent with the stated purpose of the zoning district in which it will be located?
   Yes, both the CB district and U.S. 29 Overlay District allows for an Auto and Truck Service Center with an approved Special Use Permit.

5. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?
   Yes, no change to the building proposed. Site is already developed.

6. Is the open space adequate to preserve the character of the area and mitigate environmental impacts?
   Yes, the rear of the property includes an undisturbed vegetated buffer to the rear of the site. Additionally, the business will be required to comply with all landscaping requirements of the U.S. 29 Overlay District.
7. Are screening and buffers adequate to protect adjacent uses from negative impacts of the proposed use? There is no screening or buffer requirement between commercial uses required. Landscaping requirements in code pertain to the front and side landscape strips and associated setbacks.

8. Are off-street parking facilities adequate? Will they be properly located to reduce negative impact on surrounding property uses? Yes. There is adequate parking. Additional screening of cars awaiting repair could be conditioned with landscaping or privacy fencing.

9. Are the hours and manner of operation of the proposed use compatible with surrounding uses? Yes, hours are similar to existing adjacent businesses.

10. Are there environmental resources or features which should be considered, for example, topography, special geological features, highly erodible soils, water runoff issues downstream, floodplain, wetlands, specimen trees, etc.? Yes, the parcel to the south remains undeveloped due to substantial floodplain encumbrance and the existence of state protected water body on the same parcel. Impacts from this business should not pose any additional or more intense impacts to these sensitive environmental features.

Based upon above the criteria for Special Use Permits and Section 1003-7. Criteria for amendments to official zoning map, staff recommends **APPROVAL** of the SUP request for Auto and Truck Repair with the following conditions:

1. All cars stored on the lot must have a valid Georgia license plate, and be screened from view of the ROW.
2. No body or paint repair.
3. No washing of parts or vehicles outside the building.
4. No Heavy Equipment Service as described in Article 6.
5. No used auto parts sales.
6. No broker office or vehicle sales.
7. Service permitted only in enclosed bays.
8. The property shall be required to comply with current U.S. 29 Overlay Landscaping requirements.
9. No outdoor storage of tires.
10. Storage of cars awaiting repair must be screened according to code.