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***SLUP 6 USES
STANDARDS AND REGULATIONS***

Presented to
Board of Commissioners
April 25, 2017

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Purpose

To obtain policy direction from the BOC and to present the latest recommended development standards for SLUP6 uses.

Timeline

- February 28 - Board of Commissioners Meeting
- March 13 – Met with Industry Representatives
- March 15 – Met with PECS committee
- April 12 - Planning Commission Public Hearing
- April 25 – BOC Public Hearing
- May 2 and 10 - Possible PC meetings
- May 23 – Moratorium expires

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Meeting with the Industry

- On March 13, staff met with Industry representatives for convenience stores and fuel providers
 - Cory Hopkins, RaceTrac
 - Ben Qualls, QuikTrip
 - Steve Hall, Clipper Petroleum
 - Attorneys - Michelle Battle, Bernard Knight
 - Davis Fox, Planning Staff, Law Department

Issues Raised

- ***Gas Backwards***
 - ▣ Security for the public and the store employees
 - ▣ Operational problems from multiple entrances and required fenestration
- ***Inter-parcel Access***
 - ▣ Inter-parcel agreements not always attainable
 - ▣ Left at the mercy of the adjoining property owner
- ***Location at major intersections***
 - ▣ Cause existing stores to be nonconforming and therefore could not upgrade

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Alcohol Outlets

Land Use	Where they are allowed	Supplemental Standards	Latest Additions & Changes
Alcohol Outlet - Package stores	<ol style="list-style-type: none"> C-1, C-2 and MU with SLUP OD and M permitted by right. 	<ol style="list-style-type: none"> 1,000 foot separation for liquor stores. (ch.4) Included standards from Chapter 4 	<p>Sale or distribution of individual cups and ice is prohibited.</p>
Alcohol Outlet - Beer and wine stores over 20,000sf primary use <i>Ex. Small wine stores (Total Wine – 20,000 to 50,000 square feet), Beer Growlers</i>	<ol style="list-style-type: none"> NS, C-1, C-2, and MU with a SLUP. OD and M permitted by right 	<p>Same as above</p>	
Alcohol Outlet - Beer and wine, accessory to Retail less than 12,000sf <i>Ex. QT – 5,000 square feet. CVS – 10,000 to 13,000 square feet Publix – 20,000 to 60,000 square feet</i>	<ol style="list-style-type: none"> NS, C-1, C-2, and MU with a SLUP. OD and M permitted by right (except if meet criteria of 4.2.28 d.) 	<ol style="list-style-type: none"> Same as above No more than 20% total floor area used for sale and storage of beer and wine. (ch.4) 	<p>Beer and wine sales associated with convenience stores that meet the location criteria of 4.2.28.d do not require a SLUP</p> <p>Deleted video game provision due to court case in Clarkston.</p> <p>Deleted advertising restrictions per law department.</p>

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Fuel Pumps

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

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Drive-thru Restaurants

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

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Automobile Repair

Land Use	Where they are allowed	Supplemental Standards	Latest Additions & Changes
<p>Automobile repair and maintenance, primary, Major</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, sidewalks or parking lot improvements</p>
<p>Automobile repair and maintenance, primary, Minor</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, sidewalks or parking lot improvements</p>

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Pawn Shops and Check Cashing

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

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Discussion of Revised Draft

□ Questions/Discussion