

# City of Woodstock

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Patti Hart

Date: 3.7.2013

RE: CUP#011-13

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## Case Information:

Case:	CUP#011-13
Applicant:	Todd Starbuck
Parcels:	15N12 120
Area:	± 1.01 Acres
Location:	9420 Hwy 92
Property Owner(s):	Petroleum Realty
Current Zoning:	GC with Parkway Overlay
Council Ward:	2

## Applicant's Request:

Conditional Use Permit for "Automotive/ Truck – Sales" for a Car Rental Agency.

## Background, Issues and Analysis:

The subject property is the site of a former filling station has been vacant for 10 years. The applicant is requesting a Conditional Use Permit to operate a Rental Car Agency which is permitted only by Conditional Use under GC zoning Automotive/Truck - Sales, Service, Parts.

## Review Criteria:

Development Process Committee will need to base its recommendation on the conditional use determination criteria outlined in Land Development Ordinance Code Section 7.503;

In addition to district regulations, the Mayor and City Council shall consider, at a minimum, the following in its determination of whether or not to grant a Conditional Use Permit, whether to limit the time such Conditional Use is allowed and whether to restrict the Conditional Use to a particular owner or party.

- a. **Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.**
- b. **Whether or not the use is otherwise compatible with the surrounding area.**
- c. **Whether or not the use proposed will result in a nuisance as defined under state law.**
- d. **Whether or not quiet enjoyment of surrounding property will be adversely affected.**
- e. **Whether or not property values of surrounding property will be adversely affected.**
- f. **Whether or not adequate provisions are made for parking and traffic considerations.**
- g. **Whether or not the site or intensity of the use is appropriate.**
- h. **Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.**
- i. **Whether or not adequate provisions are made regarding hours of operation.**
- j. **Whether or not adequate controls and limits are placed on commercial and business deliveries.**
- k. **Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.**
- l. **Whether or not the public health, safety, welfare or moral concerns of the**

surrounding neighborhood will be adversely affected.

- m. Whether the application complies with any applicable specific requirements set forth in this chapter for Conditional Use Permits for particular types of uses.
- n. Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.
- o. Whether the Conditional Use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.

**Comprehensive Plan Compatibility:**

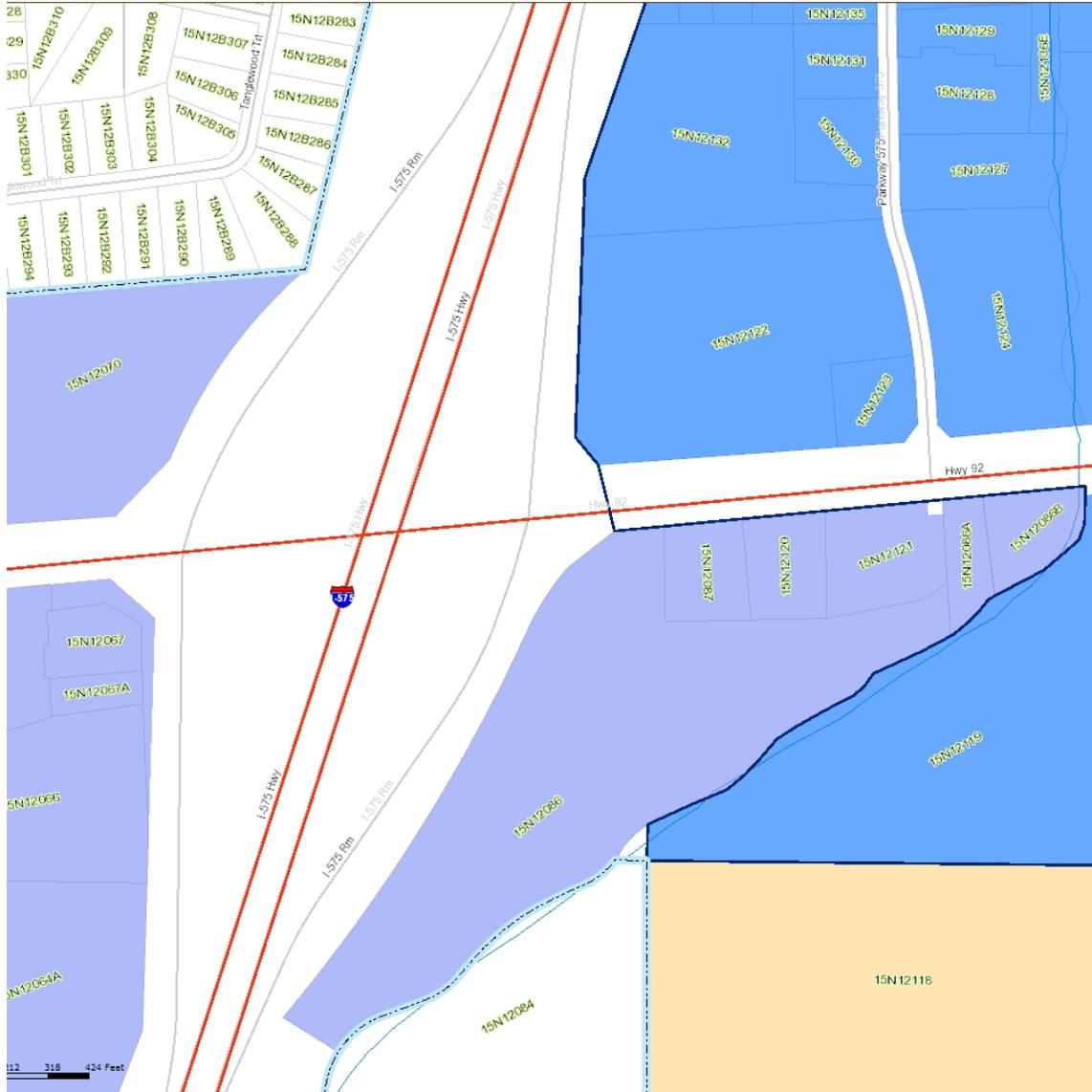
**REGIONAL ACTIVITY CENTER (SD-RAC)**

A Regional Activity Center is an open air market-like development that focuses on certain retail sectors and blends mixed uses typical of an old time Main Street, such as services, restaurants, offices and residential. These centers are pedestrian friendly where residents, employees and visitors can gather in public spaces and feel part of the community. Regional Activity Centers include a relatively high intensity mix of business and retail, office and employment opportunities, higher-education facilities, sports, recreational complexes, hotels, theatres, civic and semi-public uses (such as libraries, health clinics, museums and religious institutions) that create a multi-dimensional regional destination. A residential component is especially important as it adds density to the center and creates a 24-hour character area. Higher density condominium and rental residential complexes, townhomes, brownstones, live-work units, lofts, senior housing and residential over retail are appropriate to support these uses. This character area is a vibrant place where people can live, work, play and shop.

**Surrounding Land Uses:**

NORTH:	DT-GC
EAST:	GC
WEST:	GC
SOUTH:	GC

**Current Zoning Map:  
15N12 120**





### **Development Process Committee Recommendation:**

At the February 5, 2013 meetign the Development Process Committee voted to recommend approval of the applicants request for a **Conditional Use Permit** for "Automotive/ Truck – Sales" for a Car Rental Agency with the following conditions:

1. The only use permitted in association with the Conditional use "Automotive/Truck - Sales/Service/Parts" shall be "Rental Car Services".
2. No repair activities shall take place on the site.
3. No storage or display of product, other than vehicles, is permitted outside. Rental vehicles must be parked no closer than the front façade of the existing canopy.
4. No temporary or movable storage containers are permitted on-site.
5. Any alterations done to buildings on site shall conform to the architectural requirements of the Parkway Overlay District by which this site is governed.
6. All existing non-conforming signs shall be removed and any new signage shall be brought into current compliance with the signage regulations of the City of Woodstock.
7. A letter of finding issued by the EPD shall be submitted to the city prior to the issuance of any required building permits stating that there are no environmental impacts occurring on site or an EPD approved remediation plan to correct any negative environmental impacts that are found on site.