

William “Dub” Pearman, III
Mayor

Harold Simmons
City Manager

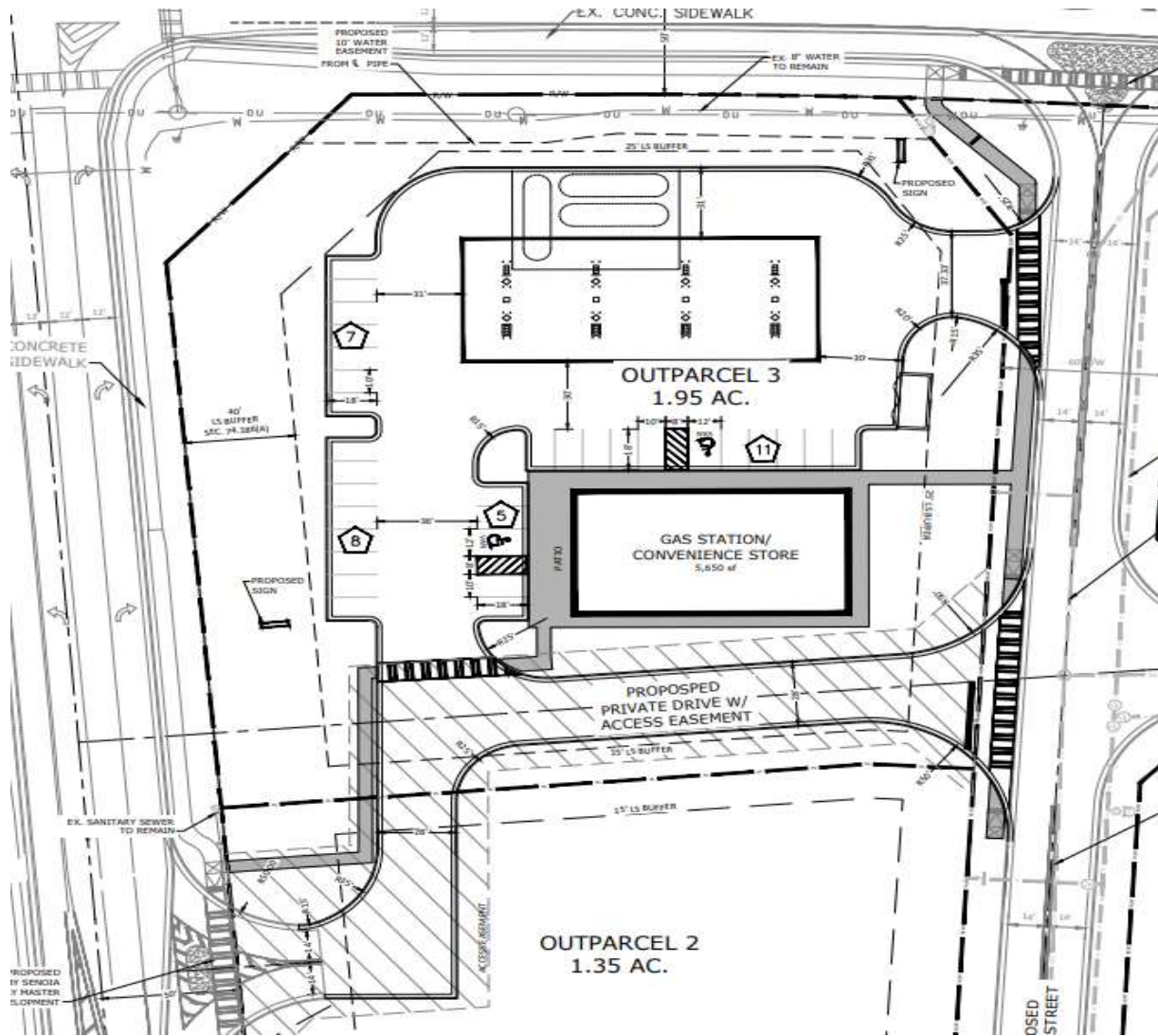


MEMO

TO: Planning Commission
FROM: Curtis Hindman, Interim Community Development Director
DATE: March 8, 2023
RE: Conditional Use for gas station

Background

The City of Senovia received an application to allow conditional use for a convenience store with fuel pumps located at the southwest corner of Hwy 16 and Hwy 85. The property is currently zoned general commercial (GC) and is located within the city limits. The property is also known as out parcel #3 in the Senovia Gateway Mixed Use Development. All Traffic Studies and recommendations have been completed.

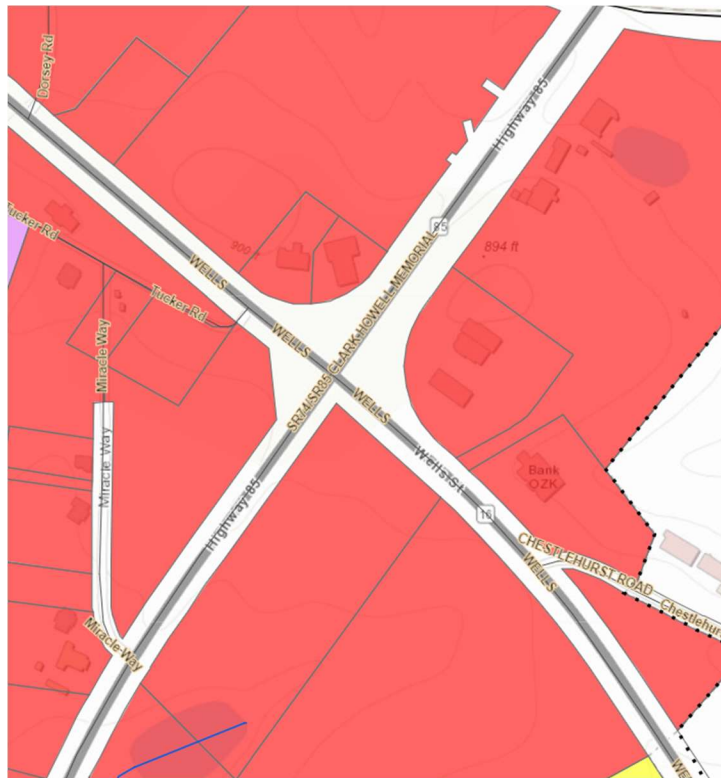


Administrator's Report

The applicant is proposing a convenience store with fuel pumps on a lot that is currently zoned general commercial. In general commercial, the zoning ordinance allows convenience stores without fuel pumps. With fuel pumps conditional use approval is required.

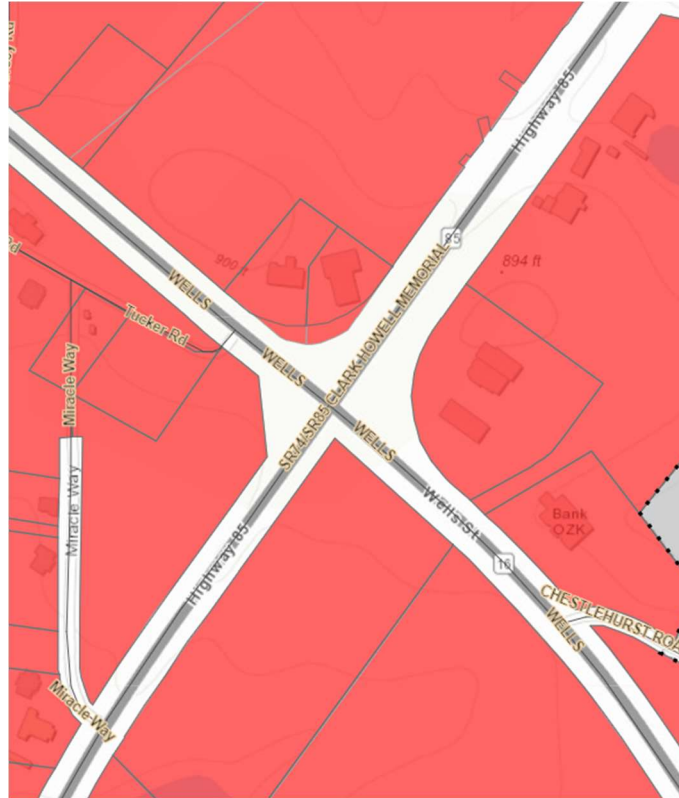
In Consideration of this request, the Planning Commission should consider the standards under section 74-47 of the Zoning Ordinance.

1. The existing land uses and zoning classification of nearby property.



Zoning Screen Shot

***Zoning surrounding on all four sides is GC.
All adjacent properties are located within the Hwy 16 & Hwy 85 corridor
overlay district.***



Land Use Screen Shot

Future land use for subject property and surrounding properties is commercial

2. The suitability of the subject property for conditionally permitted use.

The land appears to be suitable for development.

3. The extent to which the property values of the adjacent and nearby properties will be diminished by the grant of a conditional use.

The adjacent and nearby properties are all zoned commercial and should not be diminished in value by a gas station at this location and there is already an existing gas station across the street.

Section 74-184 of the zoning ordinance provides a list of prohibited uses and this use (convenience store with fuel pumps) is not on that list.

4. The relative gain to the public, as compared to the hardship imposed upon the application for a conditional use.

Possible Public Gain:

The addition of a gas station at this general location would provide the public with more options for shopping and possibly more competitive pricing with competition.

Possible Hardships:

There does not appear to be any hardships for the property owner.

5. Whether there are adequate buffers and access to or egress from the property so as not to unduly compound traffic congestion within the area.

The applicant has conducted a traffic study for the proposed Tinsley Mixed-use development and this tract was identified as Out Parcel #3, shown below from traffic study as a Convenience Store/Gas Station with 16 pumps.

The Applicant is showing proposed access points off the interior drives that will serve the mixed-use development and recommended in the traffic study

Recommendations of Traffic Report:

An ICE Analysis was completed at each of the site driveways to determine the most appropriate traffic control at their intersections with state routes. The recommendations are below:

- Site Driveway #1 at SR 74/SR 85: [Conventional Minor Stop](#)
- Site Driveway #2 at SR 74/SR 85: [Right-In/Right-Out](#)
- Site Driveway #3 at SR 16/Wells Street: [Right-In/Right-Out](#)
- Site Driveway #4 at SR 16/Wells Street: [Conventional Minor Stop](#)

6. Whether there are other conditions, such as lighting, location of structures, or other considerations necessary for protection of surrounding and nearby property owners.

The proposed development is located within the Hwy 16 & Hwy 85 corridor overlay district. The stated purpose of the overlay is to create functional commercial developments along Hwy 16 & Hwy 85 corridors.

Site development review will ensure that all requirements of the overlay are met. The proposed pumps are not within 15 feet of the right of way.