

Narrative

Chevron Food Mart Center

PCD Zoning

Existing Site Description

The property is on the north west corner of McEver Road and Pemmican Run in West Hall County, Georgia. The property is currently zoned PCD for a convenience store gas station and retail center with a Budget Truck Rental center.

Proposed Development

The proposed request will alter and add some different users to the center. No additional parking is proposed for these changes.

The corner store of the site is the Chevron gas station and convenience store in Unit A. Tanker trucks park to the east of the gas canopy to fill the gas tanks. Trucks route around the back of the building to exit back onto McEver Road. This is the existing route and will not change.

The Budget Truck Rental is currently operated out of Unit A and is restricted to 3 trucks. This request is to expand the potential number of trucks to a maximum of 8. The trucks are queued behind the building between usages. The majority of the trucks are used as overflow capacity for local delivery carriers and are constantly turned over. Most of the time, only 3 or 4 trucks will be stored on-site. The operations for Budget will move to Unit B as they are a subsidiary of Avis.

An Avis Rental Car is proposed to take over 1,100 sf Unit B. They will park potentially 10 cars on the property. No fencing is proposed to restrict access around the building. They will be parked in front of the building. An area is designated on the site plan for a potential area for the car parking. These vehicles will be new cars that will turn over in inventory as they are picked up and dropped off. Cars that are brought in to turnaround will be washed a local car wash to clean them up. This will be a satellite office to offer local drop of and pick up service. The main hub for Avis is run out of East Point.

The rest of the strip center building will remain retail tenants. Currently the tenants are a hair salon, Unit E and nutrition store, Unit D. One suite, Unit C, will be available for lease as a retail store.



Storm Water Detention

No additional storm water facilities are proposed with this zoning change. Historical pictures over the past 30 years show various uses of gravel and paving around the power easement. This was constructed by GDOT and GA Power as field offices and staging areas for various construction projects in the area. Most of these areas have been overgrown with grass vegetation. Some of this area is still maintained for parking of trucks and Georgia Power maintenance crews so the trucks don't get stuck in the mud. This area is marked on the site plan.

