

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 at a local car wash to clean them up. This will be a satellite office to offer local drop off 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.



Recently the north side of the property has been used for a smart shed retail location. This is considered outside storage and needs to be brought into compliance. The retailer deals with customers online and by phone for appointments. Available storage units are stored for sale or as a display for customers to custom order different units. When personnel are on-site, the owner and customers have access to the restroom facilities in the convenience store Unit A. The area for the units is marked on the site plan. There is plenty of space that does not block traffic access through the site. There will be a maximum of 12 sheds stored on the site. They will be rotated as they are sold.

Security is provided for the site by existing lighting and security cameras.



Gateway Variance

The proposed storage unit storage and rental car storage is considered outdoor storage and needs to be approved for use.

The gravel area in the rear is not in compliance with current Gateway Overlay Standards, but should be considered grandfathered in as this was placed prior to the current paving standards. This gravel is in the rear of the property and only used for overflow parking. Even more of this area in the rear has been either paved or graveled at one time or another. The septic drain field was recently repaired and is the last part of the property suitable for on-site sewer infiltration due to this prior land disturbance. If repairs are needed in the future, the development will be required to connect to the city sewer system that runs in front of the development.

Building Setbacks

Front: 40' along the right-of-way of McEver Road and Pemmican Run.

Side & Rear: 20'

Buffers & Screening

An 8 foot opaque fence will be installed along the Pemmican Run property line from the northern corner to the middle of the Georgia Power Easement. Landscaping will be installed with this fence and extend to the edge of the Georgia Power Easement to provide screening as requested by the neighbors in the Planning Commission meeting.

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.

