

Order Plans

SPALDING COUNTY

COMMUNITY DEVELOPMENT DIRECTOR
Chad Jacobs

RESIDENCE OFFICIAL
Eric Schalk

June 9, 2017

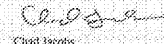
Nancy W Wood, as Trustee
Of the William A. Woods Jr. Trust
416 East Taylor Street
Griffin, Georgia 30223

RE: Application #17-07V
East corner at intersection of Zebulon
Road and Martin Luther King Jr. Parkway

Dear Property Owner:

Please consider this as official confirmation that the Spalding County Board of Appeals, on Thursday, June 8, 2017, voted to approve your variance from the County Zoning Ordinance Development standards for property located on the east corner at intersection of Zebulon Road (US Hwy 19) and Martin Luther King Jr. Parkway (US Hwy 41) (9.16 acres located in Lot# Lot(s) 119 and 120 of the 2nd Land District). These variances include adjustment to the street design requirements with respect to the driveway, allowing access for a new driveway, reduction in open space, increase in the number of parking spaces from 27 to 46, and allow parking between the primary structure and roadway.

If you have further questions, or desire additional information, please do not hesitate to contact our office at (770) 487-4230.

Sincerely,

Chad Jacobs
Community Development Director

CC: Eric
Dr. Race Trac Petroleum, Inc. c/o Andy Welen
Newton Gadsden
File # 17-07V

DEPARTMENT OF COMMUNITY DEVELOPMENT
PO BOX 1007 • GREENSBORO, GEORGIA 30224 • TEL: 770-487-4230
www.spaldingcountyga.com

**SPALDING COUNTY
BOARD OF APPEALS**

DATE: June 8, 2017

TO: Spalding County Board of Appeals

FROM: Department of Community Development

RE: Variance Application 17-07V

The following report constitutes the assessment and evaluation by the Community Development Department staff on the above referenced application.

Identification of the Property:

Site and location:
The property is located at the east corner of Zebulon Road and US Highway 41. The property is 8.16 acres, more or less, located in Land Lot 119-120 of the 2nd Land District.

Current Owner:
William Wood Trust Nancy Wood Estate
416 E. Taylor Street
Griffin, GA 30223

Agent/Developer:
Race Trac Petroleum, Inc. c/o Andy Welen
P.O. Box 10, 2200 Kaye Parkway
McDonough, Georgia 30253

Request:
The applicant is seeking 6 variances with respect to proposed Race Trac development that is within the County's microroads overlay. These variances include adjustment to the street design requirements with respect to the driveway, allowing access for a new driveway, reduction in open space, increase in the number of parking spaces from 27 to 46, and increase in total signage area and one additional freestanding sign.

Compliance with Zoning Ordinance Development Standards:

The applicant is requesting to vary from the following sections:
Section 2207(B)(4.3) Street Design Standards - Planned Streets shall be dedicated and constructed as defined in the Regulating Plan in order to provide District-wide connectivity and provide street grid.
2. Greenway Trail - Greenway trails shall be dedicated and constructed as defined in the Regulating Plan.
a. Off Street - Trails adjacent to the street shall be open to the network, paths or easements.
b. On Street - Trails shall be the right-of-way of the street and shall be subject to development.
Section 2207(B)(3) Access to Existing Streets and Highways - Driveways or streets that intersect on the same side of the street shall be spaced a minimum of four hundred (400) linear feet apart and shall be right-of-way.
Section 2207(B)(C) Open Space - All developments shall be required to dedicate open space. The minimum requirement for open space is twenty (20) percent of the parcel area.
Section 2207(B)(3) & 2 Parking spaces provided over the minimum number required must utilize pervious pavement materials such as grass paver systems or pervious pavement, 220-18 T.C.C.
Section 2207(B)(4) All off-street parking shall be located to the side and/or rear of all buildings. No parking shall be permitted between a building and a street.
Appendix E - Sign Ordinance Article Nine, Sign Table. Total sign area shall not exceed 200 square feet of signage per establishment and only one (1) freestanding sign shall be allowed per lot.

17-07V-2

1. Granting the variance shall not be based on considerations of any existing nonconforming uses on nearby parcels, and no permitted use of any parcel in any other zoning classification.

2. There is no indication that this property was purchased with knowledge of an existing restriction.

3. A claim of hardship in terms of prospective sales.

4. There is no evidence for a claim of hardship of prospective sales.

5. An expressed economic need requiring a Variance, when such a need can be met in other ways, which would not require a Variance.

6. An expressed economic need was identified by the Applicant.

7. The Board of Appeals shall, in granting a variance, determine that:

A. There are extraordinary and exceptional conditions pertaining to the particular parcel because of its size, shape, location and topography.

B. Application of this Ordinance to the particular parcel would create a practical difficulty or unnecessary hardship on the property owner.

C. Such conditions are peculiar and unique to the particular parcel.

D. The variance, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

E. A literal interpretation of this Ordinance would deprive the Applicant of any rights that others holding property within the same zoning classification are allowed.

F. The variance, if granted, shall not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the intentions upon other properties within the same zoning classification.

G. This variance may be granted with such conditions imposed as may be necessary to protect the health, safety, welfare and general value of the property in the general neighborhood.

17-07V-2

9	REVISED PER SPALDING CO COMMENTS	10/24/2018	
7	REVISED PER SPALDING CO CITY OF GRIFFIN/RT INTERNAL COMMENTS	09/16/2018	
6	REVISED PER FEE DROP OF #	07/06/2018	
5	REVISED SET DRAINAGE IN RM PER GOVT COMMENTS	07/07/2018	
4	REVISED SET PER SPALDING COUNTY PLAN REVIEW	12/12/2017	
3	REVISED SET PER RT INTERNAL REVIEW/SPALDING COUNTY PLAN REVIEW	12/12/2017	
2	REVISED SET PER RT INTERNAL REVIEW/SPALDING COUNTY PLAN REVIEW	12/12/2017	
1	REVISED SET PER RT INTERNAL REVIEW/SPALDING COUNTY PLAN REVIEW	09/15/2017	
NO	REVISIONS		

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Racetrac
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2160 Kingston Court, Suite O
Marietta, GA 30067
(770) 980-6255
www.aaring.com

Zoning Variances
RACETRAC MARKET
Race Trac Griffin
1638 US Hwy 41
Spalding County

DATE: 7-24-17
DRAWN BY: JDE
CHECK BY: AKA
DRAWING NAME: 16-136
C-0.2 REV 9
SHEET NO. REVISION