

STATE OF GEORGIA

CITY OF STOCKBRIDGE

RESOLUTION NO.

R17-811

A RESOLUTION TO AUTHORIZE A VARIANCE FROM CERTAIN PROVISIONS OF THE STOCKBRIDGE MUNICIPAL CODE AT 4475 NORTH HENRY BOULEVARD; TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF CONFLICTING RESOLUTIONS; TO PROVIDE AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES..

WHEREAS, the governing authority of the City of Stockbridge is the Mayor and Council thereof;

WHEREAS, the governing authority of the City of Stockbridge, Georgia desires to authorize certain variances from the provisions of the Stockbridge Municipal Code at 4475 North Henry Boulevard; and

WHEREAS, the health, safety, and welfare of the citizens of Stockbridge, Georgia, will be positively impacted by the adoption of this Resolution.

NOW THEREFORE, THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY RESOLVES:

Section 1. That the variance requests for 4475 North Henry Blvd., more particularly described in Exhibit "A," a copy of which is attached hereto and incorporated herein by reference, from certain requirements of the Stockbridge Municipal Code are hereby approved or denied as follows:

1. The variance request to decrease the distance the monument ground sign can be from the right-of-way is GRANTED, provided that the sign may only be placed at the location of the existing ground sign to be replaced.
2. The variance request to increase the maximum allowable sign-able area on the canopy is GRANTED only to the extent necessary to allow the applicant to create the signs presented to the City Council on April 10, 2017.
3. The variance request to increase the maximum height of lettering on the canopy is GRANTED only to the extent necessary to allow the applicant to create the signs presented to the City Council on April 10, 2017.
4. The variance request to increase the allowable height of one ground sign to a height of fourteen (14) feet is hereby GRANTED.
5. The variance request to increase the maximum square footage of one ground sign to forty-one square feet is hereby GRANTED, it being shown that the said request is already in compliance with the sign ordinance.
6. The variance request to remove the 3-foot buffer strip on the ground sign is hereby GRANTED, provided the applicant provides the additional landscaping around the ground sign as presented to the City Council on April 10, 2017.
7. The variance request to allow certain primary colors in the signage and building color for the main building on the property is hereby GRANTED, provided that only those colors presented to the City Council on April 10, 2017 that are necessary for the national branding concept of the Sunoco brand as it existed as of April 10, 2017 be used.

8. The variance request to allow certain primary colors in the signage and building color for the emissions building on the property is hereby GRANTED, provided that only those colors for the emissions building presented to the City Council on April 10, 2017 be used.
9. The variance request to one additional separate business (for a maximum of two separate businesses) on the property is hereby GRANTED, it being shown that the businesses presented to the Council on April 10, 2017 were existing prior to the date of adoption of the Old Downtown District Overlay regulations.
10. The variance request to reduce the rear setback requirement for the emissions building on the property is hereby GRANTED, provided that the reduction is limited to the emissions building in its current location and may not be further reduced or altered without approval from the City Council.
11. The variance request to exempt the property from the tree-lined parking requirement is hereby GRANTED, provided that the applicant install the landscaping plan as presented to the City Council on April 10, 2017.
12. The variance request to allow painted masonry on the property is hereby GRANTED, provided that the applicant may only paint (or repaint) those portions of the masonry on the property that have already previously been painted as of April 10, 2017.
13. The variance request to exempt the property from the maximum lot area requirement is hereby GRANTED, it being shown that the dimensions of the property presented to the Council on April 10, 2017 were existing prior to the date of adoption of the Old Downtown District Overlay regulations.
14. The variance request to exempt the property from the maximum side-yard set-back requirement is hereby GRANTED, provided that the reduction is limited to the building

in its current location and may not be changed or altered without approval from the City Council.

15. The variance request to exempt the property from the on-street and off-street parking requirements of the Old Downtown District Overlay regulations is hereby GRANTED.

Section 2. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases,

clauses, sentences, paragraphs and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. All resolutions and parts of resolutions in conflict herewith are hereby expressly repealed.

Section 5. Penalties in effect for violations of the Zoning Ordinance of the City of Stockbridge at the time of the effective date of this Resolution shall be and are hereby made applicable to this Resolution and shall remain in full force and effect.

Section 6. The effective date of this Resolution shall be the date of adoption unless otherwise specified herein.

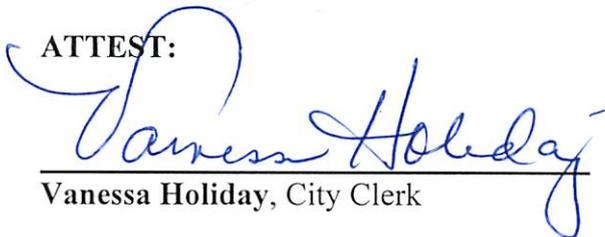
RESOLVED this 10th day of April, 2017.

CITY OF STOCKBRIDGE, GEORGIA



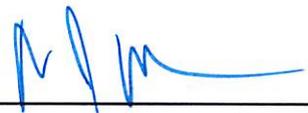
Judy Neal, Mayor

ATTEST:



Vanessa Holiday, City Clerk

APPROVED AS TO FORM:



Michael Williams, City Attorney



HENRY COUNTY PLANNING & ZONING

Variance Evaluation Report City of Stockbridge Zoning Advisory Board

VR-17-02-S

City of Stockbridge

Staff Report Prepared By: Justin Kilgore, Planner I

Applicant: Station Two, LP "Sunoco"
3350 Riverwood Pkwy, Suite 1800
Atlanta, GA 30339
770-968-1900

Agent: Stephen Barger
120 Depot Ct.
Peachtree City, GA 30269
770-302-0004

Location: Southwest corner of the intersection of North Henry Boulevard and Rock Quarry Road
Land Lot 61 of the 12th District

Parcel ID(s): S26-04-016-000

Request: Variance from signage regulations:

- 1) Decrease distance ground sign can be from ROW
- 2) Exemption from sign ordinance on maximum allowable sign-able area on canopy
- 3) Exemption from sign ordinance on maximum height for lettering on canopy
- 4) Increase the allowable height of one (1) ground sign
- 5) Increase the max sq. ft. of ground sign
- 6) Remove 3' landscape buffer strip on ground sign

Variance from Old Downtown Overlay District "ODOD" regulations:

- 7) Allow the use of primary colors in "ODOD" for station
- 8) Allow the use of primary colors in "ODOD" for emissions building
- 9) Exemption for separate businesses on same lot
- 10) Exemption from rear setback requirement for Emissions building
- 11) Exemption from "ODOD" requirement of tree lined parking
- 12) Exemption from prohibition of painted masonry in "ODOD"
- 13) Exemption from requirement of maximum lot area
- 14) Exemption from the maximum side yard setback
- 15) Exemption of "ODOD" on-street and off-street parking requirements

**Proposed Use/
Purpose:** Commercial

Current Land Use: Commercial (Gas/Service Station)

Posted Sign: March 17, 2017

COS-ZAB Meeting: March 23, 2017

Council Meeting: April 10, 2017

Size of Tract: 0.820 +/- acres

Road Access: North Henry Boulevard (Major Arterial)

Zoning History:

The subject property is currently zoned C-3 (Highway Commercial). No conditions of zoning were found. Table 1.0 indicates adjacent zoning districts and land uses.

Table 1.0 Current Zoning & Land Use of Adjacent Properties

	Current Zoning	Land Uses
North	R-3 (Single Family Residential)	Vacant
East	C-2 (General Commercial)	Commercial
South	C-3 (Highway Commercial)	Commercial
West	C-3 (Highway Commercial)	Vacant

Source: City of Stockbridge Official Zoning Map

Executive Summary:

The applicant is requesting multiple variances from *Chapter 8.12* and Sign Regulations *Section 2.10.03*. A summary is provided below.

The applicant is requesting variances from sign regulations to allow for an increase in the sign-able area of a proposed monument sign. The applicant is also requesting a variance from sign regulations to allow for an increase in sign height for the monument sign. The applicant is requesting a variance for the removal of the required three foot (3') landscape buffer around the monument sign due to placement. The applicant is requesting a variance for a reduction in the setback from the right-of-way for a monument sign.

The applicant is requesting a variance from the sign ordinance for increased sign-able area for a canopy sign. The applicant is requesting a variance from the maximum height for lettering on canopy.

The applicant requests the variance on the basis that the shape of their lot, and, thus, the orientation of their building prevents them from achieving the setback requirements of the Old Downtown Overlay District. The applicant also has requested a variance from the color requirements and painting requirements of the Old Downtown Overlay District. The applicant requests a variance for the off-street and on-street parking requirements in the Old Downtown Overlay District as well as the tree lined parking requirement and maximum lot size.

Criteria for Granting a Variance per Chapter 11: *Section 11.02.03 (A-G)*

Section 8.12.070 Variances provides the exclusive procedures for granting variances to the signage requirements. The procedures do not provide for variances for properties that are less than ten (10) acres.

Criteria 1: Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due to its size, shape, or topography that are not found on other properties in the same district.

There are no extraordinary and exceptional conditions pertaining to the subject property due to its size, shape, or topography that are not applicable to other lands, or structures in the C-3 (Highway Commercial) zoning district or the Old Downtown Overlay District.

Criteria 2: A literal interpretation of the provisions of this UDC would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.

A literal interpretation of the provisions of this Chapter would not deprive the applicant of rights commonly enjoyed by other properties within the district.

Criteria 3: Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.

Granting the variance would confer special privileges that are denied to other properties within the Old Downtown Overlay District.

Criteria 4: The variance will be consistent with the purposes and intent of this UDC, will be compatible with uses on neighboring properties, and will serve the public welfare.

The requested variance, if approved, will not be in harmony with the purpose and intent of the UDC as this variance is not supported by *Section 8.12.070* or *Section 8.36.200* of the City of Stockbridge Code.

In the present case, the applicant has not presented an extenuating circumstance or hardship except in the case of required parking and building location due to previous installation.

Criteria 5: The extraordinary circumstances are not the result of the actions of the applicant.

The special circumstance is the result of the proposed actions by the applicant for all signage and primary color variance requests. The building placement and setback are not from actions of the applicant.

Criteria 6: The variance is the minimum relief that will allow the legal use of the land, building or structure.

The subject property needs no variance to allow a legal use. However, a variance would be required pertaining to the building setbacks to allow for the continued use of the structures as intended.

Criteria 7: The variance is not a request to permit a use of land, buildings, or structures that is prohibited in the same zoning district.

The requested variance is not required to allow a permitted use.

Recommendation:

Planning Staff recommends denial of the requested variances requested from the development regulations:

- 1) Decrease distance ground sign can be from ROW
- 2) Exemption from sign ordinance on maximum allowable sign-able area on canopy
- 3) Exemption from sign ordinance on maximum height for lettering on canopy
- 4) Increase the allowable height of one (1) ground sign
- 5) Increase the max sq. ft. of ground sign
- 6) Remove 3' landscape buffer strip on ground sign
- 7) Allow the use of primary colors in "ODOD" for station
- 8) Allow the use of primary colors in "ODOD" for emissions building
- 11) Exemption from "ODOD" requirement of tree lined parking
- 12) Exemption from prohibition of painted masonry in "ODOD."

Planning Staff recommends approval of the following variances:

- 9) Exemption for separate businesses on same lot
- 10) Exemption from rear setback requirement for Emissions building
- 13) Exemption from requirement of maximum lot area
- 14) Exemption from the maximum side yard setback
- 15) Exemption of "ODOD" on-street and off-street parking requirements.

Attachments:

- Application

- Letter of Intent
- Site Plan/ Survey
- Proposed Signage Renderings
- Zoning Map
- Sign Photo

**Henry County Planning & Zoning
Variance Request Application**

Name of Applicant: STATION TWO, LP Phone: 7709681900 Date: 1/25/17
 Address Applicant: 3350 RIVERWOOD PKWY, SUITE 1800 Fax: 7709684138 Pager/Cell # _____
 City: ATLANTA State: GA Zip: 30339 E-mail: chaserealtygroup@hotmail.com
 Name of Agent _____ Phone: _____ Date: _____
 Address Agent: _____ Fax _____ Pager/Cell # _____
 City: _____ State: _____ Zip: _____ E-mail: _____

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Variance being requested: _____

Address of Property: 4475 N HENRY BLVD. (Street Address) Nearest intersection to the property: HUN 138 + ROCK QUARRY
 Size of Tract: .87 acre(s), Land Lot Number(s): 61, District(s): 12th

Property Tax Parcel Number: 5246 - 040 - 16 - 000 (Required)

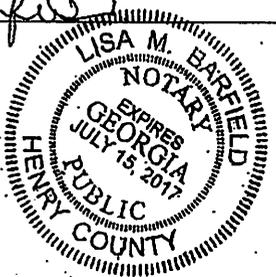
Cindy R. Klavin
 Witness Signature
Cindy L. Klavin
 Printed Name of Witness

STATION TWO, LP
Barbara Berger
 Signature of Applicant/s

 Printed Name of Applicant/s

Lisa M. Barfield
 Notary Signature

 Signature of Agent



NOTARY STAMP:

(For Office Use Only)

Total Amount Paid \$ 300 Cash _____ Check # Card Received by: Stoller (FEES ARE NON-REFUNDABLE)

Application checked by: Hoder Date: 2/2/17 Map Number(s): _____

Pre-application meeting: _____ Date: Comm dist 4

Zoning Advisory Board Decision: _____ CAS

BOC Decision: _____



770-302-0004
Fax: 770-474-8413
1-888-953-2753
120 Depot Ct.
Peachtree City, GA 30269

Letter of Intent
for 4475 North Henry Blvd Stockbridge GA 30281

February 2, 2017

When we approached branding this gas station there shouldn't have been issue with the image comparing the surrounding area. The existing station image is very run down and out of date. Branding the station Sunoco would bring new life to a worn out property. We were not aware that the zoning law had change since the station was built by original code. The station is now in the Downtown Overlay District that has very strict rules that will impede the potential success of the station. One of those codes limits the size and height of the main ID sign. We understand the reasons to keep signs a reasonable size but at the same time a gas station sales is determine by customers seeing the price of fuel. If we are required to adhere to the exact sqft from the ordinance it would be detrimental to sales and cause a safety hazard due to people slowing down to see a small price sign.

Items that were brought up at the Pre-Application meeting

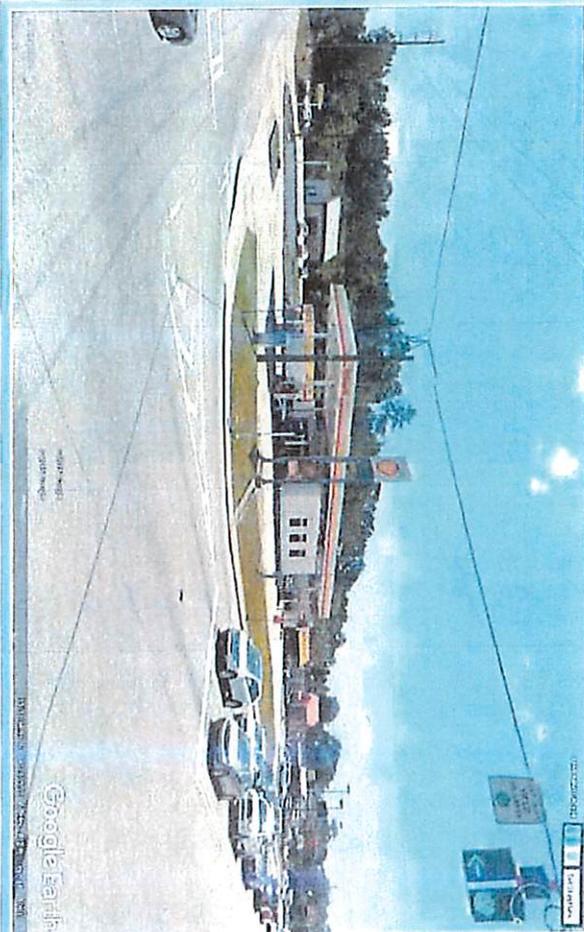
- Height of ground sign
- Max sq ft of ground sign (ID sign)
- 3' landscape strip around sign
- ID sign/Ground needs to be 5' from right of way
- No primary colors on exterior
- No painted masonry
- Max lot area
- Max side yard setback
- Emissions rear yard setback & color
- Tree lined parking
- Street parking & off street parking
- Max sq ft of signable area on Rock Quarry side (canopy sign)
- Max height of lettering on canopy
- Emissions on same property

The current ordinances would prevent a gas station to be built on this property today. The most of the items on the list could not be corrected without a major undertaking and restructuring of the location. The others items impede the success of the business. Our intent is to brand this station with Sunoco image so the operator will have many years of successful business bring life new to an otherwise run down gas station and help improve Stockbridge image.

D&D Energy Group Inc.
Dean Dorminey President
Stephen Barger Project Manager



4475 North Henry Blvd
 Stockbridge, GA
 DUNS#



Customer Approval:

I understand that by signing this drawing, I am giving my approval for TI to proceed with this project for my site as shown for permitting & eventual construction. I understand that any changes necessary due to permitting or final board requirements will be communicated to me by TI and may require additional revisions.

Signature: _____
 Print Name: _____
 Date: _____



Know what's below.
 Call before you dig.

TOTAL IMAGING

"IMAGING THE PETROLEUM INDUSTRY"
 1054 Alma Street, Commerce, GA 30520
 Phone (770) 558-7908 Fax (770) 532-0497

Revisions:	
Rev. 0 - Original Drawing	11/2/2016

Project/Location: **4475 North Henry Blvd
 Stockbridge GA**

Customer: **D&D Energy Group**

Drawn By: **JH**

Job Number: **DND-23453-SU**

Date: **11/2/2016**

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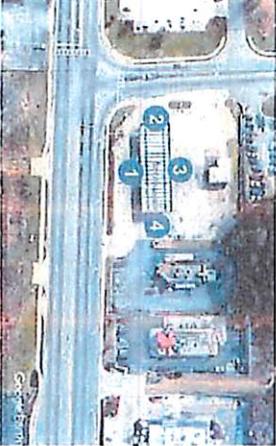


Gas Canopy Fascia

120' x 30' x 36"

Scope of Work:

G-1	Remove Abandoned Signs & Channel Letters & ...	2	EA
G-2	Remove Abandoned and Sign Post & ...	204	LF
G-3	Remove existing canopy fascia & ... of end ...	340	LF
G-4	Install new SUNOCO per ACD model canopy ...	4	EA
G-5	Install new SUNOCO per ACD model canopy ...	204	LF
G-6	Install new SUNOCO per ACD model canopy ...	204	LF
G-7	Install new SUNOCO per ACD model canopy ...	204	LF
G-8	Install new SUNOCO per ACD model canopy ...	204	LF
G-9	Install new SUNOCO per ACD model canopy ...	204	LF
G-10	Install new SUNOCO per ACD model canopy ...	204	LF
G-11	Install new SUNOCO per ACD model canopy ...	204	LF
G-12	Install new SUNOCO per ACD model canopy ...	204	LF
G-13	Install new SUNOCO per ACD model canopy ...	204	LF
G-14	Install new SUNOCO per ACD model canopy ...	204	LF
G-15	Install new SUNOCO per ACD model canopy ...	204	LF
G-16	Install new SUNOCO per ACD model canopy ...	204	LF
G-17	Install new SUNOCO per ACD model canopy ...	204	LF
G-18	Install new SUNOCO per ACD model canopy ...	204	LF
G-19	Install new SUNOCO per ACD model canopy ...	204	LF
G-20	Install new SUNOCO per ACD model canopy ...	204	LF
G-21	Install new SUNOCO per ACD model canopy ...	204	LF
G-22	Install new SUNOCO per ACD model canopy ...	204	LF



TOTAL IMAGING
 "IMAGING THE PETROLEUM INDUSTRY"
 2054 Atlas Circle, Gainesville, GA 30601
 Phone (770) 538-7906 Fax (770) 532-0497

Revisions:
 Rev. 0 - Original Drawing
 Rev. 1 - changed to Channel letters on front elevation only due to steel beams: 11/27/2016
 12/28/16

Project/Location: 4475 North Henry Blvd
 Stockbridge, GA
 Customer: D&D Energy Group
 Drawn By: JH

Job Number: DND-2343-SU
 Date: 11/27/2016
 Customer Approval:

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Canopy Deck & Lighting

Scope of Work:

Canopy Decking Pressure Washing & Painting to be completed by others.

Existing Gas Canopy Decking & Lighting



Per Sunoco specifications, all gas canopy decks should be White. Canopy decks should be clean and free of peeling paint. Canopy decks that are not clean should be power washed. Canopy decks should be freshly re-painted if the underside was previously painted. All canopy lights should be fully functional with clean lenses. Damaged or missing lenses should be replaced. Light boxes should not have cracked or peeling paint.

TOTAL IMAGING
 "IMAGING THE PETROLEUM INDUSTRY"
 2054 Adams Circle, Calhounville, GA 31801
 Phone (770) 536-7906 Fax (770) 532-0497

Revisions:	
Rev. 0 - Original Drawing	11/2/2016

Project/Location:	4475 North Henry Blvd Stockbridge, GA
Customer:	D&D Energy Group
Drawn by:	JH
Job Number:	DND-23453-SU
Date:	11/2/2016
Customer Approval:	

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Dispenser Imaging

Gas Dispenser Scope of Work:

E-4	Install SUNOCO Pump Valence, Valence and In. In and out from Pro Signs. Order H-Style valence for both Gilbarco and Wayne dispensers. <small>See the above referenced Drawing for details.</small>	4	EA
E-6	Install SUNOCO Pump Toppers	4	EA
E-9	Install dispenser # ribs (on order from its 1-10 or 1-20)	1	SET
E-12	Install "Contains up to 10% Ethanol" decals (2 per set)	4	SET
E-15	Install HXX Diesel PPM Sulfur decal (2 per set)	1	SET
E-20	Install "No Smoking" Regulatory decal (2 per set)	5	SET

Qty: 4 new pre-imaged Sunoco Dispensers to be installed.
Gilbarco Encore 700S (Qty: 3 3+0 & Qty: 1 3+1)

Note: Existing mechanical Off Rd Diesel dispenser will be removed.

PROPOSED:



Existing:



TOTAL IMAGING
 "IMAGING THE PETROLEUM INDUSTRY"
 2054 Atlas Circle, Calaveras, CA 95001
 Phone (770) 535-7906 Fax (770) 532-0497

Revisions:
 Rev. 0 - Original Drawing
 11/2/2015

Project/Location: 4475 North Henry Blvd
 Stockbridge, GA
 Customer: D&D Energy Group
 Drawn by: JH

Job Number: DND-23453-SU
 Date: 11/2/2015
 Customer Approval:

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C-Store Imaging

Scope of Work:

Q-2	Pressure wash C-store exterior walls	1000	SF
Q-3	Sand, prime & brush paint C-store exterior walls SUNOCO grey.	1000	SF
Q-4	Sand, prime & brush paint C-store curbing.	100	LF
Q-5	Sand, prime & brush paint C-store sealings	6	EA

Roll-up steel doors have been installed where fascia was on both sides of store.



Existing C-Store

TOTAL IMAGING
 "IMAGING THE PETROLEUM INDUSTRY"
 20841 Highway 101, Suite 100
 Dallas, Texas 75244
 Phone (770) 556-7905 Fax (770) 522-0497

Revisions:

Rev. 0 - Original Drawing	11/2/2016

Project/Location: 4475 North Henry Blvd
Stockbridge, GA

Customer: D&D Energy Group

Drawn By: JH

Job Number: DNO-23453-SU

Date: 11/2/2016

Customer Approval: _____

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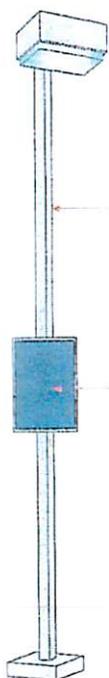
Forecourt Imaging

Scope of Work:

D-2	Sand, prime & finish paint Area Light Poles (20 R & under)	5	EA
D-4	REQUIRED BY SUNOCO: Install Perimeter Pole Signs (2 per site if perimeter light poles are in positions that will accommodate).	2	SET
D-13	Sand, prime & finish paint Vent Pipes	1	SET



Code Information



Paint light poles
Sunoco Onyx Gray

M&M Part #: 800
Perimeter Pole Sign
Perimeter Pole
Signs installed
Qty = 2



Paint Vent Pipes
Sunoco Onyx Gray

Code Information:

Main ID:

Wall Signs:

Canopy Signs:

Parcel #

Zoning Class:

TOTAL IMAGING

"IMAGING THE PETROLEUM INDUSTRY"
2054 Atlas Circle Gainesville, GA 30501
Phone (770) 536-7906 Fax (770) 532-0497

Revisions:

Rev. 0 - Original Drawing	11/2/2016

Project/Location: 4475 North Henry Blvd
Stockbridge, GA

Job Number: DND-23453-SU

Date: 11/2/2016

Customer: D&D Energy Group

Drawn by: JH

Customer Approval: _____

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Color Specifications

SUNOCO Standard Colors

SUNOCO Yellow
 Translucent Vinyl: 3M Yellow
 Opaque Vinyl: 3M Bright Yellow
 Paint: Sherwin Williams - Sunoco Yellow
 Pantone Match: PMS 109C

Traditional Parking, No Parking Zones
 Trash Enclosure Bollards, Loading Zones,
 Propane Bollards

SUNOCO Blue
 Translucent Vinyl: 3M Sultan Blue
 Opaque Vinyl: 3M Sapphire Blue
 Paint: Sherwin Williams - Sunoco Sapphire Blue
 Pantone Match: PMS 288C

Exterior Canopy Faces, Canopy Fascia

SUNOCO White
 Translucent Vinyl: 3M White
 Opaque Vinyl: 3M White #10
 Paint: Sherwin Williams - Sunoco White
 Pantone Match: N/A

Gas Canopy Underside, Exterior Asphalt Striping
 Including: Stop Bars, Arrows/Directional Symbols,
 "ONLY" Text

SUNOCO Onyx Gray
 Translucent Vinyl: N/A
 Opaque Vinyl: 3M Pearl Gray #11
 Paint: Sherwin Williams - Sunoco Onyx Gray
 Pantone Match: N/A

Steel Island Forms, Guard Rails, Non APlus Buildings
 Exterior, Metal Doors

SUNOCO ADA Blue
 Translucent Vinyl: N/A
 Opaque Vinyl: N/S
 Paint: Sherwin Williams - ADA Blue
 Pantone Match: PMS 485C

Asphalt Striping Including: Accessible Parking Spaces,
 Symbols, and Paths of Travel

SUNOCO Red
 Translucent Vinyl: 3M Red
 Opaque Vinyl: 3M Tomato Red
 Paint: Sherwin Williams - SIV6568 Real Red
 Pantone Match: PMS 485C

Exterior Overhang and Barrel Arch

NASCAR Standard Colors

NASCAR Yellow - March PMS 129C
 Translucent Vinyl: N/A
 Opaque Vinyl: N/A
 Pantone Match: PMS 129C

NASCAR Purple - March PMS 240C
 Translucent Vinyl: N/A
 Opaque Vinyl: N/A
 Pantone Match: PMS 240C

NASCAR Red - March PMS 185C
 Translucent Vinyl: 3M Red (3630-33)
 Opaque Vinyl: 3M Tomato Red (3650-13)
 Pantone Match: PMS 185C

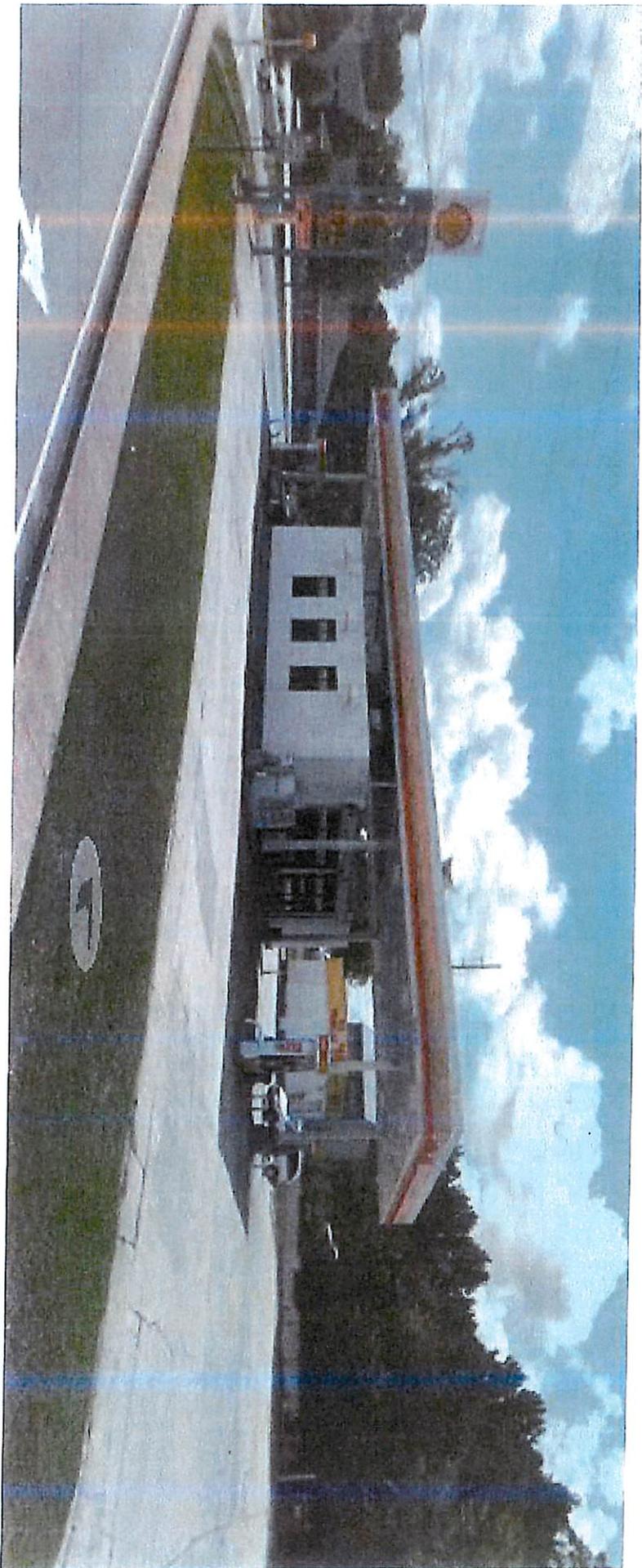
NASCAR Blue - March PMS 300C
 Translucent Vinyl: N/A
 Opaque Vinyl: N/A
 Pantone Match: PMS 300C

SUNOCO Standard Colors

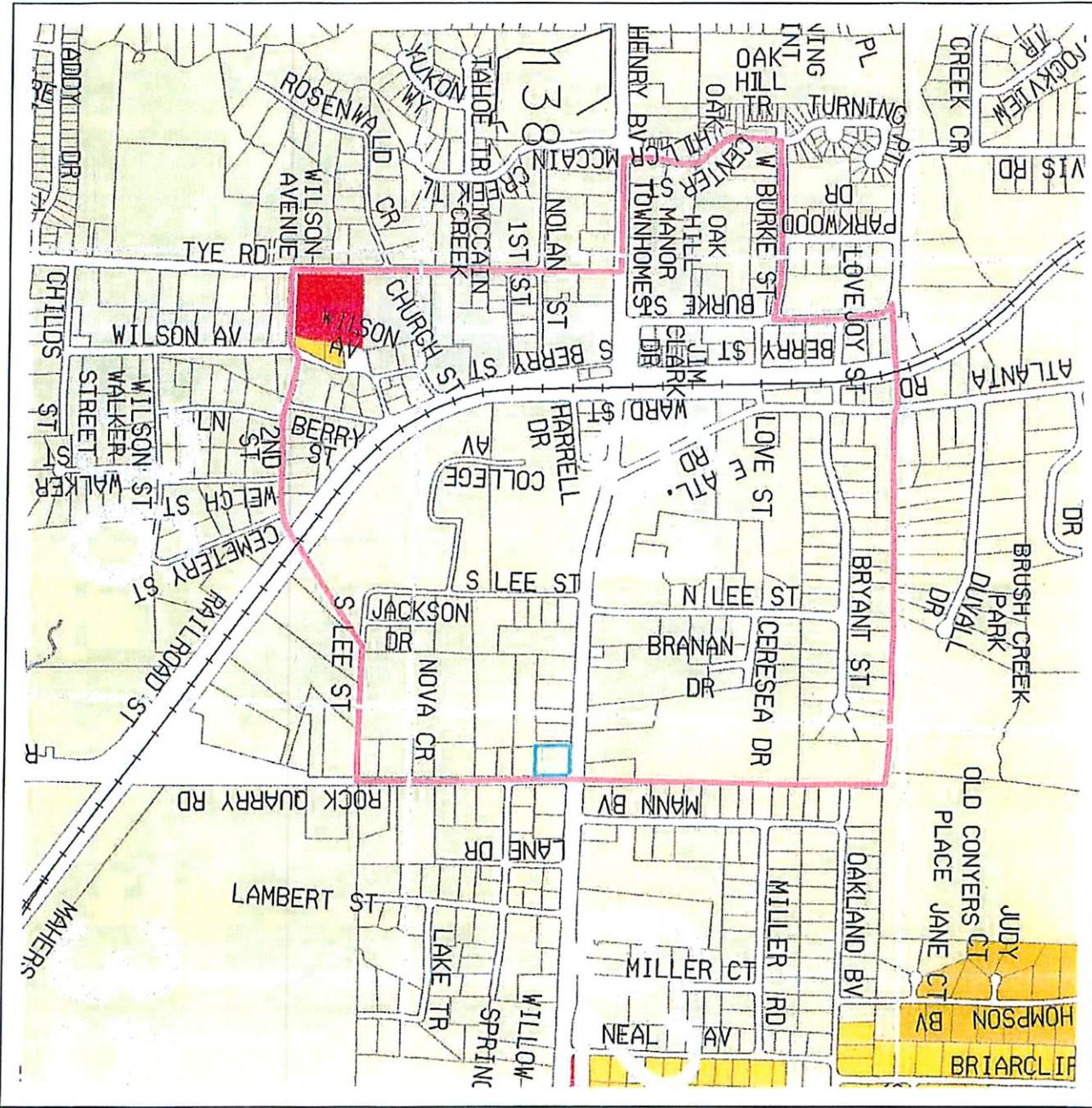
-  SB SUNOCO Blue
-  SY SUNOCO Yellow
-  SW SUNOCO White
-  OG SUNOCO Onyx Gray
-  AB SUNOCO ADA Blue
-  SR SUNOCO Red

NASCAR Standard Colors

-  NY NASCAR Yellow
-  NR NASCAR Red
-  NP NASCAR Purple
-  NB NASCAR Blue





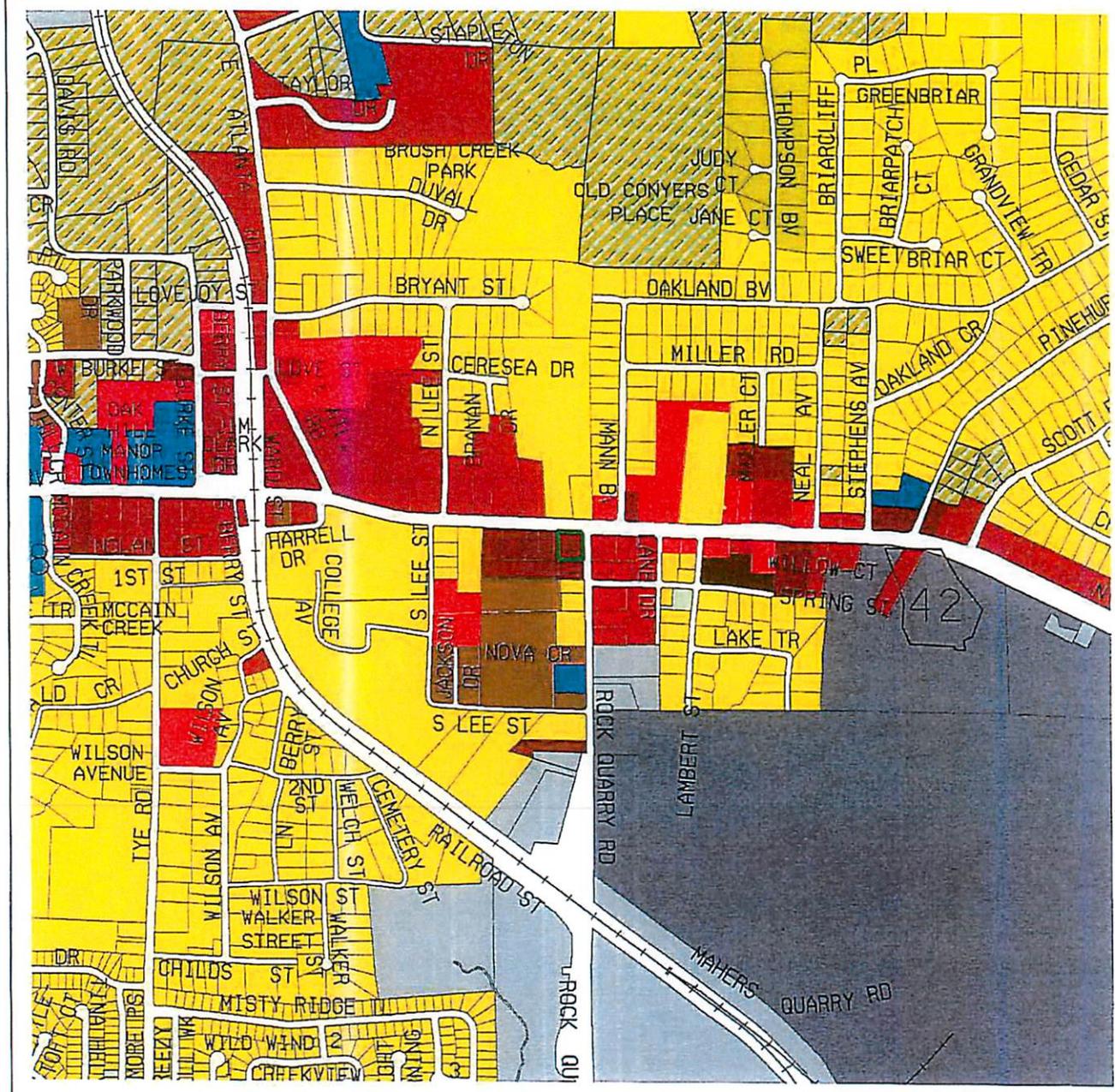


- Legend**
- RA
 - R-1
 - R-2
 - R-3
 - R-4
 - RD
 - RM
 - RMH
 - OI
 - C-1
 - C-2
 - C-3
 - M-1
 - M-2
 - PD
 - CITY

Scale: 1" = 1000'

Current Zoning Map

This map is for graphical representation only. It is not a legal document.



Legend

Request

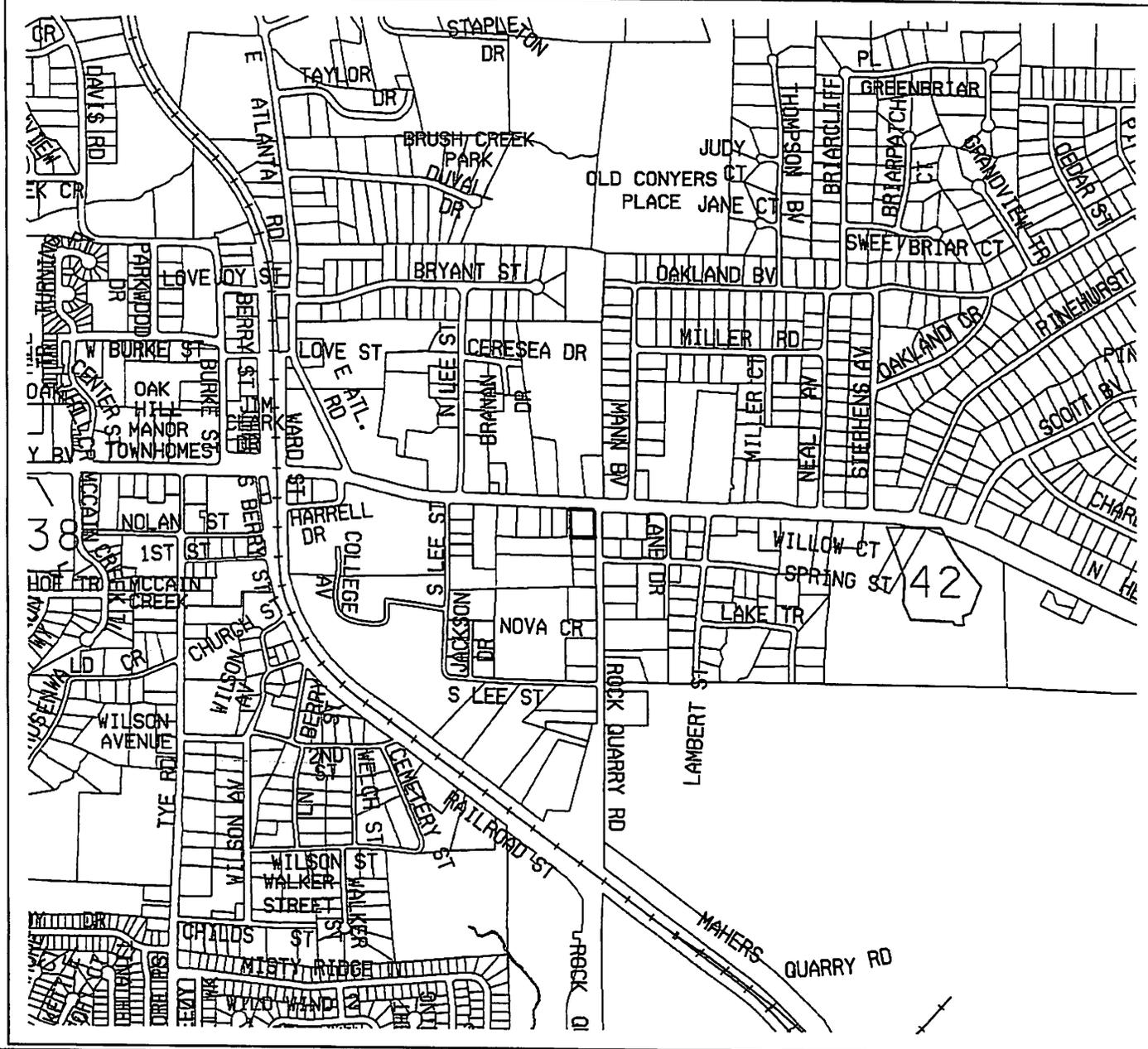
-  VR-17-02-S
-  RA
-  R-1
-  R-2
-  R-3
-  R-4
-  RD
-  RM
-  RMH
-  OI
-  C-1
-  C-2
-  C-3
-  M-1
-  M-2
-  PD
-  CITY



Scale: 1"= 1000'

Current Zoning Map

This map is for graphical representation only. It is not a legal document.



Legend

Request
 VR-17-02-S

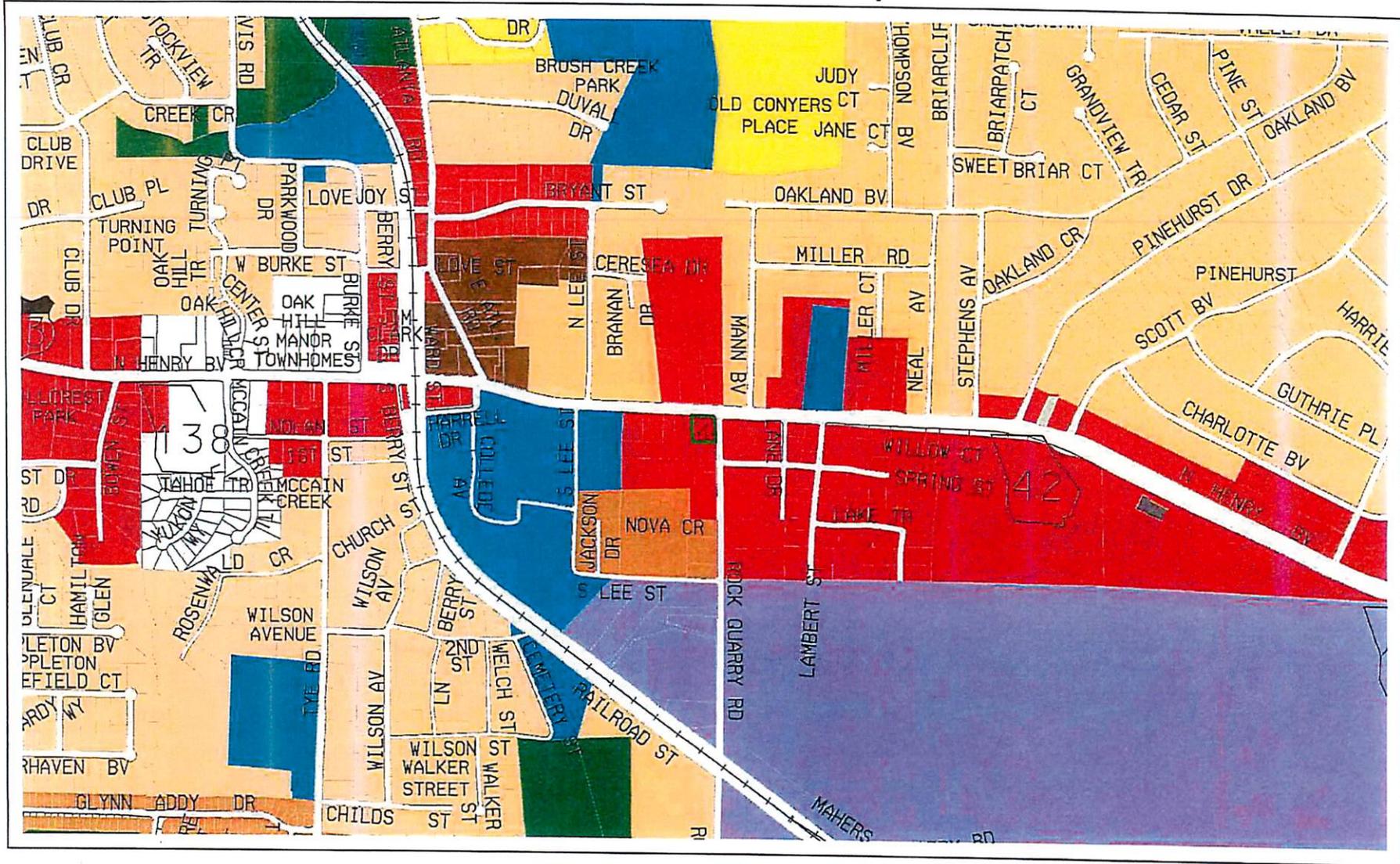
TAX MAP

Scale: 1" = 1000'



This map is for graphical representation only. It is not a legal document.

Future Land Use Map



- | | | | |
|---------------------------------|--------------------------------------|------------------------------------|--|
| RR - Rural Residential | HD - Medium-High Density Residential | INDUS - Industrial | TCU - Transportation/Communication/Utilities |
| LD - Low Density Residential | VHD - High Density Residential | PI - Public/Institutional | Request |
| MD - Medium Density Residential | COM - Commercial | PRC - Park/Recreation/Conservation | VR-17-02-S |

Legend

Request



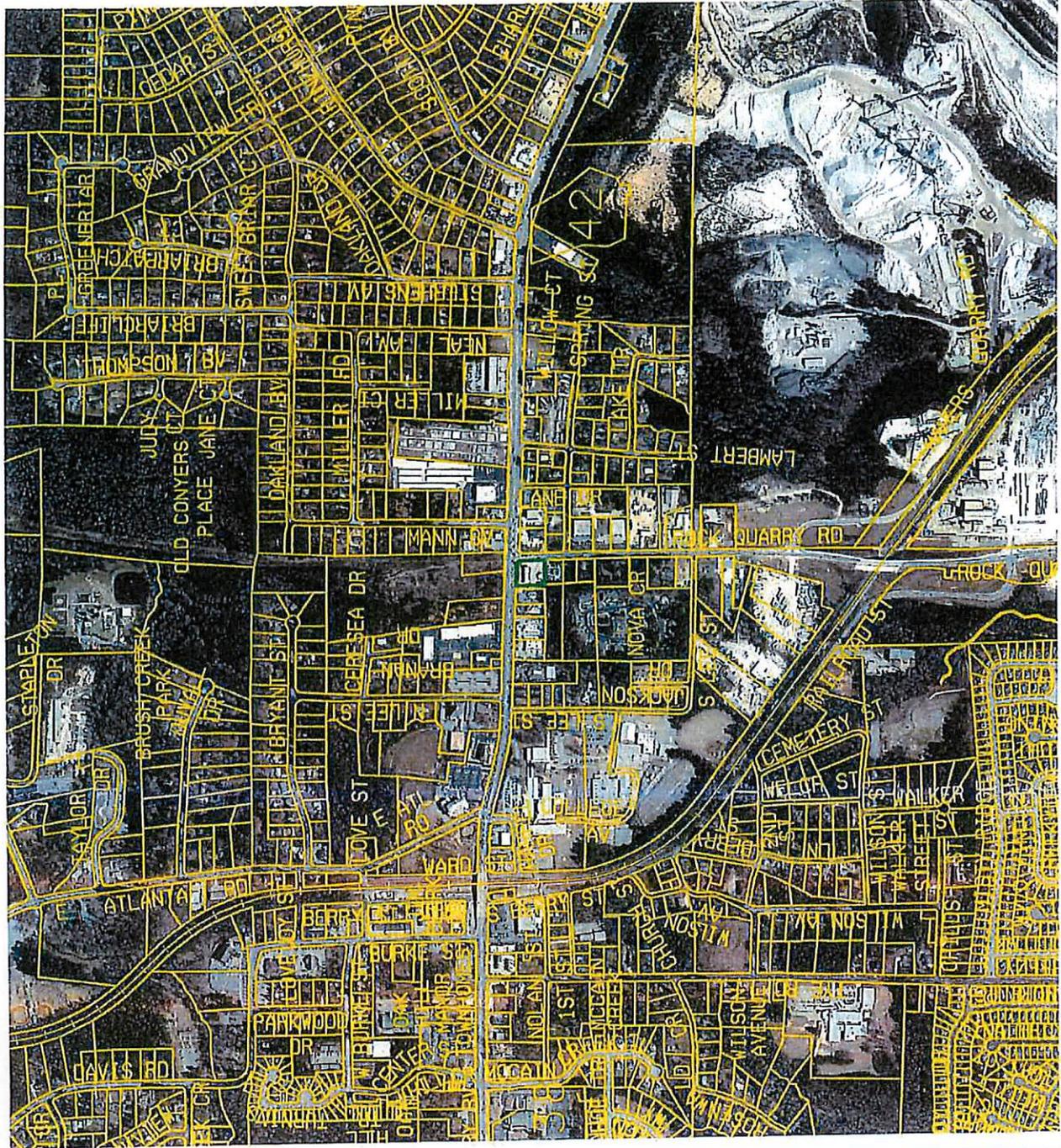
VR-17-02-S

AERIAL MAP

Scale: 1" = 1000'



This map is for graphical representation only. It is not a legal document.





VARIANCE
CITY OF STOCKBRIDGE PUBLIC HEARING
RE: Dev Regs (Council)
DATE: March 23, 2017
TIME: 6:00 pm
LOCATION: Stockbridge City Hall
4640 North Henry Blvd., Stockbridge, GA
FOR MORE INFO:
770-288-7526 / www.hcpd.org

VARIANCE
CITY OF STOCKBRIDGE PUBLIC HEARING
RE: Dev Regs (Council)
DATE: April 10, 2017
TIME: 6:00 pm
LOCATION: Stockbridge City Hall
4640 North Henry Blvd., Stockbridge, GA
FOR MORE INFO:
770-288-7526 / www.hcpd.org

03/17/2017