



Alcohol License Establishment Planning & Zoning Form

Business Name: Corner Market

Business Address: 3332 Colville Ave, Hapeville, GA 30354

Business Owner: Raju S. Dareda

Business Owner Address: 1340 Scenic View Terrace, Lawrenceville, GA 30044

Business Owner Phone Business Owner Email: cornermarket3332@gmail.com

Building Square Footage: Total floor area 3,000 square feet.

Square footage of Business Unit: not indicated in application; estimated at 3,000 square feet.

Will the establishment provide patio/outdoor dining? No

Number of Parking Spaces Provided: not provided; approximately 15 parking spaces available.

STAFF USE ONLY

Date: January 8, 2019

Zoning Classification: V, Village Sec. 93-11.2. Permitted uses: The following are permitted within the V Zone: Any use permitted in the D-D Zone. Food stores are a permitted use. The zoning code also lists grocery stores as a conditional use.

Are there variances approved for this property? None

Does the proposed use require a Conditional Use Permit? Yes. The zoning code allows for food stores per D-D zoning; however, it requires a conditional use permit for grocery stores. This is an existing business and has been in operation since before the zoning code was adopted in 2004; thus it is qualifies as a non-conforming use and does not require a conditional use permit for operation of a food store.

Number of parking spaces required by zoning: V zoning requires one parking spaces per 200 sf of enclosed commercial floor area. With an approximate floor area of 3,000 sf, 15 spaces are required.

Staff Recommendation: Approval

Additional Comments/Conditions of Approval: The location falls outside the restricted areas for churches, schools and school grounds, college campuses and alcohol treatment centers.



Zoning Compliance

Zoning Classification: V – Village. The business is a food store which is a permitted in the D-D (Downtown) district and also as a conditional use for a grocery/food store in the V (Village) zoning district. This is an existing business and qualifies as a non-conforming use that does not require a conditional use permit.

Alcoholic Beverage Ordinance Compliance

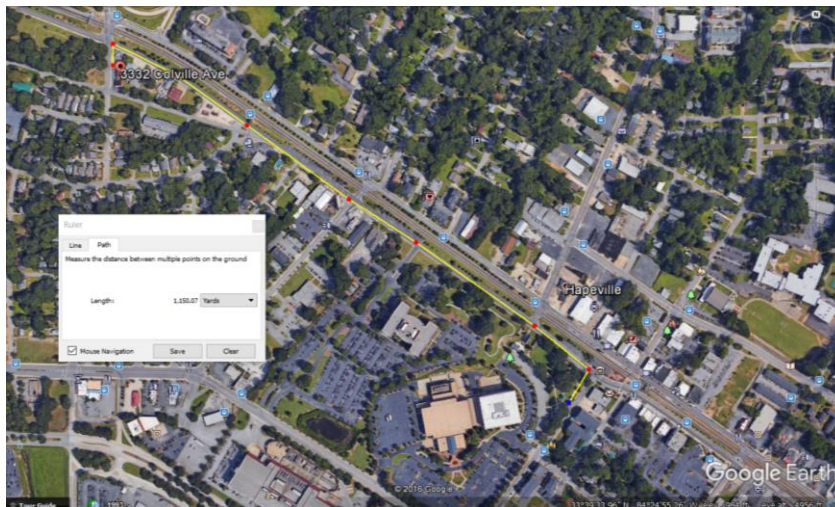
Sec. 5-3-4. – Standards for approval, denial, renewal, suspension or revocation.

- (1) The nature of the neighborhood immediately adjacent to the proposed location, that is, whether the same is predominantly residential, industrial or business.

The neighborhood immediately adjacent is a mix of commercial and residential uses – consistent with V district which seeks to accommodate retail and related commercial uses.

- (2) The proximity of churches, school buildings, school grounds, college campuses, and alcoholic treatment centers owned and operated by the state or any county or municipal government therein.

The location from the nearest school/school grounds is farther than the required 100 yards from school building, school grounds or college campus and 100 yards from an alcohol treatment center. The measured distance between 3332 Colville and the nearest school Hapeville Charter Middle is approximately 1,150 yards and 1,150 yards to Hapeville UMC.





- (3) Whether the proposed location has adequate off-street parking facilities or other parking available for its patrons.

V zoning requires one parking space per 200 sf of commercial floor area. This would require 15 spaces which are available on site.

- (4) Whether the location would tend to increase and promote traffic congestion and resulting hazards therefrom.

There is an existing food store at this location. There is no indication the location will increase traffic congestion or hazards in an inordinate manner.

Sec. 5-4-3. Prohibited locations, prohibited persons, incomplete application.

- (a) Prohibited locations. It shall be prohibited to obtain a license for on-premises consumption within the following areas of the city:
- (1) Within any residential zoning district or other prohibited district as set out in the zoning ordinance.
 - (2) Within a measured 100 yards of any alcoholic treatment center owned and operated by the state or any county or municipal government therein.
 - (3) Within a measured 100 yards of any school building, school ground, or college campus.

The V Zoning District allows residential uses, but is not considered a residential zoning classification.