

CITY OF GREEN
Planning Department Review
PLANNING AND ZONING COMMISSION

July 15, 2026

Item 26-14

Friendly Express Gas Station

(J. Presutto, Four Points Architectural Services, Inc.)

Location: 4053 S. Main Street

Site Plan Review

Zoning: B-1

PLANNING DEPARTMENT

The applicant is requesting Site Plan approval for the renovation and reuse of the existing Rite Aid building into a Friendly Express convenience store with fuel sales and a future tenant space. The site is located at the northeast corner of S. Main Street and E. Turkeyfoot Lake Road.

The proposal includes demolition of 20' of the south side of the existing building, installation of a fuel canopy and underground fuel storage tanks, parking lot improvements, landscaping, lighting, signage, and associated site improvements. The renovation of the building would reduce overall floor area by approximately 1,700 SF. Building coverage of the lot would decrease while impervious surface ratio would increase to the 75% maximum.

The subject property contains approximately 1.76 acres and is zoned B-1 General Business District. The renovated building will contain approximately 9,649 square feet, including a 6,212-square-foot convenience store and a 3,437-square-foot future tenant space. The plans indicate BP branding of the gas station, but this could possibly change. The proposed uses are permitted within the B-1 District.

The proposal has undergone substantial revisions since the original submittal. The revised site layout removes the proposed drive-through, reduces the building footprint through partial demolition, improves circulation around the fueling area, and provides a more functional site layout.

The applicant submitted an AutoTURN analysis for a **WB-67 fuel delivery truck** and a **P/U-B passenger vehicle with a boat trailer**. The analysis demonstrates that both vehicles can safely enter the site, maneuver through development, access the fueling area, and exit the property. The plans also identify the proposed location of the fuel delivery truck during tank filling operations.

The architectural elevations include façade improvements consisting of new storefront systems, brick veneer, EIFS improvements, metal awnings, and building entrances. The proposed green color accents (metal awnings and gable roof) complement the Family Express logo. The proposed fuel canopy incorporates brick columns that complement the building architecture and exceeds the minimum 20' front setback. The landscape plan includes foundation landscaping, perimeter landscaping, parking lot landscaping, and monument sign landscaping.

The parking/vehicular use area would be reconfigured to accommodate the new gas station operation and a total of 24 spaces (including 20 at 10' x 20', two handicap, and two parallel spaces at 10' x 24') would be provided, which exceeds the minimum 20 spaces when factoring out 20% of the floor area used for storage. Waiting spaces for each fuel pump are also shown per code. Six spaces at the southwest corner of the site would be reserved for employees only. This would eliminate the possibility that customers would be impacted by fueling truck activity in that area. Parking for the future tenant space would consist of 18 spaces (including

handicap) on the north side of the building, which exceeds the required minimum of 11.

The existing two-way access drives, including one on each frontage, would be utilized for the redevelopment project. There is also an existing drive on the north side that connects with the main entrance drive of the adjacent South Main Centre retail plaza. A pedestrian walkway consisting of concrete pavement and pavement striping would connect the convenience store to the existing sidewalk on S. Main Street (there is no sidewalk on the E. Turkeyfoot Lake Road frontage). A similar walkway is shown that would eventually provide access to the future tenant space.

A photometric plan has been submitted demonstrating site lighting for parking, pedestrian circulation, and fueling operations. This includes three pole lights with cut-off LED fixtures at 20' height (which complies), wall mount fixtures, and lighting on the underside of the canopy. The photometrics indicate light containment on the site.

A proposed freestanding identification sign complies with the dimensional requirements of the B-1 District. The sign would be situated in approximately the same location as the previous Rite Aid sign and, therefore, would meet setback requirements for the corner location. The proposed 8'-1" x 7'-2" (58 SF) double-sided sign cabinet would consist of four sections to include identification of the gas branding and the Friendly Express convenience store, digital fuel price read-outs, and an LED message center. The fuel read-outs meet code for maximum 3.3 SF area and 12" copy size. The LED display area of 8.4 SF would also comply at less than 20 SF/50% of the total sign face area. The cabinet would be supported on top of a 2'-9" high masonry to match the color/texture of the building for an overall height of 9'-11", which complies (10' maximum for signs with LED message centers). The overall sign-face area would comply due to the site's 420' frontage on S. Main Street (60 SF maximum). The site address number would be affixed to the front edge of the cabinet. The Zoning office will be responsible for review/approval of wall/canopy signage prior to permit issuance.

As a redevelopment project, overall grading and land disturbance would be minimal. On-site stormwater currently sheet flows to a grassy detention area at the southwest corner. As this area will be modified due to additional pavement needed to accommodate the project, a new underground stormwater detention system will be installed. Per Engineering review, additional details are needed. Existing trees in this area would be removed.

DESIGN REVIEW BOARD

Made a favorable recommendation to the Planning & Zoning Commission.

ENGINEERING

The City Review Engineer has completed the initial review of the civil plans. The applicant has not yet addressed all engineering comments. Remaining items include StormTech detention system details, storm sewer information, and a simplified Storm Water Pollution Prevention Plan (SWP3) identifying erosion control measures. These items shall be addressed prior to permit issuance.

FIRE

Currently reviewing revised plans.

ZONING

Zoning and building permits are required for the canopy and all proposed signage. A Certificate of Use and Compliance is required prior to operation of the facility.

STAFF RECOMMENDATION

The revised proposal addresses the major circulation concerns identified during the initial review and provides a functional site layout that complies with the City's development standards. The project represents a significant reinvestment in existing commercial property and improves the overall appearance and functionality of the site.

Staff would therefore recommend conditional approval of the project contingent upon final Engineering approval of the plans and the applicant addressing any Fire Department concerns.

Staff also recommends approval of the proposed freestanding identification sign as submitted.