

CITY OF GREEN
Planning Department Review
DESIGN REVIEW BOARD

July 1st, 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 Design Review Board review for the renovation and reuse of the existing Rite Aid building at 4503 South Main Street into a Friendly Express convenience store and fueling station with a future tenant space. The proposal includes partial demolition of the existing building, exterior building renovations, installation of fuel pumps and canopy, revised parking and circulation, landscaping, lighting, signage, and associated site improvements.

The subject site contains approximately 1.76 acres. The proposed building area is approximately 9,649 square feet, including a 6,212 square foot convenience store and a 3,437 square foot future tenant space. The site is located in the B-1 General Business District, where the proposed convenience store and fuel sales are permitted uses.

The revised layout removes the previously proposed drive-through facility and provides additional maneuvering area along the East Turkeyfoot Lake Road side of the building. The site plan includes customer parking, loading, pedestrian crossings, fueling operations, and shared access circulation with adjacent commercial properties. The proposed underground fuel storage tanks are located on the south side of the site, which helps separate fuel delivery activity from the primary customer circulation areas.

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 shows both vehicles can enter the site move through the fueling area and exit without major conflicts. The partial building demolition and updated fueling layout improve site circulation and overall function.

The submitted landscape plan includes foundation landscaping, parking lot landscaping, perimeter landscaping, and landscaping near the monument sign area. The applicant has also submitted a photometric plan showing fixture locations and lighting levels throughout the site. Final landscaping, lighting, and glare impacts should continue to be reviewed during final plan and permitting review.

The proposal includes a freestanding monument sign. Based on the submitted information, the sign appears generally consistent with the City's sign regulations. Final zoning review should verify sign area, setback, landscaping, and visibility requirements.

Staff notes that the site data table should be corrected to reflect the revised building area shown elsewhere in the plan set.

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ENGINEERING

FIRE

N/A

ZONING

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

STAFF RECOMMENDATION

The proposed development has undergone substantial revisions since the initial submittal. The revised site layout improves circulation, simplifies vehicle movements, and enhances the overall functionality of the development. Based on the current plans, staff is comfortable moving the project forward for Design Review Board consideration