

**MINUTES  
CITY OF SUWANEE, GEORGIA  
PLANNING AND ZONING COMMISSION  
JULY 1, 2008**

**PLANNING AND ZONING MEMBERS:** Present: Earl Mitchell, Anthony Manners and Jodi Nevels. Absent: Joy Mitchell and Pete Charpentier. Staff members present: Josh Campbell, Matthew Dickison and MaryAnn Jackson.

**CALL TO ORDER**

Vice Chairman Anthony Manners called the meeting to order at 6:55 pm.

**ADOPTION OF THE AGENDA**

*Jodi Nevels moved to approve the agenda as presented, second by Earl Mitchell.  
Motion carried 3-0.*

**ADOPTION OF MINUTES: June 3, 2008**

*Earl Mitchell moved to adopt the minutes as presented, second by Jodi Nevels. Motion carried 3-0.*

**PROCEDURES FOR PUBLIC MEETING**

Anthony Manners read the procedures for the Public Meeting for the record.

**OLD BUSINESS**

**NEW BUSINESS**

**SUP-2008-007** – Applicant: Mammoth Holdings, LLC. Owner: Suwanee Depot Partners, LLC. Requests a special use permit to allow for a carwash in the C-2A Zoning District. The site is located in Land Lot 169 of the 7<sup>th</sup> District at 3121 Lawrenceville-Suwanee Road and contains approximately 0.94 acres.

Josh Campbell presented the staff analysis as follows: The applicant requests a Special Use Permit on an approximate 0.94 acre tract to allow for a car wash facility that would include an accessory auto emissions testing facility. The site is located on Lawrenceville-Suwanee Road just west of the Northbound I-85 Exit ramp in the Suwanee Depot shopping center. Access is proposed via a single driveway from an internal drive within the shopping center. The subject property is a C-2A zoned tract. The applicant proposes to construct an approximate 4,600 square foot, completely contained, car wash facility with outdoor vacuuming facilities.

The Special Use Permit process was created by the City Council in 2001 to better handle certain land uses.

The subject property is an approximate 0.94 acre outparcel site located along Lawrenceville-Suwanee Road in the Suwanee Depot shopping center. The site has

previously been graded, but is currently undeveloped. This site would be appropriate for the proposed use.

The subject property is located in the highly commercialized I-85 business district. Uses in the general area and on the west side of I-85, include: a package store, gas stations, an emission testing facility, fast food restaurants, and hotels.

The City's Future Land Use Plan recommends commercial use for this site. The proposed commercial use (car wash) is consistent with this designation. The Comprehensive Plan specifically recommends locating automotive related uses to the I-85 Business District.

The subject property is located in what the 2030 Comprehensive Plan designates as the Suwanee Gateway Character Area. It is recommended that the Suwanee Gateway present a strong, positive image of the city that is forward looking and progressive.

In conclusion, the requested Special Use Permit for a carwash facility would be appropriate at this location. The City's policies generally attempt to guide automotive sales and service uses to the more commercially intensive areas of the City. The subject property is located in the heart of the I-85 business district and is surrounded by intensive commercial uses. Special attention should be given to ensure that the operation does not provide garish signage or other exterior attention-grabbing features in order to respect the intentions of the Gateway Character Area. The Planning Department recommends approval with conditions of the request.

Anthony Manners called upon the applicant.

Brad Thomas, 6181 Hickory Point, Sandy Springs, GA. Mr. Thomas stated this carwash will be the fourth in the metro Atlanta area. The locations are operated with 2 or 3 employees on site at a time. Customers stay inside their cars while the car is being washed. Cars are not washed by hand. The washes are environmentally friendly. The water is recycled. 90% of the water is recaptured. The vacuums do not have to run at full speed all the time. The emissions testing is not done on cars older than 1996. The emissions testing will last 5 minutes. The testing does not involve additional signage except for the 1 sign required by the state. Mr. Thomas stated he would like to add on to the conditions to include an express wash and the emissions testing. He also stated his concern for signage. There may not be arbor type shade in the vacuum station but they intend to provide some type of structure.

Earl Mitchell asked if food or beverages will be served to customers. Mr. Thomas stated there will not be food or beverages served. Some locations have vending machines.

Anthony Manners asked about the signage.

Gary Dennison, Mammoth Holdings, Atlanta, GA. Mr. Dennison stated the building sign is backlit. The sign is oval shaped. It does not have flashing lights.

Jodi Nevels asked about the arbor type structure will be covered. Brad Thomas indicated the arbor type structure will be hard to maintain. Mr. Thomas stated he is investigating other options that will offer shade.

Mitch Jacoby, 218 Shire Way, Lawrenceville, GA. Mr. Jacoby is the owner of the shopping center. Mr. Jacoby stated the applicant has complied with all of his conditions. He is in favor of having them in his shopping center.

Anthony Manners called for opposition. There was no opposition.

***Earl Mitchell moved to approve SUP-2008-007 with staff recommended conditions, second by Jodi Nevels (additions = bold, deletions = ~~bold strikethrough~~). Motion carried 3-0.***

1. Special uses on the site shall be limited to an automated carwash **and emissions testing** facility. No other vehicular services or other special uses are allowed under this special use permit. No activities related to car washing shall be permitted outside the existing carwash facility except vacuuming **and express waxes that do not require extra laborers on site and take place toward the rear of the property. State mandated emissions testing shall be limited to vehicles 1996 and newer and shall be conducted in a maximum of one (1) canopy bay as shown on the site plan dated May 29, 2008.**
2. The site shall be limited to a total of no more than one (1) ground sign and one (1) wall sign per building **elevation**. No additional banners, flags, pennants, balloons, etc. shall be provided, except that the site may be allowed up to two (2) 2.5' X 8' banners for one 30 day period per quarter pursuant to the city's Temporary Advertising Device stipulations.
3. The parking area shall include **an the proposed** arbor-type, ~~or~~ pergola structures **or alternative structure to as explained in the applicant's letter of intent dated May 30, 2008. These structures shall** be reviewed and approved by the Planning Department.

Josh Campbell informed the applicant the City Council meeting is scheduled for July 22, 2008.

## **OTHER BUSINESS**

## **ANNOUNCEMENTS**

Matt Dickison is the new Planning Division Director.

The Old Town Master Plan Update will be underway shortly.

July 10<sup>th</sup> is the City Council workshop.

Sims Lake Park will open soon.

**ADJOURNMENT**

*Jodi Nevels moved to adjourn at 7:25 pm, second by Earl Mitchell. Motion carried 3-0.*