

**CITY OF SUWANEE  
ALTERNATE ARCHTECTORAL REVIEW**

**CASE NUMBER:** AAR-2007-002  
**REQUEST(S):** METAL FAÇADE  
**LOCATION:** 3635 BURNETTE PARK DRIVE  
**TAX ID NUMBER:** 7-209-092  
**PROPOSED DEVELOPMENT:** 10,000 SQUARE FOOT LIGHT INDUSTRIAL BUILDING

**APPLICANT/OWNER:** LARRY BRANNON  
3750 INDUSTRIAL COURT, SUITE A  
SUWANEE, GA

**CONTACT:** LARRY BRANNON      **PHONE:** 770-271-9999

**PROJECT DATA:**

The applicant requests an Alternate Architectural Review for a proposed building on Burnette Park Drive. The applicant is proposing to construct an approximately 10,000 square foot office/warehouse building on an approximately 1.1 acre site. The light industrial zoned (M-1) site is located near the end of a cul-de-sac in a small industrial park.

The applicant is proposing to construct the building using brick on three sides of the building and using metal on the fourth side of the building. The subject property is one of the two remaining undeveloped lots in a 16 lot industrial park that was developed in the mid 1990's before the City's current architectural standards were adopted. As such, the buildings in this industrial park are three sides brick with the fourth side metal.

Article VI of the Architectural standards lists the allowed materials. This list does not include metal. Table I of Article VI lists the allowed materials for each zoning district. For the M-1 zoning district metal is specifically listed as a prohibited material. The applicant seeks approval of a building elevation that deviates from the technical requirements of the City of Suwanee Architectural Standards. The standards allow for staff to approve minor deviations; however, the proposed use of metal and the primary exterior material for a façade is a more significant deviation than staff may approve. As such, the applicant's proposal to use metal as a primary material can not be approved administratively and would require the approval of an alternative architectural review.

The applicant is proposing to have the metal elevation face the side property line (northern elevation). This would face the loading area for the site. It would not back up directly to another building. The elevation includes four overhead doors with the possibility of a fifth overhead door. It is probable that this elevation will be partially visible from Burnette Park Drive.

The Planning Commission is authorized to review alternate architectural designs. When an architectural design meets the spirit but not the technical requirements of the City's

requirements, approval of an alternate review may be warranted. The Commission decides on this on a case-by-case basis after reviewing the submitted information. It is worth noting that the southern elevation needs to add either a vertical or horizontal roof articulation. The applicant indicates that this modification will be made.

The Planning Department does not typically make recommendations for alternate architectural review; however, if the Planning Commission does choose to approve the request to use metal as the primary material for the side elevation, then following condition is recommended to mitigate potential adverse aesthetic impacts:

- 1) Prior to issuance of a certificate of occupancy for the building, the applicant shall plant screening trees (in addition to all of the trees currently indicated on the landscape plan) to minimize the visibility of the metal façade. The Planning Department shall approve the location, spacing and materials used for this purpose.

**APPLICATION FOR ALTERNATE ARCHITECTURAL REVIEW FROM  
ARCHITECTURAL STANDARDS OR PMUD ARCHITECTURAL REVIEW  
CITY OF SUWANEE PLANNING COMMISSION**

Please complete this application and submit with all necessary attachments (please type or print):

**APPLICANT INFORMATION**

Name: LARRY BRANNON  
Address: 3750 INDUSTRIAL CT  
City: SUWANEE, SUWANEE, GA  
State: \_\_\_\_\_  
Phone: 770 271 9999

**OWNER INFORMATION**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City: SUWANEE  
State \_\_\_\_\_  
Phone: \_\_\_\_\_

CONTACT PERSON: LARRY BRANNON PHONE: 770-271-9999

ADDRESS OF PROPERTY 3635 BURNETT PARK DRIVE

LAND DISTRICT \_\_\_\_\_ LAND LOT 209 PARCEL 7-209- LOT \_\_\_\_\_  
092

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) \_\_\_\_\_

ZONING M-1

CITE APPLICABLE SECTIONS OF ARCHITECTURAL AND DESIGN STANDARDS \_\_\_\_\_

SECTION 01 - BOUNDARY MATERIALS -

COPY ATTACHED

NEED FOR ALTERNATE ARCHITECTURAL REVIEW \_\_\_\_\_

REQUESTING APPROVAL FOR THREE SIDES BLOCK  
TO REMAIN CONSISTENT W/ ALL OTHER BOUNDARIES W/  
THE PARCEL

**\*A VARIANCE FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.**

**SECTION 2007, APPLICANT AND/OR A REPRESENTATIVE.**

**\*\*\*The property owner, applicant and /or a representative thereof shall be present at all meetings of the Zoning Board of Appeals, Planning Commission and/or Mayor and Council at which official action is requested on any variance or application for amendment. The failure of the property owner, applicant and/or a representative to attend such meetings shall result in the denial of said variance, application for amendment, or alternate architectural review.**

440 2037 002

**STANDARD NOTES**

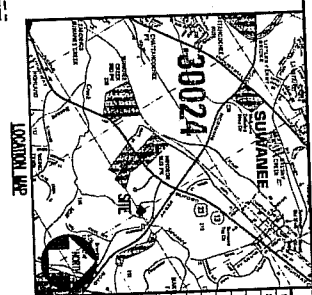
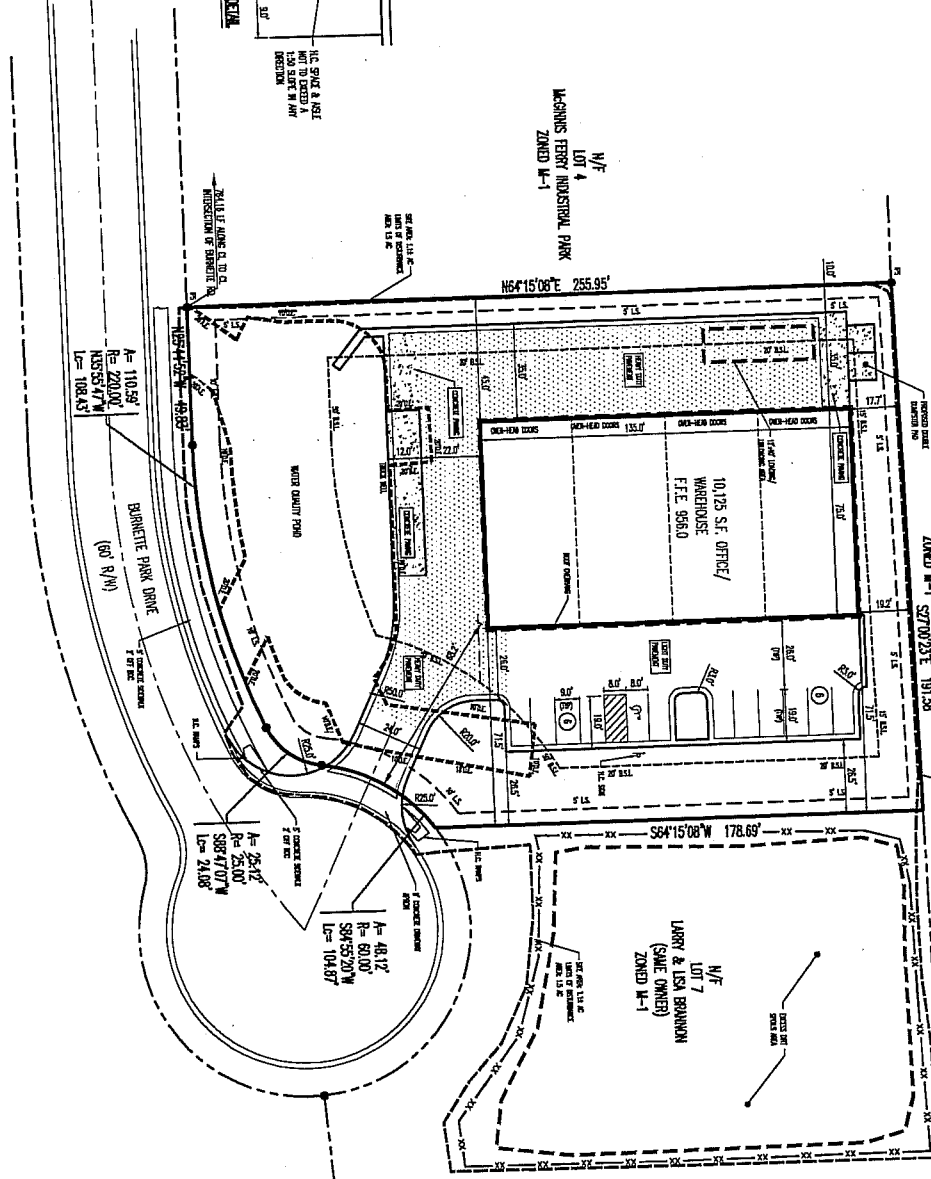
1. THE PROPOSED DEVELOPMENT REQUESTED BY THE INDICATED PROPERTY OWNER, LANDWORKS ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY, LOCATION, AND/OR THE CLASSIFICATION OF ANY MATTER OF RECORD IN THE PUBLIC RECORDS, AND/OR THE LOCATION OF ANY MATTER OF RECORD OR ANY MATTER OF RECORD ASSOCIATED WITH MATTERS OF THE PUBLIC RECORDS AND/OR STATE RECORDS.

2. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST RECOMMENDED PRACTICES.

3. ALL NECESSARY PERMITS AND RECORDS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS OWNERS RISK.

4. THE EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEEPS WITHIN THE LIMITS OF THE WORK FRONT TO BE MAINTAINED. ALL DAMAGE MADE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THE SITE REPRESENTATIVE OF THE EXISTING UTILITIES FROM NOTES AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOMMENDED PRACTICES.

5. THE DISTURBED MATERIALS TO BE REMOVED SHALL BE STOCKPILED TO BE REUSED AS DIRECTIONED BY THE OWNER.



**DETAILED HIC SPACE / PARKING SPACE DETAIL**

18" X 24" HIC SPACE & HIC TO BE DECKED IN 1:20 GRADE IN ANY DIRECTION

VERTICAL HIC SPACE

WATER PONDING SYSTEM (SEE PLAN SHEET 110)

**DETAILED HIC SPACE / PARKING SPACE DETAIL**

18" X 24" HIC SPACE & HIC TO BE DECKED IN 1:20 GRADE IN ANY DIRECTION

VERTICAL HIC SPACE

WATER PONDING SYSTEM (SEE PLAN SHEET 110)

- SETBACKS**
1. SIDEWAYS SETBACK SHALL BE THE GREATER OF THE MINIMUM SETBACKS REQUIRED BY THE CITY ZONING ORDINANCES AND THE MINIMUM SETBACKS REQUIRED BY THE CITY ZONING ORDINANCES.
  2. FRONT SETBACK SHALL BE THE GREATER OF THE MINIMUM SETBACKS REQUIRED BY THE CITY ZONING ORDINANCES AND THE MINIMUM SETBACKS REQUIRED BY THE CITY ZONING ORDINANCES.
  3. REAR SETBACK SHALL BE THE GREATER OF THE MINIMUM SETBACKS REQUIRED BY THE CITY ZONING ORDINANCES AND THE MINIMUM SETBACKS REQUIRED BY THE CITY ZONING ORDINANCES.
  4. CORNER SETBACK SHALL BE THE GREATER OF THE MINIMUM SETBACKS REQUIRED BY THE CITY ZONING ORDINANCES AND THE MINIMUM SETBACKS REQUIRED BY THE CITY ZONING ORDINANCES.

**SCALE 1"=40'**

**IF YOU USE GEOTECHNICAL CONSULTING ENGINEER'S SERVICES, PLEASE REFER TO SHEET 110 FOR THE GEOTECHNICAL REPORT.**

**DATE:** 11-20-07  
**SCALE:** 1"=40'  
**DATE:** 11-20-07  
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**DATE:** 11-20-07  
**DATE:** 11-20-07

**PROJECT DESCRIPTION:** LARRY BRANNON 3635 BURNETTE PARK DRIVE

**Landworks Associates, Inc.**  
 1509 ATKINSON ROAD,  
 LAWRENCEVILLE, GEORGIA 30043  
 (770) 513-7100 FAX: 513-4353



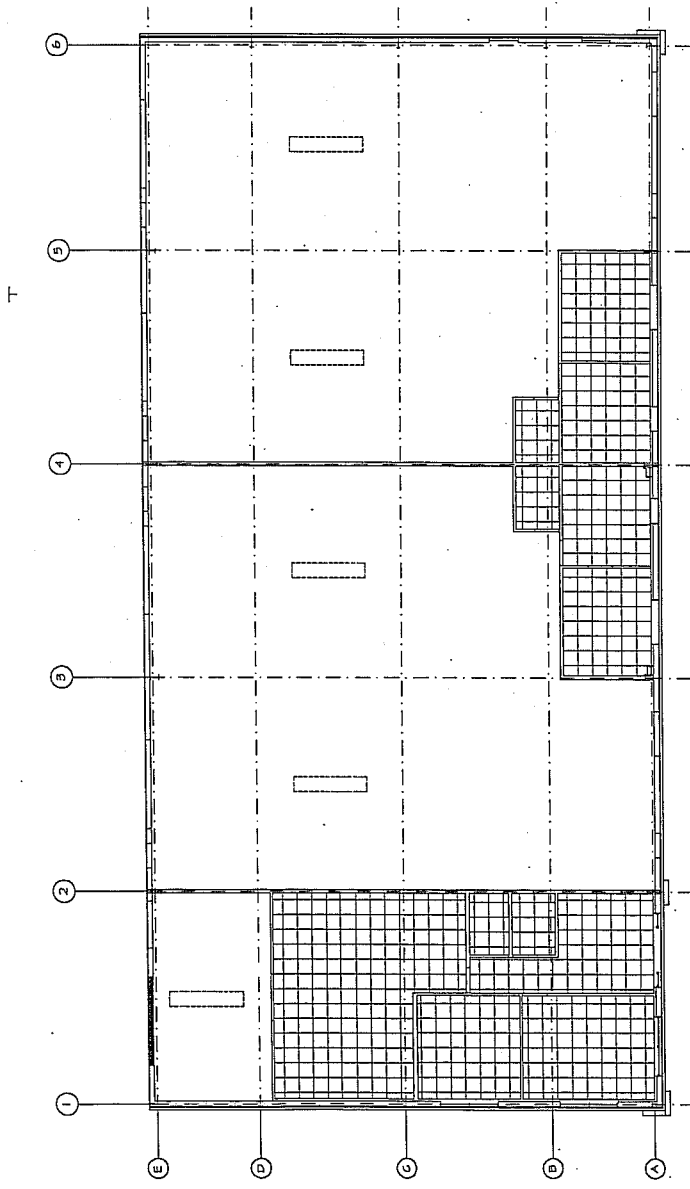
REVISIONS	DATE	DESCRIPTION
1	11-20-07	ISSUED FOR PERMITS
2	11-20-07	ISSUED FOR PERMITS

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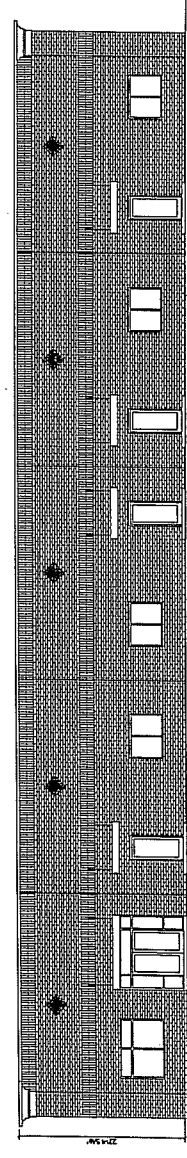
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Project Title: LARRY BRANNON OFFICE/WAREHOUSE  
 Drawing Title: REFLECTED CEILING PLAN / ELEVATIONS  
 SUMNER, GA

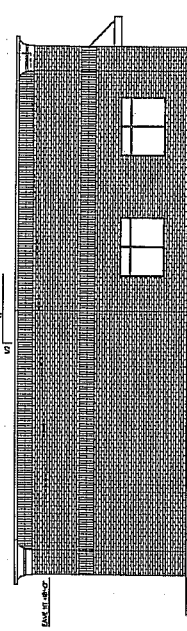
Sheet A-2 of



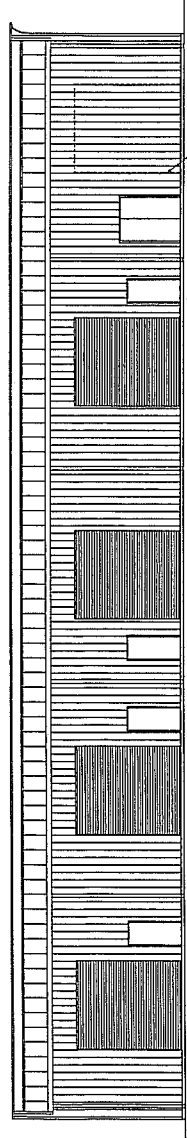
1 REFLECTED CEILING PLAN  
 A3 1/8"=1'-0"



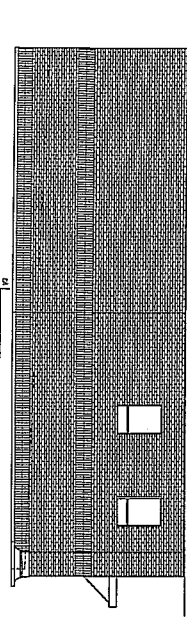
2 SOUTH ELEVATION  
 A3 1/8"=1'-0"



4 WEST ELEVATION  
 A2 1/8"=1'-0"



3 NORTH ELEVATION  
 A3 1/8"=1'-0"



5 EAST ELEVATION  
 A3 1/8"=1'-0"

**CSC**

GENERAL CONTRACTORS  
 135-P Richmond Drive • Conley, GA 30115  
 • 770 345 2579 • Fax 770 345 2787

City of Suwanee

CROSSROADS of PAST and FUTURE



AAR-2007-002  
W-2007-006

Location Map

Legend

- AAR-2007-002/W-2007-006
- Current City Limits
- Streets
- Streams

