

**CITY OF SUWANEE
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER: SUP-2007-001
REQUEST: PET ADOPTION CENTER
ZONING: C-2 (General Commercial District)
LOCATION: BUFORD HIGHWAY
TAX ID NUMBER: 7-209-033
ACREAGE: 1.48 ACRES
PROPOSED DEVELOPMENT: 2500 SF PET ADOPTION CENTER

APPLICANT: JOAN SAMMOND / GEORGIA HUMANE SOCIETY
2083 HAILSTON DR.
DULUTH, GA 30097

OWNER: MEGATECH INTERNATIONAL, INC.
805 PARK ST.
GAINESVILLE, GA 30501

CONTACT: JOAN SAMMOND PHONE: 678-528-4070

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests a Special Use Permit to open a pet adoption center within a commercial/retail center zoned C-2 (General Commercial District). The applicant proposes to open an approximately 2,500 square foot pet adoption center located within an existing 15,400 square foot shopping center off Buford Highway. The C-2 District permits some limited animal related uses such as a veterinary clinic or dog grooming shop. Uses that require extended onsite care of animals, such as an animal hospital or a pet adoption center, are allowed only as a Special Use in the C-2 District.

The proposed project includes an approximately 2,500 square foot pet adoption center that would involve maintaining up to 15 dogs and 30 cats, related storage and office administration. Each animal would be housed on the site for an unspecified amount of time until it is adopted. Each dog would have its own room, while the cats would be kept in a single room. The applicant's letter of intent states the adoption center will include a furnished lobby that would include a product display area and reception area. The facility will also house the Georgia Humane Society's administrative offices.

The Special Use Permit process was created by the City Council in 2001 to better handle certain land uses. The SUP process allows the Council to review certain proposals in the context of their use and take into consideration the surrounding area and other relevant factors.

ZONING HISTORY:

The property was rezoned from M-1 to its current C-2 classification in 2000 per case number RZ-2000-034.

The conditions were as follows:

1. The development shall be constructed of four sided brick construction.
2. All new signs shall be monument signs with enclosed brick bases that match the exterior of the building.
3. No automotive sales or services uses shall be allowed.
4. A community trash compactor shall be provided for the development. No individual dumpsters shall be permitted.

ANALYSIS:

The subject property totals 1.49 acres and is developed with a 15,400 square foot commercial building. The site is accessed via two drives off Buford Highway. The site and its facilities are suitable for a pet adoption center.

The surrounding area consists of primarily light industrial properties with some commercial property and recreational uses in the area. The property is located south of the intersection of Buford Highway and McGinnis Ferry Road. North of the subject property are light industrial uses zoned M-1 (Light Industry District). To the east are more M-1 zoned light industrial uses along Buford Highway. To the west are additional light industrial uses along Namasco Drive. To the south, across Buford Highway, is Suwanee Creek Park. The proposed special use on the subject property should not adversely affect any of the surrounding or nearby uses. There are no residential uses nearby that would be impacted.

The City's Future Land Use Plan recommends industrial uses for the property. The existing zoning on the site is inconsistent with this designation. However, it is the City's policy to redirect many special uses away from highly residential areas and towards non-residential areas such as the area around the subject property. The special use proposed should not conflict with the surrounding light industrial area.

Because the subject use will include extended kenneling of animal, the property could produce noise. As such, locating such use in or near a residential area would not be appropriate. However, the surrounding industrial area is not likely to be adversely impacted by the pet adoption center.

In conclusion, the requested Special Use Permit for a pet adoption center could be appropriate at this location. While the proposed special use is not consistent with the industrial designation indicated in the Future Land Use Plan, the subject property is located along Buford Highway in an area surrounded by predominantly industrial uses. The proposed use should not conflict with commercial uses in the shopping center, the nearby industrial or the park use. It is unlikely approval of the request would have a

negative impact on the surrounding area. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of the request.

Planning Department Recommended Conditions

SUP-2007-001

Approval of the Special Use Permit for a pet adoption center in the C-2 zoning district subject to the following conditions:

- 1) Approval shall be limited to use within the existing building totaling no more than 2,500 square feet.
- 2) The Special Use Permit is non-transferable to other organizations or applicants. This Special Use Permit shall immediately become invalid should the current applicant (Georgia Humane Society) cease operations at this location.

Standards Governing Exercise of Zoning Power

Pursuant to the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed pet adoption center is a suitable use in view of the use and development of adjacent property.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

It is not likely that the zoning proposal will adversely affect the existing uses of adjacent or nearby property.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject property has a reasonable economic use as currently zoned without a Special Use Permit.

- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

Approval of the request likely would not result in excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;

The requested Special Use Permit is not consistent with the industrial designation indicated on the Future Land Use Plan. However, the plan does attempt to steer special uses to non-residential areas such as the surrounding area.

- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

There are no existing or changing conditions which give additional supporting grounds for disapproval of the request.



LETTER OF INTENT

The Georgia Humane Society, a non-profit humane organization based in Gwinnett County, is hoping to open an upscale pet adoption center in the Brighton Station retail center on Highway 23 (Buford Highway) in Suwanee. The facility would be identical to the upscale adoption center opened several months ago by the Southern Hope Humane Society on Mansell Road in Roswell.

The Georgia Humane Society's pet adoption center would feature dog suites, a free roaming cat room, grooming rooms, separate areas for puppies and kittens, and two furnished "get acquainted" rooms for animals to get to know adopters in a home-like atmosphere. Visitors entering the pet adoption center would enter the facility through a furnished upscale lobby which would include a product display area and concierge desk. The facility would also house the Georgia Humane Society's administrative offices.

All animals at the new adoption center would be spay/neutered and vaccinated before entering the facility, although the facility would include an isolation area for animals that may become sick after being admitted. The facility would house as many as 15 dogs and 30 cats at any one time.

Many individuals and families looking to add a pet to their family feel more comfortable visiting an upscale pet adoption center to find their new dog, cat, puppy or kitten. The Georgia Humane Society believes an upscale pet adoption center would be a perfect complement to the other family-friendly businesses located in Brighton Station.

SPECIAL USE PERMIT APPLICANT'S RESPONSE

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to the 1998 Zoning Ordinance, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:
SURROUNDING AND ADJACENT PROPERTY INCLUDES
OTHER RETAIL AND INDUSTRIAL, NOT RESIDENTIAL.

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
NO. SURROUNDING AND ADJACENT PROPERTY IS
RETAIL AND INDUSTRIAL.

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
PET ADOPTION CENTER WILL COMPLEMENT THE OTHER
RETAILERS IN THE CENTER WHICH INCLUDE A JEWELER,
BIKE SHOP AND RESTAURANT BY ATTRACTING MORE
FAMILIES TO THE CENTER.

(D) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:
No

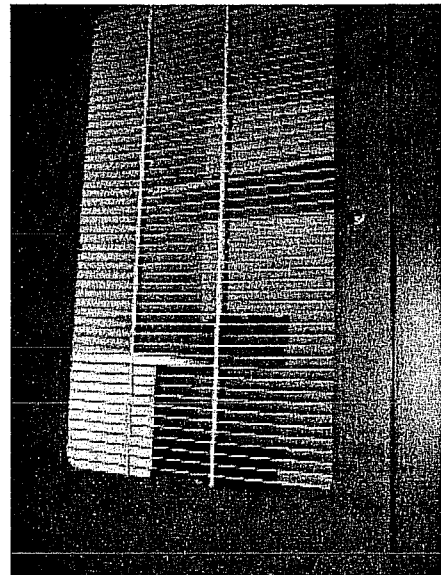
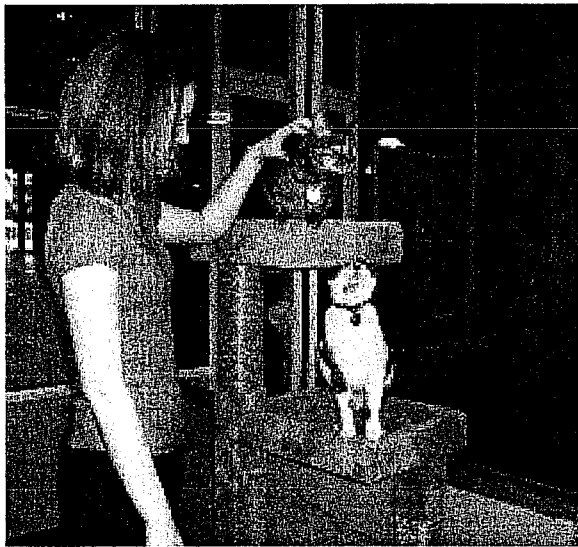
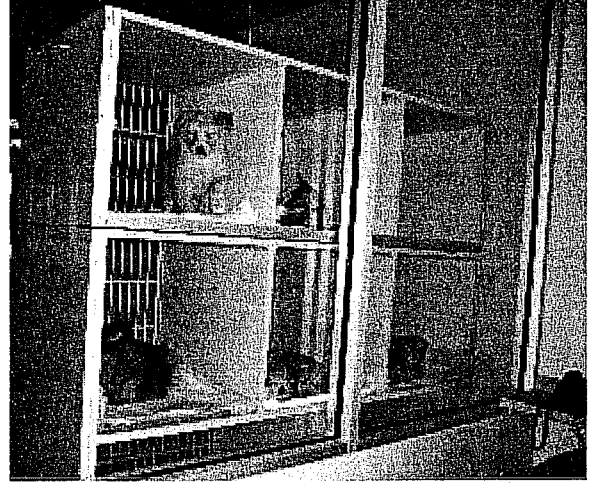
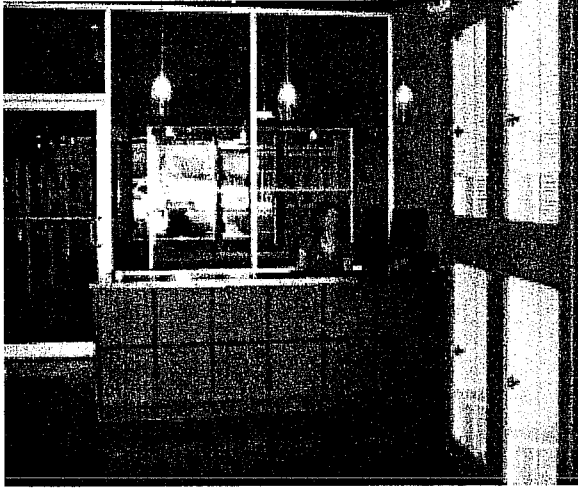
(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:
YES, RETAIL.

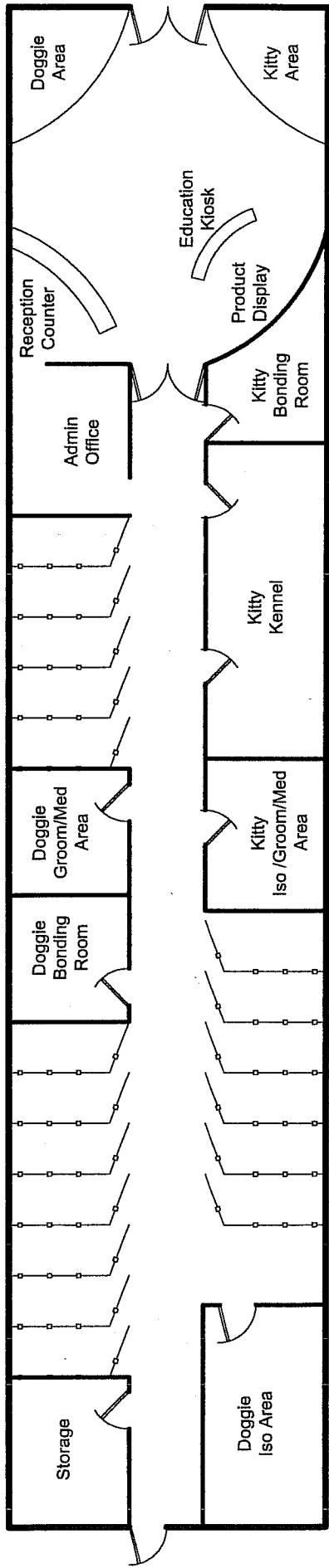
(F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:
PET ADOPTION CENTER ADDS ANOTHER FAMILY-FRIENDLY
BUSINESS TO THE RETAIL CENTER.

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: _____ Accepted By: _____

Photos from the upscale pet adoption center in Roswell, GA managed by the Southern Hope Humane Society.





Scale: 1/8" = 1'-0"



Conceptual Layout
"Pets Place"
 Adoption Center



Case Number:
SUP-2007-001

Request:
Pet Adoption
Center In C-2



0 500 Feet

