

**CITY OF SUWANEE
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER: SUP-2007-002
REQUEST: VEHICLE RENTAL IN THE C-2A
DISTRICT(SPECIAL COMMERCIAL
DISTRICT)
LOCATION: 3245 LAWRENCEVILLE-SUWANEE ROAD
TAX ID NUMBER: 7-169-165
ACREAGE: 23.2 ACRES
PROPOSED DEVELOPMENT: 426 SQUARE FOOT VEHICLE RENTAL
OFFICE LOCATED INSIDE A BIG BOX
RETAILER

APPLICANT: ENTERPRISE RENT-A-CAR
11572 ALPHARETTA HIGHWAY
ROSWELL, GA 30076

OWNER: WAL-MART
2001 SE 10TH ST.
BENTONVILLE, AR 72716

CONTACT: WARREN KELSON PHONE: 770-521-1332

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant requests a Special Use Permit on an approximately 23.2 acre tract to allow for a small (426 square feet) vehicle rental facility located inside of an existing Wal-Mart. The subject property is zoned C-2A (General Commercial – Alcohol Sales). The site is located at the intersection of Satellite Boulevard and Lawrenceville-Suwanee Road. In addition to the onsite car rental office, 10 parking spaces are reserved for rental cars in a small parking area adjacent to the center. The subject property has access onto Lawrenceville-Suwanee Road via a single right-in/right-out driveway, and two driveways onto Satellite Boulevard both with median cuts.

The Special Use Permit process was created by the City Council to 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. A Special Use Permit does not change the underlying zoning of property, but grants the property an additional specified use. Vehicle sales and rental establishments require Special Use Permits in the C-2A zoning district.

ANALYSIS:

The entire site is an approximately 23.2 acre tract containing a Wal-Mart. The proposed use would be a small office located in the retail building plus a small part of the overall parking area.

The site is fully developed with existing access onto adjacent arterials. The tract could support a 426 square foot vehicle rental facility.

The surrounding area is generally characterized by a variety of uses and zoning districts. The subject property is located on the northern edge of the I-85 business district. To the north of the subject property, across Satellite Boulevard, is a single family residence zoned R-100 and a light industrial business center zoned M-1. To the east of the subject property is a shopping center zoned C-2A. To the south of the subject property are two commercially zoned (C-2A) parcels including a shopping center and a bank. To the east of the subject property, across Lawrenceville-Suwanee Road is a commercially zoned parcel developed with a daycare and a mixed use parcel slated for development with a big box home improvement store. Along Lawrenceville-Suwanee Road there are several commercially zoned tracts, developed with a bank, two fast food restaurants and an automotive service establishment. The use is unlikely to negatively impact the intensive commercial development in the surrounding area. The applicant notes that the site would not be used for vehicles sales, servicing or washing.

The City's Future Land Use Plan recommends commercial uses for this site. The proposed commercial use (tire store) is consistent with this designation. Furthermore, the site is in an intensive commercial area that is generally well-suited to such vehicle rental establishments.

In conclusion, the requested Special Use Permit for a vehicle rental 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 I-85 business district and is surrounded by intensive commercial and industrial zonings and uses. Furthermore, 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's Recommended Conditions
SUP-2007-002

Approval of a Special Use Permit for a tire store subject to the following conditions:

1. No more than 15 parking spaces shall be reserved for vehicles for rent. Each of said spaces shall be clearly marked with signs not exceeding 6 feet in height and a total of 2 square feet sign area.
2. The approval of this special use is limited to automobile rental. No vehicle sales, servicing or washing shall be permitted as an accessory use to the vehicle rental function.

Standards Governing Exercise of Zoning Power

Pursuant to Section 2006 of 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 subject area is heavily commercialized. A vehicle rental facility would be suitable at this location.

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

A vehicle rental facility would not be expected to negatively impact existing uses or usability of adjacent and nearby uses.

- 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 Future Land Use Plan recommends commercial uses for the site. The proposal is consistent with the overall goal to locate more intensive commercial uses to the most non-residential areas of the City.

- 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 extraordinary or changing conditions which give additional support for approval of the request.



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Roswell, GA 30076
770-521-1332
770-521-9033 Fax
www.enterprise.com

March 1, 2007

City of Suwanee
373 Hwy 23
Suwanee, GA 30024

RE: Special Use Permit Application-Letter of Intent

To Whom It May Concern:

The intent of this letter/application is for Enterprise Rent-A-Car® to receive a Special Use Permit to conduct the business of renting automobiles at 3245 Lawrenceville-Suwanee Road, inside the Wal-Mart Supercenter. The retail shop area in the Wal-Mart which we will be occupying consists of only 400 square feet. We will be allotted 10 parking spaces for the vehicles which our customers will be renting. Enterprise Rent-A-Car® will not be utilizing this office as a car sales or service location. The current zoning classification allows for automobile rental with the Special Use Permit.

Enterprise Rent-A-Car® has been in business for over 50 years. As the largest rental car company in North America, and over 6,000 locations worldwide, we have a proven business plan which focuses on customer service and employee development. This location will provide employment opportunities along with the ability to provide exceptional customer service to our clients in the local community.

If you have any further questions please feel free to contact myself at 404-867-5425 or via email at wkelson@erac.com.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'W. Kelson'.

Warren Kelson
Regional Operations Supervisor

SUP.2007.002

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:

It is suitable with the local service centers adjacent to the property, the Wal-Mart service center, and the needs of the local community and businesses. Our primary goal is to provide exceptional customer service and this will allow us to achieve that for the area and community.

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

It will not adversely affect the existing use. We will only be occupying 400 sq ft. of retail space and will have no affect on adjacent properties.

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The current zoning conditions allow automobile rental with a special use permit being acquired.

(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:

The proposal will not result or cause excessive or burdensome use of streets, transportation facilities, utilities or schools. We will not be storing, selling, leasing, or servicing our vehicles on the premises. Our business will consist of renting the vehicles and parking those for customer use.

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

With the local businesses and service centers our use will conform to the intent of the land use plan.

(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:

We will not be changing anything to the existing conditions or grounds. We are just looking to receive a special use permit and lease 400 sq ft. of retail shop area from Wal-Mart.

CITY OF SUWANEE USE ONLY

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

SUP.2007.002

City of Suwanee

CROSSROADS of PAST and FUTURE

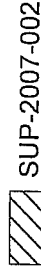


CITY OF
Suwanee
G E O R G I A

SUP-2007-002

Location Map

Legend



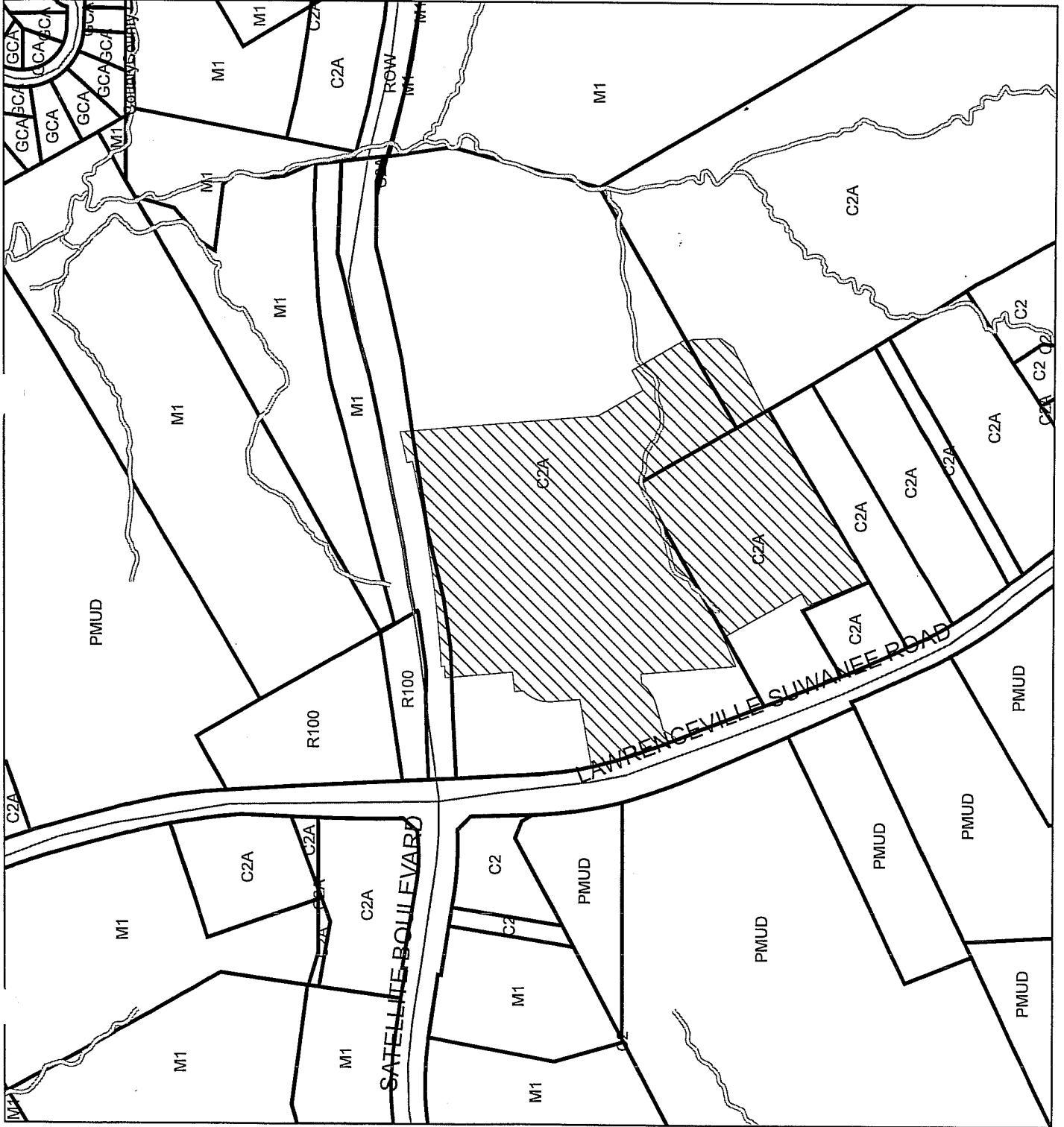
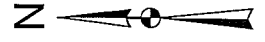
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Current City Limits

Streets

Streams



COPY FOR 2015