

**CITY OF SUWANEE
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER: SUP-2008-008
REQUEST: AUTOMOTIVE SERVICE
ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
LOCATION: 3580 LAWRENCEVILLE-SUWANEE ROAD
TAX ID NUMBER: 7-211-108
ACREAGE: 2.73 ACRES
PROPOSED DEVELOPMENT: 3,137 SF AUTOMOTIVE SERVICE FACILITY

APPLICANT/OWNER: SUWANEE PLAZA, LLC
105 SATELLITE BLVD.
SUWANEE, GA 30024

CONTACT: SIDNEY MOZAYYANI PHONE: 770-220-0000

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant requests a Special Use Permit on an approximately 2.73 acre tract to allow for a 3,173 square foot automotive service facility. According to the applicant, this facility will be utilized by an existing body shop located on an adjacent parcel. The applicant also plans to construct an office/retail building at the rear of the site which is a permitted use in the C-2 zoning district and does not require Planning and Zoning Commission approval. The site is located at 3580 Lawrenceville-Suwanee Road near the intersection of Lawrenceville-Suwanee Road and Smithtown Road in the Suwanee Plaza Shopping Center. Two existing access points are proposed to be extended to the rear of the site: one access point is provided through the Suwanee Plaza Shopping Center and one is provided through the adjacent parcel where the existing body shop is located. Both drives are accessed directly from Lawrenceville-Suwanee Road. The subject property is a C-2 zoned tract.

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. A Special Use Permit does not change the underlying zoning of property, but grants the property an additional specified use. In this case the specified use would allow for a car wash facility.

DEVELOPMENT COMMENTS:

The following comments are provided to make the developer aware of certain pertinent issues. This is not intended to serve as an all-inclusive list of comments. If approved, the City will formally review the project during the normal development and/or building review process that could result in changes to the proposed plan.

The City regulates parking for commercial uses based on the type of use and the square footage of the building. The site will need to comply with the City Parking requirements.

The City requires landscape islands with trees throughout parking lots. The applicant should be prepared to meet these requirements.

The subject property was developed prior to the adoption of the current, more demanding stormwater requirements. The City of Suwanee Development Regulations now require stormwater systems to address stormwater quality, stormwater quantity and channel protection. The applicant should be prepared to meet all of the stormwater requirements.

The developer should be aware that the City has Architectural Standards. The project should be prepared to comply with these standards.

ANALYSIS:

The subject property is an approximate 2.73 acre site located at 3580 Lawrenceville-Suwanee Road in the Suwanee Plaza Shopping Center. The site includes an existing 15,547 square foot, one story, commercial building. The building is currently configured into 9,700 square feet of retail/office space and 5,847 square feet of storage space. The proposed automotive repair facility would be located to the rear of the existing building. The two adjacent parcels to the west of the subject property also belong to the property owner/applicant. There is currently no direct access to these parcels from the shopping center. Access is provided by two separate entrances along Lawrenceville-Suwanee Road. The adjacent parcel includes two one story buildings totaling 16,812 square feet. The proposed occupant of the new automotive service facility maintains a business within an existing building located on the adjacent lot. (The existing body shop located on the adjacent lot is within the M-1 zoning district and is a permitted use.) According to the applicant's letter of intent the new facility will be used for alignments and general mechanical inspections conducted as a result of body work completed in the primary body shop. This site would be appropriate for the proposed use.

The subject property is located along a highly commercialized section of Lawrenceville-Suwanee Road. To the north of the subject property, across Lawrenceville-Suwanee Road is an office condominium development and daycare facility, zoned C-2 and C-2A. To the east of the subject property is a C-2 zoned parcel which includes a multi-tenant retail/office center. To the south of the subject property are industrial uses zoned M-1 and accessed from Sharon Industrial Way. To the west of the subject property are commercial/retail buildings and industrial/warehouse facilities zoned C-2 and M-1. These sites belong to the applicant/owner.

The City's Future Land Use Plan recommends commercial use for this site. The proposed use is consistent with this designation. The site is in a highly commercialized area that is generally suitable for vehicle service establishments. The proposed special use is also located to the rear of a shopping center, which should minimize the negative visual impacts normally associated with automotive uses. In addition, this facility will service an existing adjacent body shop and is adjacent to industrial property.

The 2030 Comprehensive Plan recommends Mixed Use Center for the subject property, which is part of the Satellite North Character Area. The proposed special use is not entirely consistent with this designation, but the addition will unlikely harm the future long-term redevelopment of the area. The facility will be constructed behind existing commercial buildings that are likely to remain in the near term. The intention of the Satellite North Character Area is to serve as a transitional area between Town Center to the north and the emerging economic anchor of Suwanee Gateway to the south. The plan further emphasizes, that in the near term, considering the recent investment in commercial development, viable existing and new commercial uses should be encouraged and supported. The plan makes an exception for the district around Sharon Industrial Way, currently occupied by smaller metal warehouse buildings, stating that this area should redevelop as mixed use and residential. However, the proposed automotive repair facility is a minor addition and should not compromise the future redevelopment of Sharon Industrial Way. In addition, conditional approval will help minimize these impacts.

In conclusion, the requested Special Use Permit for an automotive service facility could 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 along a commercialized section of Lawrenceville-Suwanee Road and is surrounded by intensive commercial and industrial uses. The automotive service facility will be used to support an existing commercial business and does not encourage a higher number of automotive service facilities in the area. Also, the proposed special use will be located to the rear of an existing building. Special attention should be given to ensure that the operation does not compromise the vision of the Satellite North Character Area. The Planning Department recommends **APPROVAL WITH CONDITIONS** of the request.

Planning Department's Recommended Conditions
SUP-2008-008

Approval of a Special Use Permit for automotive services subject to the following conditions:

1. Special uses on the site shall be limited to automotive services including alignments and general vehicle inspections as a result of body work. No other vehicular services or other special uses are allowed under this special use permit.
2. All automotive services shall be conducted inside. The building shall be limited to no more than 3,200 square feet of space dedicated to automotive service.
3. Access shall be provided from the adjacent parcel as shown on exhibit A and an access easement agreement shall be filed prior to the issuance of a Certificate of Occupancy.

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. The automotive repair 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;

With the recommended conditions, an automotive repair 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 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;

The subject property has been recently graded for future development. The site is located within the Satellite North character area as indicated by the 2030 Comprehensive Plan. This area is intended to accommodate higher intensity uses and recommends the support of existing commercial uses.

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION*

NAME: Suwanee Plaza, LLC.
 ADDRESS: 105 Satellite Blvd.
Suwanee, GA. 30024
 PHONE: 770-220-0000 Ext. 101
 CONTACT PERSON: Sidney Mozayyani
 E-Mail Address: Smozayyani@blindsbynoon.com

OWNER INFORMATION*

NAME: Suwanee Plaza, LLC.
 ADDRESS: 105 Satellite Blvd.
Suwanee, GA. 30024
 PHONE: 770-220-0000 EXT. 101
 PHONE: cell 770-309-2032

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT C-2
 PROPOSED DEVELOPMENT: OFFICE & RETAIL (Building "A") CAR SERVICE (BLDG. "B")
 TAX PARCEL NUMBER(S): 7211-108, 7211-101
 ADDRESS OF PROPERTY: 3580 Lawrenceville Suwanee Rd., Suwanee, GA. 30024
 TOTAL ACREAGE: 4.6 PUBLIC ROADWAY ACCESS: Lawrenceville Suwanee Road

FOR RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLING UNITS: NA
 DWELLING UNIT SIZE (SQ. FT.): N/A

FOR NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/UNITS: 2 New Buildings
 TOTAL GROSS SQUARE FEET: 15,977 SF. Bldg "A" Special USE Permit is only for Building "B" (3,137 SF.)

CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

Sidney A. Mozayyani
 Signature of Applicant* Date _____
Sidney A. Mozayyani
 Print Name* Date _____
Amy L. Clifford
 Signature of Notary Date 6/6/08
 Notary Public
 Swann County, GA

Sidney A. Mozayyani
 Signature of Owner* Date _____
Sidney A. Mozayyani
 Print Name* Date _____
Amy L. Clifford
 Signature of Notary Date 6/6/08
 Notary Public
 Swann County, GA

* If Additional Owner Information is Needed Please Complete Additional Application For (S) Swann County, GA
 My Commission Expires March 27, 2012

CITY OF SUWANEЕ USE ONLY

Date Received: _____ Case No.: SW-2008-008 Accepted By: _____

Letter of Intent

This is to request a special permit for Building "B" part of our new development in Suwanee Plaza Business Center, this unit will be used by one of our current tenant "Master Auto Body".

Master Auto Body has been engaged in auto body work in Suwanee Plaza for nearly a Year, part of his routine business he must take certain parts of automobiles a part in order To reach to some areas that needs body work. Part of this exercise he needs to take down Entire engine or break system or transmission and etc, after finishing body work those Parts must go back on the car, in order to do that he needs additional space with racks And equipment provided for these types of operations.

He needs to have a space to correct the front end alignment of the car which was Damaged during the head on collusion, he also needs to check the entire car before Releasing the car back to the owner and to make sure it is safe to drive leaving his shop.

Here again I am respectfully requesting your kind consideration on this application.

Sincerely,



Sidney A. Mozayyani, Partner/ Manager
Suwanee Plaza, LLC

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:
Yes There is already a mixed use of our property, we have J & L Auto repair shop & Master Auto body as our tenant and this confirm with those two.

- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
NO, this special permit will enhance the existing use the Proprietor of the property is leased to a Auto body shop, to complete his services, he needs to have a shop to fix the Break or shuck after body work is done.

- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
Property is currently is zoned as C2 and we are request for special permit for one of the New Building to make it usable for one of our current tenants.

- (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, This will not add any additional traffic. He is just going to complete the service that he is providing for his current customer, those cars are already there may as well finish the job.

- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:
Yes, as I mentioned earlier, there are already a body shop & Auto repair shop Part of this property.

- (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 do have a tenant part of this property doing Auto body shop, he need this additional space to finish his work, otherwise he has to relocate his business somewhere else.

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: SUP-2008-008 Accepted By: _____

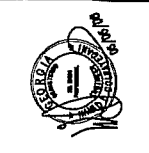
REVISIONS	DATE
PRELIMINARY	02/27/2008
PERMIT REVIEW	04/17/08

SUWANEE PLAZA
 RETAIL SHOPPING CENTER
 LAND LOT 211, 7TH DISTRICT,
 GWINNETT COUNTY, GEORGIA
 PARCEL # 7211-108

SITE PLAN

L&D ENGINEERING, INC.
 1410 HUNTERSWOOD DR. SUITE 100
 ALPHARETTA, GA 30201
 PHONE (404) 992-2029
 FAX (404) 992-2028

SUWANEE PLAZA, LLC
 SIDNEY A. MOZAYANI
 105 SATELLITE BLVD.
 SUWANEE, GA 30024
 770-200-2032



DATE	02/27/2008
SCALE	1"=30'
PROJECT	08-108
PLANS	C-2.0

SITE DATA:

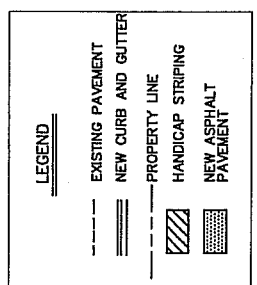
EXISTING BUILDINGS:
 TOTAL SITE AREA: 590,448 SF. = 4,608 ACRES
 EXISTING BUILDING "A" AREA= 9,700 SF.
 EXISTING BUILDING "B" AREA= 5,847 SF.
 EXISTING BUILDING "C" AREA= 9,616 SF.
 TOTAL EXISTING BUILDINGS AREA= 25,163 SF.

EXISTING PARKING REQUIRED:
 TOTAL RETAIL AREA: 28,418 SF./250 = 109 SPACES
 TOTAL STORAGE AREA= 5,847 SF./1,000 = 6 SPACES
 TOTAL PARKING REQUIRED= 115 SPACES
 EXISTING PARKING PROVIDED= 119 SPACES

NEW BUILDINGS:
 NEW BUILDING "A" AREA= 15,640 SF.
 NEW BUILDING "B" AREA= 51,977 SF.
 TOTAL NEW BUILDING AREA= 10,877 SF.

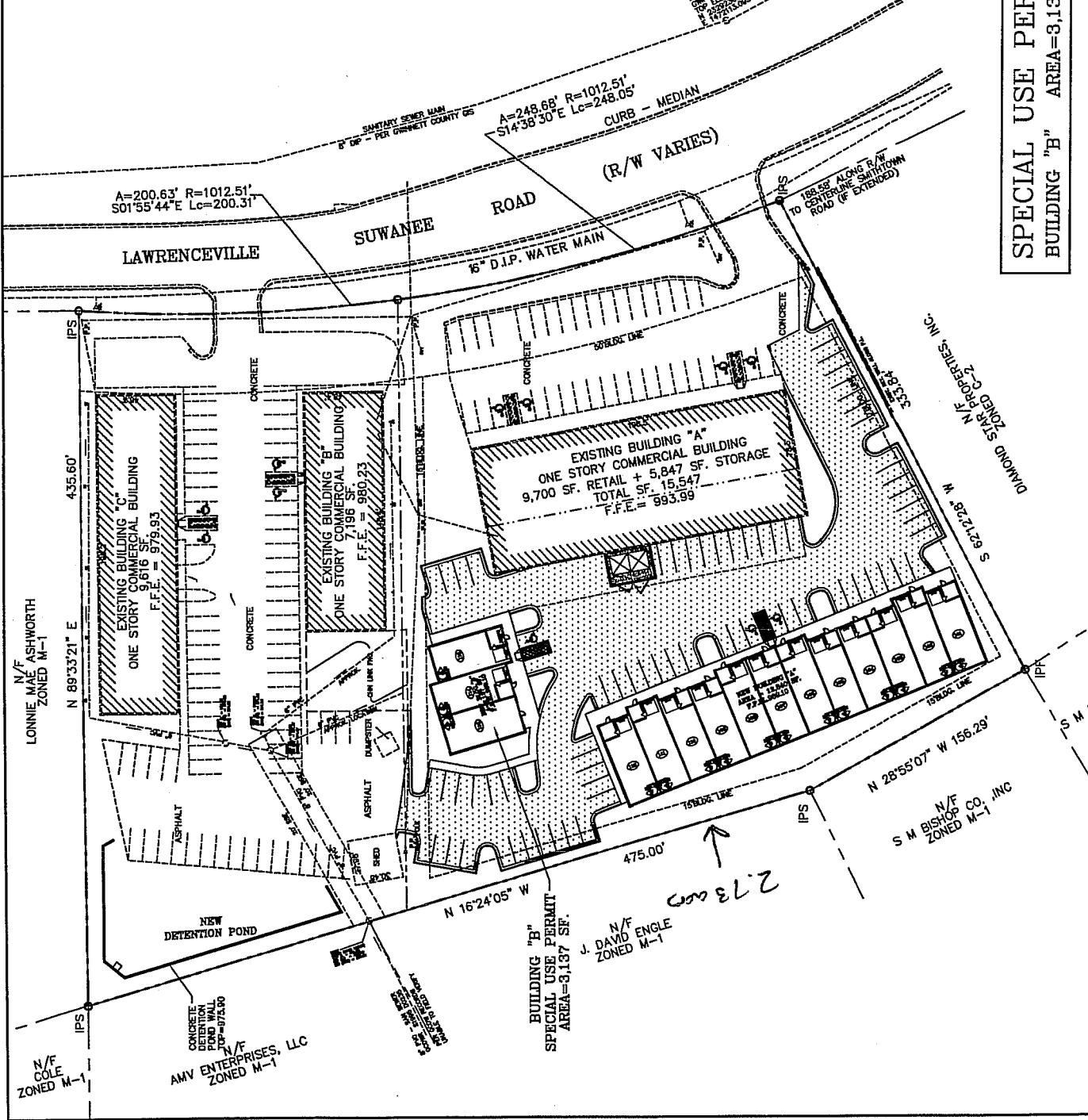
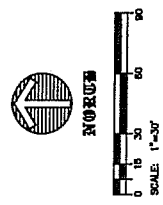
NEW PARKING REQUIRED:
 TOTAL RETAIL AREA= 15,977 SF./250 = 64 SPACES
 NEW PARKING PROVIDED= 64 SPACES

TOTAL BUILDINGS AREA: 49,655 SF. = 1.12 ACRES
TOTAL PAVEMENT AREA: 87,530 SF. = 2.24 ACRES
DENSITY = (1.12 AC.+ 2.24 AC.)/4,802 AC.
 =0.73-73%



ENGINEER
CONTACT PERSON
HAMID GOLPAYEGANI
 PHONE: (404) 992-2029

OWNER/DEVELOPER
 24 HR. CONTACT PERSON
 SIDNEY A. MOZAYANI
 105 SATELLITE BLVD.
 SUWANEE, GA. 30024
 770-200-2032



SPECIAL USE PERMIT
BUILDING "B" AREA=3,137 SF.

N/F COLE ZONED M-1

N/F AMV ENTERPRISES, LLC ZONED M-1

BUILDING "B" SPECIAL USE PERMIT AREA=3,137 SF.

27800

N/F S M BISHOP CO., INC ZONED M-1

N/F DAVI D STAN PROPERTIES, INC ZONED C-2

IN GWINNETT COUNTY (OR 8' UP - PER GWINNETT COUNTY OS) 100' E.S. OF CENTERLINE OF SUWANEE ROAD (N.E.S.L.)

GRESHAM
 PLANNING & DEVELOPMENT, INC.
 P.O. BOX 1057
 DULUTH, GEORGIA 30096
 770-824-8586
 FAX 770-824-8130

SURVEY FOR:
 SUWANEEN PLAZA, LLC, REGIONS BANK, AND
 LAWYERS TITLE INSURANCE CORPORATION
 LAND LOT(S) 211 OF THE 7TH
 DISTRICT
 GWINNETT COUNTY, GEORGIA

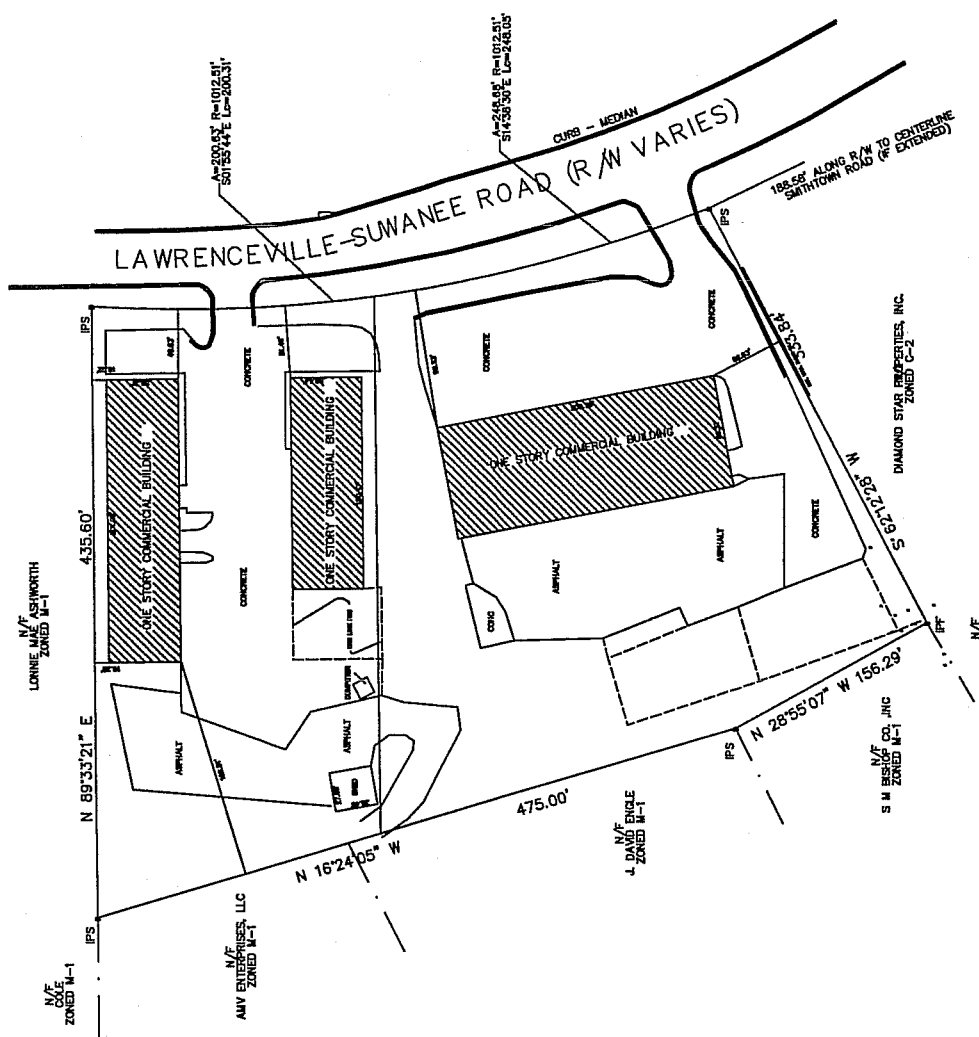
NO.	DATE	DESCRIPTION

DATE	BY	SCALE	NO.



PLAT OR PART THEREOF MAY BE A CORRECT COPY OF THE ORIGINAL RECORDING AND NOT BE SUBJECT TO THE REQUIREMENTS AND PENALTIES OF LAW.

4.602 ACRES
 200448.6 SQ. FT.

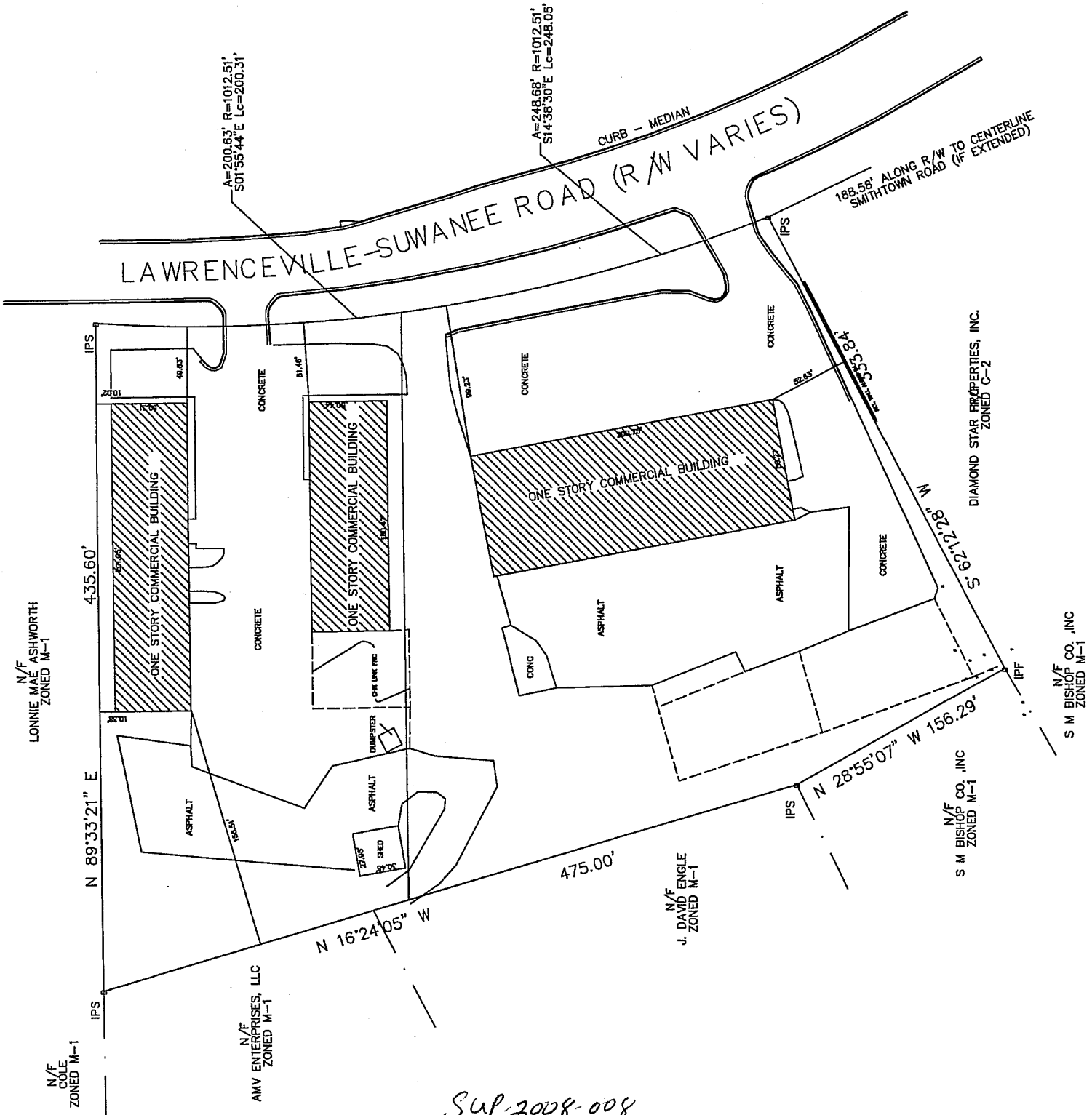


- LEGEND
- IPF = IRON PIN FOUND
 - IPS = BUILDING LINE
 - BL = BUILDING LINE
 - CL = CENTERLINE
 - PL = PROPERTY LINE
 - LL = LOT LINE
 - AL = ALLOT OF WAY
 - MM = MANHOLE
 - WM = WATER METER
 - DE = DRAINAGE EASEMENT
 - SSE = SANITARY EASEMENT
 - CB = CATCH BASIN
 - GD = CROSS DRAIN
 - HW = HEAD WALL

GENERAL NOTES

A TOP CON GTS-28 TOTAL STATION AND HP-4500(TDS) DATA COLLECTOR WAS USED TO OBTAIN THE DATA FOR THIS SURVEY. THE DATA OF THIS PLAT IS THE RESULT OF THIS INFORMATION WAS CALCULATED FOR CLOSURE AND FOUND TO HAVE A CLOSURE PRECISION EXCEEDING 1" IN 10,000' AND WAS ADJUSTED BY USING COMPARISONS. THE CALCULATED CLOSURE FOR THIS PROPERTY IS AS SHOWN ON THIS PLAT. NO STATE PLANE COORDINATE MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. BEARINGS REMAINING TO TITLE ARE EXCEPTED. BEARINGS SHOWN ARE CALCULATED FROM TURNED ANGLES.

4.602 ACRES
200448.6 SQ. FT.



SUP-2008-008

City of Suwanee

CROSSINGS of PAST and FUTURE



SUP-2008-008

Location Map

Legend

- Streets
- City Limits
- SUP-2008-008

