

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: V-2008-007
REQUESTS: EXCEED MAXIMUM SIZE FOR A GROUND SIGN
APPLICABLE SECTION: SECTION 1612.C.2.a
LOCATION: 3893 LAWRENCEVILLE-SUWANEE ROAD
DISTRICT/LAND LOT: 7-212-001
ZONING: OTCD (OLD TOWN COMMERCIAL DISTRICT)
DEVELOPMENT: BANK

APPLICANT / OWNER: GWINNETT COMMUNITY BANK
2775 BUFORD HIGHWAY
DULUTH, GA

CONTACT: ANN MARSHALL **PHONE:** 770-476-7885

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ANALYSIS:

The applicant seeks a variance from Section 1612 of the City of Suwanee Zoning Ordinance to allow for an increase in the copy area of a ground sign for an individual establishment on an individual lot. The applicant is seeking to locate a ground site on a required retaining/screening wall. The subject property is located at the intersection of Suwanee Avenue and Lawrenceville-Suwanee Road and is currently under development for an approximately 3,560 square foot bank. The applicant indicates they intend to subdivide the property and develop the remainder of the property, located directly on the corner, in the future.

Section 1612.C.2 of the Zoning Ordinance regulates ground signage for individual establishments on individual lots. An individual establishment on an individual lot is limited to one sign per road frontage. For a site containing a building between 0 and 10,000 square feet in size, ground signs are limited to 40 square feet of copy area, 64 square feet of sign area, and 6 to 8 feet of height depending on the setback of the sign. The applicant is proposing a ground sign with 60.15 square feet of copy area located on a required wall along Lawrenceville-Suwanee Road, therefore a variance is required. The sign area and height of the sign are not relevant in this case because the wall is serving a functional purpose as a retaining wall.

The subject property is located within the Old Town Commercial District. To the north of the subject property, along Lawrenceville-Suwanee Road are a mixture of residential and commercial uses. To the south and east of the subject property is the Suwanee Lake Estates neighborhood (zoned R-100). West of the subject property, across Lawrenceville-Suwanee Road, is a mixed-use development including townhouses, single family residences and commercial buildings, all zoned PMUD.

The applicant notes that they are currently proposing a ground sign that is larger than allowed in order to increase visibility. It should be noted that the site is subject to unique requirements which limit the available locations for ground signs. Additionally, the applicant is proposing to take advantage of a required wall, thereby eliminating the need for a sign structure which could clutter the site. Finally, because the proposed sign is parallel to Lawrenceville-Suwanee Road, it will have a single sign face. The typical ground sign has two sign faces, thus enabling other users to double the copy area for a ground sign.

The City's Zoning Ordinance grants the Zoning Board of Appeals the authority to grant variances. According to Section 2006 of the Ordinance, the Board is authorized to grant variances when literal enforcement of the Ordinance will result in unnecessary hardship to a property owner. The zoning ordinance also states that variances may be granted when conditions are peculiar to the piece of property, or when relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of the Zoning Ordinance.

In conclusion, the subject property is unique. The site has limited locations for a ground sign and the applicant the proposing to take advantage of a required wall, thus minimizing the impact of the request to the surrounding area. Therefore, staff recommends **APPROVAL WITH CONDITIONS** of V-2008-007.

V-2008-007

Planning Department Conditions

The Planning Department recommends approval of the request to exceed the maximum size for a ground sign, subject to the following conditions:

1. The ground sign shall be constructed of individual brushed aluminum, stud mounted letters.
2. If signage on the property is illuminated, external illumination shall be used. No internally illuminated signs shall be allowed. External illumination is subject to the approval of the Inspections Department.
3. The ground sign shall be located approximately as indicated in Variance Exhibit "A" and "B". The copy area of said sign shall be limited to 61 square feet.

Standards for Consideration

Pursuant to Section 2009A of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in considering all applications for a Variance.

- A. Will approval of the variance unreasonably increase the congestion in public streets?**

Approval of this variance would not increase the congestion in public streets.

- B. Will approval increase the danger of fire or endanger public safety?**

Approval of this variance would not increase the danger of fire or endanger public safety.

- C. Will approval unreasonably diminish or impair established property values within the surrounding area?**

With the appropriate conditions, approval of the variance would not unreasonably diminish or impair property values within the surrounding area.

- D. Will approval in any other aspect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City?**

Approval of the request should not impact the public health, safety, comfort, morals or welfare of the inhabitants of the City.

**APPLICATION FOR VARIANCE FROM THE
CITY OF SUWANEE ZONING BOARD OF APPEALS**

Please complete this application and submit with all necessary attachments as stated on the Variance Information Form (please type or print)

APPLICANT INFORMATION

Name: Gwinnett Community Bank
Address: 2775 Buford Highway
City: Duluth
State: GA
Phone: 770-476-2775

OWNER INFORMATION

Name: Gwinnett Community Bank
Address: 2775 Buford Highway
City: Duluth
State: GA
Phone: 770 476-2775

CONTACT PERSON: Ann Marshall

PHONE: 770 476-7885

ADDRESS OF PROPERTY 3893 Lawrenceville-Suwanee Rd Suwanee, GA 30086

LAND DISTRICT 7th LAND LOT 212 PARCEL _____ LOT _____

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) Branch Site

ZONING OTCD

VARIANCE REQUESTED A variance to increase allowed square footage on ground sign from 40 to 60 square feet. This is for the retaining wall sign.

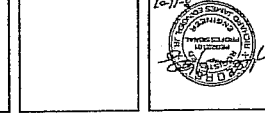
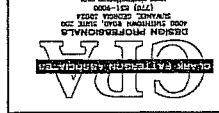
NEED FOR VARIANCE Increase visibility of one ground sign allowed.

***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 or application for amendment.**

11 2008 007

NO.	DATE	BY	DESCRIPTION
1	01/27/01	AW	CONSTRUCTION
2	02/14/01	AW	REVISIONS
3	03/01/01	AW	REVISIONS
4	03/01/01	AW	REVISIONS
5	03/01/01	AW	REVISIONS
6	03/01/01	AW	REVISIONS
7	03/01/01	AW	REVISIONS
8	03/01/01	AW	REVISIONS
9	03/01/01	AW	REVISIONS
10	03/01/01	AW	REVISIONS



CONSTRUCTION DRAWINGS FOR:
GWINNETT COMMUNITY BANK
 BRANCH BANK, THE DISTRICT, 11, 212, PAGES, 001

DATE: 01/27/01
 SHEET NO.: 1-201
 SCALE: AS SHOWN
 PROJECT TITLE: GA DOT SITE PLAN

PROJECT NUMBER: 110000
 C-02A
 DRAWING NUMBER: 110000

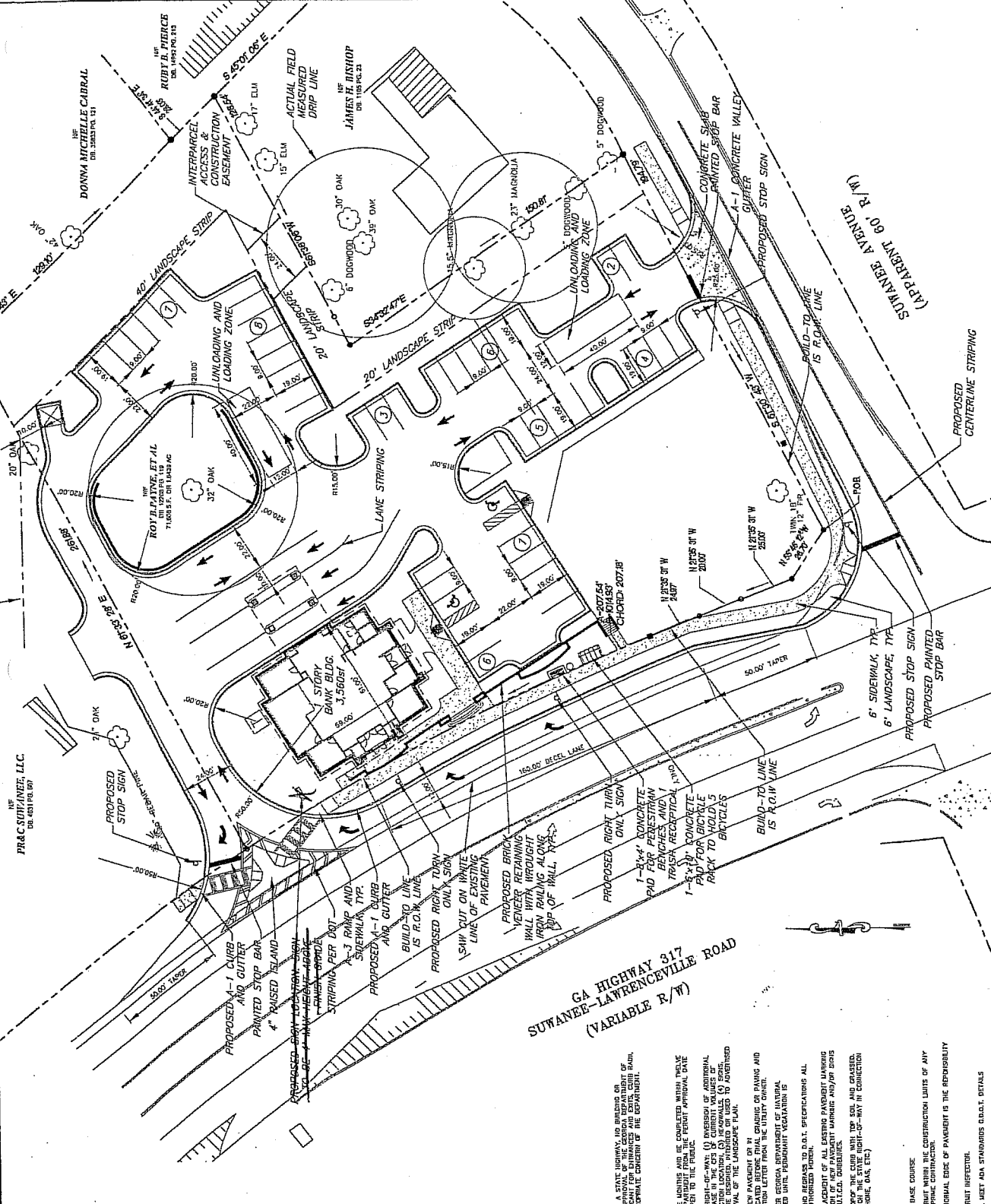


Exhibit "A"

Dig Safely in Georgia
 1-800-282-7411

OWNER:
 GWINNETT COMMUNITY BANK
 ANN MARSHALL
 2775 BUFORD HIGHWAY
 SUWANEE, GEORGIA, 30024
 (770) 476-3809

24 HOUR CONTACT:
 ANN MARSHALL
 (770) 476-3809

STATE HIGHWAY NOTE:

- FOR ALL DEVELOPMENTS WITH ROAD FRONTAGE ON A STATE HIGHWAY, AN INTERSECTION OF THE HIGHWAY SHALL BE CONSIDERED AS A STATE HIGHWAY INTERSECTION. THE STATE DEPARTMENT OF TRANSPORTATION HAS BEEN ADVISED OF THE PROPOSED DEVELOPMENT AND THE APPROPRIATE CORNER, DRIVE, DRIVEWAY AND OTHER FEATURES THAT ARE THE APPROPRIATE CORNER OF THE DEVELOPMENT.
- THE FOLLOWING SHALL NOT BE ALLOWED ON O.D.T. RIGHT-OF-WAY: (1) INVERSION OF ADDITIONAL DRIVEWAY, (2) INVERSION OF DRIVEWAY, (3) INVERSION OF DRIVEWAY, (4) INVERSION OF DRIVEWAY, (5) INVERSION OF DRIVEWAY, (6) INVERSION OF DRIVEWAY, (7) INVERSION OF DRIVEWAY, (8) INVERSION OF DRIVEWAY, (9) INVERSION OF DRIVEWAY, (10) INVERSION OF DRIVEWAY.
- ALL CURVED DRIVEWAYS SHALL BE FILLED TO THE TOP OF THE CURVE WITH TOP SOIL AND GRADED TO MATCH THE EXISTING DRIVEWAY SURFACE.
- ALL DRIVEWAYS SHALL BE AS DIRECTED BY O.D.O.T. PERMIT INSTRUCTIONS.
- ALL DRIVEWAYS, CROSSWALKS AND RAMP SHALL MEET ADA STANDARDS (O.D.O.T. DETAILS).

11-2008-001

13'-9"

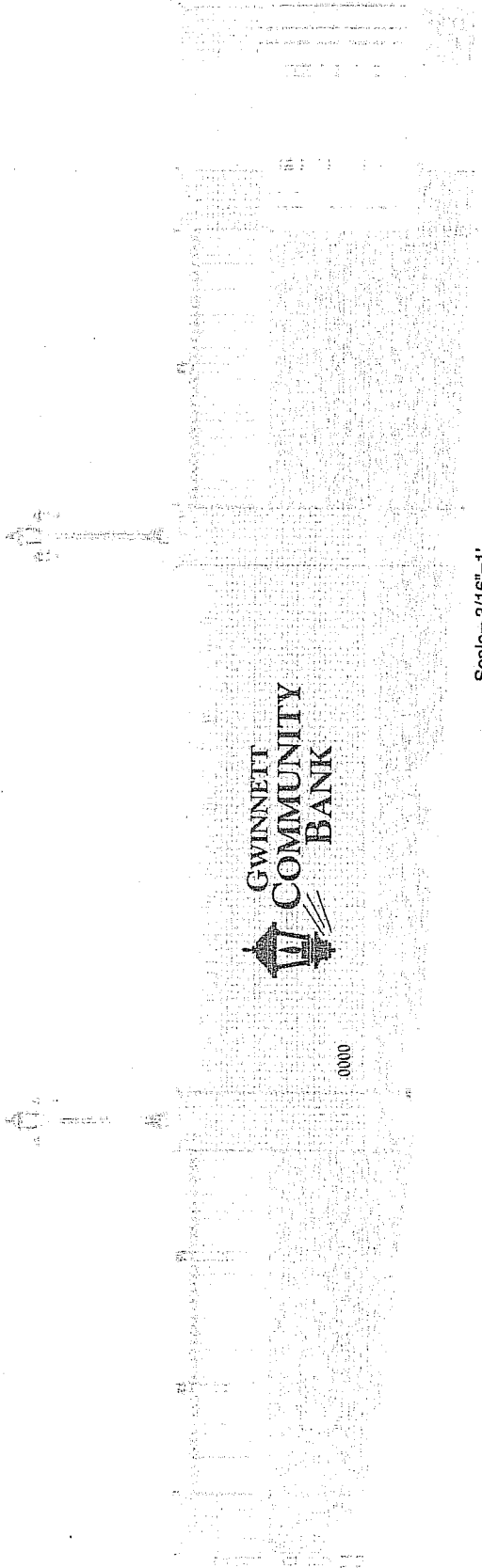
4'-4 1/2"


 GWINNETT [0'-9 1/4" [1'-0"
 COMMUNITY [1'-0 1/2" [1'-4 1/4"
 BANK [0'-11 3/4" [1'-2 1/2"

Scale = 1/4" = 1'
 60.15 SQ FT
 One (1) set of Stainless Steel letters and logo.
 Letters to have studs for mounting to planned brick wall.

0000010'-7"

11.2008.007



Scale = 3/16" = 1'

Exhibit "B"

City of Suwanee

CROSSROADS of PAST and FUTURE




V-2008-007

Location Map

Legend

— Streets

 V-2008-007

