

**CITY OF SUWANEE  
WAIVER REVIEW**

**CASE NUMBER:** W-2007-006  
**REQUEST(S):** ELIMINATION OF SIDEWALK ALONG ROAD FRONTAGE  
**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 a Waiver of the Development Regulations in order to allow for the elimination of sidewalks along Burnette Park Drive as part of a small light-industrial development. The applicant is proposing to construct an approximately 10,000 square foot office/warehouse building on an approximately 1.1 acre site. The applicant has already obtained a development permit for the site indicating a sidewalk. The light industrial zoned (M-1) site is located near the end of a cul-de-sac in a small industrial park.

Section 6.13 of the development regulations states, "Sidewalks shall also be required on all non-residential road frontages and subdivisions..." As such, the applicant was required to provide a sidewalk along approximately 240 feet of Burnette Park Drive road frontage (minus the driveway). 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. It appears that all of the other developed parcels along Burnette Park Drive include sidewalks. An adjacent undeveloped parcel does not currently include a sidewalk. The City's Alternative Transportation Plan does not indicate any plans for a sidewalk project along this road.

Section 13.4.2 of the development regulations authorizes the Planning Commission to approve or deny waiver requests with or without conditions. The Planning Department does not typically make recommendations for waivers.

**APPLICATION FOR A WAIVER FROM THE DEVELOPMENT REGULATIONS  
OF THE CITY OF SUWANEE PLANNING AND ZONING COMMISSION**

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

**APPLICANT INFORMATION**

Name: Larry Brannon  
Address: 3750 Industrial Court, Suite A  
City: Suwanee  
State: GA  
Phone: 770-271-9999

**OWNER INFORMATION**

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

CONTACT PERSON: Larry Brannon                      PHONE: 770-271-9999

ADDRESS OF PROPERTY 3635 Burnette Park Drive, Suwanee, GA

LAND DISTRICT: Parcel Number 7-209-092, Land Lot 209, 7<sup>th</sup> District, City of Suwanee, Gwinnett

TYPE OF PROJECT Office Warehouse

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) NA

ZONING M1

WAIVER REQUESTED (Article, section, and paragraph) Article 6.13 of development regulations

NEED FOR WAIVER We are requesting a waiver on the requirement to put a sidewalk on the property by the street. While we understand why the city wants sidewalks and support their use, in this case we are developing the last lot in the park and no other lots have a sidewalk. This would basically be a superfluous "sidewalk to nowhere". With the ever increasing costs of developing and landscaping we would ask for a common sense waiver in this case to ease our financial burden somewhat.

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

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

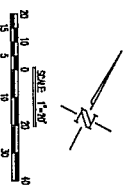
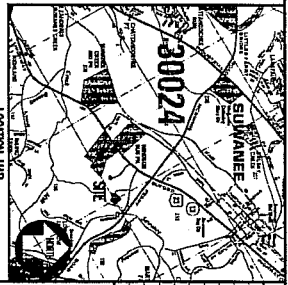
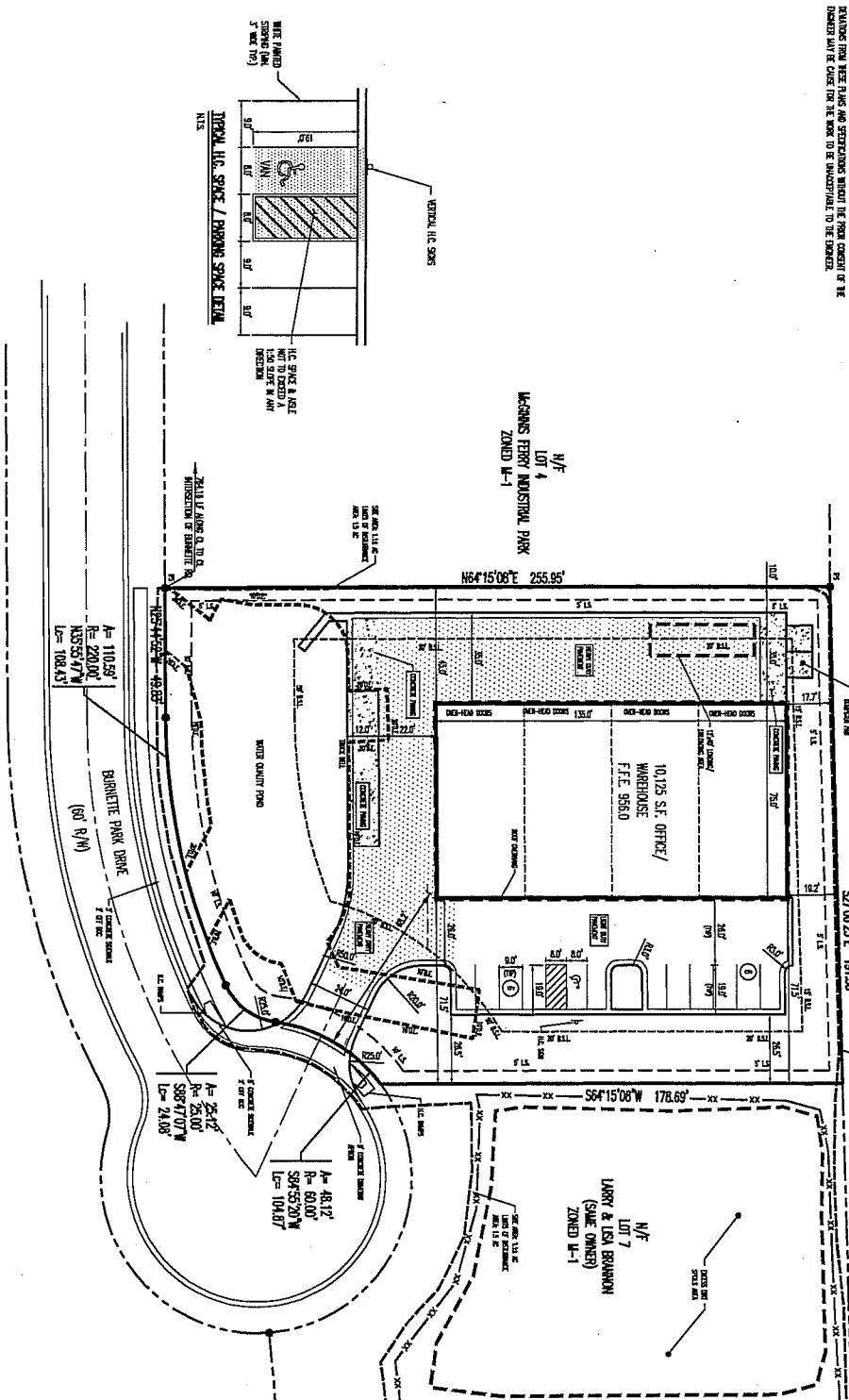
**\*\*\*The property owner, applicant and /or a representative thereof shall be present at all meetings of the Zoning Board of Appeals, Planning Commission and/or Mayor and Council at which official action is requested on any variance or application for amendment. The failure of the property owner, applicant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

**STANDARD NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

**THE SHEET WORK**

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IF YOU ARE GEOREFERENCING, PLEASE CALL THE SURVEYOR FOR THE LATEST DATA AND COORDINATES.

DATE	05-28-27
DRAWN	DTI-DODD
CHECKED	DTI-DODD
SHEET NUMBER	C-1

**PROJECT DESCRIPTION**  
**LARRY BRANNON**  
**3635 BURNETTE PARK DRIVE**  
 LOT 5, MAGNANS FERRY INDUSTRIAL PARK UNIT II  
 LAND LOT 206, 7TH DISTRICT, PARCEL 7 209 002  
 CITY OF SWANEE, GWINNETT COUNTY, GEORGIA

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



REVISIONS	
NO.	DATE
1	
2	

City of Suwanee

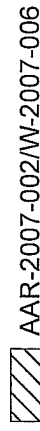
CROSSROADS of PAST and FUTURE



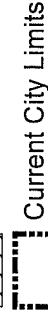
# AAR-2007-002 W-2007-006

Location Map

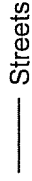
## Legend



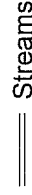
AAR-2007-002/W-2007-006



Current City Limits



Streets



Streams

