

ANALYSIS:  
AAR-2011-001

**CITY OF SUWANEE  
ALTERNATE ARCHTECTORAL REVIEW**

**CASE NUMBER:** AAR-2011-001  
**REQUEST(S):** ALTERNATE BUILDING MATERIAL - VINYL SIDING

**LOCATION:** 3500 ANNADALE LANE

**TAX ID NUMBER:** 7-211-194, 195, 210  
**PROPOSED DEVELOPMENT:** TRANSITIONAL LIVING FACILITY

**APPLICANT/OWNER:** ANNANDALE AT SUWANEE, INC.  
3500 ANNADALE LANE  
SUWANEE, GA 30024

**CONTACT:** ROB PONDER 770-945-8381

**PROJECT DATA:**

The applicant requests an alternate architectural review for a proposed building at Annandale Village, a facility for adults with specialized needs. The proposal if approved would allow for the development of a transitional living facility that utilizes vinyl siding found on other buildings on campus.

Part VI or the City's architectural requirements list different building materials that are acceptable in Suwanee. Vinyl siding is not listed as an approved building material. The objective of the architectural and design standards is to enhance the visual aspect and livability of the City. The standards were developed to create a sense of place for residents and visitors to Suwanee.

The proposed building will be located on Annandale's 54 acre campus. In the past, Annandale has received a number of alternate architectural reviews due to the development being a secluded campus. The subject building is not visible from the right-of-way and not visible from surrounding properties. It is the intention of the applicant to design the subject building in the same style as the other buildings on the campus. The vinyl siding and overall architecture that the applicant is proposing is the same as the other buildings on campus. It should be noted that the buildings that are in the photos provided with the application were reviewed and approved under the alternate architectural review process several years ago.

The Planning Commission is authorized to review alternate architectural designs. When an architectural design meets the spirit but not the technical requirements of the City's requirements, approval of an alternate review may be warranted. The Commission decides on this on a case-by-case basis after reviewing the submitted information. The applicant has submitted a letter and a photos of the buildings currently located on the campus that have vinyl siding.

**APPLICATION FOR ALTERNATE ARCHITECTURAL REVIEW FROM  
ARCHITECTURAL STANDARDS OR PMUD ARCHITECTURAL REVIEW  
CITY OF SUWANEE PLANNING COMMISSION**

Please complete this application and submit with all necessary attachments (please type or print):

**APPLICANT INFORMATION**

Name: ANNANDALE AT SUWANEE, INC.  
Address: 3500 ANNANDALE LANE  
City: SUWANEE  
State: GA  
Phone: 770-945-8381

**OWNER INFORMATION**

Name: ANNANDALE AT SUWANEE, INC.  
Address: 3500 ANNANDALE LANE  
City: SUWANEE  
State: GA  
Phone: 770-945-8381

CONTACT PERSON: ROB PONDER

PHONE: 770-833-2915 (CELL)

ADDRESS OF PROPERTY 3500 ANNANDALE LANE

LAND DISTRICT 211-7TH LAND LOT 194, 195, 210 PARCEL - LOT -

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) N/A

ZONING PMUD

CITE APPLICABLE SECTIONS OF ARCHITECTURAL AND DESIGN STANDARDS \_\_\_\_\_

SECTION VI BUILDING MATERIALS

NEED FOR ALTERNATE ARCHITECTURAL REVIEW REQUEST FOR VARIANCE TO ALLOW ALTERNATE BUILDING MATERIAL OF VINYL SIDING. VARIANCE WOULD PERMIT CONTINUITY W/ MATERIALS ON EXISTING BUILDINGS IN DEVELOPMENT. CAMPUS IS NOT IN VIEW FROM PUBLIC ROADS.

**\*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, application for amendment, or alternate architectural review.**

**Alternate Architectural Review Application**

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**APPLICANT CERTIFICATION**

The undersigned below is authorized to make this application and is aware that an application or re-application for the same type of alternate architectural review affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Planning Commission, unless waived by the Planning Commission. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Planning Commission.

Robert W. Ponder 10/17/11  
Signature of Applicant Date

ROBERT W. PONDER (PARTNER - PONSIE & PONDER, ARCH)  
Typed or Printed Name and Title

Lynn Margaret Pace 10/17/11  
Signature of Notary Public Date

Lynn Margaret Pace  
Notary Public, DeKalb County, Georgia  
My Commission Exp. Dec. 20, 2013

Notary Seal

**PROPERTY OWNER CERTIFICATION**

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that an application or re-application for the same type of alternate architectural review affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Planning Commission, unless waived by the Planning Commission. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Planning Commission.

Robert W. Ponder 10/17/11  
Signature of Owner Date

ROBERT W. PONDER (PRESIDENT OF THE BOARD OF A.R.)  
Typed or Printed Name and Title

Lynn Margaret Pace 10/17/11  
Signature of Notary Public Date

Lynn Margaret Pace  
Notary Public, DeKalb County, Georgia  
My Commission Exp. Dec. 20, 2013

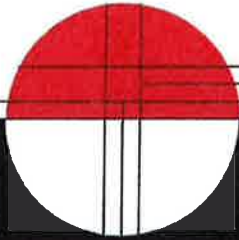
Notary Seal

**DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY**

Case Number \_\_\_\_\_ AAR \_\_\_\_\_ Administrative \_\_\_\_\_  
Date Rec'd \_\_\_\_\_ Rec'd By \_\_\_\_\_ Hearing Date \_\_\_\_\_  
Amount Rec'd \_\_\_\_\_ Receipt \_\_\_\_\_

ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_



Dear Planning Commission,

We are respectfully submitting the enclosed variance application to request permission to utilize vinyl siding as the exterior cladding material for a new 16-bed **Transitional Living Facility** on the campus of the Annandale Village.

The Annandale Village community is a nonprofit organization serving adults with developmental disabilities and traumatic brain injuries. Located on a beautiful, secluded 54-acre campus in Suwanee, Georgia, Annandale Village offers a comprehensive range of residential and non-residential programs to help men and women with developmental disabilities lead lives in which they can maximize their abilities and maintain their independence in the least restrictive environment.

The residential program currently consists of several multi-user houses and one skilled nursing center. The D. Scott Hudgens Center for Skilled Nursing is nationally recognized as one of the "best nursing homes" in America, and has ranked on this prestigious list for the second consecutive year, earning a "five-star" quality rating. At this time, the skilled nursing center can only provide for 16 residents. The facility occupies one wing of an existing Village building while the current Transitional Living facility (also 16 beds) occupies the other wing. To expand its skilled nursing capabilities to 32 beds, Annandale Village proposes to build a new and separate transition facility. The transitional living center provides services for those villagers in the community who have progressed beyond completely independent living, but who are not yet in need of a nursing home facility.

The last decade has seen many facility improvements at the Village, including total replacement and/or renovation of several of the residences, a new Administration and Villagers Services building, and a new Food Services building. Each of these new and updated buildings have been tastefully and successfully clad with vinyl siding. Please see the enclosed photos.

The isolated nature of the campus has allowed the Village of Annandale to build its own community style and aesthetic. The ability to continue the use of vinyl siding will help provide continuity to the new Transitional Living Center in keeping with existing campus architecture without conflicting with surrounding areas. Due to its remote location, the campus is not in view from public roadways.

Thank you for your consideration.

Best Regards,  
*Robert W. Ponder* 10/17/11  
Robert W. Ponder, R.A.



**Photo 1 – Food Services Building**



**Photo 3 – Food Services Building**



**Photo 2 – Food Services Building**



**Photo 4 – Food Services Building**



Photo 5 - Villager Service Building



Photo 6 - Villager Service Building



Photo 7 - Villager Service Building



Photo 8 - Villager Service Building



Photo 9 - Villager Service Building



Photo 11 - Residence Bldg 5 & 6

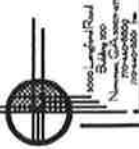


Photo 10 - Residence Bldg 5 & 6



Photo 12 - Residence Bldg 5 & 6





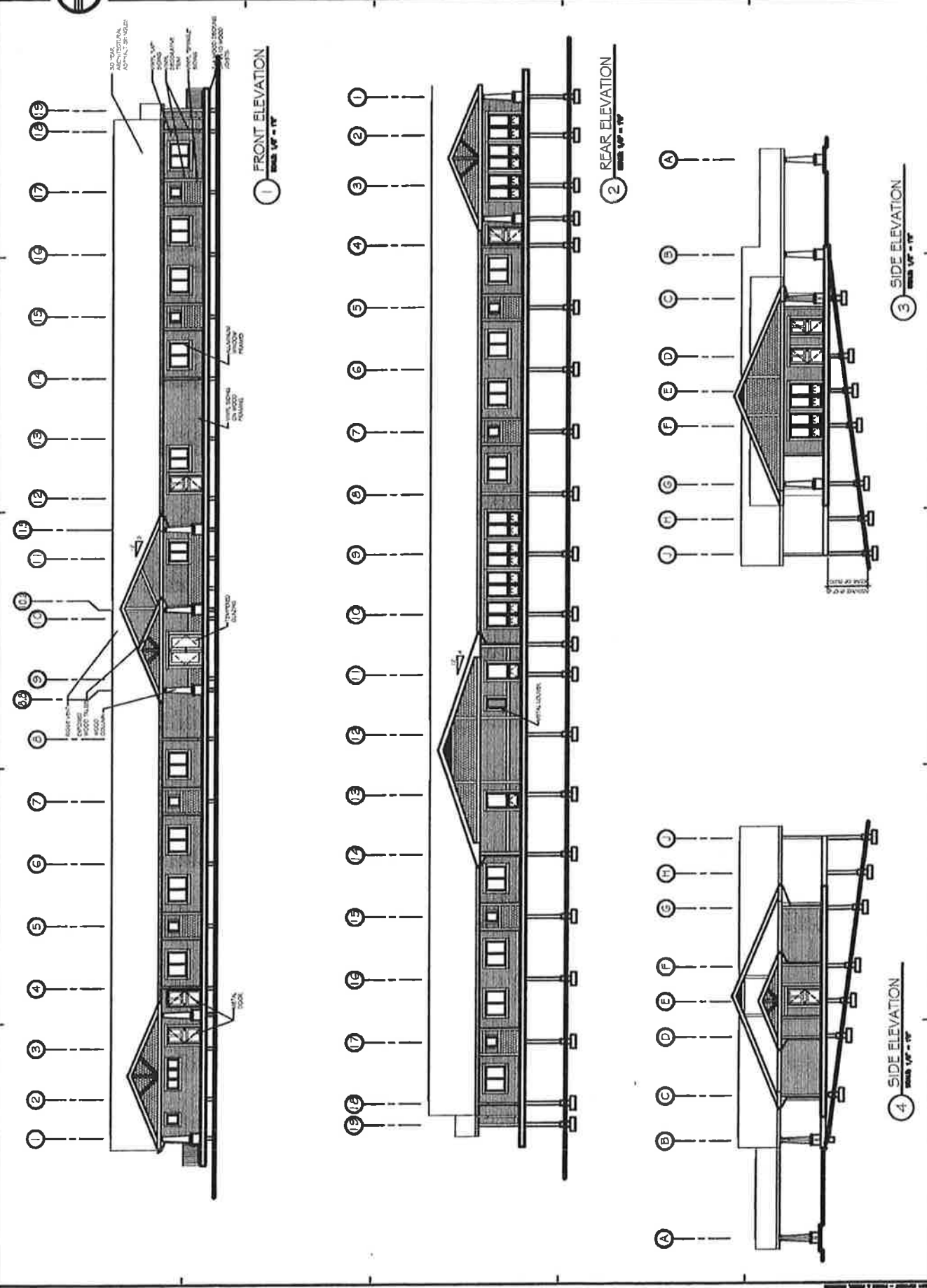
Project Name	Project No.
Client Name	Client No.
Project Address	Project Date
Project Description	Project Status

**ELEVATIONS**

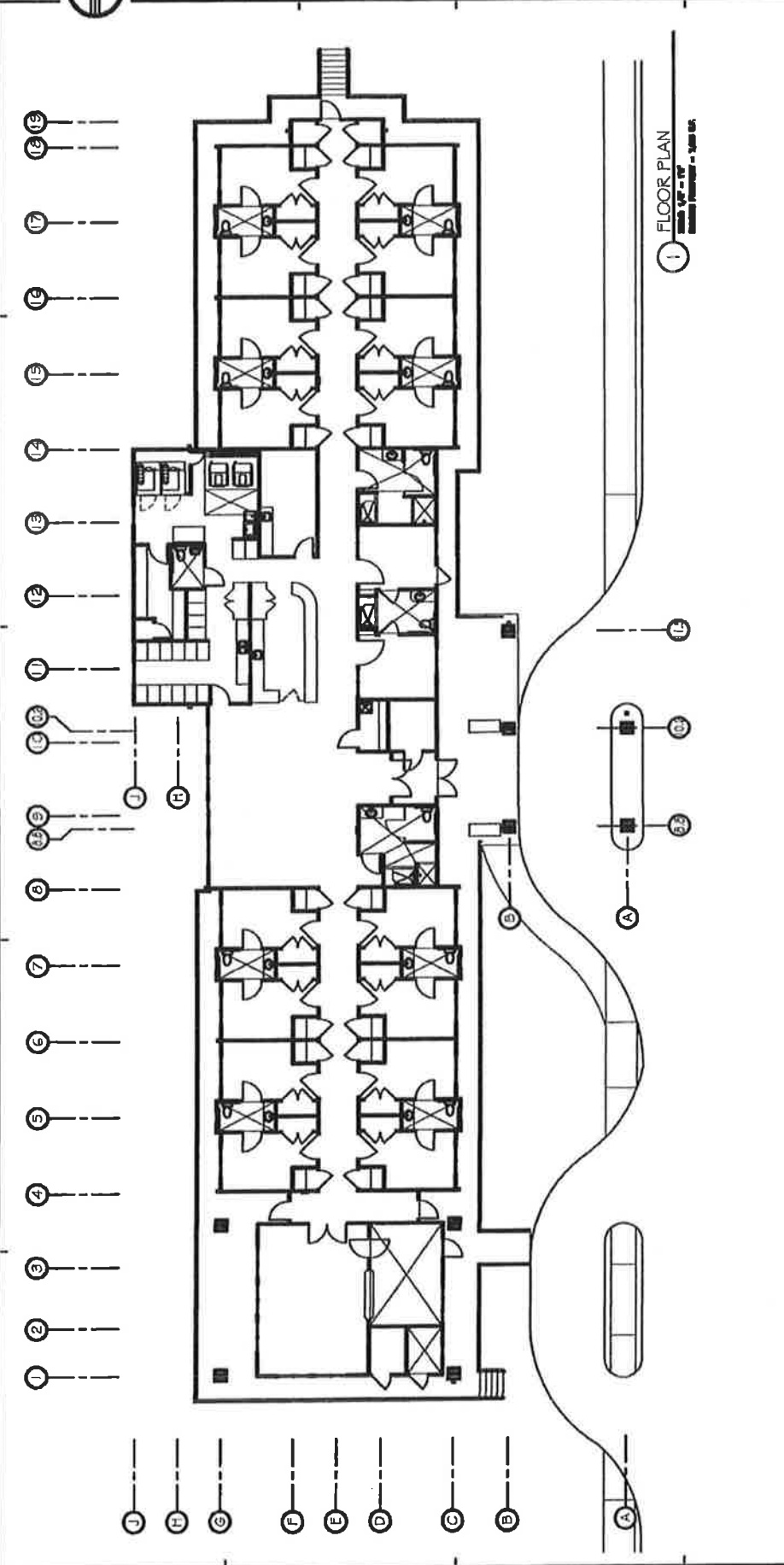
FRONT ELEVATION  
 REAR ELEVATION  
 SIDE ELEVATION (1)  
 SIDE ELEVATION (2)

DATE	DESCRIPTION
12/15/11	ISSUED FOR PERMITS
06/15/12	REVISED PER COMMENTS
08/15/12	REVISED PER COMMENTS
10/15/12	REVISED PER COMMENTS

**A-4**



NO.	DATE	DESCRIPTION
1	10/1/00	ISSUED FOR CONSTRUCTION
2	10/1/00	ISSUED FOR CONSTRUCTION
3	10/1/00	ISSUED FOR CONSTRUCTION
4	10/1/00	ISSUED FOR CONSTRUCTION



**1 FLOOR PLAN**  
 SCALE: AS SHOWN  
 PROJECT NO. 00-0000-000

**FINISH SCHEDULE**

FINISH	CONCRETE	CEILING	WALLS	FLOOR	PAINT	WOOD	METAL	GLASS	MECHANICAL	ELECTRICAL	PLUMBING	MECHANICAL	ELECTRICAL	PLUMBING
CEILING														
WALLS														
FLOOR														
PAINT														
WOOD														
METAL														
GLASS														
MECHANICAL														
ELECTRICAL														
PLUMBING														

1. ALL FINISHES SHALL BE INSTALLED AND FINISHED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

2. ALL FINISHES SHALL BE INSTALLED AND FINISHED IN ACCORDANCE WITH THE ARCHITECT'S SCHEDULE.

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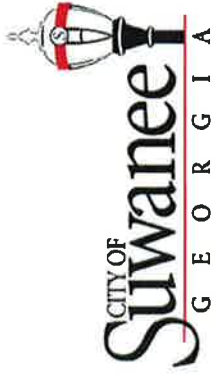
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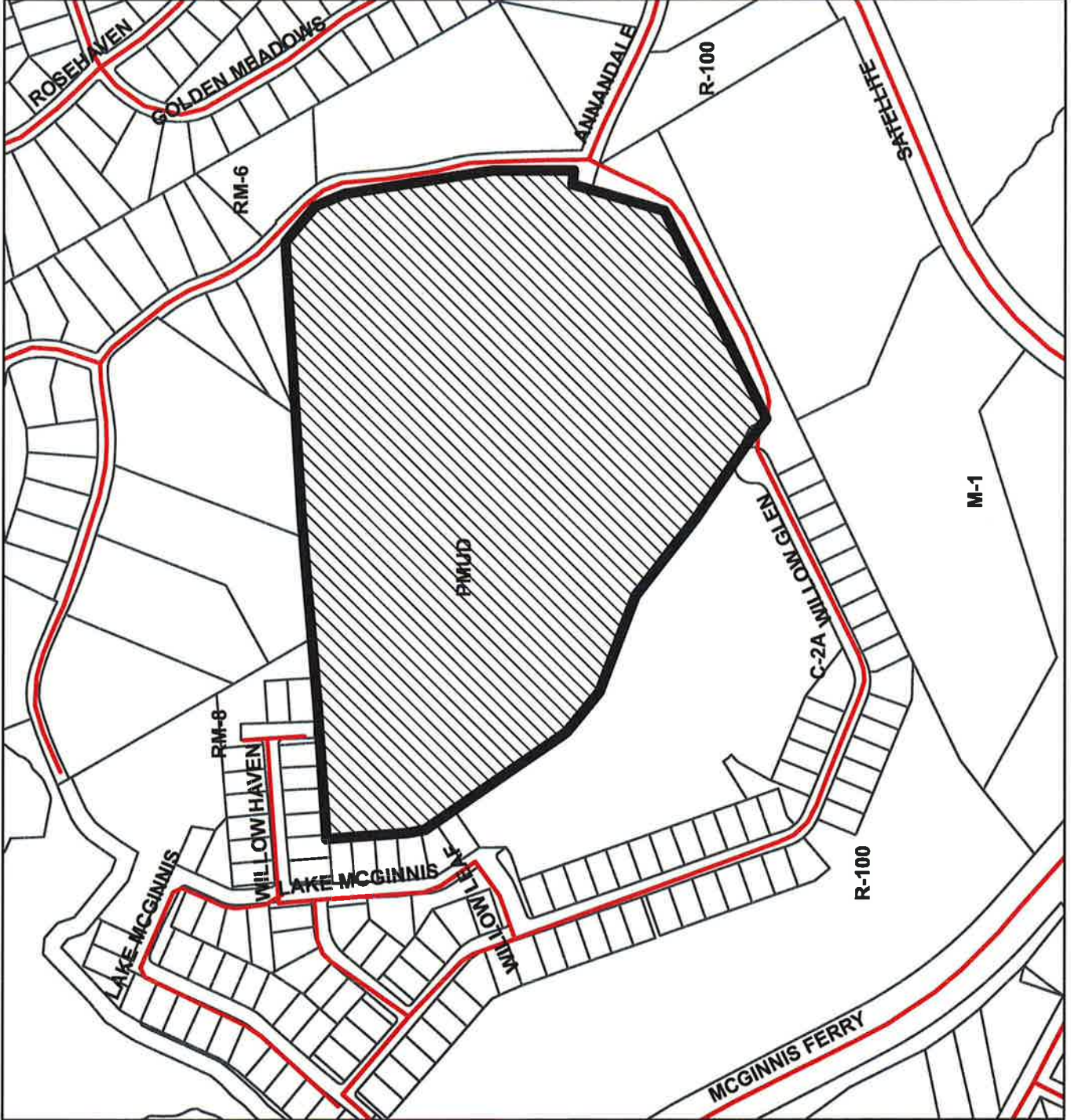
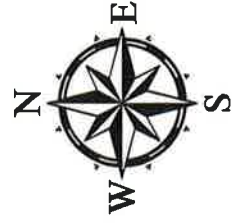


# EXHIBIT A AAR-2011-001

Location Map

## Legend

- Current\_Centerline
- RZ-2011-005
- Railroad





# EXHIBIT B AAR-2011-001

Aerial Map

### Legend

- Current\_Centerline
- RZ-2011-005
- Railroad

