

**CITY OF SUWANEE
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER: SUP-2007-006
REQUEST: VEHICLE RENTAL FACILITY
ZONING: M-1 (LIGHT MANUFACTURING)
LOCATION: SHARON INDUSTRIAL WAY AND
LAWRENCEVILLE-SUWANEE RD.
TAX ID NUMBER: 7-211-178
ACREAGE: 0.53 ACRES

APPLICANT: MATT EARNEST
THE HERTZ CORPORATION
3062 SPRINGDALE RD.
HAPEVILLE, GA 30354

OWNER: SUWANEE TOOL RENTAL, INC.
P.O. BOX 881
SUWANEE, GA 30024

CONTACT: MATT EARNEST PHONE: 404-391-0481

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant requests a Special Use Permit to operate a vehicle rental center on a 0.53 acre M-1 (Light Manufacturing) zoned site. The applicant proposes to operate a vehicle rental facility in an existing 5,000 square foot building located at the intersection of Sharon Industrial Way and Lawrenceville-Suwanee Rd. The building is divided into two 2,500 square foot units. The applicant proposes to operate the business out of the unit closest to the intersection of Lawrenceville-Suwanee Rd. and Sharon Industrial Way.

The building formerly contained a tool rental operation. The tool rental facility no longer operates in the building which has subsequently been divided into two 2,500 square foot units, both of which are currently unoccupied. The site also includes a striped asphalt parking area with 10 parking spaces and an approximated 7,500 square foot fenced-in storage area on the side and rear of the building that is a mixture of asphalt, gravel, and dirt surfaces. The applicant proposes to use a portion of the rear storage area (closest to Lawrenceville-Suwanee Road) for customer parking only. The subject building includes two existing bay doors (one for each unit) along the south side of the building, facing Sharon Industrial Way. The applicant suggests that the bay door located on the southern side of the building will not be used. The building on the site has access onto Sharon Industrial Way via two driveways.

A vehicle rental facility is allowed only as a special use within the M-1 zoning district. Therefore, a Special Use Permit is required. 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.

DEVELOPMENT COMMENTS:

The site is already developed. The applicant will need to obtain compliance inspections from the City of Suwanee Inspections Department and the Gwinnett County Fire Marshall prior to issuance of a Certificate of Occupancy.

The applicant appears to have sufficient parking for the proposed car rental facility, but there does not appear to be enough parking for the unused portion of the building. The applicant should be prepared to comply with the City's parking regulations to provide adequate parking for the entire building.

ANALYSIS:

The subject property is an approximately 0.53 acre developed site. The applicant proposes to locate a vehicle rental facility in an existing older concrete block building. The property fronts both Lawrenceville-Suwanee Road and Sharon Industrial Way, but access is only available via drives off Sharon Industrial Way. The site could be appropriate for a vehicle rental facility if adequate customer parking and rental vehicle storage space is provided.

The subject property is surrounded by a mixture of established office and light-industrial uses. To the north and west of the subject property, along both sides of Sharon Industrial Way, are a number of light industrial uses including automotive related uses (zoned M-1). To the north of the subject property, along Lawrenceville Suwanee Road is vehicular related use (zoned M-1). To the east of the subject property, across Lawrenceville-Suwanee Road, is a small two building office complex (zoned O-I). The proposed use could be consistent with the surrounding area given the existing industrial uses and the absence of nearby residential uses.

The City's Future Land Use Plan recommends commercial uses for this site. The proposed use of the site for vehicle rental is consistent with this designation, as vehicle rental is also a special use in the commercial zoning districts. In 2004, the City approved an amendment to the comprehensive plan which recommended steering automotive related uses away from more residential areas and towards more heavily commercial areas. The proposed special use appears to be consistent with these policies.

In conclusion, the requested Special Use Permit to allow for a vehicle rental service is consistent with the intent of the Comprehensive Plan and existing uses in the area. The site is surrounded entirely by office and industrial uses. There are no residential uses in

the immediate area. Because the site is along a major arterial if approved conditions should be included to mitigate the potential negative impacts of the proposed special use. Additionally, the previous use was substantially different than the proposed special use. As such, if approved conditions should be included to require the site be updated to adequately serve the proposed special use. Therefore, the Planning Department recommends **APPROVAL WITH CONDITIONS** of SUP-2007-006.

Planning Department Recommended Conditions
SUP-2007-006

Approval of the Special Use Permit for a vehicle rental facility in the M-1 zoning district subject to the following conditions:

- 1) There shall be no maintenance, repair, or washing of vehicles on site. No inoperable vehicles shall be kept on the site.
- 2) All vehicles shall be parked on a surface intended to accommodate vehicles and in a clearly striped parking space. Any substandard asphalt areas used for parking shall be resurfaced.
- 3) If the existing storage area is used for parking or storage of vehicles, then it shall be updated to meet current development and zoning requirements.
- 4) All site debris and equipment unrelated to the special use shall be removed to the satisfaction of the Code Enforcement prior to issuance of a business license.
- 5) If the existing building is repainted, then it shall be repainted with colors consistent with the approved color palettes in the Architectural Standards. No bright or garish colors shall be permitted.

Standards Governing Exercise of Zoning Power

Pursuant to 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 proposed vehicle rental facility is a suitable use in view of the use and development of adjacent property.

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

It is not likely that the zoning proposal will adversely affect the existing uses of adjacent or nearby property.

- 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 requested Special Use Permit is consistent with the commercial designation indicated on the Future 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;

There are no existing or changing conditions which give additional supporting grounds for disapproval of the request.

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION*

NAME: The Hertz Corporation
 ADDRESS: 3062 Springdale Rd
Hapeville, GA 30354
 PHONE: 404 391 0481
 CONTACT PERSON: Matt Earnest
 E-Mail Address: mearnest@hertz.com

OWNER INFORMATION*

NAME: Jim Brown Suwanee Tool Rental Inc
 ADDRESS: P.O. Box 881, Suwanee, Ga 30024
 PHONE: 404 375 6233
 PHONE: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): M1 REQUESTED ZONING DISTRICT Special Use Permit
 PROPOSED DEVELOPMENT: Hertz Rental Car (Vehicle Rental)
 TAX PARCEL NUMBER(S): _____
 ADDRESS OF PROPERTY: 3710 Hwy 317 Suite 100 + 200 Suwanee, GA 30024
 TOTAL ACREAGE: 1/2 acre PUBLIC ROADWAY ACCESS: YES

FOR RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLING UNITS: _____
 DWELLING UNIT SIZE (SQ. FT.): _____

FOR NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/UNITS: 1
 TOTAL GROSS SQUARE FEET: 5,000

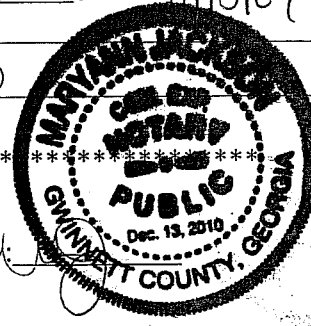
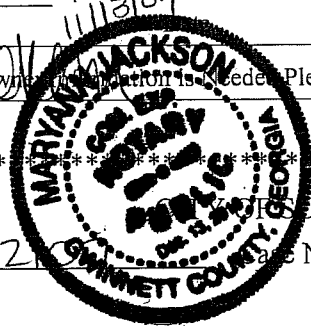
CERTIFICATIONS

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.

Matt Earnest
 Signature of Applicant* Date 11/2/07
Matt Earnest
 Print Name* Date 11/02/07
Matt Earnest
 Signature of Notary Date 11/13/07

Jim Wood
 Signature of Owner* Date 11-13-07
Jim Wood
 Print Name* Date 11/13/07
Maryann Jackson
 Signature of Notary

* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)



 Date Received: 11/2/07 SUWANEE USE ONLY No. SP-2007-006 Accepted By: _____

Letter of Intent

To: The City of Suwanee

The Hertz Corporation intends to change this property from an equipment and tool rental facility into a vehicle rental facility. By doing so, The Hertz Corporation will provide the City of Suwanee and it's residents another option they can use for renting vehicles. Currently, there is only one vehicle rental provider in the City of Suwanee and Hertz intends to provide the residents of Suwanee with a choice of who they would like to use.

The Hertz Corporation

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:
Vehicle Rental will be beneficial to the surrounding body shops and car repair facilities nearby.

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

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

(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:
N/A

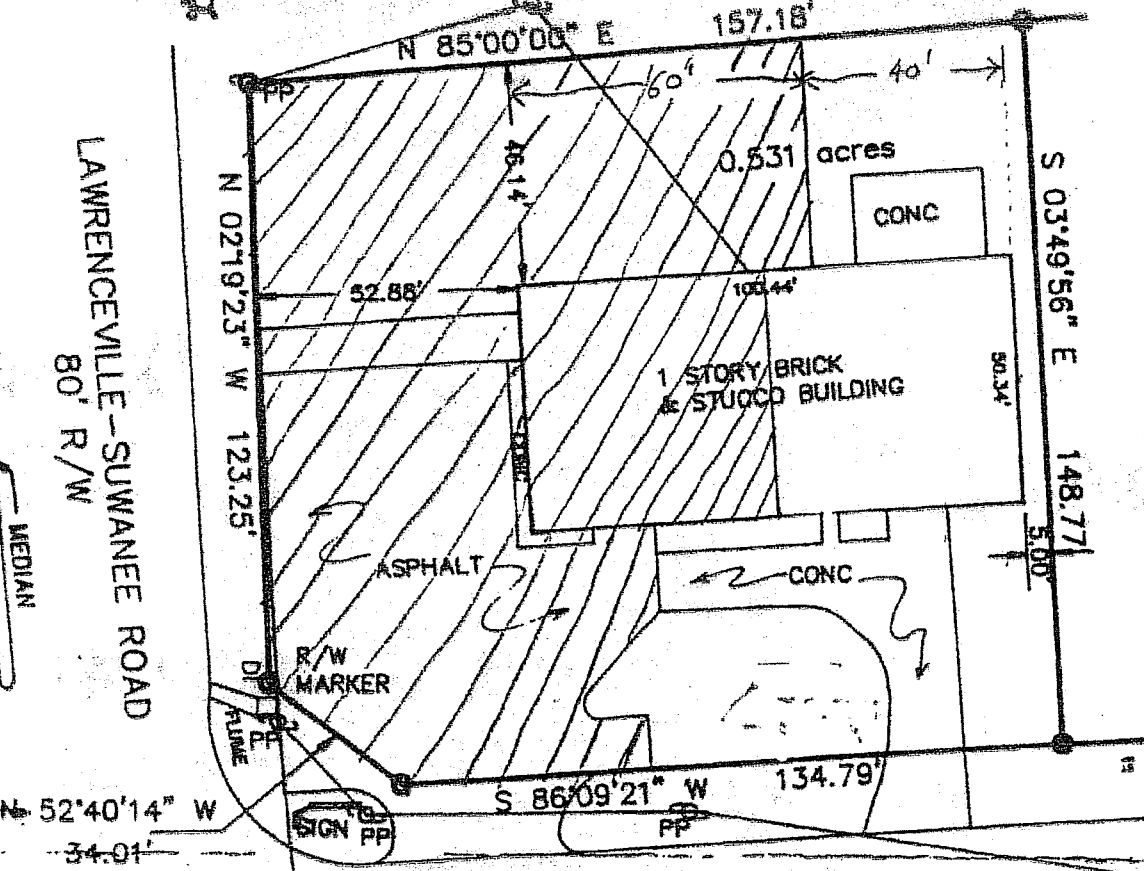
(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:
Yes, it is.

(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:
N/A

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: SUP-2007-006 Accepted By: _____

LAWRENCEVILLE-SUWANEE ROAD
80' R/W



N 52°40'14" W 34.01'

SHARON INDUSTRIAL WAY

60' R/W

"EXHIBIT A"

[Handwritten signature]

GWS

SURVEYOR'S CERTIFICATE
I, the undersigned, certify that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type, and material are correctly shown; the field data upon which this plat is based was a closing, consisting of one foot in 10,000 feet and an angular error of 1.5" for angle points, and was adjusted using the method of least squares. This plat was made in accordance with the provisions of the Georgia Code, and contains a total of 0.531 acres. One hundred and twenty-five (125) lines and 125 angles were measured. The date of measurement was 12/5/96.

by *[Signature]*
WALLACE LONG HAMBRICK
REGISTERED SURVEYOR



DISTANCES SHOWN FROM HOUSE NOT TO BE USED TO ERECT FENCES OR TO ESTABLISH PROPERTY LINES.

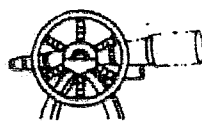
I HAVE THIS DATE EXAMINED THE "FLOOD INSURANCE RISK MAP" AND FOUND THE REFERENCED LOT IS NOT IN AN AREA HAVING FLOOD HAZARDS.

THIS DWELLING IS NOT IN THE FLOOD ZONE.

SURVEY FOR

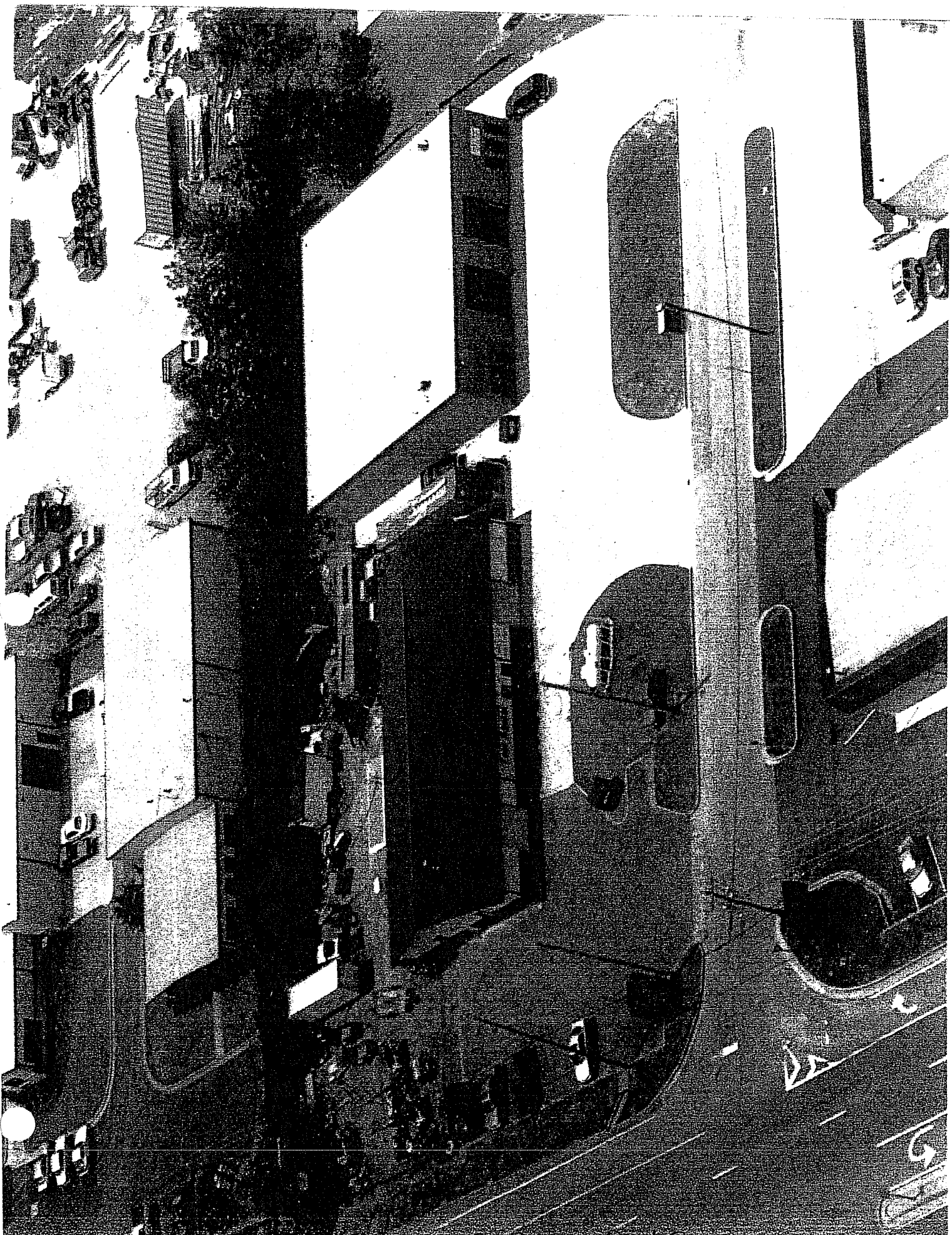
LAND LOT 211

7 TH DISTRICT



HAMBRICK SURVEYING, INC.

Sub 2007 001



City of Suwanee

CROSSROADS of PAST and FUTURE

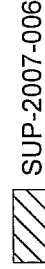


CITY OF
Suwanee
G E O R G I A

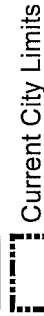
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Location Map

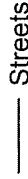
Legend



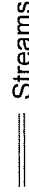
SUP-2007-006



Current City Limits



Streets



Streams

