

**CITY OF SUWANEE
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER: SUP-2008-007
REQUEST: CARWASH
ZONING: C-2A (Special Commercial District - Alcoholic Beverage Sales)
LOCATION: 3121 LAWRENCEVILLE-SUWANEE ROAD
TAX ID NUMBER: 7-169-175
ACREAGE: 0.94 ACRES
PROPOSED DEVELOPMENT: 4,600 SF CARWASH FACILITY

APPLICANT: MAMMOTH HOLDINGS, LLC
P.O. BOX 19762
ATLANTA, GA 30325

OWNER: SUWANEE DEPOT PARTNERS, LLC
171 17TH STREET, SUITE 1550
ATLANTA, GA 30363

CONTACT: RICHARD HACKETT PHONE: 404-408-1931

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests a Special Use Permit on an approximate 0.94 acre tract to allow for a car wash facility. The site is located on Lawrenceville-Suwanee Road just west of the Northbound I-85 Exit ramp in the Suwanee Depot shopping center. Access is proposed via a single driveway from an internal drive within the shopping center. The subject property is a C-2A zoned tract. The applicant proposes to construct an approximate 4,600 square foot, completely contained, car wash facility with outdoor vacuuming facilities.

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 City of Suwanee Development Regulations require stormwater systems to address stormwater quality, stormwater quantity and channel protection. The applicant indicates detention is provided in an offsite detention pond. 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 0.94 acre outparcel site located along Lawrenceville-Suwanee Road in the Suwanee Depot shopping center. The site has previously been graded, but is currently undeveloped. Remaining portions of the Suwanee Depot shopping center along with other adjacent properties have been developed as commercial/retail land uses. This site would be appropriate for the proposed use.

The subject property is located in the highly commercialized I-85 business district. To the east of the subject property, across Lawrenceville-Suwanee Road is the Opus development, zoned PMUD, currently under construction. To the south of the subject property is a C-2A zoned motel. To the west of the subject property are undeveloped parcels zoned C-2. To the north of the subject property is the Suwanee Depot shopping center, which contains various commercial/retail uses and is zoned C-2A. Uses in the general area and on the west side of I-85, include: a package store, gas stations, an emission testing facility, fast food restaurants, and hotels.

The City's Future Land Use Plan recommends commercial use for this site. The proposed commercial use (car wash) is consistent with this designation. Furthermore, the site is in a highly commercialized area that is generally suitable for vehicle service establishments. The Comprehensive Plan specifically recommends locating automotive related uses to the I-85 Business District.

The subject property is located in what the 2030 Comprehensive Plan designates as the Suwanee Gateway Character Area. A character area is a geographic area, often contiguous, that has a shared and identifiable look, feel and character. The comprehensive planning process resulted in ten character areas for Suwanee, representing every parcel of land within the city limits. The plan calls for higher intensity developments in the Suwanee Gateway due to the areas economic potential and proximity to the interstate and other major roadways. It is recommended that the Suwanee Gateway present a strong, positive image of the city that is forward looking and progressive. In addition to new development, the Comprehensive Plan indicates that existing

retail uses should be intensified over time with outparcel development and landscape enhancements improving large developments.

In conclusion, the requested Special Use Permit for a carwash facility would 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 in the heart of the I-85 business district and is surrounded by intensive commercial uses. Special attention should be given to ensure that the operation does not provide garish signage or other exterior attention-grabbing features in order to respect the intentions of the Gateway Character Area. The Planning Department recommends **APPROVAL WITH CONDITIONS** of the request.

Planning Department's Recommended Conditions
SUP-2008-007

Approval of a Special Use Permit for a car wash subject to the following conditions:

1. Special uses on the site shall be limited to an automated carwash facility. No other vehicular services or other special uses are allowed under this special use permit. No activities related to car washing shall be permitted outside the existing carwash facility except vacuuming.
2. The site shall be limited to a total of no more than one (1) ground sign and one (1) wall sign per building. No additional banners, flags, pennants, balloons, etc. shall be provided, except that the site may be allowed up to two (2) 2.5' X 8' banners for one 30 day period per quarter pursuant to the city's Temporary Advertising Device stipulations.
3. The parking area shall include the proposed arbor-type or pergola structures as explained in the applicant's letter of intent dated May 30, 2008. These structures shall be reviewed and approved by the Planning Department.

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 carwash 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, a carwash 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 Suwanee Gateway character area as indicated by the 2030 Comprehensive Plan. This area is intended to accommodate higher intensity uses and recommends the intensification of existing development outparcels.

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION*

NAME: MAMMOTH HOLDINGS, LLC

ADDRESS: PO Box 19762
Atlanta, GA 30325

PHONE: 404.353.5330

OWNER INFORMATION*

NAME: Suwanee Depot Partners, LLC

ADDRESS: 171 17th St. Suite 1550
Atlanta, Georgia 30363

PHONE: 770.399.9930

CONTACT PERSON: Richard "Chip" Hackett

PHONE: 404.408.1931

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): C2 REQUESTED ZONING DISTRICT C2 - ^{car wash} special use

PROPOSED DEVELOPMENT: Extension Express CAR WASH

TAX PARCEL NUMBER(S): 7169-175

ADDRESS OF PROPERTY: 3121 Lawrenceville-Suwanee Rd

TOTAL ACREAGE: 0.94 acres PUBLIC ROADWAY ACCESS: Hwy 317 Lawrenceville-Suwanee

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

FOR NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/UNITS: 1 Bldg / 2 canopies TOTAL GROSS SQUARE FEET: +/- 4,600 s.f.

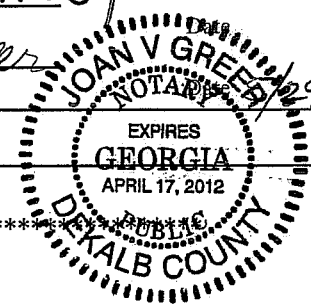
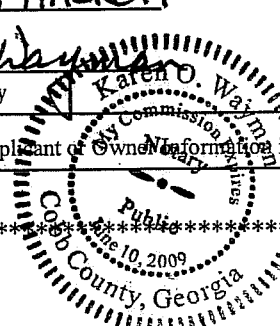
CERTIFICATIONS

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.

Richard R. Hackett Date 5/28/08
Signature of Applicant*
RICHARD HACKETT
Print Name*
Karen O. Wayman Date 5/28/08
Signature of Notary

Mitchell B. Jacoby Date _____
Signature of Owner*
MITCHELL B. JACOBY
Print Name*
Joan V Green Date _____
Signature of Notary

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



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:
The adjacent property is commercial/retail including stores, shopping centers, hotels, restaurants, gasoline stations, etc. The intended use is suitable, compatible and complimentary with existing uses.
- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
No, as explained in (A) above.
- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
The current zoning is C2-General Commercial. The intended use falls within this classification but requires a special use permit. The property does not need to be re-zoned.
- (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:
The intended use will not have a material impact on existing streets, transportation facilities, utilities or schools. In fact, the ingress/egress of the project is such that any impact on the above infrastructure would be negligible.
- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:
According to the city's land use plan, the intended use conforms with the policy and intent. The project is in the heart of the Lawrenceville-Sunrise Road corridor and the Interstate -85 Interchange and is compatible with adjacent uses.
- (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 believe the intended use would provide a service that the residents of the city do not currently enjoy. We offer an affordable and

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Convenient service delivered in a professional manner. We have the support of the Suwanee Depot development and believe we would be additive to the success of the Retail center.

Date Received: 5/29/08 CITY OF SUWANEE USE ONLY Case No. SID-2008-007 Accepted By: WJ

**Letter of Intent
Special Use Permit Application
May 30, 2008**

Mammoth Holdings, LLC (applicant) is seeking a special use permit for property located at 3121 Lawrenceville-Suwanee Road (Outparcel 1 of the Suwanee Depot development) for the purpose of constructing and operating an exterior express car wash.

Mammoth Holdings, LLC (dba Ultra Car Wash) is one of the leading operators of express exterior car washes in the southeast and was the first operator to develop the concept in the greater Atlanta metropolitan area. Ultra Car Wash is known for building high quality exterior express washes that offer customers excellent value and convenience. Prices range from \$3.99 to \$11.99 and the wash process takes approximately 3 minutes. Additional services include free self-vacuum, express waxes and emissions testing.

The property is currently zoned C2-General Commercial and lies in the Commercial Retail corridor as outlined in the Suwanee Land Use plan. We believe the intended use is consistent with the city's stated goal of concentrating commercial development in the Lawrenceville-Suwanee Road corridor and the Interstate 85 Interchange. In order to comply with the city's zoning standards, the property needs a special use permit to operate as a car wash facility. The primary zoning would remain C2-General Commercial.

The property is an outparcel of the Suwanee Depot development and is 0.94 acres in size. The applicant proposes building a 1-story car wash facility of approximately 4,600 square feet in size. The proposed site plan depicts 25 parking spaces that are designated for customer self-vacuum. The car wash structure has a maximum height of 25' per the requirements of the development's ECR agreement with an architectural feature of approximately 28' in height. In order to provide shade for customers, we are proposing an arbor-type or pergola design over the central parking spaces. The intent is to limit the height of the structure (approximately 10-11') and to provide a minimalist structure to enhance the visibility of the main development. It is also anticipated that we would have a small canopy over the automated pay stations to shield customers and to protect the equipment from inclement weather.

The applicant's believe the intended use would add a needed service to the Suwanee community. Our washes are well maintained and have limited hours of operation. The convenient aspect to our business allows customers to quickly enter and exit the property without creating traffic-flow disruptions. We believe the intended use is consistent with the land use plans of the city. In addition, we have worked closely with the developer of the Suwanee Depot tract and have received their support in the request for a special use permit.

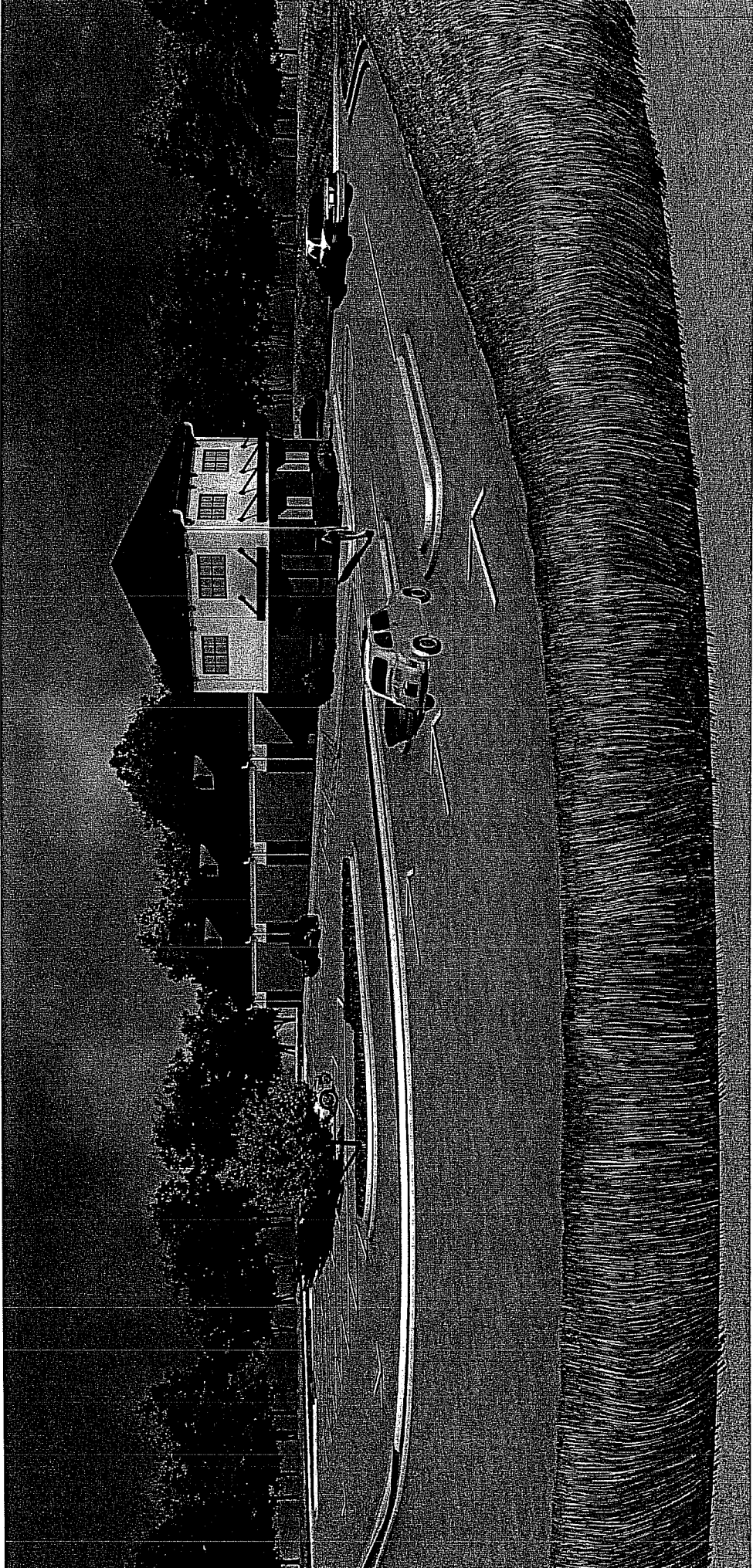
Sincerely


Richard Hackett

Member

Mammoth Holdings, LLC.

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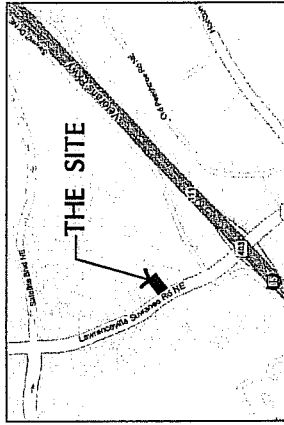
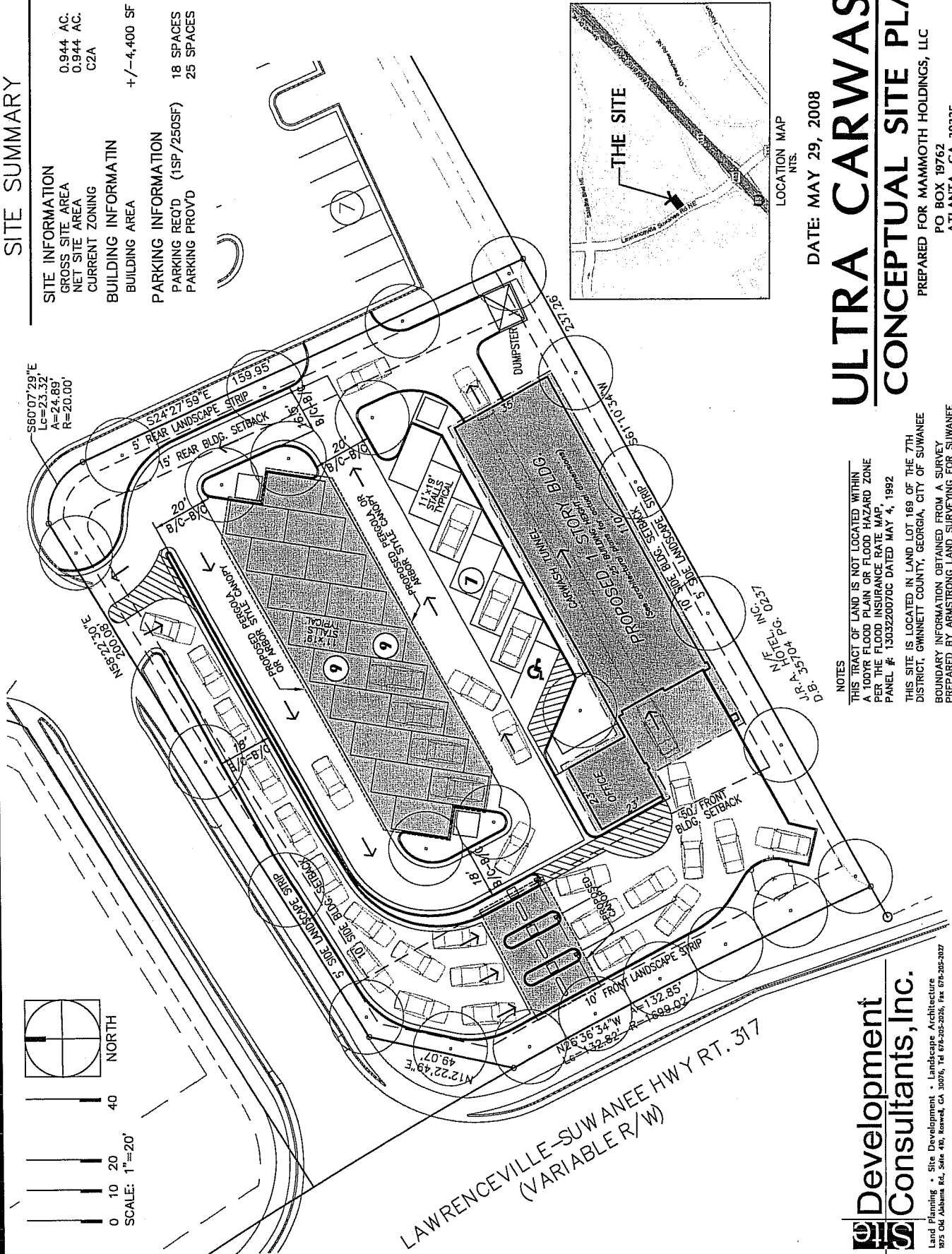


SITE SUMMARY

SITE INFORMATION
 GROSS SITE AREA 0.944 AC.
 NET SITE AREA 0.944 AC.
 CURRENT ZONING C2A

BUILDING INFORMATION
 BUILDING AREA +/-4,400 SF

PARKING INFORMATION
 PARKING REQ'D (1SP/250SF) 18 SPACES
 PARKING PROVIDED 25 SPACES

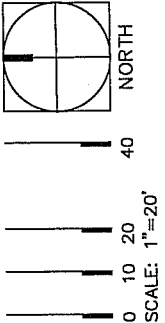


DATE: MAY 29, 2008

ULTRA CARWASH CONCEPTUAL SITE PLAN

PREPARED FOR MAMMOTH HOLDINGS, LLC
 PO BOX 19762
 ATLANTA, GA 30325
 404-353-5330

NOTES
 THIS TRACT OF LAND IS NOT LOCATED WITHIN A 100YR FLOOD PLAIN OR FLOOD HAZARD ZONE PER THE FLOOD INSURANCE RATE MAP. PANEL #: 1303220070C DATED MAY 4, 1992
 THIS SITE IS LOCATED IN LAND LOT 169 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, CITY OF SUWANEE
 BOUNDARY INFORMATION OBTAINED FROM A SURVEY PREPARED BY ARMSTRONG LAND SURVEYING FOR SUWANEE DEPOT PARTNERS, LLC. DATED 4-13-2004.



LAWRENCEVILLE-SUWANEE HWY RT. 317
 (VARIABLE R/W)

Development Consultants, Inc.

Land Planning • Site Development • Landscape Architecture
 975 Old Alabama Rd., Suite 491, Kennesaw, GA 30144, Tel 678-265-2626, Fax 678-265-2627

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City of Suwanee

CROSSROADS of PAST and FUTURE





CITY OF
Suwanee
G E O R G I A

SUP-2008-007

Location Map

Legend

- Streets
-  SUP-2008-007
-  City Limits

