

**SPECIAL USE PERMIT(S):  
SUP-2010-005**

**CITY OF SUWANEE  
SPECIAL USE PERMIT ANALYSIS**

**CASE NUMBER:** SUP-2010-005  
**REQUEST:** HAIR SALON  
**ZONING:** O-I (OFFICE-INSTITUTIONAL DISTRICT)  
**LOCATION:** 3725 LAWRENCEVILLE-SUWANEE ROAD  
**TAX ID NUMBER:** 7-211-170  
**ACREAGE:** 2.86 ACRES  
**PROPOSED DEVELOPMENT:** HAIR SALON IN A SUITE OF AN EXISTING  
8,225 SF, 2 STORY OFFICE BUILDING

**APPLICANT/OWNER:** E & D LLC  
1400 BUFORD HIGHWAY  
SUGAR HILL, GA 30518

**CONTACT:** ERIC YOUNG  
**CONTACT PHONE:** 770-271-1159

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROJECT DATA:**

The applicant requests a Special Use Permit on an approximately 2.86 acre tract to allow for a hair salon. The site is located on the east side of Lawrenceville-Suwanee Road across from the intersection of Sharon Industrial Way and Lawrenceville-Suwanee Road and is adjacent to the Suwanee Creek Greenway. Access is proposed via an existing driveway to the office complex. The subject property is an O-I zoned tract. The applicant does not propose any exterior renovations to the site.

An amendment to the Zoning Ordinance is proposed that would permit Light Retail Services as a Special Use in the O-I (Office-Institutional) and M-I (Light Industry) zoning districts. Light Retail Service establishments are defined as personal retail service establishments with limited size, limited number of employees, and limited need for retail exposure, that as a result of these and other limitations is suitable for an office setting. Such establishments shall have no outdoor storage or retail display, produce little to no noise or vibration beyond the business location, and generate a limited amount of traffic. Specific conditions are also included and are listed in the conditions section of this analysis. In this case the specified light retail service is a hair salon. If approved, the special use would apply only to the one hair salon. Any additional light retail service establishments would require additional approvals.

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.

## DEVELOPMENT COMMENTS:

The applicant does not intend to make any exterior changes to the existing shopping center and will not be required to submit plans for development review. Any interior changes will be reviewed through the standard building permit process. However, the applicant and the hair salon establishment should be prepared to comply with all fire safety and ADA access or other applicable requirements prior to issuance of a Certificate of Occupancy.

## ANALYSIS:

The subject property is an approximately 2.86 acre site located at 3725 Lawrenceville-Suwanee Road. The site is currently developed and includes two, two-story office buildings totaling 16,450 square feet and associated off-street parking. Each office suite is accessed by a private exterior entrance. This site would be appropriate for the proposed use.

The subject property is located along the highly commercialized Lawrenceville-Suwanee Road corridor. To the west of the subject property, across Lawrenceville-Suwanee Road, is a vacant building and an automotive service facility located in Sharon Industrial Park, zoned M-1. To the south of the subject property are two O-I zoned office buildings. To the east of the subject property are single-family residences located in Pierce's Point Subdivision zoned R-85. To the north of the subject property is the Suwanee Creek Greenway zoned R-85.

The applicant is seeking approval of a special use permit in order to lease a 1,062 square foot suite within an existing approximately 8,225 square foot two-story brick office building (Building B) to a hair salon operator. The O-I (Office-Institutional) zoning district does not allow retail uses. However, a proposed amendment would allow certain limited retail services as a special use. The limited retail service use is intended to accommodate those retail businesses that do not require the amount of signage, visibility, parking and square footage typically associated with retail use. Limited retail services are conditioned in order to ensure they do not expand to a point that could create negative impacts due to excessive parking, signage, traffic, etc. This is accomplished primarily by limiting the space to a maximum of 500 square feet and limiting hours of operation.

The City's Future Land Use Plan recommends low-density office for this site. The applicant will be utilizing existing office space and will not be constructing any new commercial buildings. Future requests for similar uses on the property should be limited to ensure that the property does not become a retail/commercial center. With a multi-tenant retail vacancy rate of over 30%, it is important that additional burdens are not placed on an already struggling retail sector.

In conclusion, the requested Special Use Permit for a hair salon would be appropriate at this location. The subject property is located along the highly commercialized Lawrenceville-Suwanee Road corridor and will utilize existing, vacant office space. Because of the limited retail uses regulations, there should be no adverse impacts resulting from the approval of a special use permit for the site. The Planning Department recommends **APPROVAL WITH CONDITIONS** of the request.

**Planning Department's Recommended Conditions**  
SUP-2010-005

Approval of a Special Use Permit for a hair salon subject to the following conditions:

1. Retail use shall be limited to a hair salon conducting business in an area no more than 500 square feet. No other retail services shall be permitted.

## 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 hair salon 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 adopted regulation's conditions, a hair salon 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 an 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 low-density office for the site. The inclusion of a limited service hair salon should not change the overall intensity of the property.

- 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 extraordinary or changing conditions which give additional support for approval of the request.

### SPECIAL USE PERMIT APPLICATION

#### APPLICANT INFORMATION\*

NAME: EFD LLC  
 ADDRESS: 1400 Buford Hwy  
 PHONE: 404-580-9318  
 CONTACT PERSON: Eric Young  
 E-Mail Address: Eyoung@reevescontractial.com

#### OWNER INFORMATION\*

NAME: EFD LLC  
 ADDRESS: 1400 Buford Hwy  
SUGAN Hill, GA 30518  
 PHONE: 404-580-9318  
 PHONE: 770-271-1159

#### PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): O/I REQUESTED ZONING DISTRICT REPAIR SERVICE LIMITED  
 PROPOSED DEVELOPMENT: Hair SALON  
 TAX PARCEL NUMBER(S): RT211-170  
 ADDRESS OF PROPERTY: 3725 L'VILLE SUWANEE RD  
 TOTAL ACREAGE: \_\_\_\_\_ PUBLIC ROADWAY ACCESS: L'VILLE SUWANEE ROAD

#### FOR RESIDENTIAL DEVELOPMENT:

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

#### FOR NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/UNITS: 1 SUITE  
 TOTAL GROSS SQUARE FEET: 10625F

16,000 SF OF TOTAL BLDG SQUARE FOOTING

#### 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.

Signature of Applicant\* [Signature]  
 Print Name\* Eric Young  
 Signature of Notary [Signature]

Date 10/1/10  
 Date 10/1/10  
 Date 10/1/10

Signature of Owner\* [Signature]  
 Print Name\* Eric Young  
 Signature of Notary [Signature]

Date 10/1/10  
 Date 10/1/10  
 Date 10/1/10

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

\*\*\*\*\*

#### CITY OF SUWANEE USE ONLY

Date Received: 10/6/10 Case No: SUP-2010-005 Accepted By: [Signature]

E&D, LLC  
1400 Buford Hwy., Building C-2  
Sugar Hill, GA 30518  
Phone: 770-271-1159  
Fax: 770-271-5856

October 4, 2010

City of Suwanee

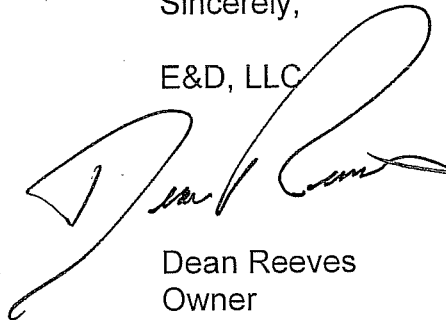
Re: Special Use Permit  
3725 Lawrenceville Suwanee Road  
Suwanee, GA 30024

To Whom It May Concern:

The requested Special Use Permit is to enable a hairdresser to lease space in the office complex. This lease enables E&D, LLC to keep the space occupied which in turn enables E&D, LLC to pay our City of Suwanee taxes.

Sincerely,

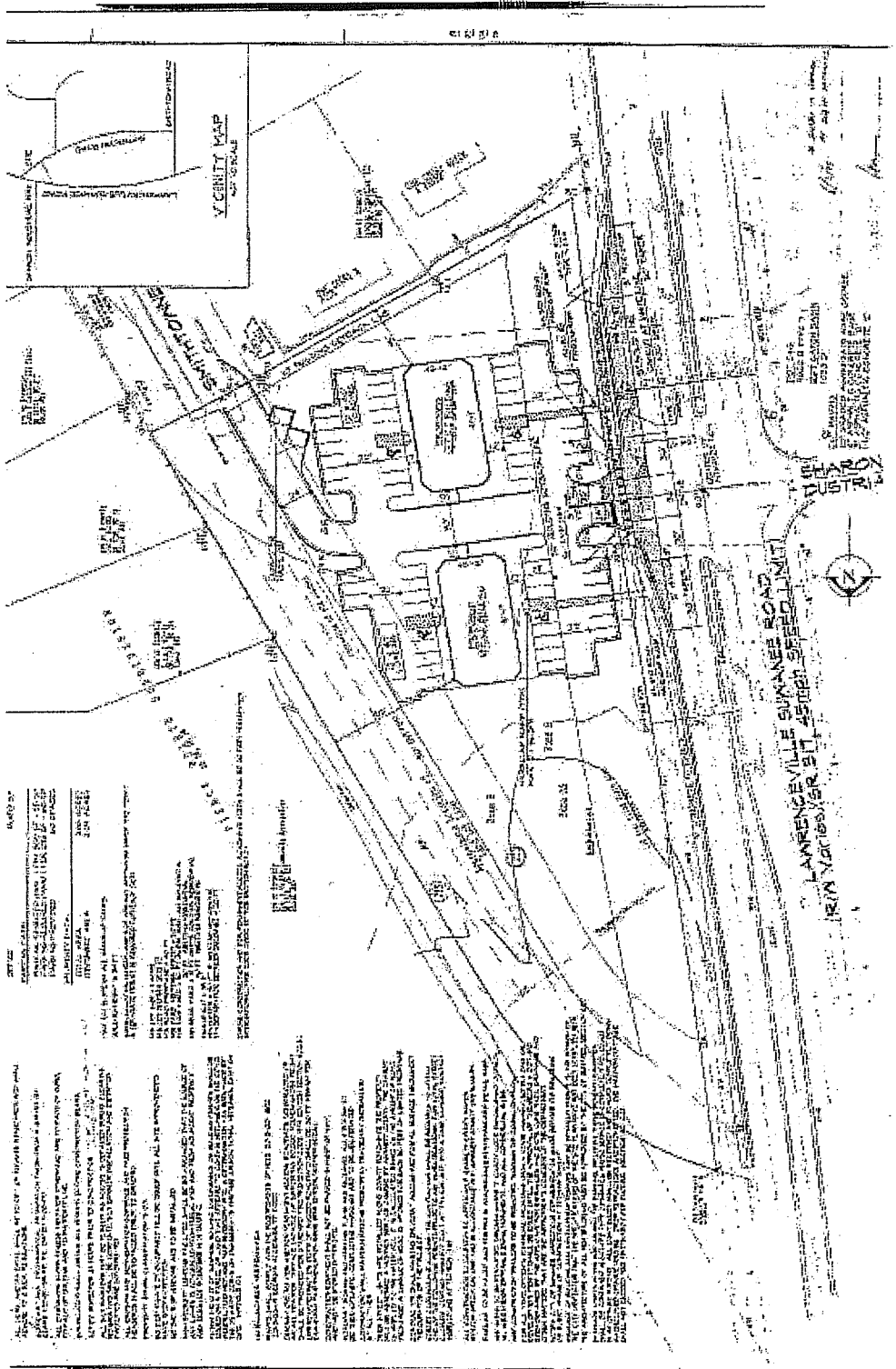
E&D, LLC

A handwritten signature in black ink, appearing to read "Dean Reeves", is written over the typed name and title.

Dean Reeves  
Owner

SUP. 2010.005

# Site Plan



**NOTICE**  
THIS PLAN IS PREPARED BY THE ENGINEER AND ARCHITECT FOR THE PROPOSED DEVELOPMENT AND DOES NOT REPRESENT THE LANDLORD'S OBLIGATIONS OR WARRANTIES. THE LANDLORD IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE LANDLORD OR FOR ANY CHANGES TO THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT.

**GENERAL NOTES**  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
3. THE PROPOSED DEVELOPMENT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.  
4. THE LANDLORD SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
5. THE ENGINEER AND ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

**DETAILED NOTES**  
1. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.  
2. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED WHERE NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.  
3. THE LANDLORD SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL UTILITIES AND STRUCTURES.  
4. THE ENGINEER AND ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROPOSED DEVELOPMENT.



### CONFLICT OF INTEREST CERTIFICATION FOR ZONING ACTIONS

The undersigned below, making application for rezoning, has read and complied with the Official Code of Georgia Section 36-67A-1, et.seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

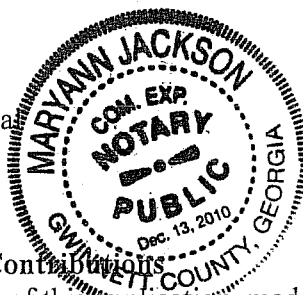
[Signature] \_\_\_\_\_  
Signature of Applicant Date 10/1/2010

ERIC YOON  
Type or Print Name and Title

N/A \_\_\_\_\_  
Signature of Applicant's Attorney or Representative Date

N/A \_\_\_\_\_  
Type or Print Name and Title

[Signature] \_\_\_\_\_  
Signature of Notary Public Date 10/1/10



exp 12/13/10

#### Disclosure of Campaign Contributions

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City Council or a member of the city of Suwanee Planning Commission?

YES yes/no

Your Name

If the answer is yes, please complete the following section:

Name and Official Position of Government Official	Contributions (list all which aggregate to \$250 or more)	Date Contributions was made (within last two years)
DICK GOODMAN	\$900 <sup>00</sup>	Oct, 2009

\*Attach additional sheets, if necessary to disclose or described all contributions.

\*\*\*\*\*

CITY OF SUWANEE USE ONLY  
Date Received: 10/6/10 Case No. SUP. 2010-005 Accepted By: [Signature]

# 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:  
YES

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:  
NO

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:  
NO

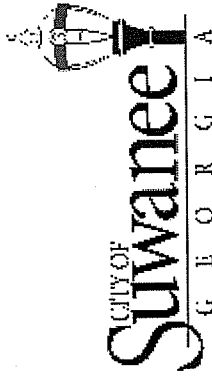
(D) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:  
THE ZONING PROPOSAL WOULD NOT AFFECT ANY TRAFFIC UTILITIES OR SCHOOLS

(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:  
YES

(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:  
NO

\*\*\*\*\*

CITY OF SUWANEE USE ONLY  
Date Received: 10/6/10 Case No.: SUP.200.005 Accepted By: [Signature]

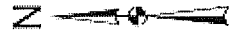


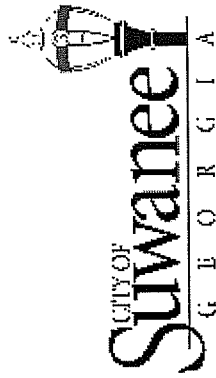
# EXHIBITA SUP-2010-005

Location Map

## Legend

- City Limits
- Streets
- SUP-2010-005





# EXHIBIT B SUP-2010-005

Aerial Map

## Legend

- Current cadastre
- City Limits
- Streets
- SUP-2010-005

