

SPECIAL USE PERMIT(S):

JSU-2014-002

JSU-2014-003

**CITY OF SUWANEE
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBERS: JSU-2014-002, JSU-2014-003
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: **JSU-2014-002:** SUITE B4 - 1,062 SQUARE FOOT HAIR SALON
JSU-2014 - 003: SUITE B5 – 942 SQUARE FOOT HAIR SALON

APPLICANT: E & D LLC
4000 SMITHTOWN ROAD
SUWANEE, GA 30024

OWNER: DEAN REEVES
4682 BLACKWATER WAY
SUWANEE, GA 30024

CONTACT: DEAN REEVES
CONTACT PHONE: 404-683-5570

RECOMMENDATION: JSU-2014-002 APPROVAL WITH CONDITIONS
JSU-2014-003 APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant requests two Special Use Permits on an approximately 2.86 acre tract to allow for an existing hair salon to expand into two adjacent suites: suite B4, which is 1,062 square feet and suite B5, which is 942 square feet. If approved, the business would occupy three suites totaling 3,048 square. 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 existing driveways off Lawrenceville-Suwanee Road and Smithtown Lane. The subject property is an O-I zoned tract. The applicant does not propose any exterior renovations to the site.

The Zoning Ordinance was amended in 2010 to 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. A special use

permit was approved in the fall of 2010 (SUP-2010-005) for the existing business. The applicant is proposing to expand into two adjacent suites requiring a special use permit for both. A special use permit is required for each suite.

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 special use permit would be a hair salon.

DEVELOPMENT COMMENTS:

The applicant does not intend to make any exterior changes to the existing building 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 for any improved suites.

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 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 an automotive service facility (body shop) located in Sharon Industrial Park, zoned M-1. To the south of the subject property are two C-2 zoned commercial buildings one of which contains a hair salon. 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 expand the current hair salon into two adjacent suites within an existing approximately 8,225 square foot two-story brick office building (Building B). The two suites total 2,004 square feet and occupy the remaining leasable area of the first floor with the exception of an office suite with approximately 900 square feet. The subject site has two buildings and four separate parking areas. The parking area directly in front of the salon has 15 parking spaces. The zoning ordinance states that retail uses shall have 1 parking space per 250 square feet. This means that if approved, the salon must have at least 12 parking spaces. The remaining 924 square foot office requires 3 spaces. Therefore, approval of these requests would not place a burden on the adjacent parking area of the site. The entire site has 60 parking spaces which is 5 more than the minimum for this amount of office space.

In conclusion, the two requested Special Use Permits to expand the existing 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 use regulations and the availability of parking, 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 both JSU-2014-002 and JSU-2014-003.

Planning Department's Recommended Condition

JSU-2014-002

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

1. Retail use shall be limited to a hair salon. No other retail services shall be permitted.
2. The special use permit shall be limited to 1,100 square feet.

Planning Department's Recommended Condition

JSU-2014-003

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

3. Retail use shall be limited to a hair salon. No other retail services shall be permitted.
4. The special use permit shall be limited to 1,100 square feet.

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 expansion 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: E&D LLC
 ADDRESS: 4000 Smithtown Rd
SUWANEE, GA 30024
 PHONE: 404-683-5570
 CONTACT PERSON: DEAN REEVES
 E-Mail Address: dreeves@reevescontracting.com

OWNER INFORMATION*

NAME: DEAN REEVES
 ADDRESS: 4682 Blackwater Way
SUWANEE, GA 30024
 PHONE: 404-683-5570
 PHONE: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): O-1 REQUESTED ZONING DISTRICT: Light retail in O-1
 PROPOSED DEVELOPMENT: Salon
 TAX PARCEL NUMBER(S): _____
 ADDRESS OF PROPERTY: 3725 L'ville Suwanee Rd
 TOTAL ACREAGE: 2.5 PUBLIC ROADWAY ACCESS: _____

FOR RESIDENTIAL DEVELOPMENT:

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

FOR NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/UNITS: 1,062 SF + 942 SF
 TOTAL GROSS SQUARE FEET: 2,000 SF

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]
 Signature of Applicant* _____ Date 5/12/14
DEAN REEVES
 Print Name* _____ Date _____
[Signature]
 Signature of Notary _____ Date 5/12/14

[Signature]
 Signature of Owner* _____ Date 5/12/14
DEAN REEVES
 Print Name* _____ Date _____
[Signature]
 Signature of Notary _____ Date 5/12/14

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

CITY OF SUWANEE USE ONLY

Date Received: 5/12/14 Case No.: JSU-2014-003 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:
This zoning would be contiguous as adjoining property owners have the same business operation

(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:
TENANTS ARE DIFFICULT TO COME BY AND ENABLING THIS EXISTING TENANT TO REMAIN IS VITAL TO THE OFFICE PARK.

(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:
NO

(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: 5/12/14 Case No.: 350-2014-003 Accepted By: DR

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] 5/12/14
 Signature of Applicant Date

Type or Print Name and Title

DEAN REEVES - OWNER
 Type or Print Name and Title

 Signature of Applicant's Attorney or Representative Date

[Signature] 5/12/14
 Signature of Notary Public Date



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?

NO yes/no

Your Name DEAN REEVES

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)

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

CITY OF SUWANEE USE ONLY

Date Received: 5/12/14 Case No.: SU 2014-003 Accepted By: DR



May 12, 2014

City of Suwanee Zoning Board

E&D, LLC is requesting a zoning ^{special use permit} variance at our office park located at 3725 Lawrenceville Suwanee Road. This ~~variance~~ is requested in order for an existing tenant to expand her business. The tenant would like to expand her business into Suite B4 (1062sf) and B-5 (942sf).

It is apparent, by virtue of this request, that the tenants business in the City of Suwanee is successful and that the citizens of Suwanee are using the services provided by our tenant. To deny an existing and long term business the opportunity to grow and continue to serve the community would adversely affect our ability as building owners to maintain reasonable rental income, which in turn helps to cover costs including taxes paid to the City of Suwanee.

Thank you for your time and consideration.


Dean Reeves
mh/

LDIN

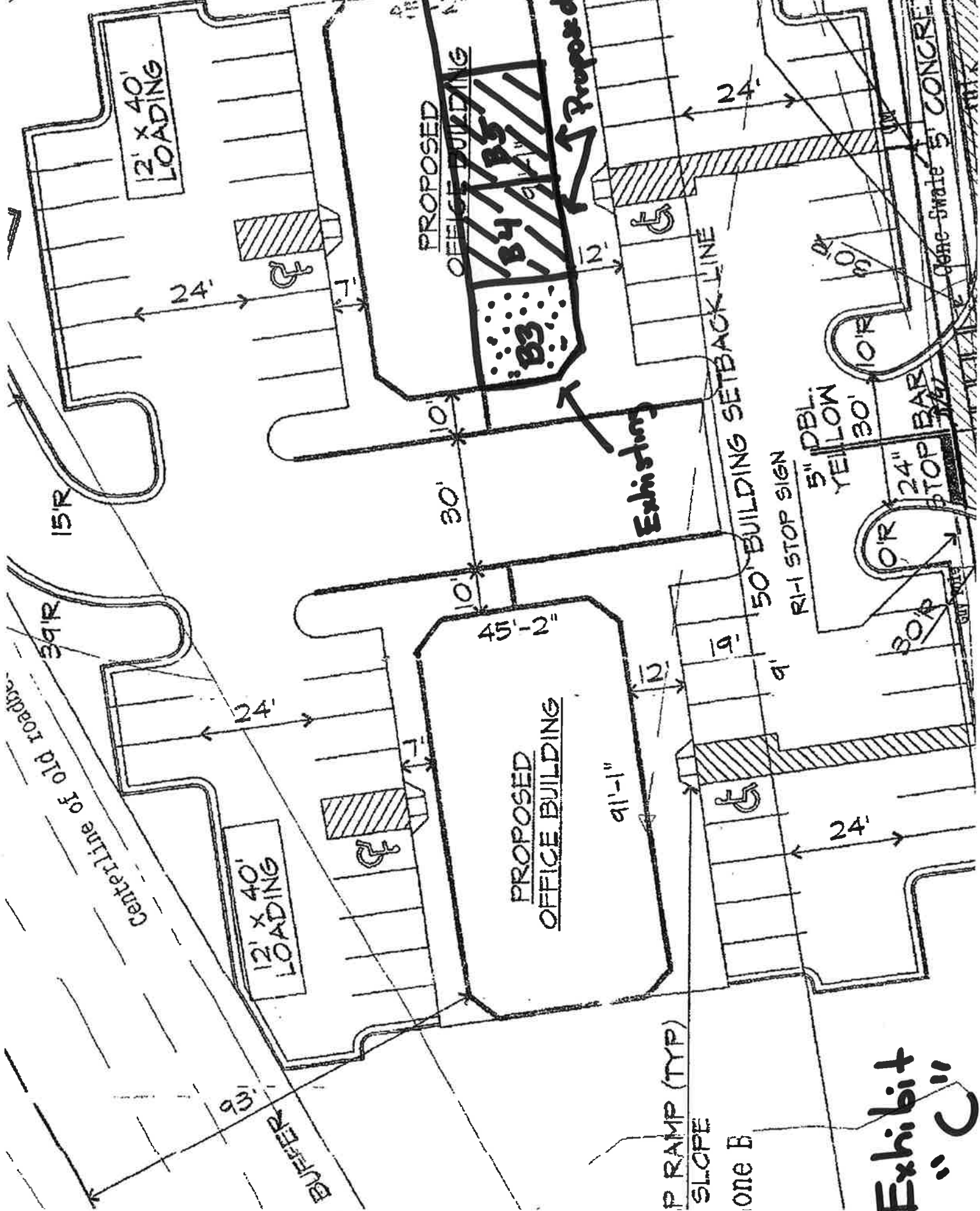


Exhibit "C"



EXHIBIT A JSU-2014-002 & 003

Location Map

Legend



JSU-2014-002 & 003



Major Road

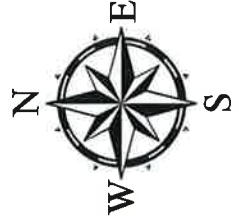




EXHIBIT B

JSU-2014-002

JSU-2014-003

Aerial Map

Legend

-  JSU-2014-002, 003
-  Major Road

