

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: V-2008-015
REQUEST: REDUCED FRONT YARD SETBACK
(35 Foot Reduction)
APPLICABLE SECTION: SECTION 506.1.D.4
LOCATION: 3121 LAWRENCEVILLE SUWANEE ROAD
DISTRICT/LAND LOT: 7-169-1
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: CHIP HACKETT PHONE: 404-408-1931

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ANALYSIS:

The applicant seeks a variance from Section 506.1.D.4 of the City of Suwanee Zoning Ordinance, to allow for accessory structures related to a carwash facility within the required front yard setback. The site is located on Lawrenceville-Suwanee Road just west of I-85 in the Suwanee Depot shopping center. The site will include a 4,600 square foot single bay carwash, 3 pay stations and 18 covered vacuum spaces. 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 City of Suwanee's Zoning Ordinance grants the Zoning Board of Appeals the authority to grant variances. According to Section 2006 of the Ordinance, the Board is authorized to grant variances when literal enforcement of the Ordinance will result in unnecessary hardship to a property owner. The zoning ordinance also states that variances may be granted when, "There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography."

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.

The subject property is an approximate 0.94 acre out parcel 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. A Special Use Permit for a carwash facility with accessory automotive service (emissions testing) on the property was approved with conditions by City Council on July 22, 2008.

The applicant notes that the site plan requires that they locate automated pay stations and related menu signs and canopies in the front setback. It is essential that these accessory structures be constructed of quality materials and be well designed. Recent development in the area has been held to a higher standard, as the city works to create an attractive entrance through the Suwanee Gateway initiative. It is also important to note that Lawrenceville Suwanee Road is approximately eight feet higher in elevation than the location of the accessory structures. Due to this condition, the structures will not be completely visible to drivers. As part of the Special Use Permit approval, City Council included a condition that the facility's architecture, landscaping and lighting shall exceed current city standards. The use of extensive landscaping toward the front of the lot will also reduce the visual impact of the accessory structures.

In conclusion, then applicant does not appear to have a hardship due to the size, shape or topography of the property. However, the proposed intrusion into the setback is minimal and the pay stations can be architecturally enhanced to mitigate potential aesthetic impacts. It is unlikely that the surrounding properties would be adversely affected by reducing the yard abutting a public street along Lawrenceville Suwanee Road. Therefore, the Planning Department recommends **APPROVAL WITH CONDITIONS**.

Planning Department
Recommended Conditions
V-2008-015

The Planning Department recommends approval of the request to reduce the front yard setback subject to the following conditions:

1. The minimum front yard setback off Lawrenceville Suwanee Road may be reduced to 15 feet.
2. The architecture and lighting of the accessory structures shall be subject to the approval of the Planning Director. The architecture and lighting shall exceed current City standards.
3. The canopy structures shall not exceed 8 feet in height.
4. The reduced setback shall apply to a maximum of 3 pay stations and no other structures.

Standards for Consideration

Pursuant to Section 2009A of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in considering all applications for a Variance.

- A. Will approval of the variance unreasonably increase the congestion in public streets?**

Approval of this variance would not increase the congestion in public streets.

- B. Will approval increase the danger of fire or endanger public safety?**

Approval of this variance would not increase the danger of fire or endanger public safety.

- C. Will approval unreasonably diminish or impair established property values within the surrounding area?**

With the appropriate conditions, approval of the variance would not unreasonably diminish or impair property values within the surrounding area.

- D. Will approval in any other aspect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City?**

Approval of this variance would not impair the public health, safety, comfort, morals, or welfare.

APPLICATION FOR VARIANCE FROM THE
CITY OF SUWANEE ZONING BOARD OF APPEALS

Please complete this application and submit with all necessary attachments as stated on the Variance Information Form (please type or print)

APPLICANT INFORMATION

Name: MAMMOTH HOLDINGS, LLC
Address: PO BOX 19762
City: ATLANTA
State: GEORGIA
Phone: 404 408 1931

OWNER INFORMATION

Name SAME
Address _____
City: _____
State _____
Phone: _____

CONTACT PERSON: CHIP HACKETT

PHONE: 404 408 1931

ADDRESS OF PROPERTY 3121 LAWRENCEVILLE - SUWANEE RD

LAND DISTRICT 7 LAND LOT 169 PARCEL 1 LOT _____

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) _____

ZONING C-2A w/ SPECIAL USE FOR CARWASH - SUP-2008-007

VARIANCE REQUESTED WE REQUEST A VARIANCE TO ALLOW US TO LOCATE INCIDENTAL, ACCESSORY USE IMPROVEMENTS WITHIN THE FRONT BUILDING SETBACK.

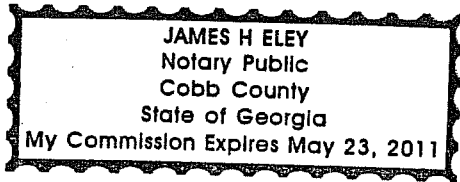
NEED FOR VARIANCE OUR SITE PLAN REQUIRES THAT WE LOCATE AUTOMATED PAYSTATIONS AND RELATED MENU SIGNS AND CANOPIES IN THE FRONT SETBACK. THESE PAYSTATIONS ARE SIMILAR TO FAST FOOD ORDERING KIOSKS AND ARE REQUIRED FOR OUR USE. WE INDICATED THESE PAYSTATIONS ON OUR PRELIMINARY/CONCEPTUAL SITE PLAN SUBMITTED FOR SUP-2008-007.

*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 or application for amendment.

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 variance 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 Board of Appeals, unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Board of Appeals.



Richard R. Hackett 10.17.08
Signature of Applicant Date

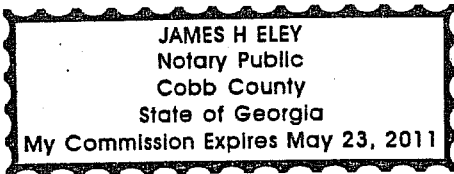
RICHARD HACKETT, MEMBER MAMMOTH HOLDINGS, LLC
Typed or Printed Name and Title

James H. Eley 10/17/08
Signature of Notary Public Date

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 reapplication for the same type of Variance 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 Board of Appeals unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than six (6) months from the date of the last action by the Board of Appeals.



Richard R. Hackett 10.17.08
Signature of Applicant Date

RICHARD HACKETT, MEMBER MAMMOTH HOLDINGS, LLC
Typed or Printed Name and Title

James H. Eley 10/17/08
Signature of Notary Public Date

Notary Seal

DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY

Case Number _____ Variance _____ Administrative _____
Date Rec'd _____ Rec'd By _____ Hearing Date _____
Amount Rec'd _____ Receipt _____

ACTION TAKEN _____

SIGNATURE _____ DATE: _____

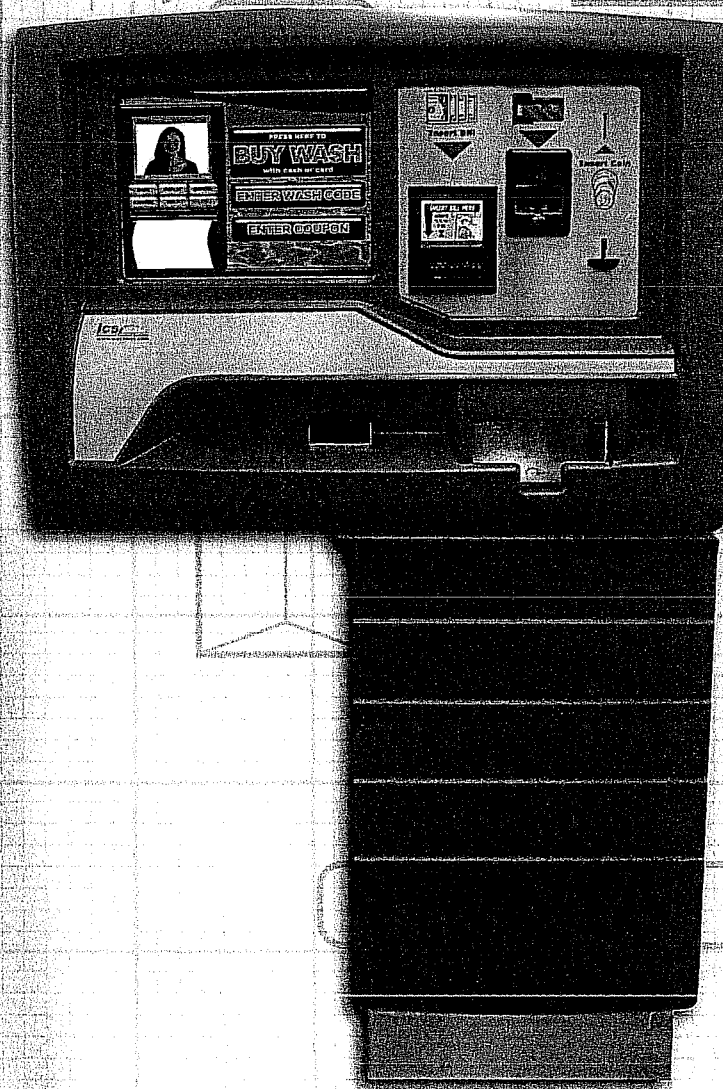
ICS

Innovative Control Systems

THIS IS THE PAY STATION THAT WE USE.

Auto Sentry® flex

Express Pay Station™ featuring Smart Sales Technology



- Bold New Design
- Improved Ergonomics
- Multi Bill Dispensing
- ATM Quality Bill Dispensing

One Company - One Solution

CANOPY SYSTEM #CP-2100

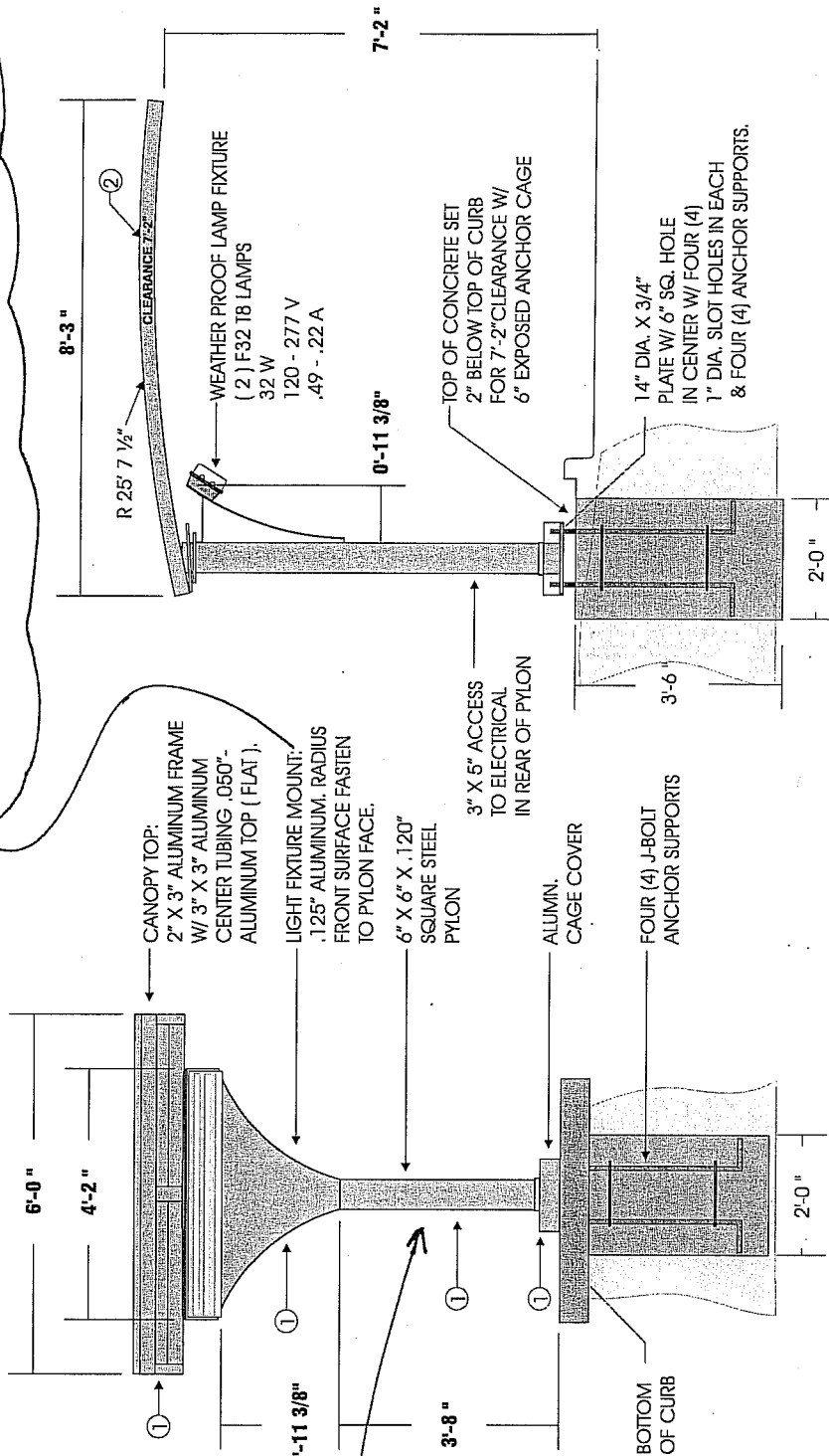
SCALE: 1'-2" = 1'-0"

COLOR PLACEMENT:

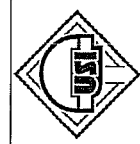
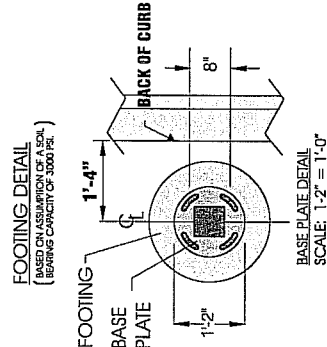
- 1. COLORS AVAILABLE
- 2. 3M HP BLACK VINYL # SC50-12U

ALL PAINT: AKZO - NOBEL "GRIP GUARD"
ACRYLIC POLYURETHANE

NOTE: SUPPORTING COLUMN CAN
BE BRICKED IF REQUESTED
BY THE CITY.



NOTE: LIGHT FIXTURE WILL POINT STRAIGHT DOWN AND THE LIGHT BULB WILL BE RECESSED.



Uni-Structures, Inc.
 8540 Cobb Center Dr., Ste 100 Kennesaw, GA 30152

CLIENT: **CAR WASH INDUSTRY**

LOCATION: **VARIOUS**

FILE LOCATION: **Dwg \ USI \ TYP.**

DESIGNER: **K. SEBREE**

DATE: **04-29-08**

DWG # **2952 REV2**

SCALE: **1/2" = 1'**

DESIGNER: **J. DEFOOR**

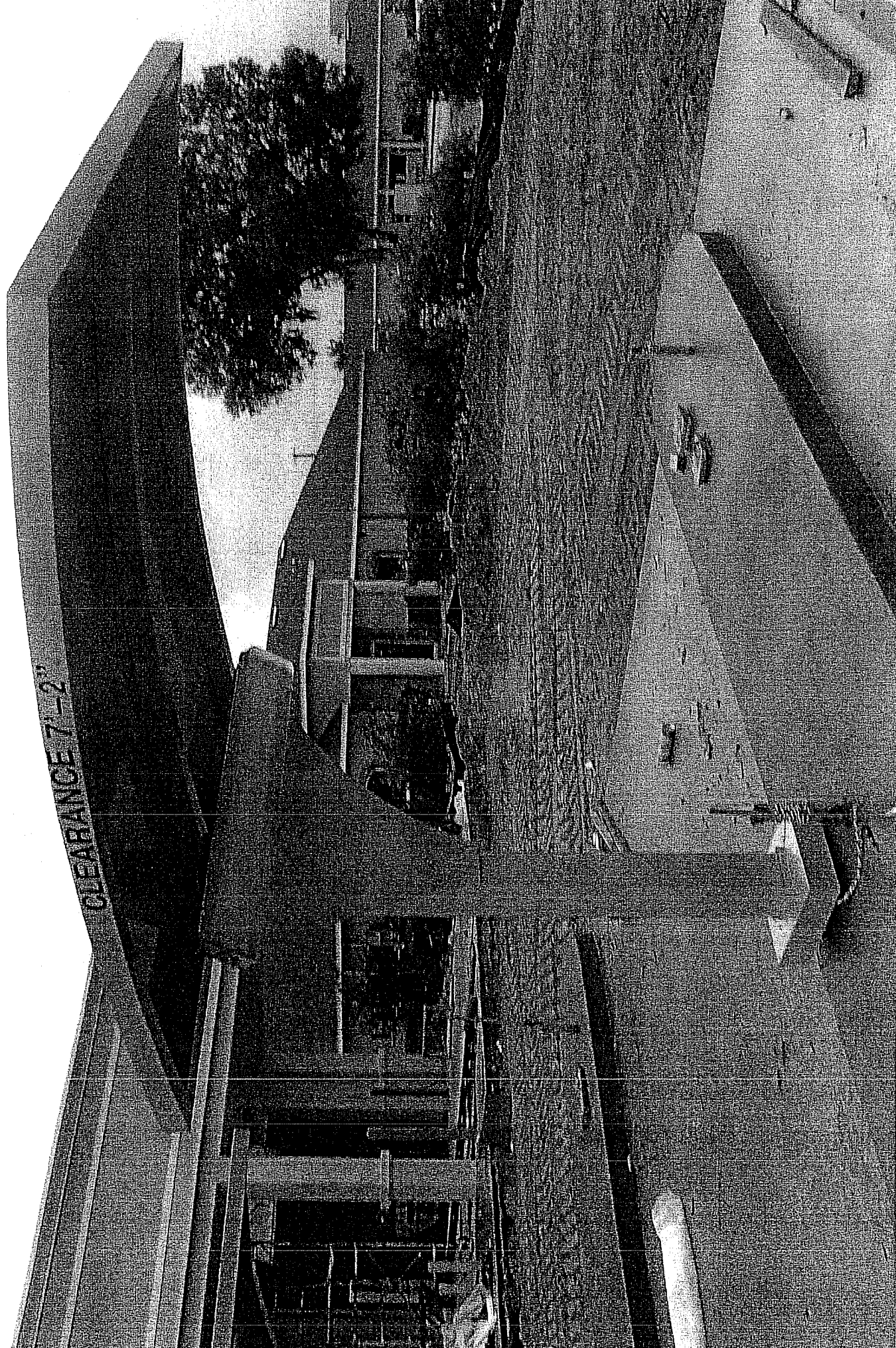
DATE: **04-29-08**

PIVOTING CANOPY W/ ARCHED TOP

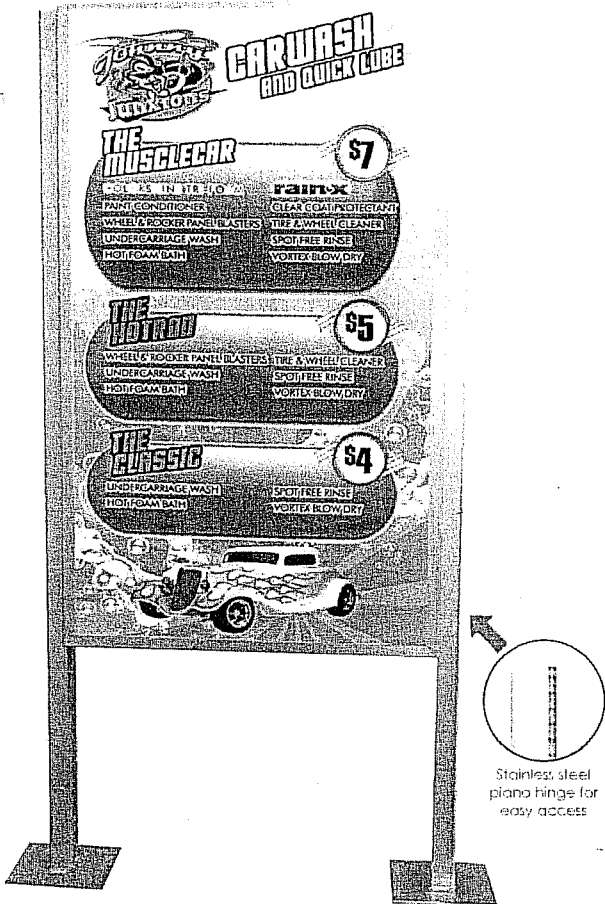
REVISIONS: TOP CHANGED TO ARCHED TOP

Note: This is an original drawing by Uni-Structures, Inc. And is not to be shown to anyone outside your organization, nor is it to be used, copied, reproduced, or exhibited in any fashion.

P. ME of PAYSTATION CANOPY - PLEASE NOTE AT COLUMN CAN BE BLOCKED, IF NECESSARY, AND LIGHT FIXTURE WILL BE FACING STRAIGHT DOWN WITH A RECESSED BULB.



3' x 5' Vertical Menu



- **Dimensions:** 6 1/2"D x 36"W x 60"H, with 24" ground clearance.
- **Construction:** Anodized aluminum and stainless steel hardware with high impact plastic face.
- **Light Source:** High output fluorescent lamps.
- **Voltage / Amperage:** 110VAC, 2 AMPS Max.
- **Customization:** Size, graphics, message, and colors of your choice.
- **Special features:** Stainless steel piano hinge for easy access and prices cut in vinyl for an easy price change.

Part No. 3X5V	Without LED Border	\$1,495.00
Part No. 3X5VDS	Double Sided Without LED Border	\$1,845.00
Part No. 3X5VRF	Replacement Face	\$345.00

Option: Built in photo-eye to have the fixture turn on when dark.
 Part No. PEYE Photo-Eye \$45.00

This is an example of the type of menu sign that we use. It will be located on the island a few feet from the automatic paystation.

*It is suggested to replace the graphics on your face every 3 years to maintain customer awareness.

3' x 5' Vertical Menu with LED Border

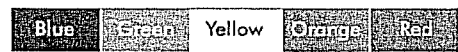


- **Draw attention to your menu packages with an LED Border.**
- **Dimensions:** 6 1/2"D x 36"W x 60"H, with 24" ground clearance.
- **Construction:** Anodized aluminum and stainless steel hardware with high impact plastic face.
- **Light Source:** High output fluorescent lamps.
- **Voltage / Amperage:** 110VAC, 2 AMPS Max.
- **Customization:** Size, graphics, message, colors of your choice, and LED Border in the color of your choice (see below).
- **Special features:** Stainless steel piano hinge for easy access and prices cut in vinyl for an easy price change.

Part No. 3X5VL	With LED Border	\$1,845.00
Part No. 3X5VLS	Double Sided With LED Border	\$2,545.00
Part No. 3X5VLR	Replacement Face	\$345.00

Option: Built in photo-eye to have the fixture turn on when dark.
 Part No. PEYE Photo-Eye \$45.00

LED BORDER COLORS TO CHOOSE FROM (ACTUAL COLORS MAY VARY)



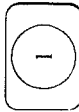


MAMMOTH HOLDINGS, LLC
 405 PEARSON PARKWAY
 ATLANTA, GA 30308

Sheet	1
Project	100
Revision	
Date	

Project No.	418-108-113
Design No.	01
Drawn By:	CT
Checked By:	DM
Date:	10/17/08
Scale:	1" = 20'

SITE PLAN
 ULTRA CAR WASH
 LAND IN AND IN THE CITY OF SUWANEE
 CLAYTON COUNTY, GEORGIA



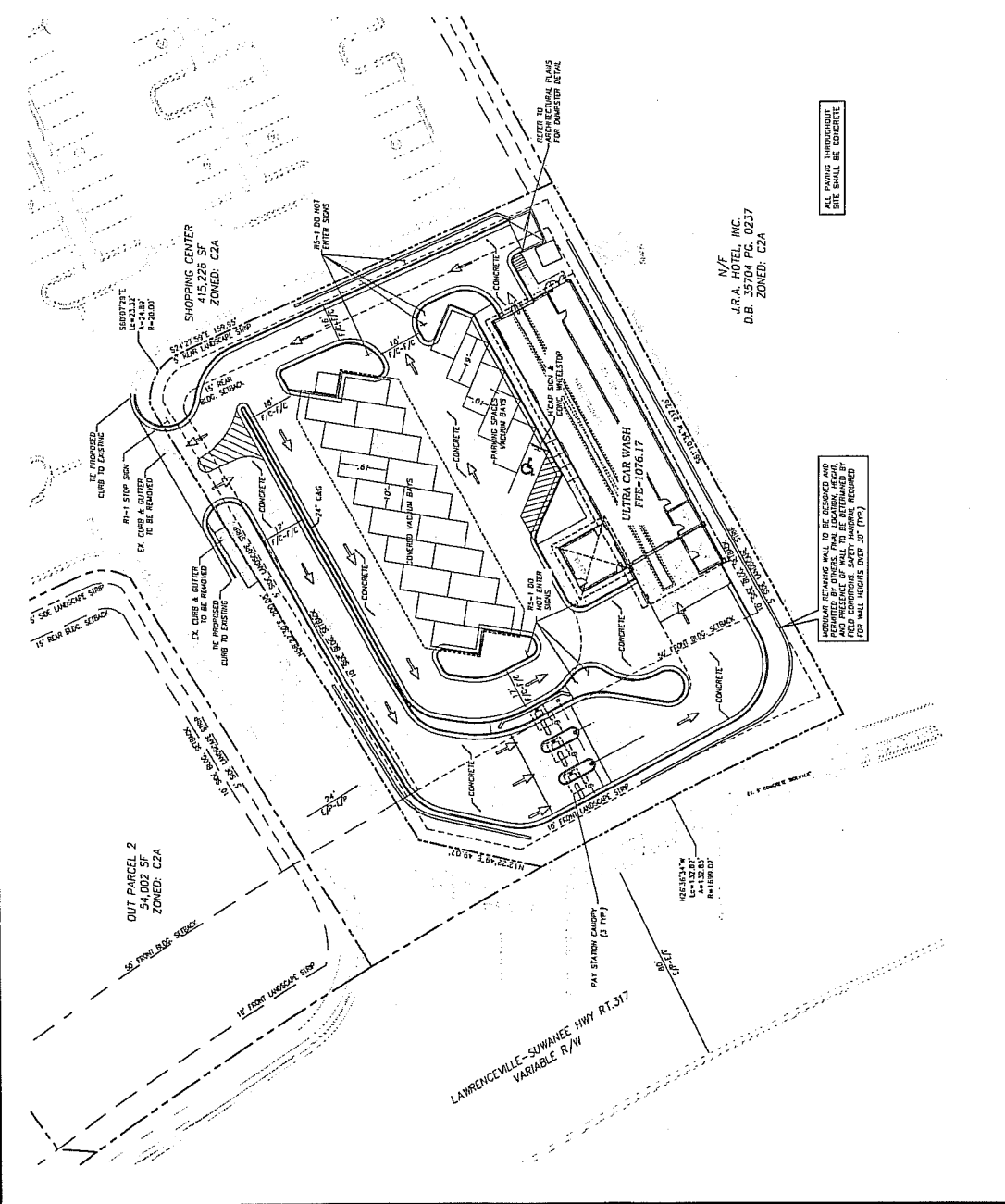
SITE DATA
 OWNER/DEVELOPER: MAMMOTH HOLDINGS, LLC, 405 PEARSON PARKWAY, ATLANTA, GA 30308
 ARCHITECT: SHINEK & ASSOCIATES, INC., 1100 W. 10TH ST., SUITE 105, MARIETTA, GA 30068
 ENGINEER/MECHANICAL SUPERVISOR: SHINEK & ASSOCIATES, INC., 1100 W. 10TH ST., SUITE 105, MARIETTA, GA 30068
 SURVEYOR: SHINEK & ASSOCIATES, INC., 1100 W. 10TH ST., SUITE 105, MARIETTA, GA 30068
 SURVEYOR: SHINEK & ASSOCIATES, INC., 1100 W. 10TH ST., SUITE 105, MARIETTA, GA 30068

FIELD REF: 153226 SF
 ZONING: CZA - SPECIAL COMMERCIAL DISTRICT
 DEVELOPMENT STANDARDS: SEE CITY OF SUWANEE ORDINANCE 100-100-100

REQUIREMENTS: 30' BUFFER FROM STATION CHAINPOST
 PARKING REQUIREMENTS: CAR WASH - NONE SPECIFIED
 FLOODPLAIN: THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FEMA MAPS

CITY OF SUWANEE NOTES

- CITY OF SUWANEE RESERVES THE RESPONSIBILITY FOR OVERLOOK OR PROVISION OF THE CITY OF SUWANEE. THE CITY OF SUWANEE IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CITY OF SUWANEE IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CITY OF SUWANEE IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
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N/A
 J.R.A. HOTEL, INC.
 D.B. 35704 PG. 0237
 ZONED: CZA

ALL PARKING THROUGHOUT SITE SHALL BE CONCRETE

REINFORCING WALL TO BE OCCASION AND PERMITTED BY OTHER. FINAL LOCATION, HEIGHT, AND FINISH SHALL BE DETERMINED BY THE ENGINEER. SEE CITY OF SUWANEE ORDINANCE 100-100-100 FOR MORE HEIGHTS OVER 30' (10')

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 Southeastern Engineering
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UTILITY NOTE:
 THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

City of Suwanee



V-2008-015

Location Map

Legend

— Streets



V-2008-015

