

SPECIAL USE PERMIT(S):

SUP-2021-003

**CITY OF SUWANEE
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER: SUP-2021-003
REQUEST: VEHICLE RENTAL IN THE C-2A DISTRICT
(SPECIAL COMMERCIAL DISTRICT)
LOCATION: 145 SATELLITE BOULEVARD
TAX ID NUMBER: 7-170-092
ACREAGE: 1.76 ACRES
PROPOSED DEVELOPMENT: 2,100 SQUARE FOOT VEHICLE RENTAL
FACILITY

APPLICANT: AUTO PLANET SALES & RENTAL
2227 DULUTH HIGHWAY, SUITE 105
DULUTH, GA 30097

OWNER: SOK LEE
5545 VIEWPOINT COURT
SUWANEE, GA 30024

CONTACT: DOUG KANG PHONE: 770-495-8886

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant requests a Special Use Permit on an approximately 1.76-acre tract to allow for a vehicle rental facility located in a small shopping center. The subject property is zoned C-2A (General Commercial – Alcohol Sales). The site is located near the intersection of Satellite Boulevard and Lawrenceville-Suwanee Road. In addition to the onsite 2,100 square foot car rental office, 10 parking spaces are reserved for rental cars in a small parking area adjacent to the center. The shopping center has a total of 68 parking spaces that serve the 12,400 square foot shopping center.

The subject property has access onto Satellite Boulevard via a driveway that serves a larger shopping center behind the subject property. The driveway has full access onto Satellite Boulevard with a 3 way traffic signal.

The Special Use Permit process was created by the City Council to 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. Vehicle sales and rental establishments require Special Use Permits in the C-2A zoning district.

ZONING HISTORY:

The City has reviewed 2 previous requests for vehicle rental facilities. Both requests were in 2007 and both were approved. On the property adjacent to the subject property at 3245 Lawrenceville-Suwanee Road (Walmart) the City received a request for vehicle rental. The rental office was proposed to operate out of the Walmart building. The City approved the requested with conditions that required that car rental spaces be reserved and ensured that cars would not be washed or repaired on site.

Later in 2007 the City approved another request for vehicle rental on Sharon Industrial Way. This approval also called for reserving parking spaces for rental vehicles and ensured that no maintenance, repair, or car washing was taking place on the site.

ANALYSIS:

The site is an approximately 1.76-acre property developed with a 12,400 square foot building and 68 space parking lot. The site is fully developed with access onto adjacent arterials. If 10 spaces are reserved for the proposed vehicle rental facility, then there is still ample parking for the remaining businesses. The tract should be able to support a 2,100 square foot vehicle rental facility.

The surrounding area is characterized by intensive non-residential development. To the east, south, and west of the subject property is a shopping center and a Walmart and large parking lots associated with those two developments (Zoned C-2A). Across Satellite Boulevard, to the north, is a business park developed with three office warehouse buildings (Zoned M-1). The proposed special use is unlikely to negatively impact the surrounding commercial and industrial developments in the surrounding area. The applicant notes that the site would not be used for vehicle repair or washing.

The City's Future Land Use Plan recommends commercial uses for this site. The proposed commercial special use is consistent with this designation. Furthermore, the site is in an intensive commercial area that is generally well-suited to such vehicle rental establishments. As noted in the Zoning History, the adjacent property containing the Walmart was previously granted approval of Special Use Permit for vehicle rental. This business is no longer operating at the Walmart.

In conclusion, the requested Special Use Permit for a vehicle rental 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 I-85 business district and is surrounded by intensive commercial and industrial zoned property and uses. Furthermore, with the appropriate conditions, it is unlikely approval of the request would have a negative impact on the surrounding area. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of the request.

Planning Department Recommended Conditions
SUP-2021-003

Approval of a Special Use Permit for an automobile rental facility subject to the following conditions:

1. No more than 10 parking spaces shall be reserved for vehicles for rent. Each of said spaces shall be clearly marked with signs not exceeding 6 feet in height and a total of 2 square feet sign area. All of said spaces shall be clearly marked/striped and located on a surface intended to accommodate vehicles.
2. The approval of this special use is limited to automobile rental. No vehicle sales, servicing or washing shall be permitted as an accessory use to the vehicle rental function. No inoperable vehicles may be kept on site.

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. A vehicle rental 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;

A vehicle rental 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 the most 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;

There are no extraordinary or changing conditions which give additional support for approval of the request.

SPECIAL USE PERMIT APPLICATION

An Appointment is required prior to submitting an application. Please contact MaryAnn Jackson at 770-945-8996 to setup an appointment.

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>Auto Planet Sales & Rentals LLC.</u>	NAME: <u>Sok Lee</u>
ADDRESS: <u>2227 Duluth Hwy. Ste # 105</u> <u>Duluth, GA 30097</u>	ADDRESS: <u>5545 Viewpoint Ct</u> <u>Suwanee, GA 30024</u>
PHONE: <u>770-495-8886</u>	PHONE: <u>678-230-3151</u>
CONTACT PERSON: <u>Doug Kang</u>	PHONE: _____
E-Mail Address: <u>autoplanet@autoplanetusa.com</u>	

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): C2-A REQUESTED ZONING DISTRICT SUP

PROPOSED DEVELOPMENT: _____

TAX PARCEL NUMBER(S): R7170092

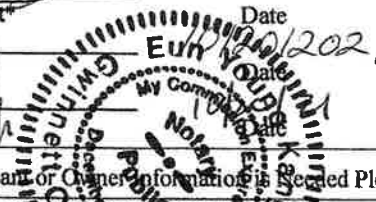

ADDRESS OF PROPERTY: 145 Satellite Blvd Suwanee, GA 30024

TOTAL ACREAGE: 1.76 PUBLIC ROADWAY ACCESS: Satellite Blvd

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/UNITS: <u>6 units</u>
DWELLING UNIT SIZE (SQ. FT.): _____	TOTAL GROSS SQUARE FEET: <u>12,060 SF</u>

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* <u>Doug Kang</u> Print Name* Signature of Notary* 	Signature of Owner* <u>Sok Lee</u> Print Name* Signature of Notary* 
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* If Additional Applicant or Change of Information is Requested Please Complete Additional Application Form

Date Received: _____ Case No.: SUP-2021-003 Accepted By: _____

SPECIAL USE PERMIT APPLICANT'S RESPONSE



Auto Planet Sale & Rentals LLC.

2227 Duluth Hwy. Ste #105

Duluth, GA 30097

Tel. 770-495-8886

Fax. 770-545-8046

Email. autoplanet@autoplanetusa.com

Web. www.autoplanetusa.com

Letter of Intent

This letter of intent is to submit for the Special Use Permit of the property located at **145 Satellite Blvd. Ste E&F, Suwanee, GA 30024**. Currently this location is occupied and being operated by the "Expose Tax Services". Auto Planet Sales and Rentals LLC. Will be renting out 2,100 sq. ft space which is a part of 12,000 sq. ft retail center. Currently, there are 6 retail stores operating – Pet Spa, American Deli, Beauty Salon, Tanning Studio, Indoor Golf Training Studio, and Tax Service Provider.

Auto Planet Sales & Rentals LLC has been in the rental business for local customers, international corporate travelers, repair shops and insurance replacements for over 20 years. Since the beginning of the business operation, we have been focusing on purchasing new vehicles for the rentals. We strengthened our business by providing our customers with the best conditioned vehicles, resulting in average 90% - 92% utilization of 80 fleets.

Current location is assigned with 68 total parking space, all weather surface to provide the health hazard of dust and standing water. We will be requiring 10 parking spaces, which is located at the side of the building to avoid any distraction of customers of other retails, for the vehicles which our customers will be renting. We will be setting up the signs for these authorized parking spaces so that we can avoid any confusion of the customers visiting the shopping center.

All our vehicles will be kept in operating condition. Before we rent out our vehicle, our employees go through the simple vehicle inspection to see if all functions work properly. After the vehicle has been returned by the customers, we go through thorough inspection at our assigned body shop in Doraville (Pro-Tech Collision - 5874 Buford Hwy NE, Doraville, GA 30340), or at authorized dealer service centers (for new cars with warranties). Hence, there will be no activities relating to maintenance or repair of the vehicle. Fueling of the rental vehicles will be taking care from the local gas station which we believe will be a contribution to the local economy. Also, washing of the vehicle will be taken placed in the near by car washing shops. Most of the time we will be taking our vehicle to "Ultra Car Wash" (3121 Lawrenceville-Suwanee Rd, Suwanee, GA 30024) for the cleaning of the vehicle.

We do believe that permitting special use permit for our company in this area will enhance and strengthen the economy of City of Suwanee. Providing variety options to the residents for rentals, bringing in and providing opportunity to explore City of Suwanee to international travelers, taking care of the stress of collision cases and more will be provided by the Auto Planet upon the approval of the special use permit.

SUP-2021-003

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, approval of the proposed SUP will permit a use that is suitable in view of the use and development of the adjacent and nearby property. Auto Planet operates closely with local PD/PI attorney's offices for the rental services. Also, we provide services to the customers visiting local body shops.
- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
It will not adversely affect the adjacent or nearby property because our vehicles will be parked only at the assigned areas and maintenance will be taken place at the partnered body shop in Doraville. Also, the washing/fueling of vehicles will take place in a local car wash/gas station.
- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
The current zoning of the property limits its use; Special Use Permit with conditions is suitable for the area and provide a higher and/or more relevant economic use.
- (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:
Auto Planet operates on an appointment basis only. Most of the time, our rental vehicles are being delivered to the customers' location for long-term service (1-3 months). On averages, a maximum of 2-3 customers per day walks-in to our offices for the short-term rental services, hence our activity will not result in a use which will or could cause excessive or burdensome use of streets, transportation, or schools.
- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:
C-2A zoning district permits the Automotive Rental Facilities to operate with conditions such as all-weather surfaces to avoid the health hazard of dust and standing water and vehicles on the premises to be kept in operating condition at all times.
- (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 will not be changing any other conditions in the current property other than the parking signs for our parking spaces.

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: SUP-2021-003 Accepted By: _____

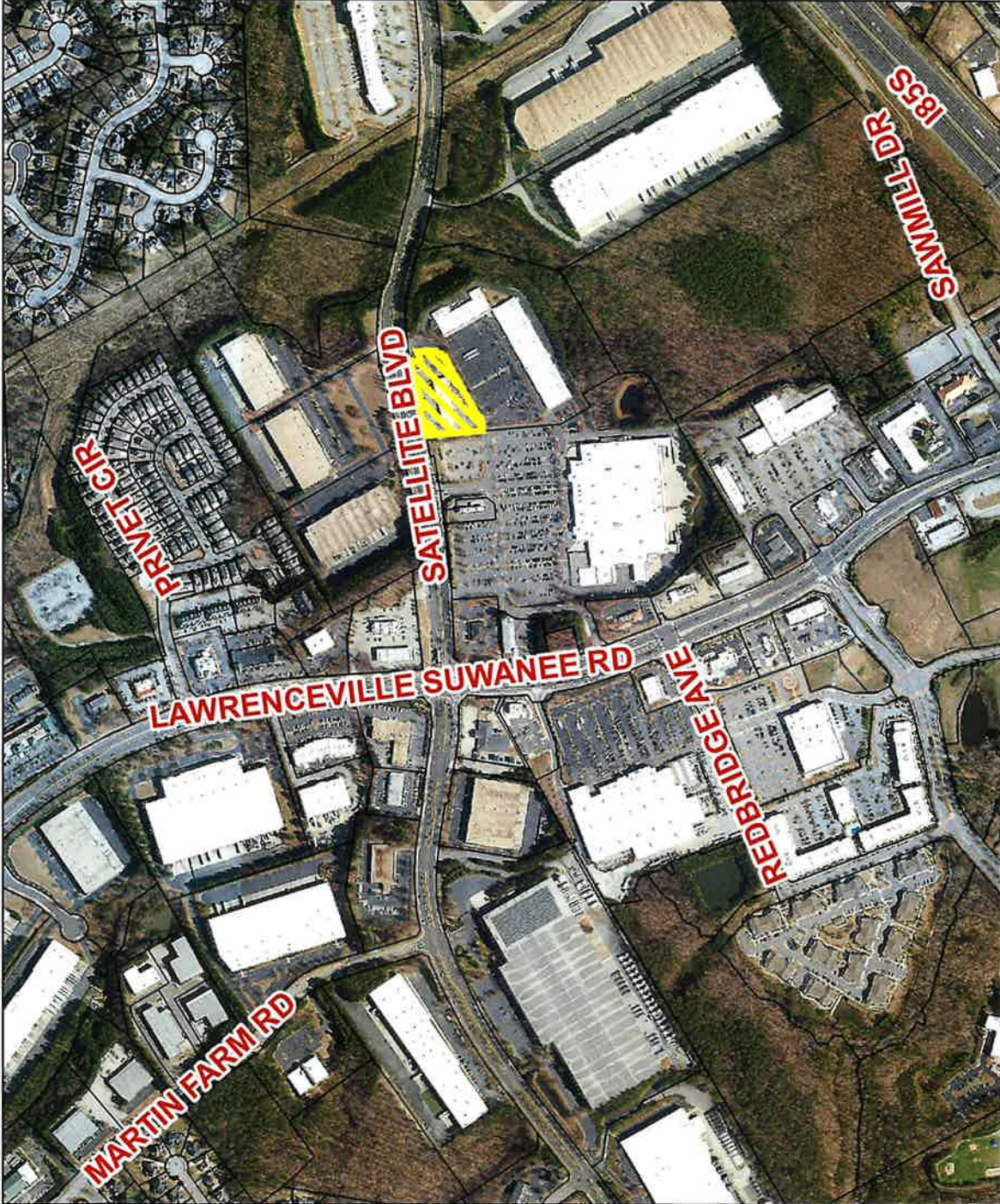


Location Map

SUP-2021-003



Subject Property



















0 400 800 1,600 Feet



Location Map SUP-2021-003

 Subject Property

ZONING

-  C-1
-  C-2
-  C-2A
-  C-3
-  GCA
-  IRD
-  M-1
-  OI
-  OTCD
-  PMUD
-  R-100
-  R-140
-  R-75
-  R-85
-  RM6
-  RM8

