

**CITY OF SUWANEE  
VARIANCE ANALYSIS**

**CASE NUMBER:** V-2021-010  
**REQUEST:** ACCESSORY STRUCTURE LOCATED  
OUTSIDE OF A REAR YARD

**APPLICABLE SECTION:** SECTION 604  
(CITY OF SUWANEE ZONING ORDINANCE)

**LOCATION:** 921 MILL CREEK RUN

**DISTRICT/LAND LOT:** 7-196-009

**ZONING:** R-140

**DEVELOPMENT:** GREENHOUSE

**APPLICANT/OWER:** DAVID G. WAITS  
921 MILL CREEK RUN  
SUWANEE, GA 30024

**CONTACT:** GREG WAITS  
**CONTACT PHONE:** 770-846-4255

**RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

**ADDENDUM:**

The applicant has submitted changes to their proposed greenhouse design including a change in materials and proposed landscaping to screen the greenhouse.

The applicant proposes to locate the greenhouse in the same location originally proposed, but as illustrated in Exhibit D, the portion of the existing wooden fence that is closest to the main house would be moved 40 feet towards Mill Creek Run so that the fence is between the greenhouse and Mill Creek Run. Additionally the applicant proposes to plant 4 Steeplechase Arborvitae Conifer trees between the fence and the greenhouse, 3 trees would be on the Mill Creek Run side and 1 would be on the southwest side. The applicant indicates that these trees would be approximately 9-12 feet tall when planted and reach approximately 20 feet tall and 8 feet wide when full grown. These trees would not block the desired eastern sun because they do not grow taller than 20 feet.

The applicant proposes to change the foundation of the greenhouse to brick to match the main house and meet staff's proposed conditions.

The applicant also provided additional information regarding the use of the greenhouse. The applicant plans to use the greenhouse to seed and start plantings for spring and fall seasons. Additionally, the applicant plans to grow vegetables for their family's use and Bonsai trees. The greenhouse will not be used for commercial purposes.

Regarding the feasibility of using the rear yard as an alternate location for the greenhouse, Exhibit E shows the location of the flood plain as documented by the County as well as the tree coverage on the property that limit eastern sun.

A staff visit to the property confirmed that the wetland area is also used as pasture land for donkeys and horses that live on the property. Additional photos of the property were taken and provided of the existing structures on the subject property and views of the proposed greenhouse location including the views from adjacent properties. There are 6 existing accessory structures on the property. These are documented in Exhibit F.

Finally, at the December 21, 2021 Zoning Board of Appeals hearing, there was a question about the location and material of other accessory structures on properties along Mill Creek Run. Exhibit G shows building footprints on each property as documented by the County GIS. No structures are shown in any front yard along Mill Creek Run. Staff revisited the area and found only one small shed visible in a front yard, which is pictured in Exhibit G. Regarding other greenhouses in the area, there is an existing metal and glass greenhouse located in the rear yard of 878 Mill Creek Run, which is visible from Mill Creek Run.