

**VARIANCE(S):**

**V-2022-013**

**CITY OF SUWANEE  
VARIANCE ANALYSIS**

**CASE NUMBER:** V-2022-013  
**REQUEST:** REDUCTION OF FRONT LANDSCAPE STRIP

**APPLICABLE SECTION:** SECTION 1703.2.1 (A)

**LOCATION:** 1500 PEACHTREE INDUSTRIAL BLVD.,  
SUITE 260

**DISTRICT/LAND LOT:** 7-239-334

**ZONING:** C-2 (GENERAL COMMERCIAL DISTRICT)

**DEVELOPMENT:** 10,800 SQUARE FOOT DENTAL OFFICE

**APPLICANT/ OWNER:** SOUTHERN HEALTHCARE HOLDINGS, LLC  
1500 PEACHTREE INDUSTRIAL BLVD.,  
SUITE 260  
SUWANEE, GA 30024

**CONTACT:** GREG SPORTSMAN  
**PHONE:** 678-482-1581

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

**ANALYSIS:**

The applicant seeks a variance from Section 1703.2.1 of the City of Suwanee Zoning Ordinance to allow for the reduction of the required 15-foot front landscape strip. The subject parcel is 1.16 acres and is located at 1500 Station Center Boulevard and fronts Station Center Boulevard. The parcel is currently vacant and the owner is in the process of obtaining a development permit to allow for construction of a 10,800 square foot dental office. The applicant is currently in the development review process and is seeking to develop the property with a 10-foot-wide front landscape strip. The Zoning Ordinance requires a 15-foot landscape strip. As such, a variance would be required in order to develop the site as proposed.

The subject property is located just off of Peachtree Industrial Boulevard (along Station Center Boulevard). The area is characterized by a mixture of commercial and residential uses. To the west of the subject property is an existing Pediatric Dentistry office (Zoned C-2). The subject property shares a driveway with the adjacent Pediatric Dentistry office. To the north of the

subject property is the Epiphany Lutheran Church (Zoned C-2). Across Station Center Boulevard, to the south, is the Suwanee Jubilee (Zoned C-2A). Suwanee Jubilee is a commercial shopping center that includes a variety of office, retail, and restaurant uses. To the east of the subject property are the driveway to the Epiphany Lutheran Church and some townhomes in the Suwanee Station mixed use project (Zoned PMUD).

The proposed building will match the architectural style of the existing buildings on the neighboring properties. The Pediatric Dentistry building was permitted and constructed in 2003. The buildings currently occupied by the Jubilee Suwanee Shopping Center were permitted and constructed in 2006. At the time the buildings were permitted, the required front landscape strip was 10 feet. Therefore, both buildings were built to code. The Buffer, Landscape and Tree Preservation ordinance was amended in 2009. Among the changes made to the article was increasing the minimum required front landscape strip from 10 feet to 15 feet.

The City of Suwanee encourages interconnectivity of neighboring properties, especially when the parking lots are adjacent to one another. The subject property is located adjacent to two already developed properties that have 10-foot front landscape strips. The applicant is requesting a variance to reduce the front landscape strip from 15 feet to 10 feet to match the neighboring properties and to provide a straight and uninterrupted drive aisle that will connect the two adjacent properties. The number and spacing of the trees within the landscape strip will be consistent with current standards. This variance would only affect the width of the strip in order to match the adjacent properties.

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. A variance may be granted if the conditions are unique to the property and/or are unlikely to cause substantial detriment to the public good or if the variance will not undermine the intent of the zoning ordinance. In addition, a variance may be granted when such conditions are not the result of any actions of the property owner.

In this case, approval of the requested variance would allow for a parking lot that functions more seamlessly with the adjacent parking lot. Additionally, as noted before, the surrounding developments were constructed with 10-foot-wide landscape strips. Reducing the subject property's front landscape strip to 10 feet would be consistent with surrounding developments, and therefore, approval of variance in this situation should not undermine the Zoning Ordinance.

In conclusion, reducing the front landscape strip will allow for improved interconnectivity with the neighboring property. This parcel is uniquely affected by the changes that occurred to the landscape regulations. It would be the only property in the area with the wider landscape strip. Approval of this variance will not circumvent the intent of the ordinance and will allow for continuity within the commercial subdivision. As such, staff recommends **APPROVAL WITH CONDITIONS** of V-2022-013.

**V-2022-013**

**Planning Department Recommendation:**

Approval of a variance to reduce the width of the front landscape strip from 15 feet to 10 feet subject to the following conditions:

1. The front landscape strip shall be a minimum of 10 feet wide and shall meet the tree and shrub planting requirements for a 15-foot-wide landscape strip.
2. The design of the parking lot shall be consistent with the design found in Exhibit 'A'.
3. The dumpster enclosure shown between the building and Station Center Boulevard on Exhibit 'A' shall be moved to a location away from Station Center Boulevard, with the final location subject the approval of the Planning Department.

### **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, with the appropriate conditions 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: Southern Healthcare Holdings, LLC  
Address: 1500 Peachtree Industrial Blvd., Suite 260  
City: Suwanee  
State: GA  
Phone: (770) 476-9511  
E-mail address: greg@hobgoodgroup.com

**OWNER INFORMATION**

Name: Southern Healthcare Holdings, LLC  
Address: 1500 Peachtree Industrial Blvd., Suite 260  
City: Suwanee  
State: GA  
Phone: (770) 476-9511

CONTACT PERSON: Greg Sportsman

PHONE: 678-482-1581

ADDRESS OF PROPERTY 1500 Station Center Blvd.

LAND DISTRICT 7 LAND LOT 239 PARCEL 7239-334 LOT

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) Southern Healthcare Holdings

ZONING C-2

VARIANCE REQUESTED Reduce landscape strip along Station Center Blvd. from 15' to 10' to match existing recorded plat / survey per Plat Book 106, Page 104, and to match existing adjacent property 10' landscape strip width.

NEED FOR VARIANCE The existing survey and recorded plat (per Plat Book 106, Page 104) show a 10' landscape strip along Station Center Blvd. The adjacent property owned by Drs. Grant & Rhonda Hogan already has this same existing 10' landscape strip. By keeping the strip at 10' instead of the new 15', our driveway and Dr. Hogan's existing driveway will align avoiding traffic issues, and will allow us the required number of parking spaces.

(There is 5' more space between the property line and the sidewalk to add to make 15' total.)

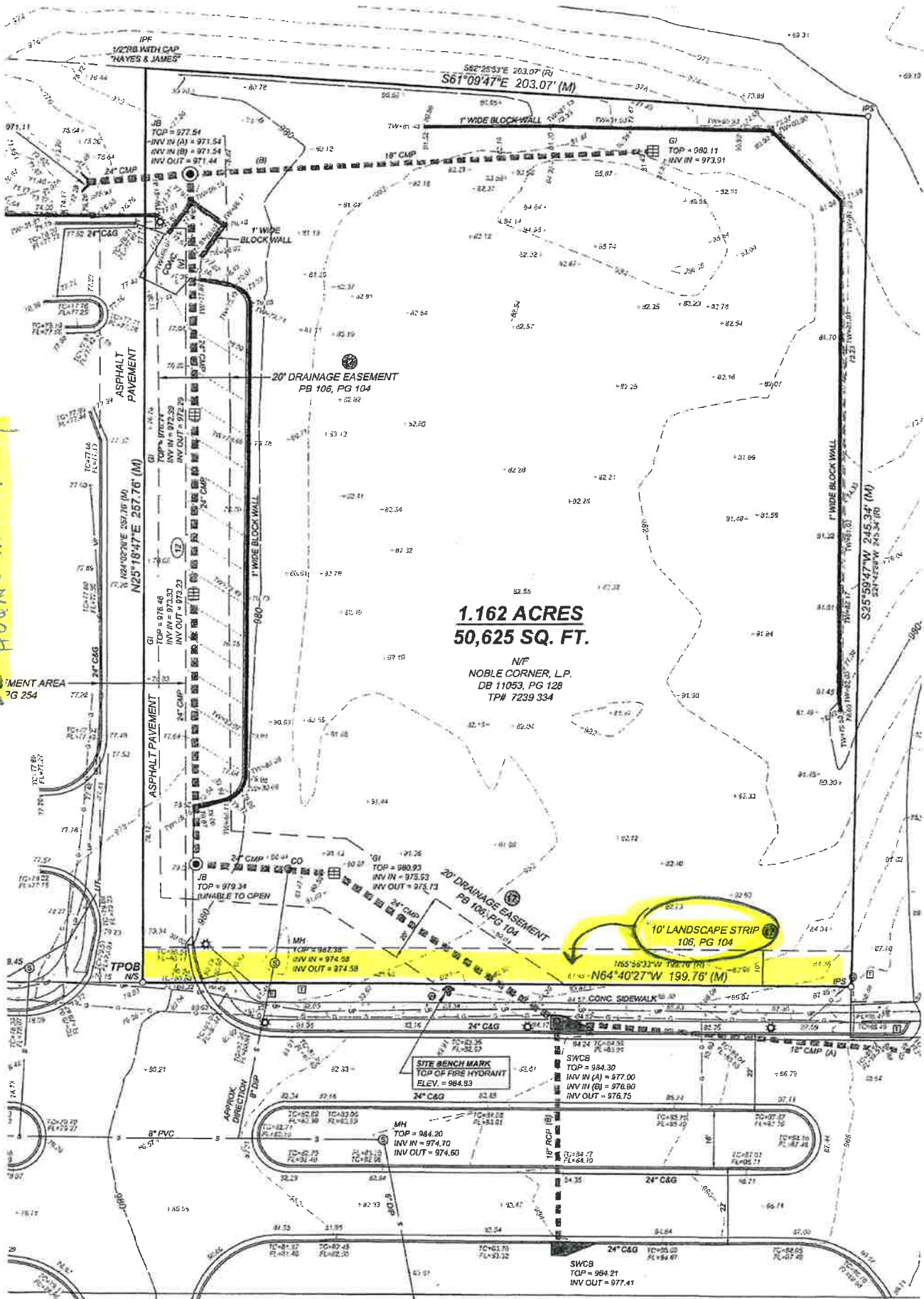
**\*A VARIANCE FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.  
SECTION 2007, APPLICANT AND/OR A REPRESENTATIVE.**

**\*\*\*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.**

V-2022.013

DR. HOGAN PROPERTY

ENLARGED EXISTING RECORDED PLOT SURVEY



1.162 ACRES  
50,625 SQ. FT.

NIF  
NOBLE CORNER, L.P.  
DB 11053, PG 128  
TP# 7239 334

10' LANDSCAPE STRIP  
105, PG 104

STATION CENTER BOULEVARD  
88' RW (PUBLIC)

V. 2022.013

Exhibit A

Proposed Site Plan (Overall)

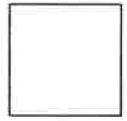
DATE: 5-18-2022  
DRAWN BY: GSK

PROJECT: 8888888888

1	DATE	5-18-2022	BY: GSK
2	SCALE		
3	PROJECT		
4	CLIENT		
5	DESCRIPTION		
6	LOCATION		
7	PREPARED BY		
8	CHECKED BY		
9	APPROVED BY		



**INTEGRITY**  
ENGINEERING & DEVELOPMENT SERVICES, INC.  
3615 Brexton Highway, Suite 201  
Decatur, GA 30019  
(770) 546-0446



ARTISTIC SMILES  
10440 FARMER BOULEVARD  
MARIETTA, GEORGIA 30067  
TEL: 770-233-7334  
FAX: 770-233-7337  
GARNETT COUNTY  
Zone C2

DATE: 5-18-2022  
PROJECT NUMBER: HOB-2103

SHEET NUMBER: 9  
SITE PLAN

**PROPOSED LEGEND**

1. DRIVEWAY	2. DRIVEWAY	3. DRIVEWAY	4. DRIVEWAY	5. DRIVEWAY
6. DRIVEWAY	7. DRIVEWAY	8. DRIVEWAY	9. DRIVEWAY	10. DRIVEWAY
11. DRIVEWAY	12. DRIVEWAY	13. DRIVEWAY	14. DRIVEWAY	15. DRIVEWAY
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**PROPOSED LEGEND (CONTINUED)**

51. DRIVEWAY	52. DRIVEWAY	53. DRIVEWAY	54. DRIVEWAY	55. DRIVEWAY
56. DRIVEWAY	57. DRIVEWAY	58. DRIVEWAY	59. DRIVEWAY	60. DRIVEWAY
61. DRIVEWAY	62. DRIVEWAY	63. DRIVEWAY	64. DRIVEWAY	65. DRIVEWAY
66. DRIVEWAY	67. DRIVEWAY	68. DRIVEWAY	69. DRIVEWAY	70. DRIVEWAY

**ASPHALT FINISHS SPECS**

RECOMMENDED BY HOBGOOD CONSULTING GROUP

1. 2" ASPHALT	2. 3" ASPHALT	3. 4" ASPHALT	4. 5" ASPHALT
5. 6" ASPHALT	6. 7" ASPHALT	7. 8" ASPHALT	8. 9" ASPHALT
9. 10" ASPHALT	10. 11" ASPHALT	11. 12" ASPHALT	12. 13" ASPHALT

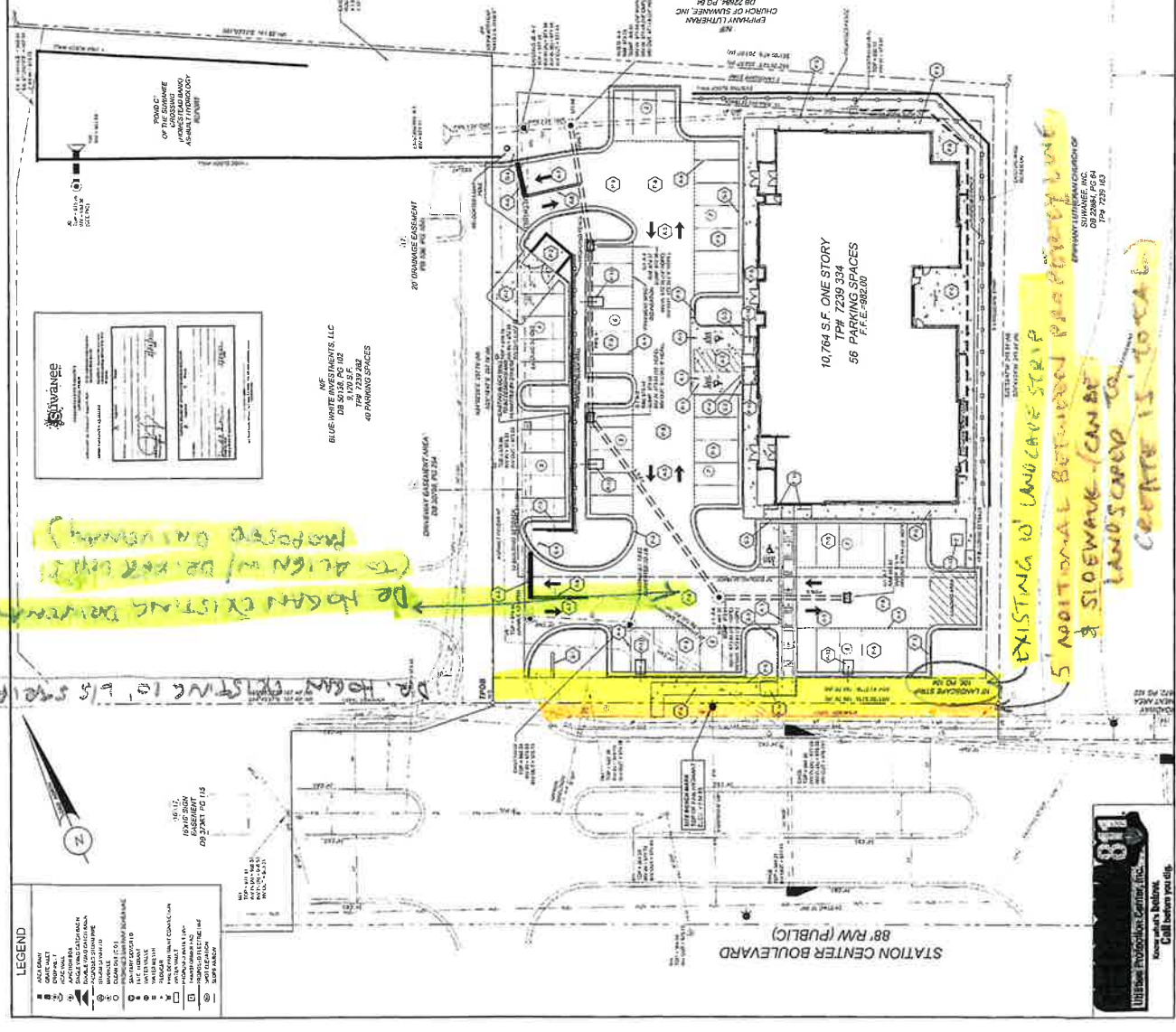
**PARKING DATA TAX PARCEL # 7239 334**  
**PROPOSED BUILDING S.F. = 10,764**

AREA	AREA (S.F.)	AREA (S.F.)
1. DRIVEWAY	10,764	10,764
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48. DRIVEWAY	10,764	10,764
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50. DRIVEWAY	10,764	10,764

**LOCATION MAP**

SHOWING THE LOCATION OF THE PROJECT ON THE MAP OF GARNETT COUNTY, GEORGIA.

PROPOSED BUILDING S.F. = 10,764



**CONTRACTOR NOTES**

1. Verify all dimensions and locations with the owner.
2. Verify all dimensions and locations with the owner.
3. Verify all dimensions and locations with the owner.
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9. Verify all dimensions and locations with the owner.
10. Verify all dimensions and locations with the owner.

**PREPARED BY**

PROJECT MANAGER: [Name]

DESIGNER: [Name]

DRAWING DATE: 5-18-2022

**PROPOSED LEGEND**

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V.2022.013



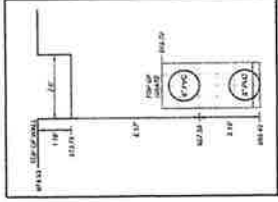
THIS BLOCK IS RESERVED FOR THE RECORD OF SURVEYOR'S OFFICE



ALTA/NSPS LAND TITLE SURVEY  
1500 STATION CENTER BOULEVARD  
GWINNETT COUNTY, GEORGIA

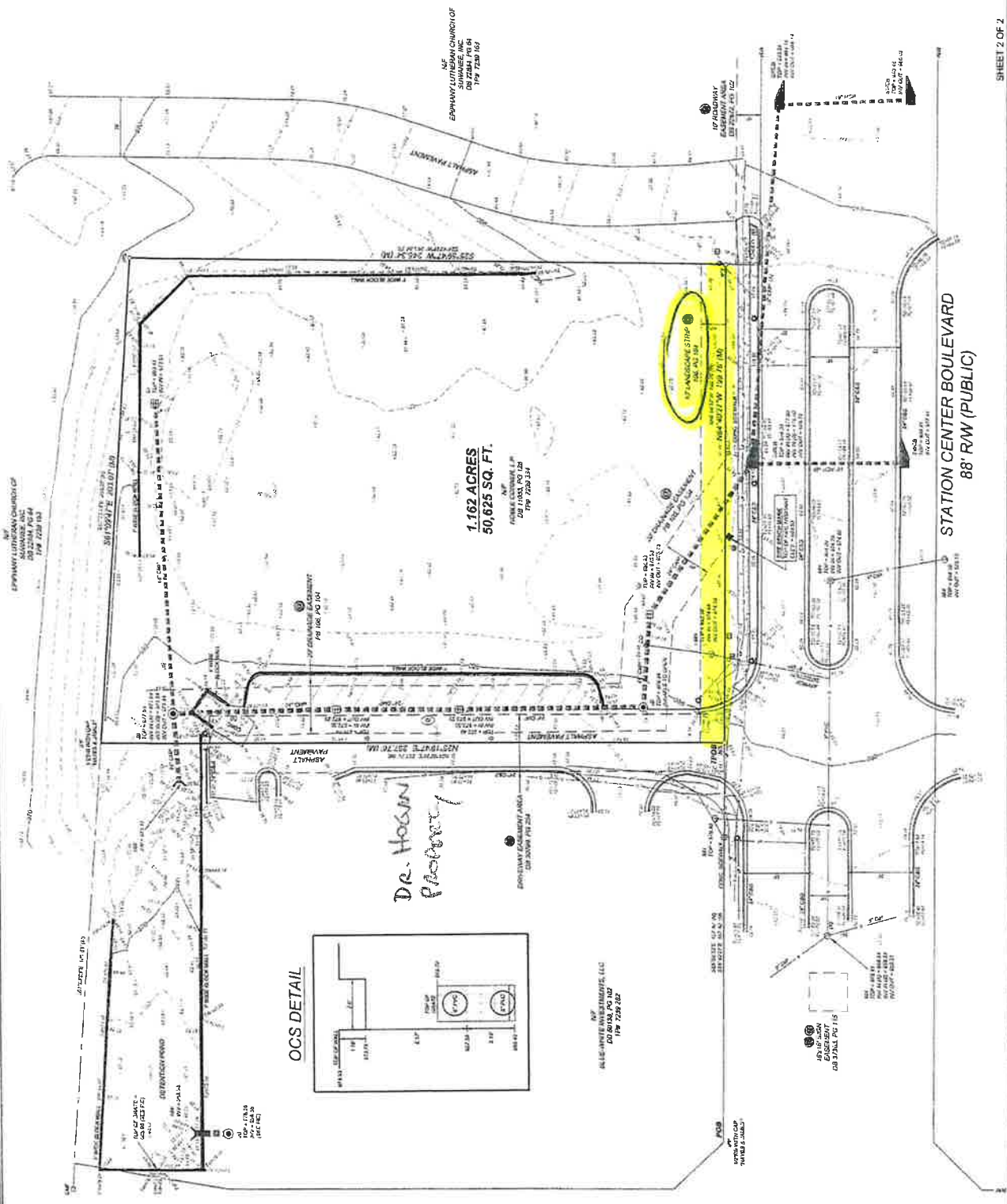
PEACHTREE INDUSTRIAL BOULEVARD  
RW VARIES (PUBLIC)

OCS DETAIL



Dr. Hogan  
Project

1.162 ACRES  
50,625 SQ. FT.




RECORDED PLAT (SURVEY (EXISTING))



V-2022-013

# Zoning Map

## Legend

 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
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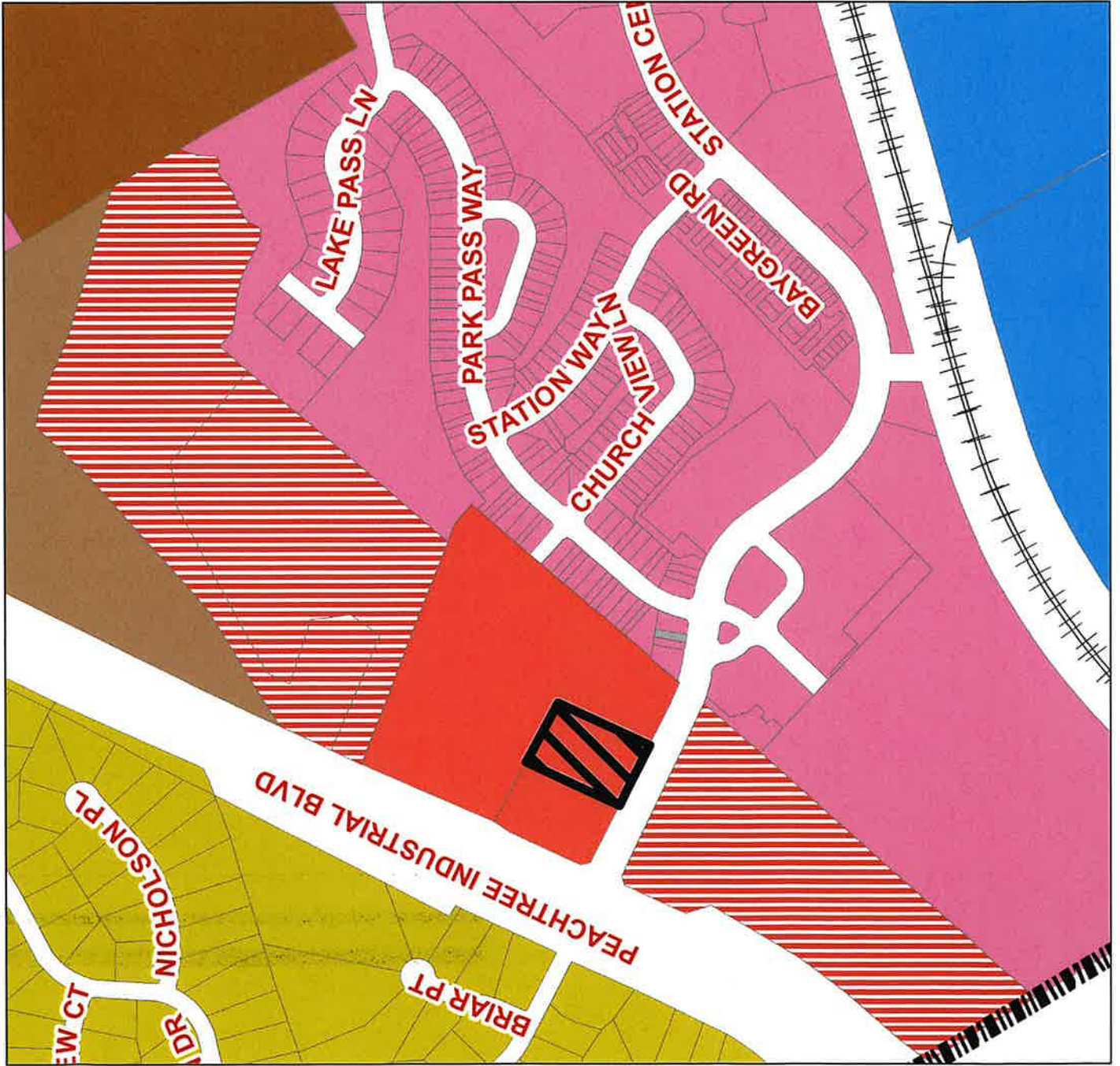


1,000 Feet

500

250

0





V-2022-013

# Location Map

## Legend



Subject Property



Parcels



City Limits



0 375 750 1,500 Feet

