

**SPECIAL USE PERMIT(S):**

**SUP-2022-005**

**CITY OF SUWANEE  
SPECIAL USE PERMIT ANALYSIS**

**CASE NUMBER:** SUP-2022-005

**REQUEST:** OUTDOOR STORAGE

**LOCATION:** 3245 LAWRENCEVILLE-SUWANEE ROAD

**TAX ID NUMBER:** 7-169-165

**ACREAGE:** 23.04 ACRES

**PROPOSED DEVELOPMENT:** OUTDOOR STORAGE

**APPLICANT:** BOWMAN CONSULTING  
950 NORTH POINT PARKWAY SUITE 200  
ALPHARETTA, GA 30005

**OWNER:** WALMART REAL ESTATE BUSINESS TRUST  
PO BOX 8050  
BENTONVILLE, AR 72712-8055

**CONTACT:** BRIDGETTE GANTER  
PHONE: 678-606-5278

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

**PROJECT DATA:**

Walmart seeks a Special Use Permit within the C-2A zoning district for outdoor storage to allow for fifteen storage trailers, each measuring 40-feet by 8-feet (600 SF each) for the purpose of providing seasonal and overflow storage of goods. None of the trailers require utilities. Typically, 1-2 trailers are equipped with fixtures and this expands to 13 trailers during the Christmas freight months. The storage units would be located at the rear of the site and would not be visible from adjacent roadways.

The subject property is a 23.04 acre retail space located at 3245 Lawrenceville-Suwanee Road and occupied by a 207,000 square foot Walmart supercenter. The City of Suwanee Zoning Ordinance does not allow outdoor storage in the C-2A Zoning District without a Special Use Permit. The City has been engaged in code enforcement efforts to address outdoor storage on the property for a couple years. The City informed the property owner that they would need to either eliminate all of the outdoor storage or obtain a Special Use Permit for the storage. The applicant is now seeking a Special Use Permit for outdoor storage in order to be in compliance with the code.

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 specified use would be outdoor storage.

## **ZONING HISTORY:**

The subject property was annexed into the City in 2000 as part of AN-2000-007 which is a City initiated annexation and rezoned from C-2 (Gwinnett County) to C-2A (City of Suwanee) per RZ-2000-020 and 025. Georgia law requires properties to be zoned within the Municipality concurrently with the annexation proceedings.

## **ANALYSIS:**

The Walmart store has a need for increased storage capacity due to demand for goods increasing and unreliable supply chains. The 20-foot wide lane behind the building allows for vehicles to pass even when the temporary storage containers are in place. The storage containers will be screened from adjacent lots by existing vegetation, as well as detention ponds at the rear of the site, and a significant elevation drop and retaining wall at the east side of the parcel. The property is capable of supporting the proposed special use without needing any further changes, provided the property is professionally maintained.

The Walmart Supercenter occupies the entire 23.04 acre lot. The adjacent properties surrounding the Walmart contain restaurants, retailers, gas stations, and an auto repair facility all of which are zoned C-2A (Special Commercial District). The only exceptions are to the north which is occupied by a large office warehouse building (Zoned M-1) and to the southeast of the property which is currently be developed by a large office warehouse buildings (Zoned M-1). Across Lawrenceville-Suwanee Road to the west are a variety of shopping centers with restaurants and retail zoned PMUD (Planned Mixed-Use District). None of the surrounding restaurant or retail uses are allowed outdoor storage as a use by right.

The subject property is located Suwanee Gateway character area. The future land use plan calls for mixed-use center on the subject property. In itself this recommendation does not provide much guidance on whether or not the requested special use is consistent with the City's future plans for this property. However, the Suwanee Gateway character area does provide some guidance. The plan states, "Redevelopment in this area presents an opportunity to visually improve Suwanee's front door. New development should create a strong, positive image of the City that is forward looking and progressive." As such, it is essentially that the property is well maintained and contributing to presenting a strong, positive image.

The purpose of not allowing outdoor storage is to prevent clutter, trash, and other negative visual impacts. Approval of the request for outdoor storage containers could be appropriate given that the storage containers are proposed to be located at the rear of the building. Ongoing supply chain issues have become much more common place in the last couple years. Provided that metal shipping containers used for the outdoor storage and limited to locations with limited visibility the approval of an SUP for outdoor storage could be acceptable with the appropriate conditions. The property owner has a history of poor maintenance of the grounds, including landscaping and the parking lot. Given the poor history of maintenance any approval permitting outdoor storage should include conditions addressing proper maintenance of landscaping and parking facilities.

If approved, conditions should ensure that the outdoor areas are well maintained. Therefore, the Planning Department recommends **APPROVAL WITH CONDITIONS** of SUP-2022-005.

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Planning Department Recommendation:

Approval of outdoor storage subject to the following conditions:

1. Outdoor storage containers shall be maintained in good condition. Rusted, dented, or otherwise damaged storage units shall be removed from the property or promptly repaired/maintained.
2. Outdoor storage units shall be limited to the locations shown in Exhibit A.
3. Temporary outdoor storage shall be limited to no more than fifteen storage containers no larger than 40 feet long and 8 feet wide. Containers shall be located in a manner that does not obstruct the flow of traffic around the building and complies with fire and life safety regulations.
4. Maintenance of landscaping and the parking lot should adhere to the schedule shown in Exhibit B. Plants shall be watered on a regular basis as needed. Additionally, parking lot sweeping should be conducted 3 times per week to remove trash/rubbish according to schedule shown in Exhibit C. The parking lot shall be resurfaced and/or resealed as needed. Documentation supporting the completion of maintenance activities (including watering) required herein shall be provided in an annual report every December.
5. Wax Myrtles on site shall be pruned to tree form.
6. All trees required to be planted shall be maintained as required by the Zoning Ordinance. Any trees that are found by the city to be dead or dying shall be replaced by the next planting season.
7. Failure to adhere to the condition of approval for the Special Use Permit for outdoor storage may be used as the basis for revocation of the Special Use Permit.

## 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;

Outdoor storage would be suitable in view of existing and nearby properties if properly maintained and visibility of any outdoor storage is minimized. The proposed location for the outdoor storage would be behind the commercial building out of view of any adjacent properties.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

With appropriate conditions, approval of the request would not likely affect the existing uses or usability of nearby property.

- 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.

- 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 would not create 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 mixed use center for the subject property. The proposed outdoor storage use is not inconsistent with this recommendation. The Suwanee Gateway character area calls for development is the Gateway to project a strong, positive image for the City. If the request for outdoor storage is approved, then conditions addressing the maintenance of the property should be included.

- 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;

The Walmart Supercenter has an increase in sales on a seasonal basis and has a need for extra storage due to supply chain issues.

**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>Bowman Consulting</u>	NAME: <u>Wal-mart Real Estate Business Trust</u>
ADDRESS: <u>950 North Point Parkway Suite 200 Alpharetta, GA 30005</u>	ADDRESS: <u>PO Box 8050 Bentonville, AR 72712-8055</u>
PHONE: <u>(678) 606-5278</u>	PHONE: _____
CONTACT PERSON: <u>Bridgette Ganter</u>	PHONE: _____
E-Mail Address: <u>bganter@bowmnan.com</u>	

**PROPERTY INFORMATION**

PRESENT ZONING DISTRICT(S): C-2A REQUESTED ZONING DISTRICT C-2A  
 PROPOSED DEVELOPMENT: Storage containers on the Walmart property.  
 TAX PARCEL NUMBER(S): 7169 165  
 ADDRESS OF PROPERTY: 3245 Lawrenceville-Suwanee Rd, Suwanee, GA 30024  
 TOTAL ACREAGE: +/- 23.04 PUBLIC ROADWAY ACCESS: Lawrenceville-Suwanee Rd, Satellite Blvd

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): _____	TOTAL GROSS SQUARE FEET: _____

**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>Bridgette Ganter</u> Date <u>9/29/22</u>	Signature of Owner* <u>Justin Billings</u> Date <u>9/6/22</u>
Print Name <u>Bridgette Ganter</u> Signature of Notary <u>[Signature]</u> Date <u>09/29/2022</u>	Print Name* <u>Linda Steljes</u> Signature of Notary <u>[Signature]</u> Date <u>9/6/22</u>

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

\*\*\*\*\*  
 CITY OF SUWANEE USE ONLY  
 Date Received: 10/4/22 Case No.: SUP 2022-005  
**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
 LINDA STELLJES  
 NOTARY PUBLIC  
 BENTON COUNTY, ARKANSAS  
 COM. NO. EXP 12/01/27  
 COMMISSION NO. 12703323



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:  
The storage containers are permitted with the approval of a Special Land Use Permit in the C-1 Neighborhood Commercial District. The adjacent properties should not be affected by the addition of the containers due to screening.
- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:  
The addition of the storage containers will not affect the adjacent properties due to the screening of them.
- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:  
The storage containers will be used to better serve the communities needs for everyday items as supply chain issues keep certain items off the shelves.
- (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:  
The storage containers will be placed on the sides and rear of the site, this should not affect the patrons use of the parking lot.
- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:  
The proposed storage containers fall within Section 505 of the City of Suwanee Zoning Ordinance under "Permitted Special Uses."
- (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:  
The storage containers are the only proposed addition to the site.

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CITY OF SUWANEE USE ONLY

Date Received: 10/4/22 Case No.: SUP-2022-005 Accepted By: [Signature]

### 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.

Bridgette Gant 9/29/22  
Signature of Applicant Date

Bridgette Gant, Branch Manager  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Attorney or Representative Date

\_\_\_\_\_  
Type or Print Name and Title

Rosio Martinez 09/29/2022  
Signature of Notary Public Date

Notary seal



#### 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

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: 10/4/22 Case No.: SUP. 2022-005 Accepted By: [Signature]



September 26, 2022

City of Suwanee  
Planning and Zoning Department  
330 Town Center Avenue  
Suwanee, GA 30024

**RE: Special Use Permit: Outdoor Storage  
Walmart  
3245 Lawrenceville-Suwanee Rd, Suwanee, GA 30024**

Dear Mr. Eyre,

On behalf of Walmart, we are submitting the enclosed information for a Special Use Permit for the Walmart located on +/- 23.05 acres at 3245 Lawrenceville-Suwanee Rd, Suwanee, GA 30024. The site is zoned C-2A (Special Commercial District – Alcohol Sales). Sites in this zoning district provide goods and services in locations that are accessible to large numbers of people. This Walmart location provides 966 parking spaces.

Per Section 506.1. (B) (14), Outdoor Storage is allowed with a Special Use Permit. The applicant is requesting a Special Use Permit for Outdoor Storage in order to use outdoor trailers to provide seasonal and overflow storage of goods. Since demand for goods is increasing and supply chains are unreliable, Walmart is requesting outdoor storage to increase their storage capacity.

Walmart is requesting a maximum of fifteen storage trailers, each measuring 40-feet by 8-feet (600 SF each). The trailers will be located at the rear of the site and will be used to store seasonal, as well as normal inventory. None of the trailers require utilities. Two of the trailers currently located at the site have refrigeration capabilities, although none are being used that way and this use is not anticipated. Typically, 1-2 trailers are equipped with fixtures and this expands to 13 trailers during the Christmas freight months.

According to the 2040 Comprehensive Plan, Walmart is located in the Suwanee Gateway Character Area which is intended to be a regional hub supported by commercial uses, including retail. Extra storage will allow Walmart to stabilize inventory and provide goods to a large number of residents in a centralized location.

Granting of the Special Use Permit for Outdoor Storage is suitable in view of the use and development of adjacent and nearby property because this area is a regional hub for commercial and retail activity. In addition to numerous small retailers and restaurants, several large-scale retail businesses are located adjacent and across from Walmart, including Lowe's Home Improvement and Office Depot.

The Special Use Permit will not adversely affect the existing use or usability of adjacent or nearby property because the outdoor trailers will be located on Walmart property and at the rear of the parcel where they will be screened from adjacent uses. The storage containers will be screened from adjacent lots by existing

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vegetation, as well as a detention ponds at the rear of the site, and a significant elevation drop and retaining wall at the east side of the parcel.

Although Walmart's goods sometime overlap goods being sold at adjacent large-scale retail, each retailer has unique items for sale which insure their customer base. It is not expected that additional storage at Walmart will adversely affect sales at adjacent retailers.

The Walmart property has reasonable economic activity as current zoned as zoned C-2A (Special Commercial District – Alcohol Sales). Walmart has provided a wide variety of goods and services in this centralized location for over twenty years.

The Special Use Permit for Outdoor Storage will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools because it is simply allowing Walmart to better serve the customers that are already coming to this location.

Granting of this Special Use Permit is in conformity with the policy and intent of the land use plan because it supports Walmart's role as a regional hub for retail as indicated in both the City of Suwanee Zoning Ordinance for C-2A (Special Commercial District – Alcohol Sales), Section 506.1, and the 2040 Comprehensive Plan, Suwanee Gateway Character Area.

In recent years, demand for goods has increased and supply chains have become strained and unreliable. These changing conditions support Walmart's request for outdoor storage to better stabilize their inventory.

If you should have any questions or require additional information, please do not hesitate to contact me at our Atlanta office at (678) 606-5278. Thank you.

Sincerely,



Bridgette Ganter

[bganter@bowmanconsulting.com](mailto:bganter@bowmanconsulting.com)

678-606-5278

**Bowman**

SUP-2022-005



# Exhibit B

## WALMART #3462 EXTERIOR MAINTENANCE PROGRAM

3245 Lawrenceville-Suwanee Road  
Suwanee, GA 30024

General Manager	Steve Wood	<a href="mailto:skwood.s03462.us@wal-mart.com">skwood.s03462.us@wal-mart.com</a>	678-482-5441
Facilities Service	Charles Reye	<a href="mailto:Charles.Reyes0@walmart.com">Charles.Reyes0@walmart.com</a>	678-435-1274
Home Office (pavement)	Spencer Patterson	<a href="mailto:Spencer.Patterson@walmart.com">Spencer.Patterson@walmart.com</a>	479-371-8804
Home Office (other)	Reed Billings	<a href="mailto:Reed.Billings@walmart.com">Reed.Billings@walmart.com</a>	901-604-8690
Regional Facilities Service Manager	Charles Eubanks	<a href="mailto:charles.eubank@walmart.com">charles.eubank@walmart.com</a>	404-432-1287

### QUARTERLY

Landscape/exterior survey sent to Facilities Service  
Corrective Action taken for items falling below baseline GOOD condition  
Pavement issues elevated to Home Office  
Corrective Action complete in 30 days

### WEEKLY

Landscape Maintenance: mow, edge, blow  
Inspect using below checklist:

1.1	Prior to mowing grass areas belonging to Walmart/Sam's: Remove debris/trash out of grass areas, planted areas, mulch/rock beds, fence lines and against building.
1.2	Complete all (100%) mowing responsibilities on every service event (no partial mow), grass height not to exceed 4 inches. Ideal range 2-4 inches.
1.3	Sidewalk curb is edged and weed free on every service event.
1.4	Weeds are manually / chemically removed from turf grass, mulch / rock beds, sidewalks, parking lot as needed.
1.5	Ensure trees / shrubs less than 14 feet are pruned / shaped as needed in accordance with local code guidelines. Trees / shrubs should be pruned to ensure plant overall health and aesthetics remain constant.
1.6	Ensure trees / shrubs have a 7 foot clearance to pedestrian walks and an 8 foot clearance where tree canopy encroaches into vehicle routes and maintaining appropriate visibility at all vehicle intersections.
1.7	Notify Home Office of the need to replace dead shrubs and trees within a 3 day period upon discovery. Provide documentation or photos with proposal. Please proceed to remove any dead trees / shrubs that can be moved by hand.
1.8	Sidewalks, islands, and parking lots blown free of debris after completed maintenance event. Remove all debris legally from location.
1.9	Ensure all drip irrigation lines and low lying areas in mulch are covered at all times preventing trip hazards.
1.10	Provider is ultimately responsible for the aesthetic appearance of all turf grass areas and vegetation. That includes all cultural and chemical application practices to maintain a well-groomed appearance (weed free).

### FALL/SPRING

Trim trees  
Mulch

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# Exhibit C

**PARKING LOT SWEEPING - INSOURCE - 3X PER WEEK - CONTRACTOR IS RESPONSIBLE FOR PARKING LOT SWEEP** IN PROGRESS/INCOMPLETE

PARKING LOT SWEEPING - INSOURCE - 3X PER WEEK - CONTRACTOR IS RESPONSIBLE FOR PARKING LOT SWEEPING (PORTERING (HAND PICK UP TRASH/RUBBISH) SERVICES. FOLLOWING AREAS MUST BE INCLUDED: PARKING LOT, SIDEWALKS/WALKWAYS, TRUCK WELLS/CLOCKS. ANY ADDITIONAL AREA WITHIN THE SITE PLAN OF THE WALMART PROPERTY. CONTRACTOR IS TO ASSUME ALL RESPONSIBILITY OF DETERMINING PERMISSIBLE HOURS OF SERVICE BETWEEN 12 AM AND 6:00 AM. (ATTACHMENT(S) INCLUDED)

**FM - PARKING LOT SWEEPING**    **MAINTENANCE**    **SCHEDULED SERVICE**

**223828123**    **3462** (Q, 24)

**Parking Lot Sweeping**    SUPERCENTER FM REG TMT INSOURCE

EDGE LAURENCEVILLE SURWANEE FC PL

SURWANEE GA 30084 US

(RTE) 42-6441

**HELLY LANDSCAPES MANAGEMENT INC**    **Nov 12 2022 23:59 EST**

130.00 USD    **Nov 12 2022 23:59 EST**

**NOTE #5 NOV 07 2022 02:26 EST**    **Created By: Jill Mowers**

Status has been changed from **IN PROGRESS/ON SITE** to **IN PROGRESS/INCOMPLETE**

**Nov 06 2022 00:00 EST**

Caller: 20647857

Created by: Auto-generated work order

**3 Days 15 Hrs**

Updated: Nov 07 2022 02:26 EST

+ Add Note
View Details
Edit Work Order
Attachments 3
More

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# Zoning Map SUP-2022-005

## Legend



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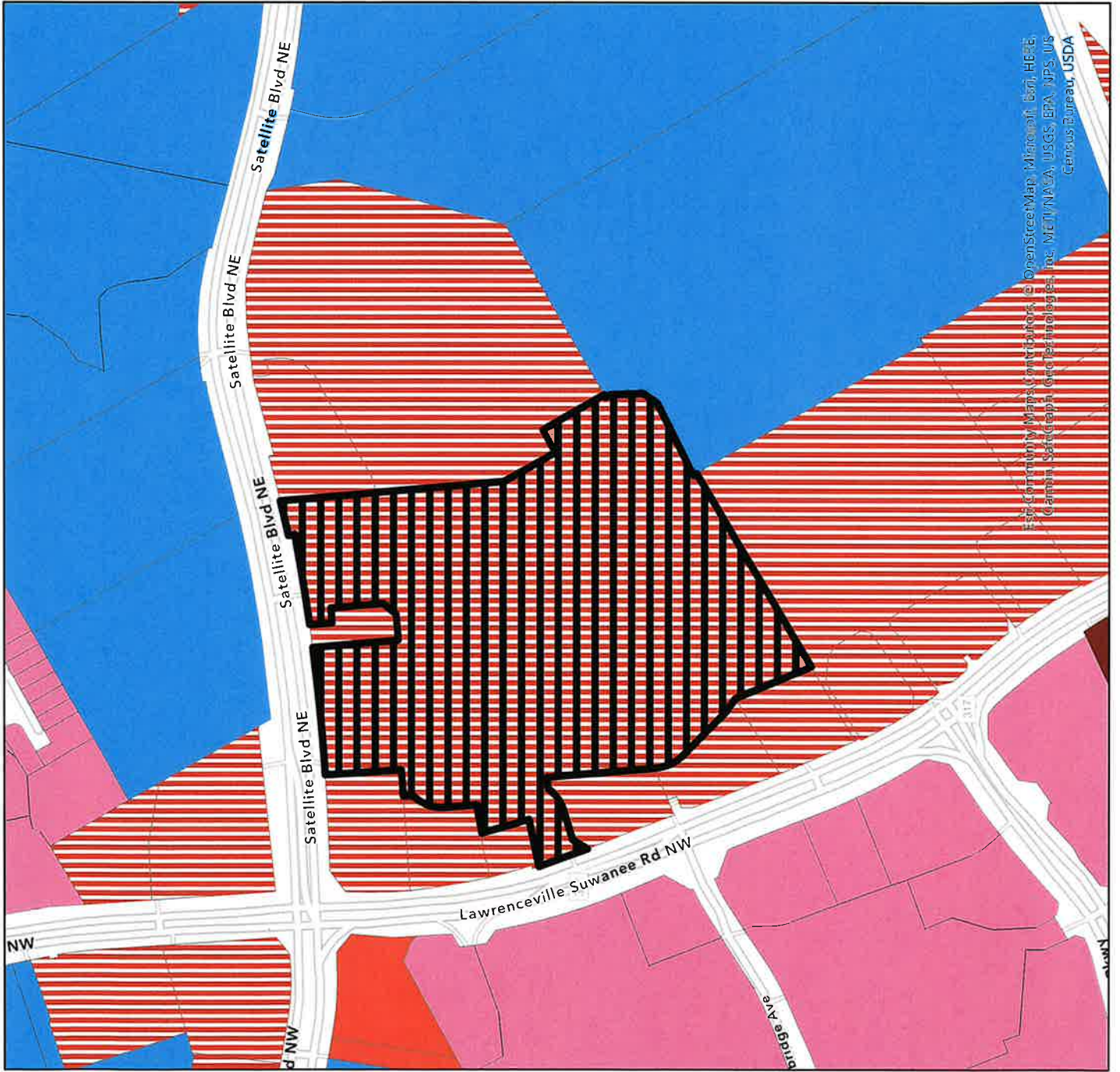
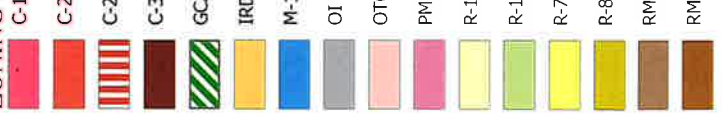


City Parcels



City Limits




### ZONING

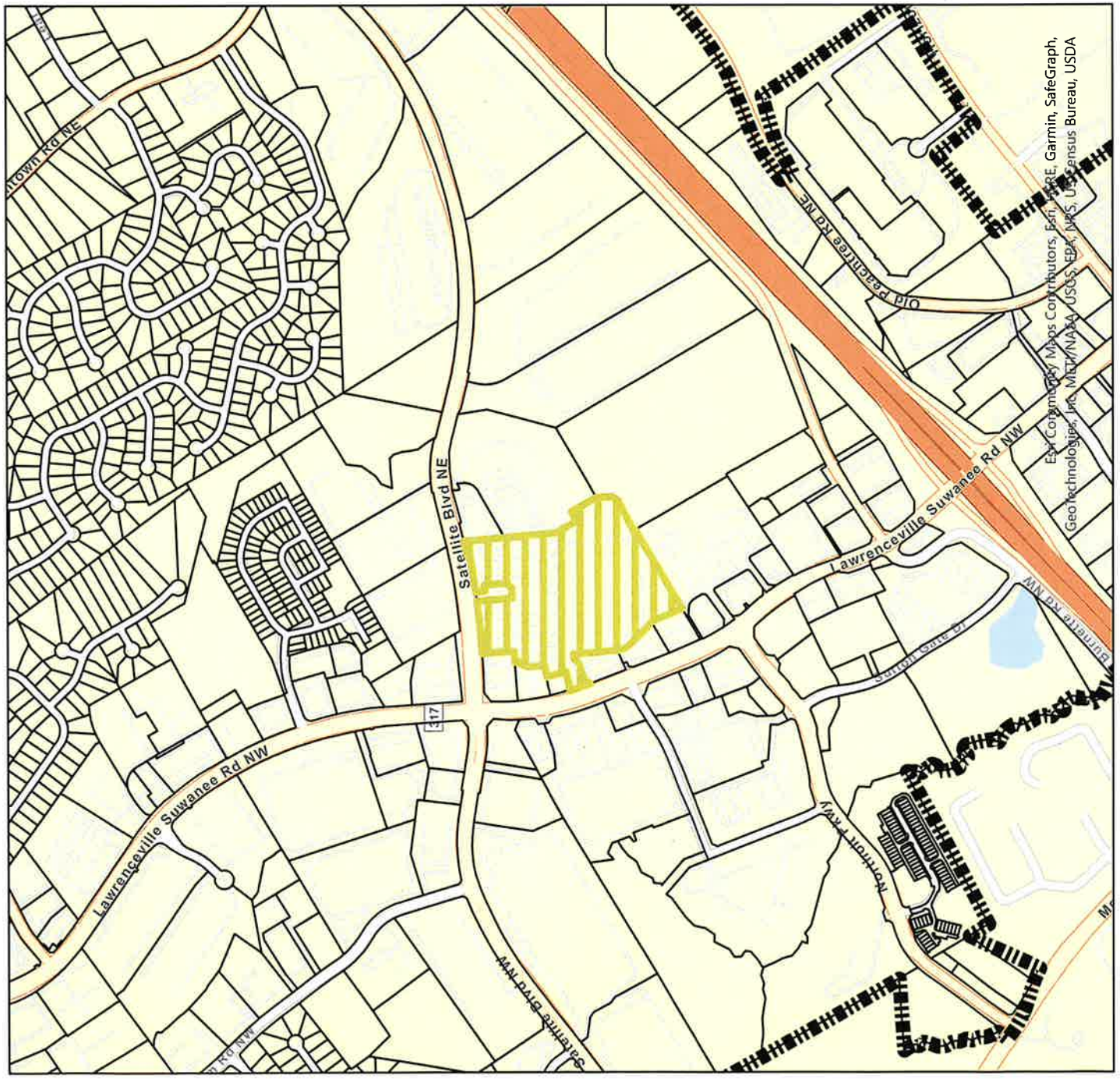
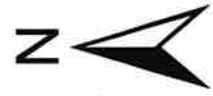




# Location Map SUP-2022-005

## Legend

-  SUP-2022-005
-  City Parcels
-  City Limits



Esri, Coraima City Maps Contributors, Esri, HERE, Garmin, SafeGraph, Geotechnologies, Inc., Mapbox, Microsoft, Swatch, USGS, USDA, US Census Bureau, USDA