

SPECIAL USE PERMIT(S):

SUP-2022-006

**OCITY OF SUWANEE
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER: SUP-2022-006

REQUEST: PARKING IN EXCESS OF THE MAXIMUM

LOCATION: 4355 SUWANEE DAM RD

TAX ID NUMBER: 7-252-007

ACREAGE: 1.14 ACRES

PROPOSED DEVELOPMENT: PARKING EXPANSION

APPLICANT: TARR GROUP, LLC
8650 STATE RD 32
ZIONSVILLE, IN 46077

OWNER: PRD OWNER LLC
PO BOX 768
EFFINGHAM, IL 62401

CONTACT: JAMIE LINENBERG
PHONE: 317-678-7517

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

Suwanee Dental Care seeks a Special Use Permit within the O-I zoning district to allow for a parking expansion that will provide more than the maximum number of spaces allowed for the property. The subject property contains a building measuring approximately 11,850 square feet. Currently, 10,850 square feet of the building is used for a dental office and 1,000 square feet of the building is used for a financial advisor's office.

The subject property is zoned to the O-I zoning district and contains an 11,850 square foot office building. The maximum amount of parking allowed for an office building is 1 space per 275 square feet. As such, the subject property is entitled to a maximum of 43 parking spaces. The applicant's letter of intent states that they are seeking to add 4 parking stalls to increase site parking from 51 to 55 spaces. The subject property was developed prior to the adoption of parking maximums. As such the property was developed with more spaces than the current zoning ordinance would allow. Now the applicant is seeking to provide 4 more spaces.

When the City adopted parking maximums, the change included options for exceeding these established limits. These options include providing spaces in a parking deck, using alternative materials for the parking spaces, or obtaining a Special Use Permit from the City. The applicant seeks to obtain a Special Use Permit in order to allow for the expansion of their current parking area and exceed the maximum number of parking spaces.

The Special Use Permit process allows the city to review whether an increase in parking is appropriate and what alterations might be needed to facilitate this increase in parking. A Special Use Permit does not change the underlying zoning of property but grants the property an additional specified use. In this case the SUP would allow for more parking.

ZONING HISTORY:

The subject property was rezoned from R-100 (Residential Single-Family District) to O-I (Office-Industrial District) in 1997 as part of RZ-1997-005 to allow for the development of the office building that is there now.

ANALYSIS:

The subject property is currently occupied by a 2-story office building totaling 11,850 square feet. The property has 51 striped surface parking spaces, which exceeds the current parking maximum for an office building. The landscaping in and around the parking lot does not conform to current landscaping requirements. The applicant is proposing to add 4 parking spaces. In order to accomplish this, they will be reducing the size of the front landscape strip, but it appears that it would still exceed the minimum 15 feet that is required. The front landscape strip is encumbered by an easement containing overhead power lines. As such, no canopy trees could be planted within the landscape strip as required by the ordinance. In order to implement this plan, the property owner will require variances from the city's landscape requirements. As such, it would appear that the property will not accommodate the parking expansion without deviating from landscaping requirements.

The adjacent properties surrounding the subject property contain restaurants; legal, insurance, and health services; medical centers; residential homes; and a variety of businesses. The lots to the north (Zoned PMUD and allowed uses in the C-2A and O-I Zoning District) contain restaurants and legal, insurance, and health services. The property to the west (Zoned PMUD and allowed residential and C-2A uses), across Suwanee Dam Road, are developed with single family detached homes, a day spa, a medical center, and a church. The properties adjacent to the southern side of the lot are zoned C-2 (General Commercial District) and C-2A (Special Commercial District) and contain restaurants; hair and tanning salons; a dry cleaner; and a Pilates studio. The surrounding uses should not be negatively affected by the parking expansion.

The subject property is located in the PIB/Suwanee Junction character area. The future land use plan calls for mixed use center and commercial use. This increase in parking is consistent with the call for commercial uses. The development framework states, "New development and

redevelopment should design smaller, more dispersed parking.” However, this is in reference to underutilized commercial properties. The proposed parking increase is consistent with the expectations of the comprehensive plan.

The proposed parking lot expansion would involve approximately 2,441 square feet of land disturbance. This minimal amount of land disturbance means the property owner will not be required to address stormwater requirements adopted since the subject property was developed.

The Suwanee Dental Care has operated at this location since shortly after the office building was completed. The property owner reports that the dentist office has seen a significant increase in visits over the last two decades. The building is currently occupied by 44 employees (42 dental, 2 financial). The applicant states that during peak hours, there is a need for 63 parking spaces. These 4 additional spaces would alleviate some of that need. Approval of the request for additional parking is not likely to negatively impact the surrounding area. The site is partially screened from adjacent lots by existing vegetation including a combination of shrubs and overstory trees. The office building is surrounded by more heavily parked commercial locations. Provided sufficient landscaping is provided on the front of the project, approval of the request should be appropriate.

The purpose of managing parking expansions is to limit impervious surfaces. The proposed parking lot expansion would involve minimal land disturbance (less than 2,500 square feet) and minimal addition of new impervious surfaces. The development of the surrounding property and the recommendation of the future land use plan supports approval of the parking expansion. However, a newer parking lot would be required to adhere to more stringent landscaping requirements. As such, if the request to exceed parking maximums is approved, conditions managing the landscaping for the project should be included. Therefore, the Planning Department recommends **APPROVAL WITH CONDITIONS** of SUP-2022-006.

SUP-2022-006

Planning Department Recommendation:

Approval of parking expansion subject to the following conditions:

1. Landscape plantings should consistent with locations and material shown in Exhibit A. The hedgerow required at the front of the parking lot shall be subject to an annual inspection by the Planning Department until the hedgerow is well established.
2. Parking lot expansion shall be limited to the changes shown in Exhibit B. The Planning Department is authorized to approve minor changes to the plan in order to accommodate the proposed 4 space parking increase.

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;

A parking expansion would be suitable in view of existing and nearby 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 commercial and mixed-use for the subject property. The proposed parking expansion is consistent with the recommendation.

- 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 Suwanee Dental Care has seen an increase in visits over the last two decades and has a need for increased parking to accommodate their customers. The businesses in the office building employ 44 people. Additional parking would allow for more customer parking.

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>Tarr Group, LLC</u>	NAME: <u>PRD OWNER LLC</u>
ADDRESS: <u>8650 State Road 32</u> <u>Zionsville, IN 46077</u>	ADDRESS: <u>PO Box 768</u> <u>Effingham, IL 62401</u>
PHONE: <u>317-678-7517</u>	PHONE: _____
CONTACT PERSON: <u>Jamie Linenberg</u>	PHONE: _____
E-Mail Address: <u>jamie@tarr-group.com</u>	

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): O1 REQUESTED ZONING DISTRICT _____

PROPOSED DEVELOPMENT: Existing dental office building

TAX PARCEL NUMBER(S): R7252 007


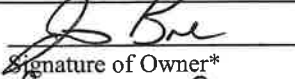
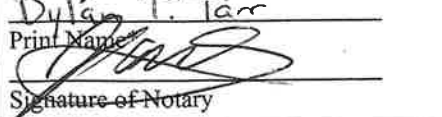
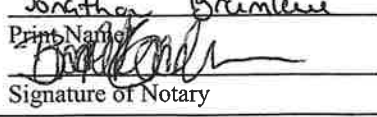
ADDRESS OF PROPERTY: 4355 Suwanee Buford Dam Rd

TOTAL ACREAGE: 1.148 PUBLIC ROADWAY ACCESS: Suwanee Buford Dam Rd

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/UNITS: <u>1</u>
DWELLING UNIT SIZE (SQ. FT.): _____	TOTAL GROSS SQUARE FEET: <u>7,169</u>

CERTIFICATIONS

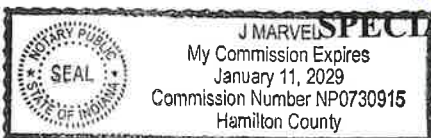
I hereby certify that the above and attached information is true and correct. I am also aware that no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case 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* _____ Date <u>9/23/22</u>	 Signature of Owner* _____ Date <u>9/27/2022</u>
<u>Dylan T. Tarr</u> Print Name _____ Date <u>9/23/22</u>	<u>Jonathan Bramble</u> Print Name _____ Date <u>9/27/2022</u>
 Signature of Notary _____ Date <u>9/23/22</u>	 Signature of Notary _____ Date <u>9/27/2022</u>

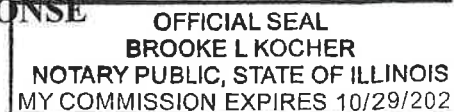
* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

CITY OF SUWANEE USE ONLY

Date Received: 10/10/22 Case No.: SUP. 2022-006 Accepted By: AD



SPECIAL USE PERMIT APPLICANT'S RESPONSE



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 use has not changed in the last 20+ years and to our knowledge no complaints have been made.

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
It will not

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
not applicable

(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:
It will not

(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:
The operations and use currently exist.

(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:
Please see attached letter of intent.

CITY OF SUWANEE USE ONLY

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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.

[Signature] 9/23/22
Signature of Applicant Date

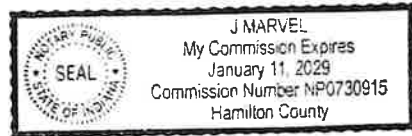
Dylan Tarr, Professional Engineer
Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date

Type or Print Name and Title

[Signature] 9/23/2022
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 Dylan Tarr

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: 10/10/22 Case No.: SUP-2022-006 Accepted By: AD



September 21, 2022

Suwanee City Council
330 Town Center Avenue
Suwanee, GA 30024

Subject: **Special Use Permit Letter of Intent
Proposed Parking Expansion
4533 Suwanee Dam Road
Suwanee, GA
Project: Parking Expansion**

Council Members and Community:

This letter is in reference to the requested special use permit for the above project. The proposed scope of this project is relocation of some curb, minor impervious additions, and restriping on a developed site for the addition of four (4) parking stalls to increase site parking from 51 to 55. Upon review of the zoning ordinance, it was found that the rezoning that occurred back in 1997 changed the zoning of the property to O&I from Commercial Business. However, soon after this rezoning, the use of the building changed to partial office and partial dental office. At the time, the parking was not changed to reflect new ordinance requirements. It is believed that the updated parking calculations per this zoning would significantly reduce the existing parking layout and make matters worse for the operating businesses in this area.

Since the rezoned, the building and its tenants have served the community and become a popular place of business for many. Therefore, the businesses saw an increase in visits over the last two decades. To the point where parking has become difficult to accommodate on the property due to the increased activity. The additional parking spaces on the attached plan are being proposed by the owner in good faith to serve the community by accommodating its customers and employees. It is believed that these updates would help the citizens of the community have a safe place to park on-site more often than is current.

The request for the additional parking, and hence the request for relief from the landscaping requirements stems from numerous complaints from the tenant as they struggle to accommodate parking onsite. The existing building is 11,850 square feet. Currently, 10,850 square feet of the building is used for the dental office and 1,000 square feet of the building is used for a financial advisor's office. The dental office has 42 employees, and the other office space has 2 employees.

Per the city's code, the minimum parking for this facilities' prior zoning would be one space per 250 square feet and the maximum would be one space per 175 square feet, or between 48 and 68 parking stalls. We are proposing a total number of parking spaces, 55, well within this range. This also fits the buildings original intent and layout per ordinance when it was originally built.

In our experience, the amount of parking needed by the dental office can be verified by comparison with similar sites nationally. The Institute of Transportation Engineers (ITE) has compiled data from thousands of studies for various land uses, independent variables, and study periods and published the results in *Trip Generation Manual, 10th Edition*. The dental office is categorized as ITE Land Use 720: Medical-Dental Office Building in this manual. Table 1 below shows the range of data from the ITE manual collected across

SUP-2022 - 006

Taking into consideration the limitations of the property and the parking need for the business, we respectfully request the acceptance of this special use site plan pending landscape variance requirements (if needed) for the proposed improvements on this existing site.

Please contact me at (615) 829-0331 if you have any questions.

Sincerely,

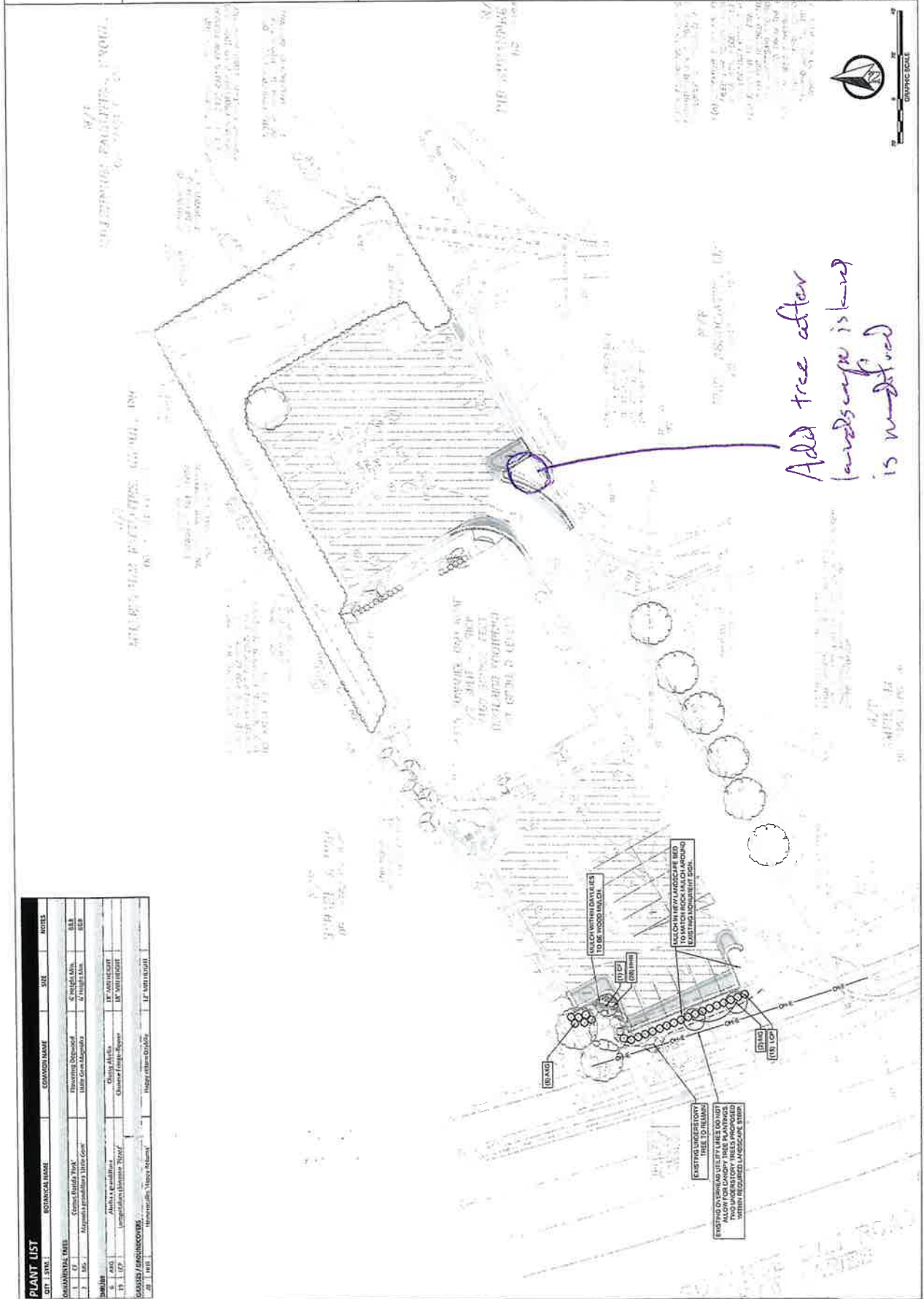
A handwritten signature in blue ink that reads "Dylan Tarr". The signature is fluid and cursive, with the first name "Dylan" being more prominent than the last name "Tarr".

Dylan Tarr, P.E.
President
Tarr Group, LLC

SUP-2022-006

Exhibit A

PLANT LIST	COMMON NAME	SIZE	NOTES
1	Green Butterfly Bush	4' Height Min. 8' Height Max.	BBB
2	Asplenium platyneuron 'Little Cove'	8' Height Min. 12' Height Max.	BBB
3	Althea x Galanthea	12' JARS HEIGHT	
4	Limpodochloa glabra 'Tuff'	12" JARS HEIGHT	
5	Impatiens 'New York Red'	12" JARS HEIGHT	
6	Impatiens 'New York Red'	12" JARS HEIGHT	



TARR
 LANDSCAPE ARCHITECTURE, INC.
 8650 E. STATE ROAD 12
 DUNWOODY, GA 30115
 PHONE 404.272.8277
 EMAIL: DYLAN@TARR-GRP.COM

WMG DEVELOPMENT, LLC
 4356 S. WOODHURST ROAD
 SUWANEE, GEORGIA

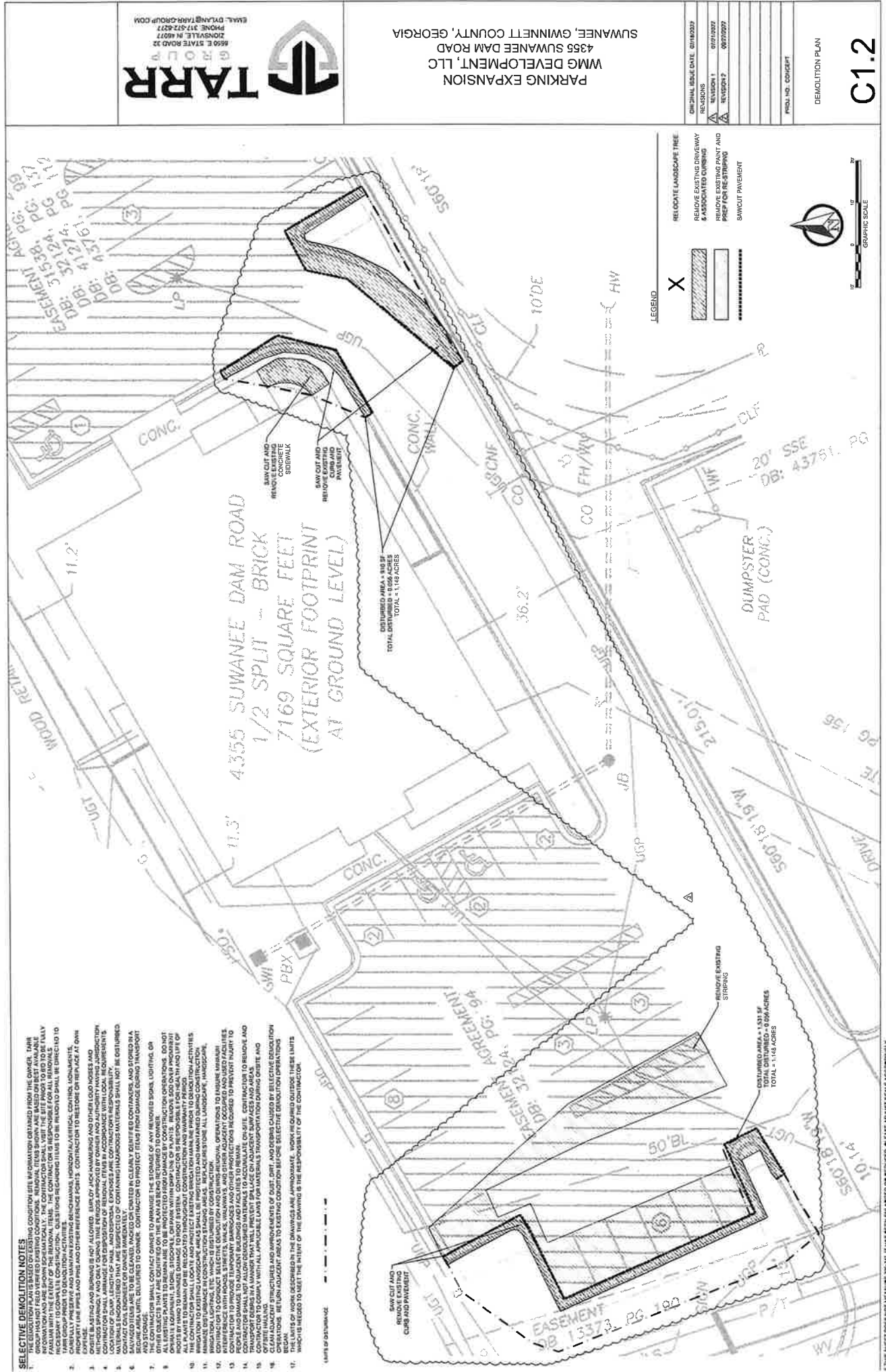
PROJ. NO. CONCEPT
 08/15/2022
 08/15/2022



LANDSCAPE PLAN
L2.0

SWP-2022-006

Exhibit B



- SELECTIVE DEMOLITION NOTES**
1. THE DEMOLITION PLAN IS BASED ON EXISTING CONDITIONS UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO OBTAIN ALL NECESSARY INFORMATION AND AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO OBTAIN ALL NECESSARY INFORMATION AND AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO OBTAIN ALL NECESSARY INFORMATION AND AS SHOWN ON THE PLAN.
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 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



WMG DEVELOPMENT, LLC
 PARKING EXPANSION
 4355 SUWANEE DAM ROAD
 SUWANEE, GWINNETT COUNTY, GEORGIA

ORIGINAL ISSUE DATE:	03/16/2022
REVISIONS:	
REVISION 1:	07/12/2022
REVISION 2:	08/22/2022
PROJ. NO. / CLIENT:	

DEMOLITION PLAN
C1.2

SUP-2022-006

Zoning Map SUP-2022-006

Legend

SUP-2022-006



City Parcels



City Limits



ZONING

C-1



C-2



C-2A



C-3



GCA



IRD



M-1



OI



OTCD



PMUD



R-100



R-140



R-75



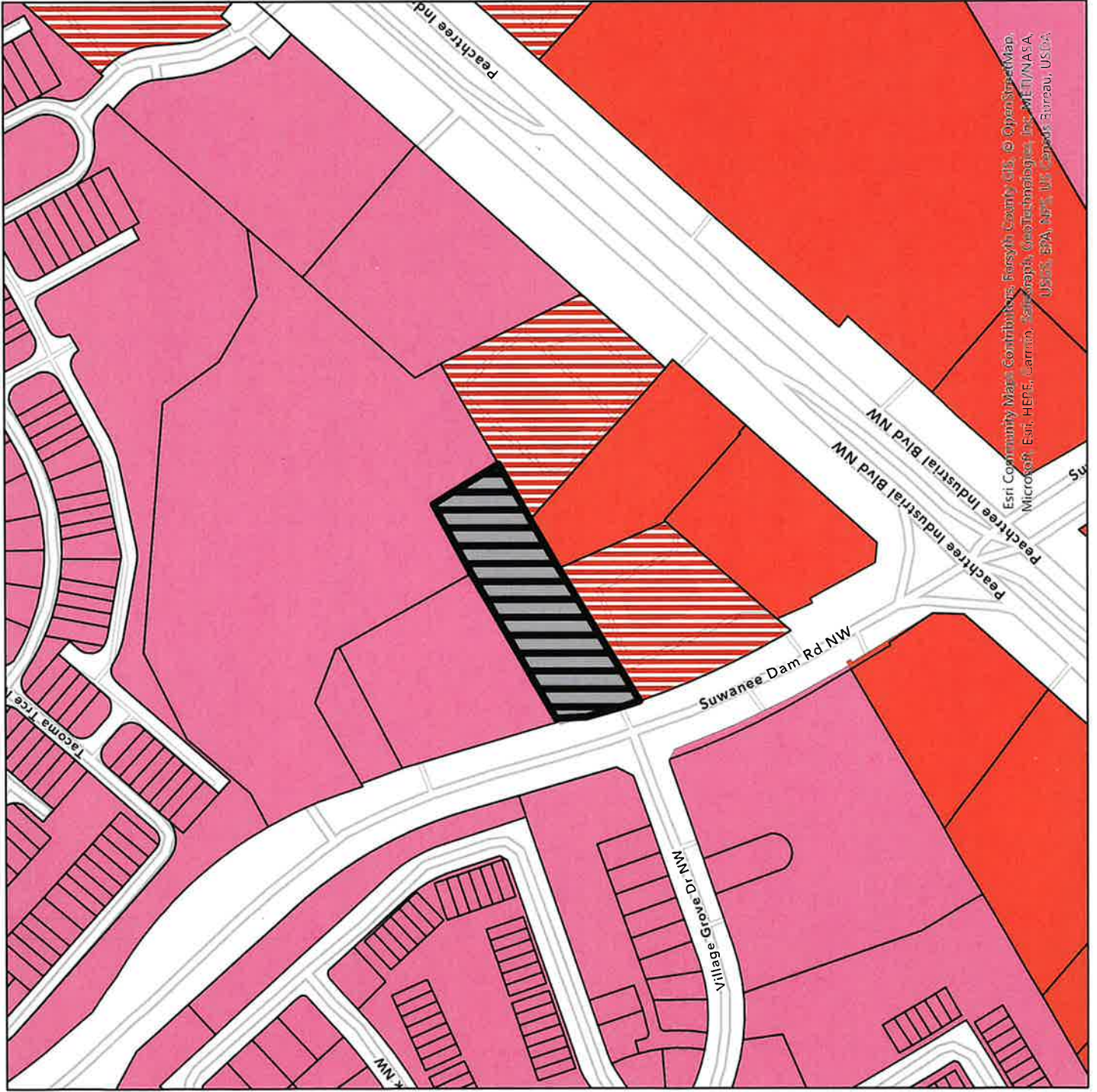
R-85



RM6



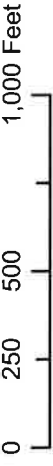
RMB



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Location Map SUP-2022-006

- SUP-2022-006
- City Parcels
- City Limits



Map Contributors: Forsyth County GIS, © OpenStreetMap, HERE, Garmin, SafeGraph, GeoTechnologies Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA

