

WAIVER(S):
W-2023-001

**CITY OF SUWANEE
WAIVER ANALYSIS**

CASE NUMBER: W-2023-001

REQUEST: WAIVER FROM SECTION
6.13 REQUIRING CONCRETE SIDEWALKS
ALONG THE LENGTH OF ROAD FRONTAGES.

LOCATION: 195 SAWMILL DRIVE

TAX ID NUMBER: 7-170-004

PROPOSED DEVELOPMENT: DISTRIBUTION CENTER

APPLICANT/OWNER: SAWMILL DRIVE INDUSTRIAL PARTNERS,
LLC.
1776 PEACHTREE ST. SUITE 100
ATLANTA, GA 30309

CONTACT: REES WAITE

PHONE: 770-436-3400

WAIVER ANALYSIS:

The applicant requests a waiver from Section 6.13 of the City of Suwanee Development Regulations which requires the construction of sidewalks along all road frontages. The site is approximately 27 acres and is being developed with a 327,825 square foot distribution facility. The project is located along Sawmill Drive, just east of Lawrenceville-Suwanee Road.

The City of Suwanee Development Regulations provide for a waiver process to deviate from requirements. The Planning Commission is authorized to review and consider said deviations. If denied by the Planning Commission, the applicant has the right to appeal that decision to the City Council.

Section 6.13.1 of the City of Suwanee Development Regulations states, "Sidewalks shall be installed along all road frontages, as well as all subdivision streets (on one side), within the City limits with the exception of Satellite Boulevard." The subject property fronts Sawmill Drive. The development is proposed to include a single driveway, which will serve trucks and cars, onto Sawmill Drive. The subject property went through the development review process indicating a sidewalk. The applicant believes the sidewalk along Sawmill Drive will not be used and now seeks to eliminate the required sidewalk.

Of the 27 acre site, the southern property line fronts a road and is therefore required to provide a sidewalk. The other three sides of the rectangularly shaped property do not front onto roadways.

On the developed portion of the project, there do not appear to be any site constraints that would prevent installation of a sidewalk. The applicant contends lack of usage make it unreasonable to provide a sidewalk along Sawmill Drive.

The subject property is located on Sawmill Drive northeast of the intersection with Lawrenceville-Suwanee Road, within the highly commercialized Suwanee Gateway character area. To the west of the subject property is a Wal-Mart and an associated shopping center both zoned C-2A. To the south of the subject property is a shopping center formerly anchored by a business supply store zoned C-2A. There are also hotels (one zoned C-2A and the other C-3), undeveloped land (C-2), and a liquor store (C-3), located to the south of the property. To the north of the subject property, along Sawmill Drive, are four M-1 zoned properties developed with office warehouse buildings (similar to what is proposed on the subject property). Each of these buildings are oriented with access onto Satellite Boulevard but not access onto Sawmill Road. A power line easement runs between Sawmill and the buildings that access Satellite. Across Sawmill Drive, to the east, are undeveloped commercially zoned tracts, an M-1 zoned tract developed with a self-storage facility, and I-85.

It should be noted that the other properties along Sawmill were developed in Gwinnett County without sidewalks along Sawmill Drive and then annexed into the City. Since these properties are already developed, it is unlikely that the private sector will be developing sidewalks along Sawmill Drive in the near future. The City adopted an updated Pedestrian and Bicycle Plan in September of 2022. The recently adopted plan does not include any future plans for sidewalks along Sawmill Road. North of the subject property there are no pedestrian destinations within a reasonable walking distance of the subject property. South of the subject property is a highly commercialized area within reasonable walking distance of the driveway.

The applicant notes that the property lies on a connector road between Satellite Boulevard and Lawrenceville-Suwanee Road and they contend the road is not a pedestrian route due to the lack of businesses fronting Sawmill Drive. The applicant insists a sidewalk along the subject frontage will not be used.

The Commission has the ability to deny the waiver, approve the waiver as submitted, or approve it with certain conditions.

**APPLICATION FOR A WAIVER FROM THE DEVELOPMENT REGULATIONS
OF THE CITY OF SUWANEE PLANNING AND ZONING COMMISSION**

Please complete this application and submit with all necessary attachments as stated on the Waiver Information Form (please type or print)

APPLICANT INFORMATION

Name: Sawmill Drive Industrial Partners, LLC
Address: 1776 Peachtree St. Suite 100
City: Atlanta
State: GA
Phone: 770-436-3400

OWNER INFORMATION

Name: Same as applicant
Address: _____
City: _____
State: _____
Phone: _____

CONTACT PERSON: Rees Waite

PHONE: 770-436-3400

ADDRESS OF PROPERTY 195 Sawmill Drive

LAND DISTRICT 7 LAND LOT 170 PARCEL 7170 LOT 004

TYPE OF PROJECT Distribution Center

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) Sawmill Drive Distribution Center

ZONING M1

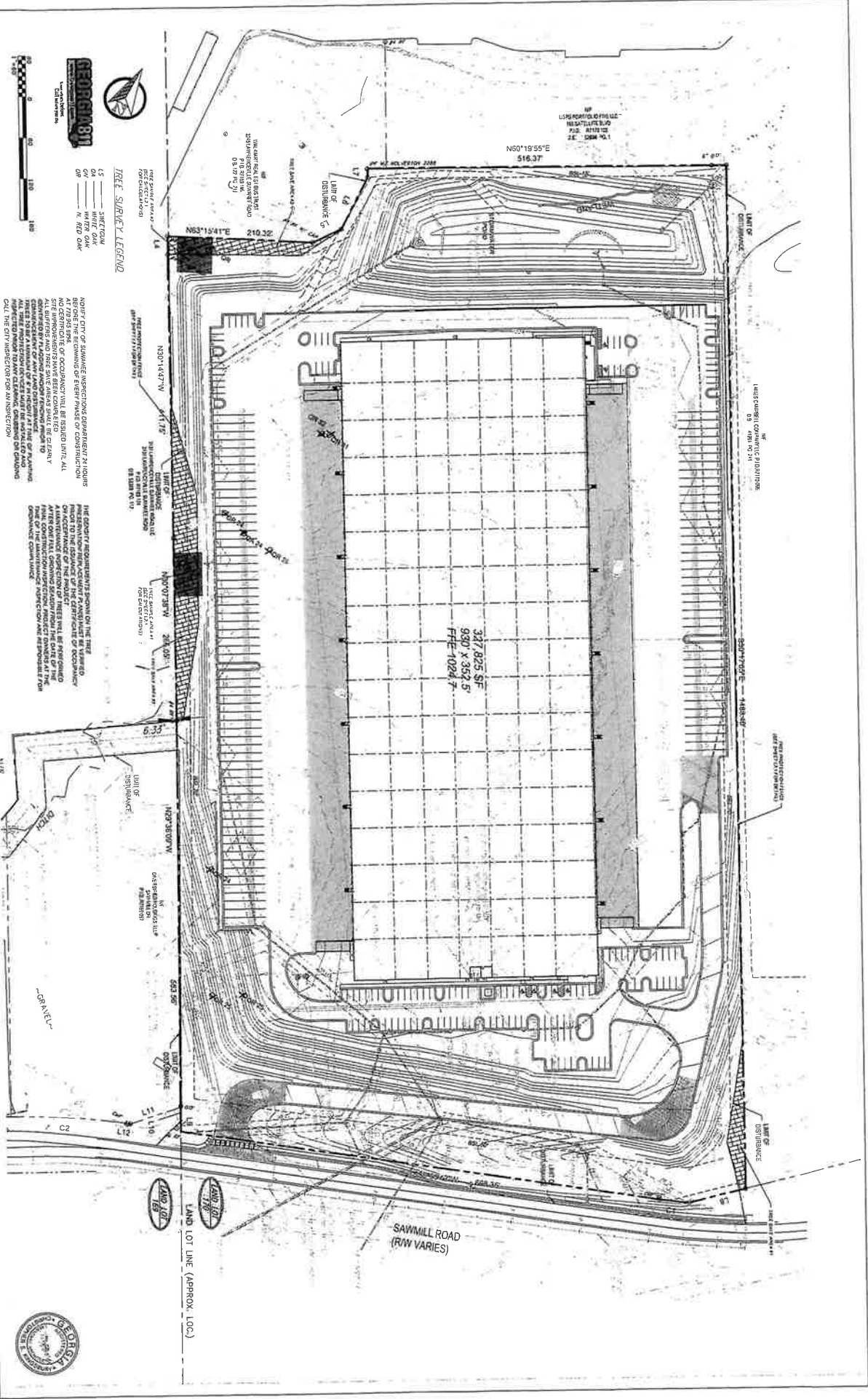
WAIVER REQUESTED (Article, section, and paragraph) Section 6.13 of the development regulations.
Requesting waiver to sidewalk along frontage.

NEED FOR WAIVER Sawmill Drive serves as a connector road between Satellite Blvd and Lawrenceville Suwanee Road. Pedestrians do not use Sawmill Drive. 75% of Sawmill Drive has no fronting parcels--the parcels front Satellite Blvd with no access to Sawmill Drive. Sawmill Drive is not a pedestrian route due to the lack of businesses fronting on Sawmill Drive. A sidewalk along the subject frontage will not be used.

***A WAIVER 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 waiver.**

W-2023-001



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	08/15/2011	MM	ISSUE FOR PERMIT
2	08/15/2011	MM	REVISED PER CITY COMMENTS
3	08/15/2011	MM	REVISED PER CITY COMMENTS
4	08/15/2011	MM	REVISED PER CITY COMMENTS
5	08/15/2011	MM	REVISED PER CITY COMMENTS

THEE SURVEY LEGEND

LS — SHEET GUM
 OA — WHITE OAK
 OB — RED OAK
 OC — N. RED OAK

NOTICE: THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN.

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 Atlanta, Georgia 30309
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 Fax: 404.525.1112
 Email: info@atlasatl.com

SAWMILL DRIVE INDUSTRIAL PARTNERS, LLC
 Sawmill Drive DC
 TREE PROTECTION PLAN
 DRAWING NUMBER
 L1.1





Location Map

Legend

 W-2023-001





Zoning Map

W-2023-001

Legend

W-2023-001

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
- City_Limits

