

**SPECIAL USE PERMIT(S):**

**SUP-2023-004**

**CITY OF SUWANEE  
SPECIAL USE PERMIT ANALYSIS**

**CASE NUMBER:** SUP-2023-004

**REQUEST:** EMISSIONS TESTING FACILITY IN C-2

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

**LOCATION:** 500 PEACHTREE INDUSTRIAL BOULEVARD

**TAX ID NUMBER:** 7-252-023

**ACREAGE:** 1.21 ACRES

**PROPOSED DEVELOPMENT:** 600 SQUARE FOOT EMISSIONS TESTING FACILITY

**APPLICANT:** KRISTIAN MECHOSO  
2610 MAPLE LEAF TERRACE  
CUMMING, GA 30041

**OWNER:** AZIZ FARISHTA  
3910 EMBASSY WALK WAY  
LILBURN, GA 30047

**CONTACT:** KRISTIAN MECHOSO  
**PHONE CONTACT:** 404-909-9962

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROJECT DATA:**

The applicant requests a Special Use Permit on an approximate 1.21 acre tract to allow for a 600 square foot emissions testing facility in the C-2 zoning district. The site is located at 500 Peachtree Industrial Boulevard. Access for the emissions testing facility is proposed via a driveway on Peachtree Industrial Boulevard and another driveway onto Suwanee Dam Road. The proposed emissions testing facility is located adjacent to the BP convenience store in a structure which was formerly used as a car wash.

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 allow for an emissions testing facility.

## ANALYSIS:

The subject property currently contains a BP gas station with a convenience store and an unused automated car wash facility. In the past, the Planning Department has been approached about special use permits for car washes with exterior activities such as vacuuming and detailing for similar sites. A concern of the Planning Department regarding this and similar automotive related uses is the potential for “visual clutter” with directional signs, employees vacuuming vehicles, drying vehicles, exterior equipment, etc. The applicant in this case is proposing that the emissions testing facility and all associated activities be located inside the existing former car wash area.

The subject property is located on the southwest corner of the Peachtree Industrial Boulevard/Suwanee Dam Road intersection in the highly commercialized Peachtree Industrial Boulevard corridor. The adjacent lots to the west and south are both undeveloped. The lot to the west is zoned C-2 and the lot to the south is zoned M-1. Across Suwanee Dam Road to the northeast is a Renasant Bank and Kroger zoned C-2. Across Peachtree Industrial Boulevard is a multitenant shopping center and a bank zoned C-2. The shopping center contains typical retail uses such as restaurants, a cell phone shop, and a construction business. The lot in the northwest corner of the intersection is zoned C-2 and contains a CVS.

The subject property is located in the PIB/Suwanee Junction Character Area. Commercial uses are recommended near the PIB/Suwanee Dam Road intersection. The proposal is consistent with this recommendation. The proposed special use would not increase the size of or include business related activities on the exterior of the building. It would also not enlarge any impervious surface area. The City tries to direct automotive related special uses away from more residential areas. In the past, there were cases where special use permits for car washes were denied along Peachtree Industrial Boulevard (SUP-2003-004). However, more recently there were other properties along Peachtree Industrial Boulevard where special use permits for a car wash and an emissions testing facility were approved (SUP-2011-001 & SUP 2023-002). These determinations were based on location and existing conditions of the properties. The subject property should not adversely impact residential uses in the area. It is worth noting that the site is currently used by a gas station and it was used for a carwash previously.

The applicant indicates that he will be the only employee of the testing facility, and he expects a fairly limited number of vehicles per day. One of the issues commonly associated with emissions testing facilities and similar automotive related uses is the visual clutter associated with them. In this case the applicant is intending to keep the activities inside and there are a limited number of employees, so the visual impact to the area should be limited.

In conclusion, the requested Special Use Permit for an emissions testing facility would be appropriate at this location. The inclusion of an emissions testing facility would be a consistent use with other automotive activities on the subject property. The additional use will be completely enclosed in an existing structure. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of the request as currently proposed.

**Planning Department's Recommended Conditions**  
SUP-2023-004

If the Planning and Zoning Commission wishes to approve the request, for an emissions testing facility the following conditions are recommended:

1. Special uses on the site shall be limited to an emissions testing facility. No other vehicular services or other special uses are allowed under this special use permit. All activities related to emissions testing shall be conducted inside the former "car wash" building.
2. Signage shall be limited to one wall sign on each exterior façade of the car wash building. Each sign shall be limited to a maximum of 5 percent of the wall area. Temporary signage may be permitted subject to the requirements listed in the Zoning Ordinance. Any other signage, exempt or not, associated with the emissions testing facility is subject to the written approval of the Planning Director.

## 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;

The subject property is located in heavily commercialized area, and the use will be contained within an existing building. The emissions testing facility would be suitable at this location.

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

The Special Use Permit request will not enlarge the current building on the property. Provided the emissions testing facility uses are contained within the existing “carwash” building, it should not adversely affect the existing uses or usability of adjacent or 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 without a SUP.

- 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 likely would not result in 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 uses for the site. The proposal is consistent with the current use and future use of this property.

- 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;

There is often negative visual impacts created by automotive related uses. In such cases the PIB/Suwanee Junction character area is not the appropriate location for these uses. However, in this instance the applicant will contain the automotive related use within the existing facilities.

### 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\*

NAME: Kristian Mechoso  
ADDRESS: 2610 Maple leaf ter  
Cumming GA 30041  
PHONE: 404 909 9962

#### OWNER INFORMATION\*

NAME: A212 FARISHA  
ADDRESS: 3910 Embassy way  
LILBURN GA 30047  
PHONE: 404-509-9595  
404.909-9962

CONTACT PERSON: Kristian Mechoso PHONE: 404-509-9595  
E-Mail Address: Kmechoso1234@gmail.com

#### PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT SUP FOR ETF  
PROPOSED DEVELOPMENT: Emission Testing  
TAX PARCEL NUMBER(S): R 7252 023  
ADDRESS OF PROPERTY: 500 Peachtree Industrial Blvd  
TOTAL ACREAGE: 1.21 PUBLIC ROADWAY ACCESS: Swanee Dam RD & PIB

#### FOR RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLING UNITS: 0  
DWELLING UNIT SIZE (SQ. FT.): 0

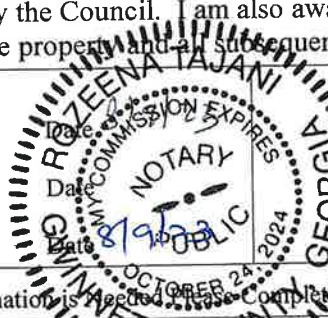
#### FOR NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/UNITS: Approx. 600 SF  
TOTAL GROSS SQUARE FEET: Approx 600 SF

#### 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\* Kristian Mechoso  
Print Name\* Kristian Mechoso  
Signature of Notary Bozenna Tajani



Signature of Owner\* A212  
Print Name\* A212 FARISHA  
Signature of Notary Bozenna Tajani



\* If Additional Applicant or Owner Information is needed, please complete Additional Application Form(s)

CITY OF SUWANEE USE ONLY  
Date Received: 8/10/23 Case No.: SUP-2023004 Accepted By: WJ

### 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:  
Yes

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:  
No

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:  
No

(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:  
No

(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:  
Yes

(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:  
No

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Date Received: 8/10/23 CITY OF SUWANEE USE ONLY Case No.: SDP-2023-004 Accepted By: [Signature]



8/10/23

To whom it may concern;

I'm requesting a special use permit for an Emissions Testing facility.

the proposed location is ~~500~~ PIB.  
The ETF is proposed to be located in a former carwash facility.

I anticipate 10 to 30 customers per day. I will be the lone employee.

My proposed hours of operation are from 8am to 6pm Mon - Sat.

I will not be adding any new development to the site.

I am an Emissions Certified Inspector

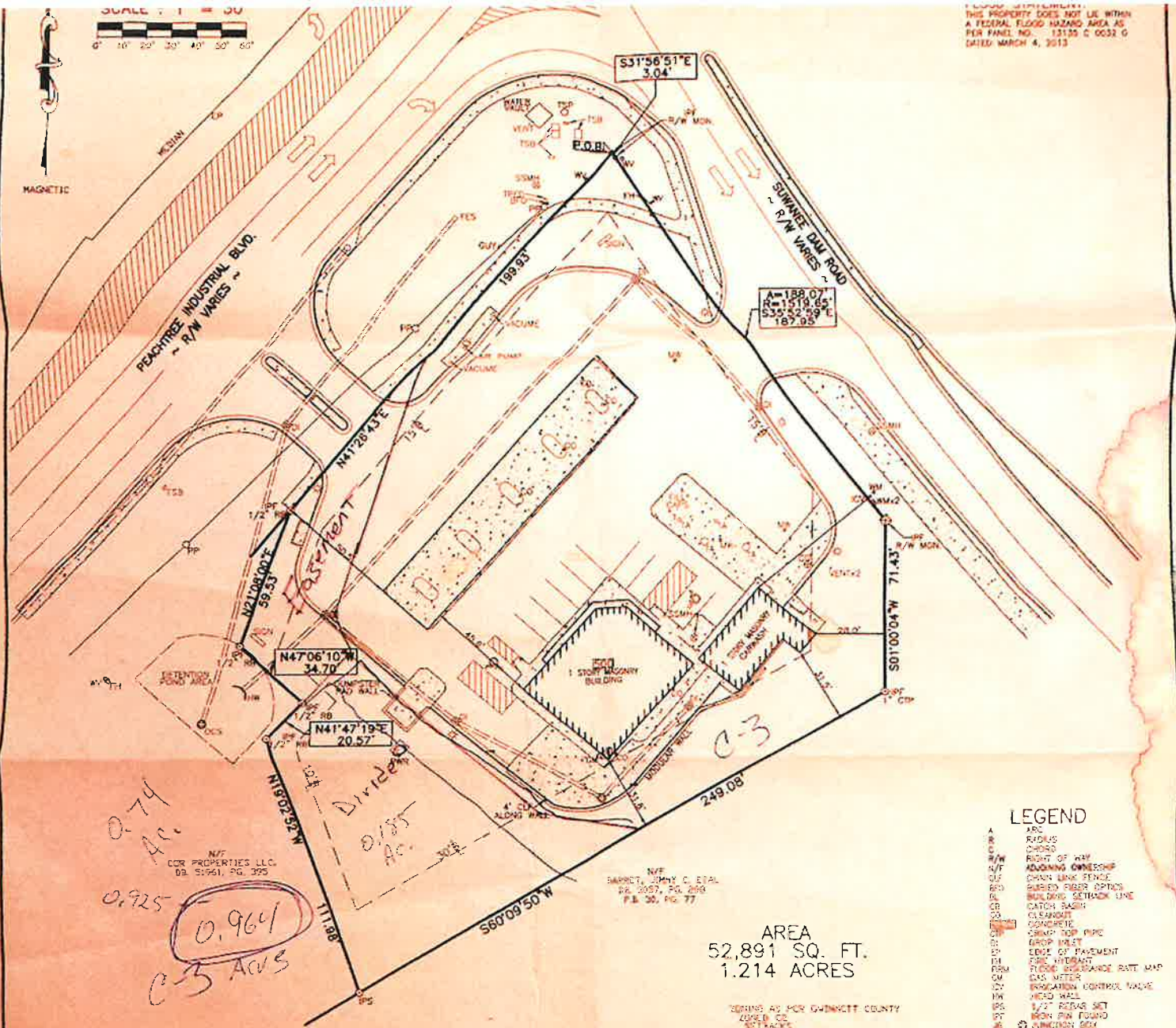
I have obtained a CO from Gwinnett Po fire marshal. Sincerely, Kristian Mecho



THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER FIRM NO. 13120 C 0032 G DATED MARCH 4, 2013



MAGNETIC



0.74 AC.  
0.925  
0.964  
C-3 ACRES

AREA  
52,891 SQ. FT.  
1.214 ACRES

LEGEND

- A ARC
- B BENCH MARK
- C CURB
- R/W RIGHT OF WAY
- N/F ADJOINING OWNER'S
- CLF CHAIN LINK FENCE
- RFD GREEN RIDER OPTION
- BLG BUILDING SETBACK LINE
- CB CATCH BASIN
- CO CLEANOUT
- CON CONCRETE
- CT CURB TOP PIPE
- DI DRAIN INLET
- ED EDGE OF PAVEMENT
- EW ELEC. WIRE
- FR FLOOR
- GRM GRASS
- GM GAS METER
- IC INSULATION CONTROL WEDGE
- HW HEAD WALL
- IS 1/2\"/>

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

NOTES:  
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,776 FEET AND AN ANGULAR ERROR OF 00 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 33,106 FEET.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED AS NO TITLE REPORT HAS BEEN PROVIDED

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.

REVISIONS:	PROJECT DESCRIPTION:	SURVEY FOR: <b>ZABI AND COMPANY, LLC, FIRST INTERCONTINENTAL BANK AND CHICAGO TITLE INSURANCE COMPANY</b> 500 PEACHTREE INDUSTRIAL BLVD.
	COUNTY:	CHWINKETT DISTRICT: 7TH
	LAND LOT: 252	SECTION: CITY OF SUWANEE

**ADAM & LEE LAND SURVEYING**

5640 GA. HWY. 20 S.  
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlee.com      FAX:(770)554-8134



OFFICE:	06/10/15
BY:	AMB
FIELD:	06/08/15
BY:	SLS
SCALE:	1"=30'
SHEET #:	1 OF 1
15113	

SUP. 2023-004

43,560 sq. ft. Pie Ac



MW

VENTx2

28.0'

31.5'

1 STORY MASONRY  
CARWASH




SSMH

SUP. 2023.004



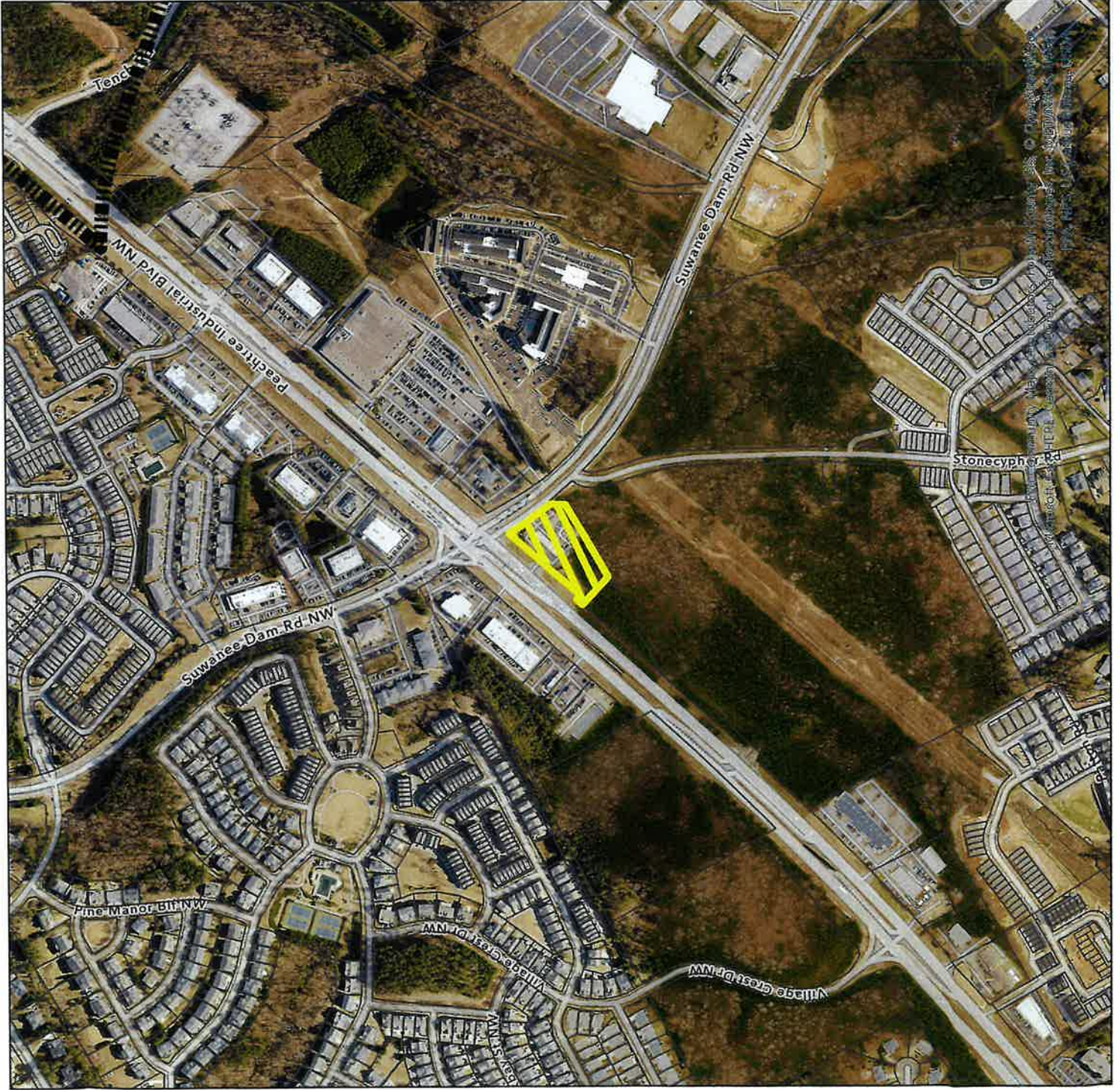


# Location Map SUP-2023-004

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



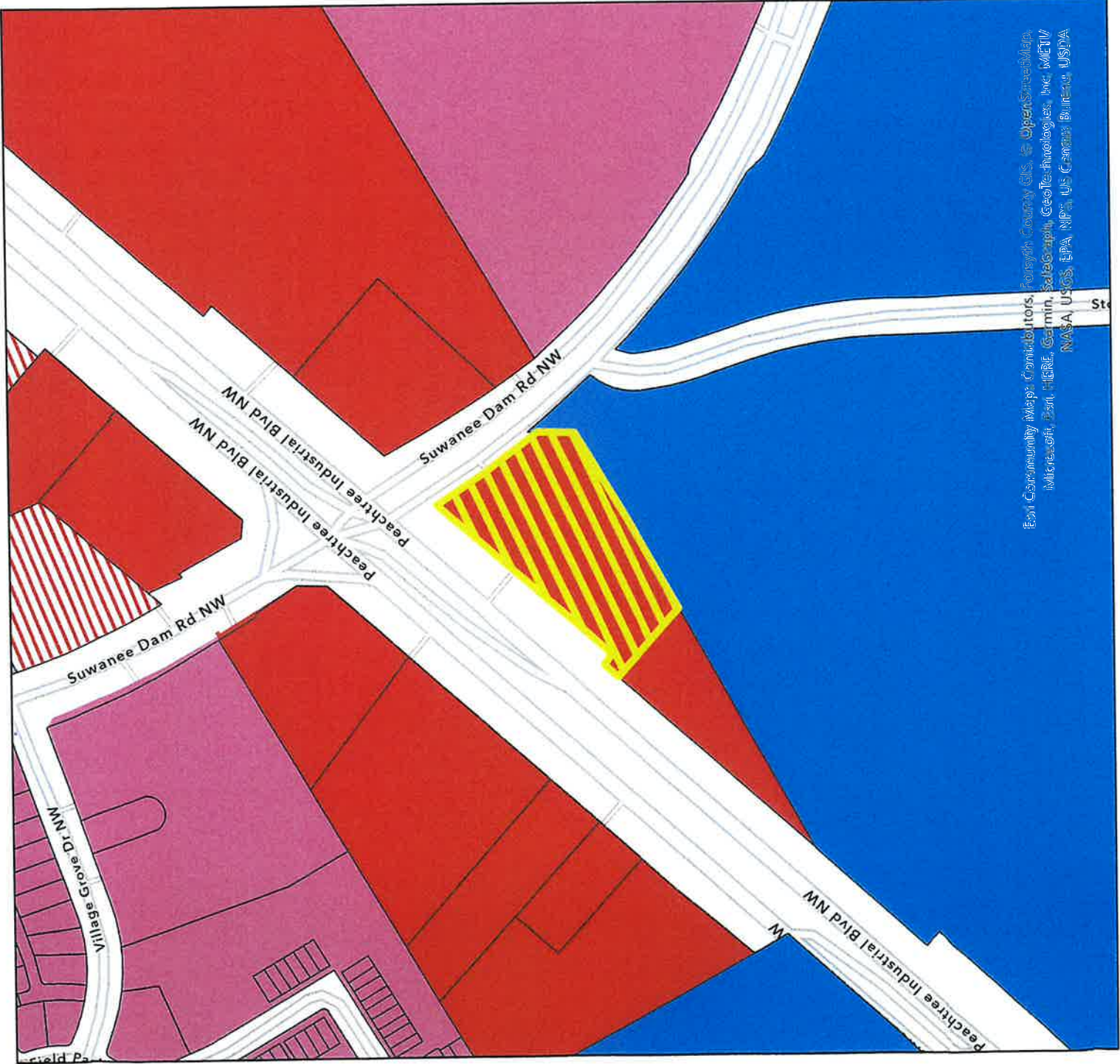
0 290 580 1,160 Feet





# Zoning Map SUP-2023-004

## Legend



Esri Community Map: Contributors: Foursouth County GIS, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnology, Inc, MICTV, NASA, USGS, EPA, NPS, US Census Bureau, USDA