

CONDITIONAL USE ANALYSIS AND RECOMMENDATION
Planning and Development Department

Case No.: 20-02-CU

Property Location: 2113 Friendship Road
Hall County Tax Parcel 15041 000173

Applicant: WDG-TNR Braselton, LLC

Lot Size: 1.05

Owner: Sun Trust Bank

Zoning: General Commercial

Adjacent Zoning: General Commercial

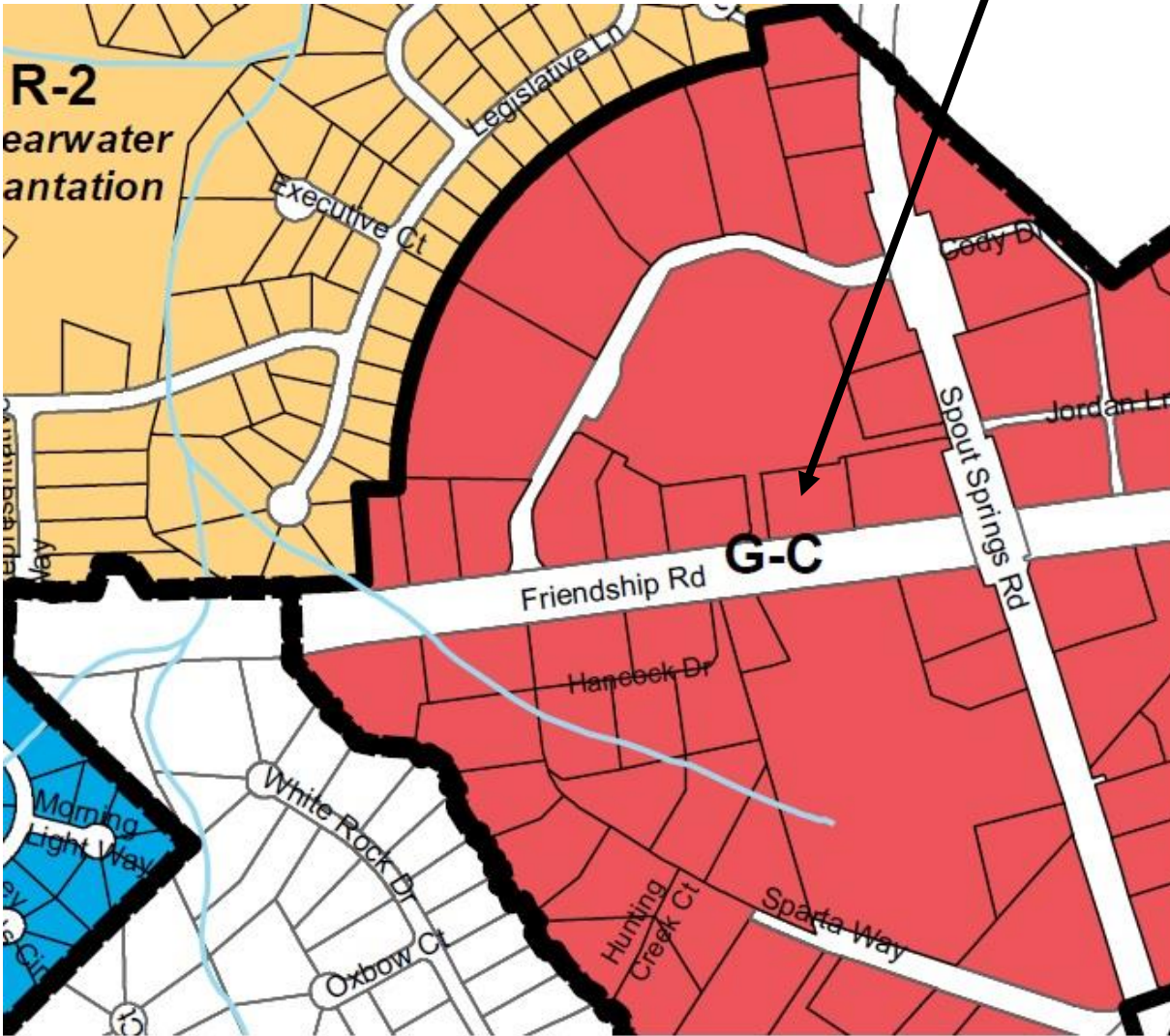
Adjacent Land Uses: Commercial

PROJECT DATA

The applicant requests a conditional use approval to allow an automotive express service establishment. This use is classified as a Conditional Use in the General Commercial zoning classification. *The purpose of the Conditional Use procedure is to allow for review of uses which may not be appropriate generally or without certain restriction throughout a zoning district, but which, if controlled as to the number, area, location or relation to the neighborhood would promote the health, safety, and welfare of the community. The procedure is intended to allow broad public review and evaluation of the proposed development and to ensure adequate mitigation of potentially unfavorable impacts.*

The site is located within the Friendship Springs Village development. There is no direct driveway from the subject parcel to Friendship Road, but the parcel is served by the internal drive and traffic lane system of Friendship Springs Village that provides full access at multiple points to Friendship Road and Spout Springs Road. Sun Trust Bank currently has an ATM located on the northern side of the parcel.

SITE LOCATION





SITE LOCATION

REQUIREMENTS GOVERNING THE APPROVAL OF A CONDITIONAL USE PERMIT

Review of applications is made based upon the “Requirements Governing the Approval of a Conditional Use Permit” as provided by the Town of Braselton.

Has the applicant made adequate provision to reduce any adverse environmental impacts of the proposed use to an acceptable level, including, without limitation, drainage, soil erosion and sedimentation, flooding, air, water quality and water quantity? The project will have to comply with Town of Braselton development regulations, along with any applicable State regulations, to avoid adverse impacts relating to erosion and sedimentation control, flooding, and water quality. The site will drain into a central stormwater management facility for the Friendship Springs Village development.

Will vehicular traffic and pedestrian movement on adjacent streets be substantially hindered or endangered? The proposed use should not have a significant impact on vehicular traffic or pedestrian movement on adjacent streets.

Will off-street parking and loading, and the entrances and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use? There is sufficient parking, loading, ingress, and egress to the overall retail site and individual parcel that can accommodate the proposed use. The parcel has access to the internal traffic circulation lanes within the Friendship Springs Village development. These internal traffic circulation lanes lead to multiple full access drives onto Spout Springs Road and Friendship Road.

Are public streets, facilities, schools, and utilities capable of adequately serving the proposed use?

There are adequate utilities to serve this proposed use. The proposed use will have no impact on school capacity. The proposed use should not by itself generate the amount of traffic that will result in the adjacent public roads exceeding its capacity.

Has the applicant made adequate provisions regarding hours of operation?

No information regarding the hours of operation was provided in the application.

Will the proposed use have a significant adverse effect on the aesthetics of the surrounding area? The property is surrounded on all sides by other commercially zoned property. The development and building design will be required to adhere to the Town of Braselton architectural standards and development guidelines. Based on the submitted building elevations with the application, it appears the building and site will be consistent with the aesthetic standard and quality of the surrounding development.

Will the proposed use not adversely affect the level of property values or the general character of the area? This department does not have the adequate information to determine the impact the proposed use will have on surrounding property values. The proposed use is located on a parcel surrounded by properties of a similar General Commercial zoning. The operational characteristics of the proposed business as presented in the application has less risk of adverse impacts related to noise and outdoor storage due to the fact it isn't a full-service auto repair facility.

Has the applicant made adequate landscape plans to ensure appropriate transition in uses of the property? Based on the submitted site plan with the application, the design does not comply with many of landscape requirements of the Town of Braselton. The project will be required to comply with all applicable landscape standards of the Town except for any relief granted by the Zoning Board of Appeals.

Will the proposed use result in a nuisance as defined under state law?

The potential for nuisances to adjacent residential properties can occur if activities occur that cause excessive noise travel above the limitations imposed by the Town of Braselton Noise Regulations.

Is the proposed use in conformity with the Town of Braselton Future Land Use Plan and Map? The Braselton Future Land Use Plan designates this property as commercial.

*It should be noted that the proposed use will not be allowed a freestanding sign along Friendship Road without a variance from the Zoning Board of Appeals. The Town's sign regulations permit only one sign per parcel per road frontage. Presently, there is a freestanding sign along the Friendship Road frontage for the Sun Trust ATM. One option would be to construct a new sign to replace the existing one that serves to identify both the express service business and the ATM.

PLANNING DIRECTOR RECOMMENDATION:

APPROVAL WITH CONDITIONS:

RECOMMENDED CONDITIONS:

1. All development plans, improvements and business operations shall be consistent with the information and exhibits presented in the application. Exceptions shall be granted only for revisions necessary to comply with all applicable Town of Braselton architectural, signage, and development regulations. Exceptions shall also be granted for revisions necessary for any applicable County, State, or Federal regulations.