

CONDITIONAL USE ANALYSIS AND RECOMMENDATION
Planning and Development Department

Case No.: 20-03-CU

Property Location: Corner of S.R. 211 and Beaver Dam Road
Barrow County Tax Parcel BR 025 003

Applicant: Alex Roshan

Lot Size: 1.41 acres (proposed car wash parcel)

Owner: Sugarloaf International

Zoning: General Commercial/SR 211 Overlay District

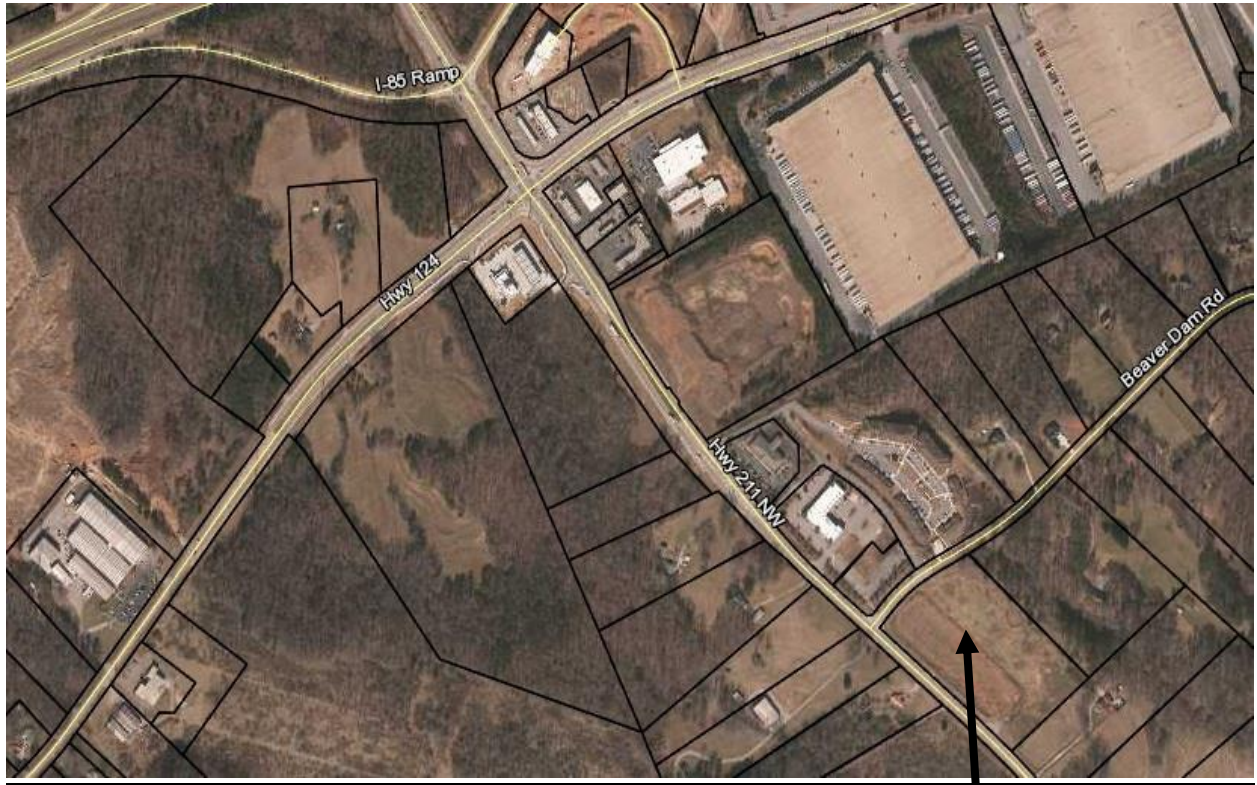
Adjacent Zoning: General Commercial for all adjacent parcels on Braselton side of S.R. 211. The zoning for the Barrow County unincorporated parcels on the opposite side of S.R. 211 is AG and R1

Adjacent Land Uses: Commercial, undeveloped, rural residential

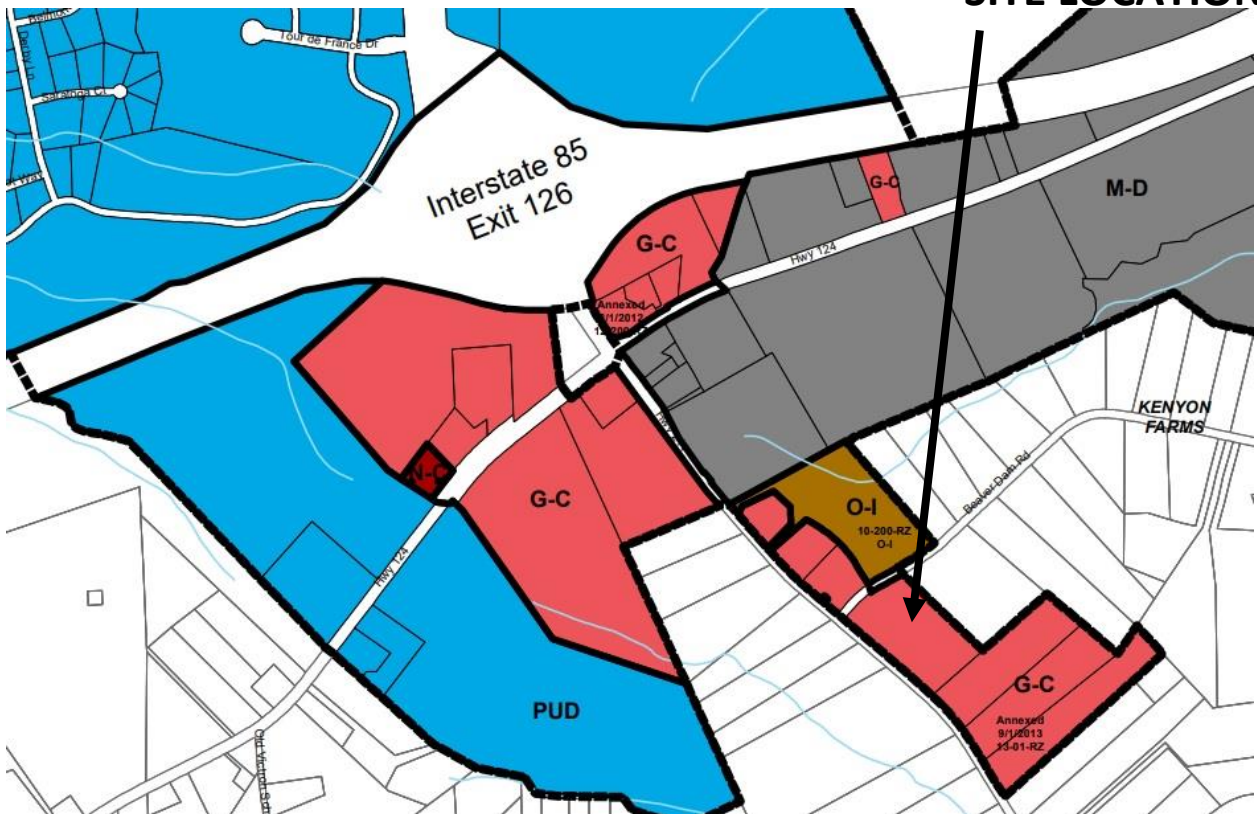
PROJECT DATA

The applicant requests a conditional use approval to permit a car wash. The property is zoned General Commercial and located within the S.R. 211 Overlay District. The car wash will be part of a larger planned commercial development at the corner of Beaver Dam Road and S.R. 211. A car wash is a permitted use within 1000 feet of an access ramp to I-85. Any location outside of the 1000 feet requires a conditional use approval.

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.



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, including the SR 211 Overlay District. The project will also have to comply with any applicable State regulations, to reduce/avoid adverse impacts relating to erosion and sedimentation control, flooding, and water quality. Compliance with these regulations will provide the needed protection.

Will vehicular traffic and pedestrian movement on adjacent streets be substantially hindered or endangered? The car wash parcel will be locally served by a curb cut onto a proposed full access drive (serving the entire commercial development) connecting Beaver Dam Road to S.R. 211. The parcel is located at the corner of Beaver Dam Road and S.R. 211. There will be no direct driveway onto SR 211 from the car wash parcel. Vehicular traffic and pedestrian movement on adjacent streets shouldn't be substantially hindered or endangered.

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? The car wash parcel will be locally served by a curb cut onto a proposed full access drive (serving the entire commercial development) connecting Beaver Dam Road to S.R. 211. The parcel is located at the corner of Beaver Dam Road and S.R. 211. There will be no direct driveway onto SR 211 from the car wash parcel. Vehicular traffic and pedestrian movement on adjacent streets shouldn't be substantially hindered or endangered.

The number of parking spaces shall adhere to the S.R. 211 Overlay District. Any spaces over 20 will be required to be constructed on pervious surfaces.

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

There are adequate utilities to serve the 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?

Per the application, the business will have hours of operation from 7am-11pm.

Will the proposed use have a significant adverse effect on the aesthetics of the surrounding area? Any project would be required to adhere to the design standards set forth in the S.R. 211 Overlay District as the adjacent commercial properties.

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 property is zoned General Commercial. The property is surrounded by existing commercial on the same side of S.R. 211. Rural residential uses currently exist on the other side of S.R. 211. The Barrow County Future Land Use map designates those properties for future commercial use.

Has the applicant made adequate landscape plans to ensure appropriate transition in uses of the property? The property is surrounded by commercial property on the same side of S.R. 211. There is not an incompatible zoning district or land use adjacent to the property. Landscaping standards will be required to adhere to the S.R. 211 Overlay District. Streetscape improvements will be required along Beaver Dam Road and S.R. 211 which will provide an aesthetic screen from view from S.R. 211 and Beaver Dam Road.

Will the proposed use result in a nuisance as defined under state law?
Not if all applicable laws and regulations are complied with.

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

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.