

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**SPECIAL USE PERMIT ANALYSIS**

PLANNING COMMISSION DATE: JULY 16, 2024

CITY COUNCIL DATE: AUGUST 27, 2024

CASE NAME: **SAFELITE**

CASE NUMBER: **SUP2024-002**

CURRENT ZONING: C-2

LOCATION: 6649 PEACHTREE BLVD., SUITE M

MAP NUMBERS: 6<sup>th</sup> DISTRICT, LAND LOT 276

ACREAGE: OVERALL SITE: 14.69 ACRES. TENANT SPACE:  
8,740 SQ.FT.

REQUEST: APPROVAL OF A SPECIAL USE PERMIT TO ALLOW  
AUTO-GLASS REPAIR, REPLACEMENT, AND  
RECALIBRATION SERVICES

FUTURE DEVELOPMENT MAP: EMPLOYMENT CORRIDOR

APPLICANT: SAFELITE FULFILLMENT, INC.  
7400 SAFELITE WAY  
COLUMBUS, OHIO 43235

CONTACT: JULIE KEMP  
614.940.4156

OWNER: VALP-ARC II PEACHTREE PROPERTY COMPANY  
LLC  
1395 MARIETTA PARKWAY  
SUITE 250  
MARIETTA, GA 30067

**STAFF  
RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROJECT DATA :**

The applicant, Safelite Fulfillment, Inc., is requesting a Special Use Permit (SUP) for the property located at 6649 Peachtree Boulevard to allow for automotive uses, specifically auto-glass repair, replacement, and recalibration services, within the C-2 (General Business) zoning district.

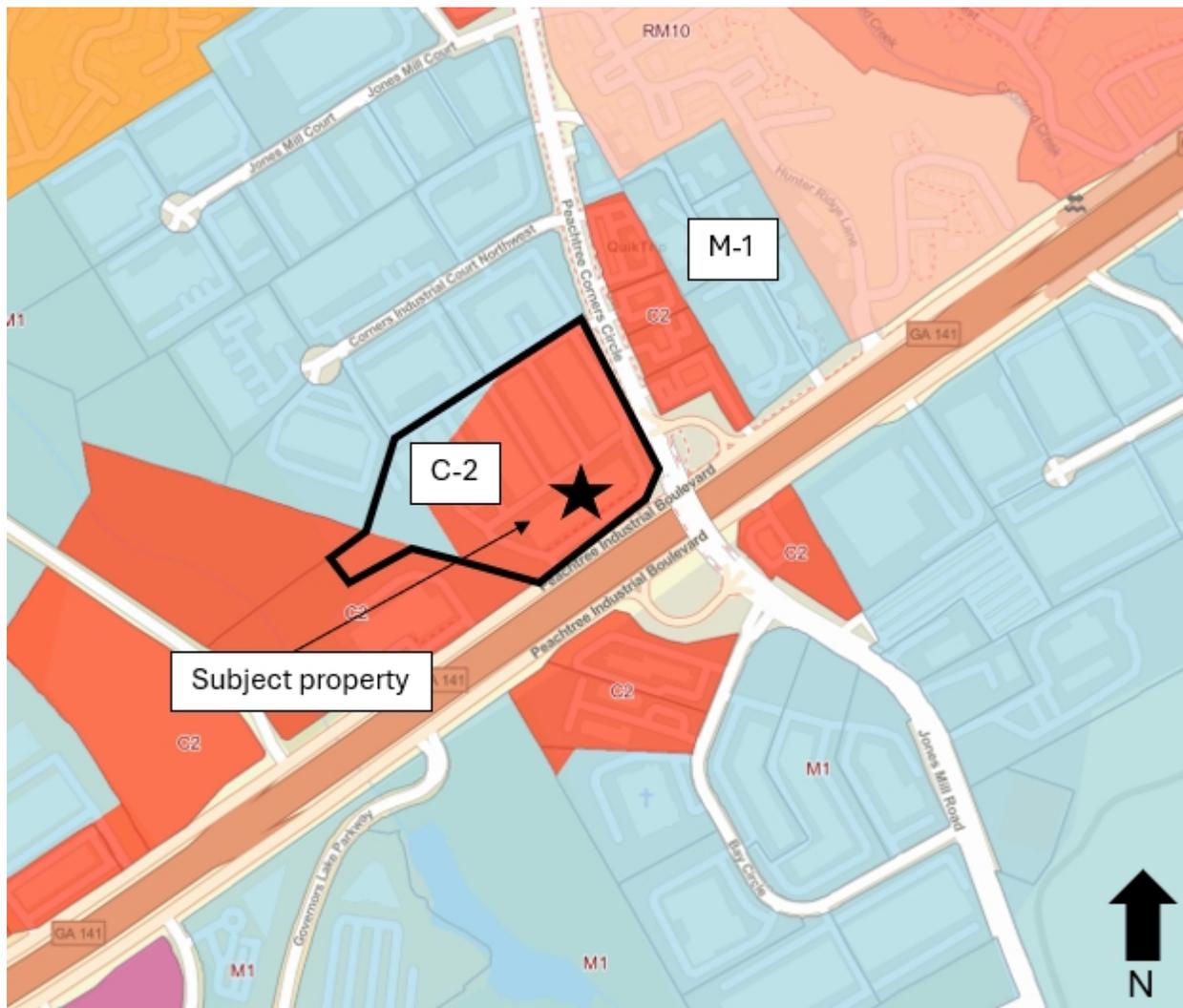
The subject property is zoned C-2 and is located within the Activity Center/Corridor Overlay District. The site is developed with six large, 3-story glass, flex office buildings and associated parking. Roll up doors and truck loading bays are located to the rear of the buildings with employee parking along the front of each building. Safelite intends to operate within an approximately 8,740 square foot suite of the building that fronts Peachtree Boulevard, completely indoors, and is not proposing any outdoor storage.

The City's Zoning Resolution requires that any auto use obtain a Special Use Permit to operate in the C-2 zoning district. The purpose of the Special Use Permit review is to ensure that any potentially detrimental aspects of the proposed land use are mitigated through site-specific conditions.

**Aerial Map**

The subject property is surrounded by C-2 (General Commercial District) zoned properties directly adjacent east, southeast, south, and west of the subject property. To the north are M-1 (Light Industry District) zoned properties along Jones Mill Court and Corners Industrial Court Northwest. These industrially zoned parcels are developed with large, warehousing/manufacturing facilities. To the east, across Peachtree Corners Circle, are several commercial zoned parcels that include a QuikTrip and JR's Log House restaurant. Further east are the Windsor at Peachtree Corners and the Corners at 1700 apartment complexes, zoned RM-13 (Multifamily Residence District). At the southeastern intersection of 141/Peachtree Blvd. and Jones Mill Road is an auto repair shop. Directly south are several hotels on commercially zoned properties.

### Zoning Map



The subject property is located within the Employment Corridor Character Area on the City's Future Land Use Character Area Map. This area encourages a mixture of uses including light industrial businesses and creative adaptive re-use/redevelopment of existing, underutilized structures. The applicant has stated all repairs will be done indoors

The applicant mailed a letter on April 19, 2024, to each tenant within the complex. The letter stated that the tenants could reach out to the landlord of the property or Safelite with any comments, questions, or concerns. No changes were made to the site plan as a result of the letter being sent, but it should be noted that no changes were suggested. Additionally, the applicant has not proposed any changes to the exterior of the existing building or parking lot.

### **ZONING HISTORY:**

The property was zoned C-2 under Gwinnett County prior to the City's incorporation in 2012. In 2015, the subject property was granted an Administrative Variance from the City of Peachtree Corners' Community Development Department for a 3' reduction in the 50' front setback, for the corner of the existing building to encroach into the 50' front setback by approximately 2.7 feet. There were no conditions placed on the property with the approval of the Administrative Variance.

### **ZONING STANDARDS:**

Zoning Code Section 1702 identifies specific criteria that should be evaluated when considering a zoning decision. These criteria are enumerated as 'A' through 'F', below. Following each item is the applicant's response followed by Staff's comment.

#### **A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?**

Applicant's Response: Yes.

Staff's Comment: Yes. The subject property is commercially zoned and developed with six large buildings with roll up bay doors in the backs of the buildings and passenger vehicle parking in the front of the buildings. The subject property is surrounded by other commercially zoned and developed properties. An auto-glass repair shop on the subject property would be suitable in terms of the use of adjacent and nearby properties.

#### **B. Will this proposed rezoning, special use permit, or change in conditions adversely affect the existing use or usability of adjacent or nearby property?**

Applicant's Response: No.

Staff's Comment: No. The proposed use will be located completely inside and is unlikely to have any impact on the usability of adjacent or nearby properties.

#### **C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?**

Applicant's Response: Yes.

Staff's Comment: The property has a reasonable economic use as currently zoned.

**D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

Applicant's Response: No.

Staff's Comment: The impacts of the proposed use on streets, transportation facilities, or utilities are unlikely to be excessive or burdensome. The proposed use will have no impact on schools and it will add a negligible amount of new traffic, likely during off-peak hours. Likewise, the granting of a Special Use Permit for an automobile service/repair shop at this location is unlikely to result in impacts that would be considered excessive or burdensome.

**E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?**

Applicant's Response: Yes.

Staff's Comment: (see Comprehensive Plan heading, below.)

**F. Are 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 proposed rezoning, special use permit, or change in conditions?**

Applicant's Response: No.

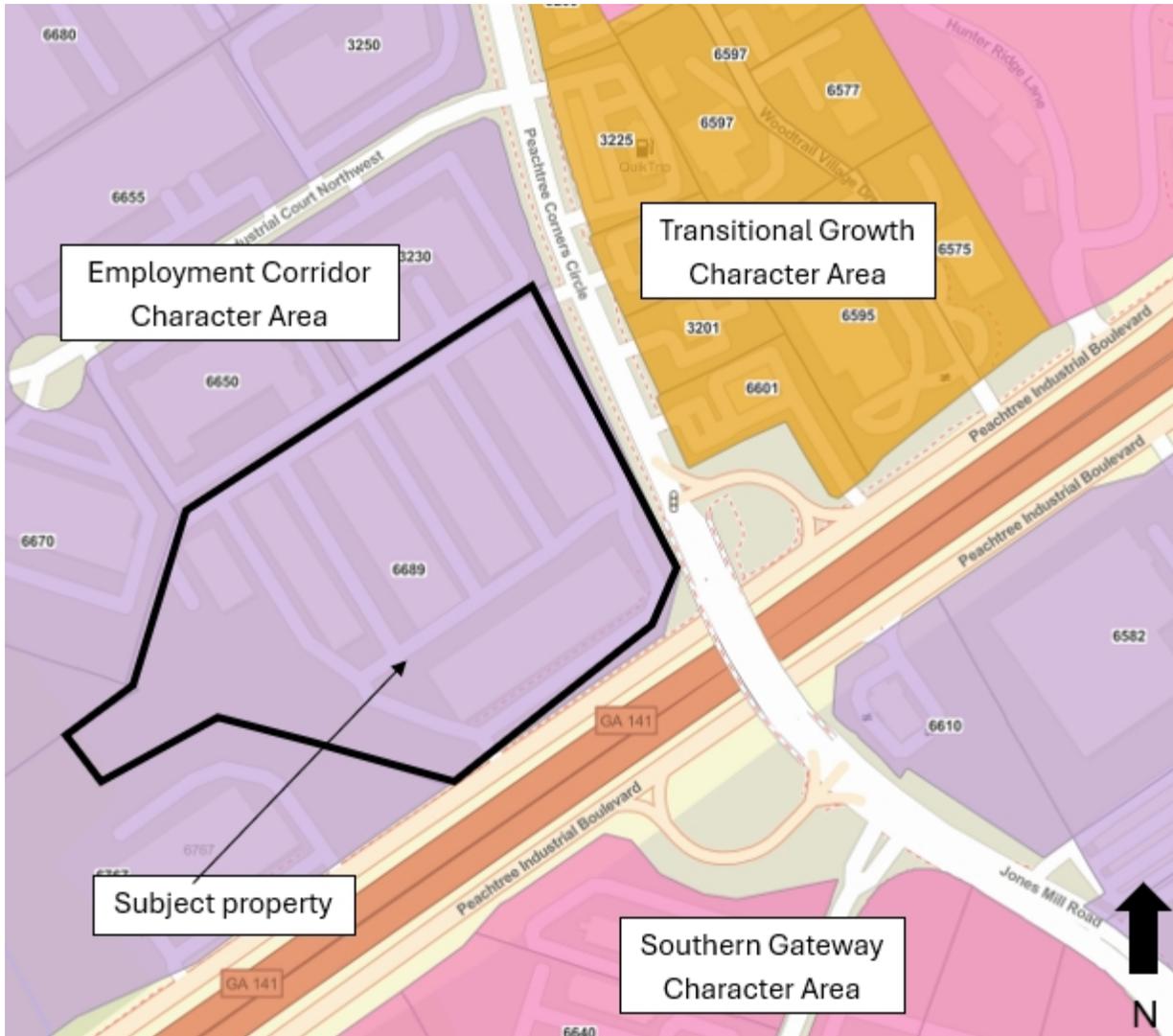
Staff's Comment: Yes. Safelite is proposing to operate wholly within the existing building and will be performing auto uses including auto-glass repair, replacement and recalibration services. Additionally, the subject property is adjacent to other commercially zoned properties, as well as M-1 (Light Industry District) zoned properties (a zoning category that allows for more intense uses) near the subject property would give supporting grounds for approval of the Special Use Permit.

**COMPREHENSIVE PLAN:**

The 2045 Comprehensive Plan's Character Area Map indicates that the subject property is located within the Employment Corridor Character Area. Policies for this area encourage a mixture of uses including light industrial businesses and creative adaptive re-use/redevelopment of existing, underutilized structures.

The Employment Corridor Character Area references Peachtree Boulevard as being ideally suited for industrial and warehousing uses because of its regional accessibility. The Comprehensive Plan also references that specific uses within this character area should be flexible, between light industrial and office, allowing transitions as economic demand changes.

With the applicant's creative approach to automotive services, with all auto-glass repairs and replacements occurring indoors, the intent of the Employment Corridor Character Area is being met.



### DEPARTMENT ANALYSIS:

The subject property is located at the northwestern intersection of Peachtree Corners Circle and 141/Peachtree Boulevard. The site is zoned C-2 and is developed with six, 3-story, flex office buildings. The applicant, Safelite, is requesting an SUP to allow for automotive uses, specifically auto-glass repair, replacement, and recalibration services.

The site is accessed via a full access drive at the northern end of the parcel, from Peachtree Corners Circle. The applicant will be occupying a suite, approximately 8,740 square feet in size within the existing building that fronts 141/Peachtree Boulevard. Safelite will not be changing the physical structure or altering the exterior of the building in any way.

The Peachtree Corners Comprehensive Plan shows the property as located in the Employment Center Character Area, indicating that the location is desirable for both light industrial/warehousing and office-professional uses. The vision of the Employment Corridor Character Area specifically states Peachtree Boulevard is ideally suited for

these types of uses because of its regional accessibility and existing development patterns.

The proposed Special Use Permit for an auto-glass repair shop would be unlikely to have adverse effects on adjacent and nearby properties, as the business will operate completely indoors. Additionally, similar automotive type uses currently operate within the building that Safelite will occupy. While automobile service/repair shops may have negative impacts on typical commercial areas, the subject property is strategically located with access to Peachtree Boulevard less than 500 feet from the subject property's entrance.

The proposed Special Use Permit for an automotive repair shop would be in keeping with the goals and policies of the Employment Corridor Character Area of the City's Comprehensive Plan. Safelite's plan to operate in an existing commercially zoned building, within a suite that has roll-up doors is in alignment with the city's goals to promote the use of existing structures.

Additionally, the intensity of uses along the Peachtree Blvd. corridor is higher than other areas of the city, making the subject property a preferred location for an automobile service/repair shop.

#### **STAFF RECOMMENDATION:**

Based on the findings and conclusions herein, Staff recommends **APPROVAL** of Land Use Petition **SUP2024-002**, subject to the following conditions:

1. All automotive repair work shall occur within the building; no work shall be done outdoors.
2. Outdoor storage or display of vehicles or equipment shall be prohibited.
3. The business shall abide by all requirements of Section 1315 of the zoning ordinance (Activity Center/Corridor Overlay District).
4. Hours of operation shall be limited to between 7:00am and 10:00pm.