

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER :**SUP2013-00001**  
ZONING :M-1  
LOCATION :2800 BLOCK OF AMWILER ROAD  
MAP NUMBER :R6250 068  
ACREAGE :2.59 ACRES  
PROPOSED DEVELOPMENT :TRUCK FLEET MAINTENANCE  
SQUARE FEET :18,760 SQUARE FEET  
REQUEST : **A SPECIAL USE APPROVAL FOR A TRUCK  
MAINTENANCE FACILITY.**

FUTURE DEVELOPMENT MAP: PREFERRED OFFICE

APPLICANT :TK ATLANTA PROPERTY, LLC  
4490 THURMAN ROAD  
CONLEY, GA 30288

CONTACT: BILL GEORGE PHONE: 404.361.4019

OWNER :SATLING INVESTMENTS, LLC  
3476 LAWRENCEVILLE HIGHWAY  
TUCKER, GA 30084

RECOMMENDATION: APPROVE WITH CONDITIONS

**PROJECT DATA:**

The applicant requests a Special Use Permit on a 2.59 acre parcel, zoned M-1 (Light Industrial District), to allow a truck fleet maintenance facility. The subject property is located on the northeast side of Amwiler Road at its intersection with Humphries Way, just northwest of Buford Highway. The surrounding area is developed with a mix of light and heavy industrial, office and warehousing uses. Properties to the northwest on Amwiler Road mostly contain office and warehouse buildings located within light industrial office parks. To the south of the subject property, across Amwiler Road, is Newell Recycling: an intense industrial use of auto/metal salvage and shredding zoned M-2. The area to the east of the subject property is zoned M-1, and is a collection of parcels and businesses associated with Humphries Construction Supply Company, in the concrete mixing and construction supply business.

The subject site is currently unoccupied, surrounded by security fencing, and developed with one building, consisting of approximately 18,760 square feet, associated parking and driveways. Access would be provided through the existing driveways onto Amwiler Road.

The applicant intends to use the existing building and parking lot for maintenance of refrigerated tractor trailers. The site would be occupied by Thermo King, which is in the business of selling, repairing and installing transportation refrigeration units for semi-trailers and other types of vehicles.

**ZONING HISTORY:**

The subject property has been zoned M-1 since 1970.

**GROUNDWATER RECHARGE AREA:**

The subject property is not located within an identified Significant Groundwater Recharge Area.

**WETLANDS INVENTORY:**

The subject property does not contain areas, streams, and/or bodies of water depicted as wetlands on the U.S. Department of Interior, Fish, and Wildlife Service – National Wetlands Inventory map on file with the Gwinnett Department of Planning and Development.

**STORMWATER REVIEW SECTION COMMENTS:**

No comment.

**GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:**

No Comment.

**GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS:**

No comment.

**GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:**

The available utility records show that the subject development is currently in the vicinity of a 16-inch water main located on the northern right-of-way of Amwiler Road.

The available utility records show that the subject development is currently in the vicinity of an 8-inch sanitary sewer main located on the property.

**BUILDING CONSTRUCTION SECTION COMMENTS:**

Building Plan Review has no objections under the following conditions:

- I. The applicant shall submit architectural, structural, mechanical, electrical and plumbing drawings for any proposed interior or exterior modification. Upon completion of plan review approvals, the applicant shall obtain a building permit for any required renovation

work and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.

2. Architectural design of any proposed exterior modification shall incorporate the requirements of the Activity Center/Corridor Overlay District, Section 1315 of the Zoning Resolution.
3. Upon completion of plan review approvals, the applicant shall obtain a building permit and achieve satisfactory field inspections for issuance of a Certificate of Occupancy.

**GWINNETT COUNTY FIRE SERVICES COMMENTS:**

Fire Plan Review has no objections to the rezoning request, under the following conditions:

1. Applicant submits civil drawings to Fire Plan Review for review and approval.
2. Applicant submits architectural drawings to Fire Plan Review for review and approval.
3. Upon completion of plan review approvals, applicant successfully achieves a satisfactory Fire field inspection, for issuance of a Certificate of Occupancy - Business Operation.

For assistance, you may contact this office at (678) 518-6000, Monday through Friday, from the hours of 8:00 a.m. to 5:00 p.m.

**DEPARTMENT ANALYSIS:**

The subject property is located on the northeast side of Amwiler Road, at its intersection with Humphries Way, just north of Buford Highway. The site is currently unoccupied and is developed with one building, consisting of approximately 18,760 square feet, associated parking and driveways.

The 2030 Unified Plan Future Development Map indicates the property lies within a Preferred Office Character Area. Although not consistent with the Unified Plan, a truck fleet maintenance facility is consistent with the existing zoning and surrounding uses. In addition, the proposed use is compatible with nearby industrial businesses and would be considered consistent with Gwinnett County Board of Commissioners approval of similar businesses along the Buford Highway corridor.

Given the intensity of zoning and industrial development pattern along this segment of the Buford Highway corridor, a truck fleet maintenance facility could be considered consistent with the area and suitable at this location.

In conclusion, the requested Special Use Permit would be consistent with the industrial nature of Amwiler Road, and consistent with prior Gwinnett County Board of Commissioners precedent regarding similar types of businesses in the immediate area and along the Buford Highway corridor.

## RECOMMENDED CONDITIONS

Approve a Special Use Permit for the addition of a truck fleet maintenance facility on the property, subject to the following conditions:

1. Maintain the existing eight-foot high, opaque security fence, around the perimeter of the subject property.
2. All truck and trailer repairs shall occur within the enclosed building.
3. Outdoor loudspeakers shall be prohibited.
4. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATIONS  
STANDARDS GOVERNING THE EXERCISE OF ZONING

SUITABILITY OF USE

The requested Special Use Permit for a truck fleet maintenance facility could be suitable in light of the mix and intensity of industrial uses in this area.

ADVERSE IMPACTS

With the recommended conditions, potential impacts on adjacent and nearby properties could be reduced.

REASONABLE ECONOMIC USE AS ZONED

The subject property has a reasonable economic use as currently zoned.

IMPACT ON PUBLIC FACILITIES

As the site is already developed, it is anticipated that there would be few additional impacts on public facilities from the request.

CONFORMITY WITH POLICIES

Although not strictly consistent with policies of the Unified Plan, the proposal is considered compatible with the established industrial corridor. The proposed truck fleet maintenance facility could be suitable in light of the intensity of surrounding developments.

CONDITIONS AFFECTING ZONING

The proposed truck fleet maintenance facility similarity with surrounding businesses and intensity of use and zoning in the immediate area could support the approval of the Special Use Permit request.