

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Agenda

**Wednesday, May 3, 2017
7:00 PM**

Council Chambers

Planning and Zoning

Diane Earnest, Chairman

Al Karnitz

Ruthy Paul

Kenneth Anderson

Hoyt Hutcheson

- A. Call to Order**
PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES
- B. Presentation of previous meetings minutes for acceptance and acceptance of the agenda as presented for scheduled meeting.**
 - a. Approval of Previous Meeting Minutes
 - b. Planning and Zoning - Regular Meeting - Dec 7, 2016 7:00 PM
- C. Old Business**
- D. New Business**
 - 1. **Special Use Permit: 2185 Beaver Ruin Road (R6226 403)**
Allowance for an Automotive Carwash
[Staff Report SUP2017-0001](#)
- E. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA**
- F. Adjourn**

Signed by _____ Chairman, Diane Earnest

Signed by _____ Sonya Isaac, Executive
Administrative Coordinator

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Wednesday, December 7, 2016
7:00 PM

Council Chambers

Planning and Zoning

Diane Earnest, Chairman

Al Karnitz

Ruthy Paul

Kenneth Anderson

Hoyt Hutcheson

A. Call to Order

Regular Meeting was called to order at 7:00 PM by

Attendee Name	Title	Status	Arrived
Diane Earnest	Chairman	Present	
Al Karnitz	Board Member	Present	
Ruthy Paul	Board Member	Present	
Kenneth Anderson	Board Member	Absent	
Hoyt Hutcheson	Board Member	Present	

B. Presentation of previous meetings minutes for acceptance and acceptance of the agenda as presented for scheduled meeting.

a. Approval of Previous Meeting Minutes

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Hoyt Hutcheson, Board Member
SECONDER:	Ruthy Paul, Board Member
AYES:	Diane Earnest, Al Karnitz, Ruthy Paul, Hoyt Hutcheson
ABSENT:	Kenneth Anderson

C. Old Business

16-4485 REZ2016-0006: Rezoning

[Rezoning of property from R75 to R65 at 417 Webb Drive, Norcross, GA 30071](#)

Recommend for approval with variance requirements instead of rezoning of property that would allow lots to have reduced sizes of:
Tract 2 - 10,647 SF
Tract 3 - 10,597 SF

RESULT:	RECOMMEND FOR APPROVAL [UNANIMOUS]
	Next: 12/19/2016 6:30 PM
TO:	Policy Work Session
MOVER:	Hoyt Hutcheson, Board Member
SECONDER:	Ruthy Paul, Board Member
AYES:	Diane Earnest, Al Karnitz, Ruthy Paul, Hoyt Hutcheson
ABSENT:	Kenneth Anderson

D. New Business

E. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA

Public in attendance:
Jake and Helga Lewis: 60 Rakestraw St., Norcross, GA 30071 - (770) 849-0302
Buddy and Pam Brand: 416 Webb Dr., Norcross, GA 30071 - (404) 558-1221
Marcus Shirley: Applicant - (404) 309-8709

Discussion had at meeting to include applicant giving presentation of proposed lots, support of development made by the Brand's and opposition from Jack Lewis. Mr. Lewis used maps when presenting his case.

Minutes Acceptance: Minutes of Dec 7, 2016 7:00 PM (Presentation of previous meetings minutes for acceptance and acceptance of the agenda

F. Adjourn

The meeting was closed at

Minutes Acceptance: Minutes of Dec 7, 2016 7:00 PM (Presentation of previous meetings minutes for acceptance and acceptance of the agenda

Signed by _____ Chairman, Diane Earnest

Signed by _____ Sonya Isaac, Executive
Administrative Coordinator

Minutes Acceptance: Minutes of Dec 7, 2016 7:00 PM (Presentation of previous meetings minutes for acceptance and acceptance of the agenda



05/03/2017

SUP2017-0001

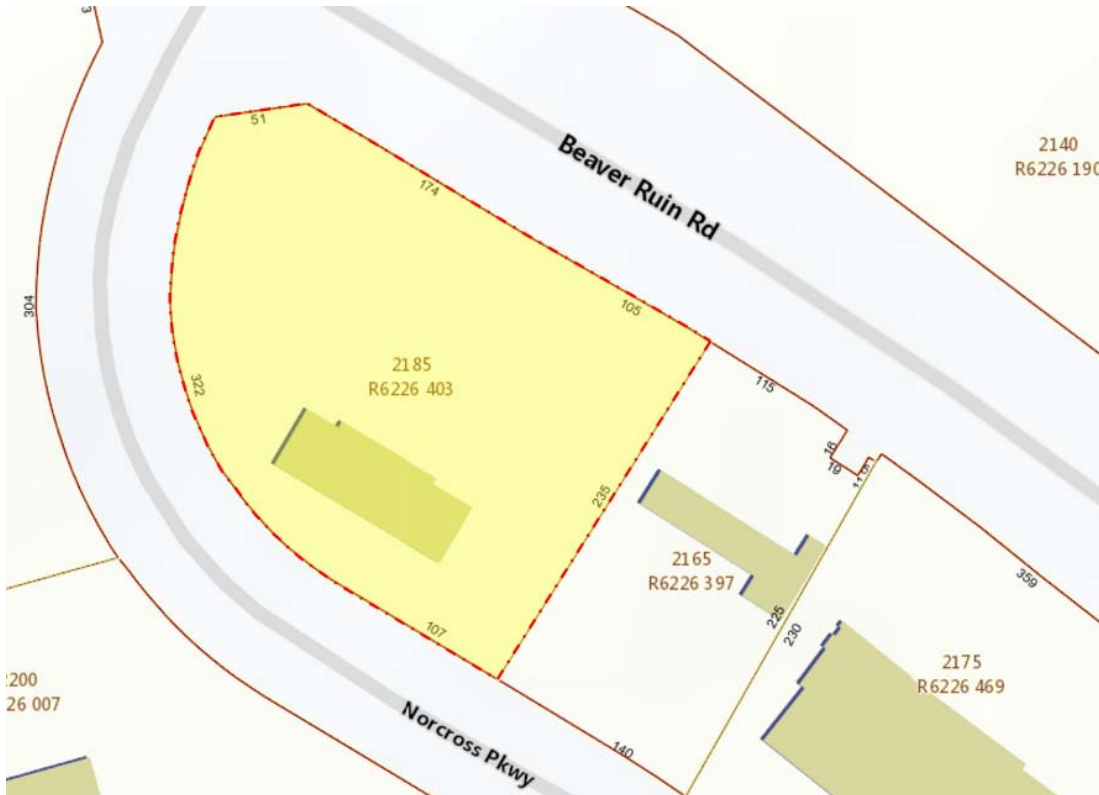
Action Special Use Permit for operation of a commercial auto car wash in a C2, General Business District

Property Location 2185 Beaver Ruin Road
Norcross, GA 30071

Petitioner Topwash Norcross, LLC
4480 Commerce Drive
Buford, GA 30518

Petitioner's Request SUP to allow auto car wash services at location

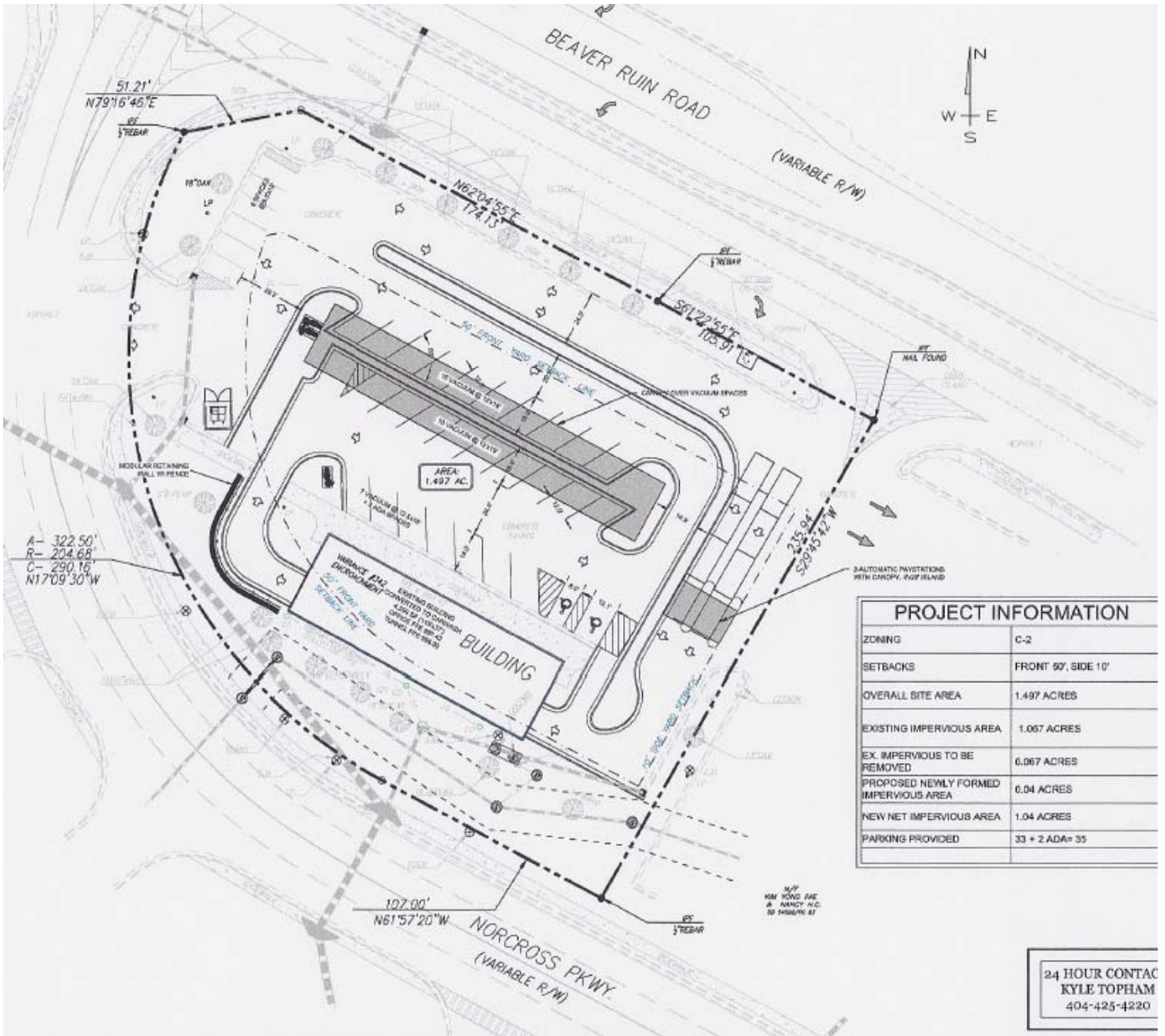
Vicinity Map



The 1.49 acre lot is addressed at 2185 Beaver Ruin Rd with tax parcel number 6226 403.

Attachment: Staff Report SUP2017-0001 (1294 : SUP - Special Use Permit)

Site Plan:



Attachment: Staff Report SUP2017-0001 (1294 : SUP - Special Use Permit)

Site plan has:

1. Appropriate 50' front yard setbacks and 10' side yard setback.
2. Conversion of existing building to carwash with current approved variance for front yard encroachment.
3. Reduction of current impervious area from 1.067ac to 1.04ac.
4. Canopy over vacuum stations.
5. Automatic paystations with canopy.
6. Modular retaining wall with fence.

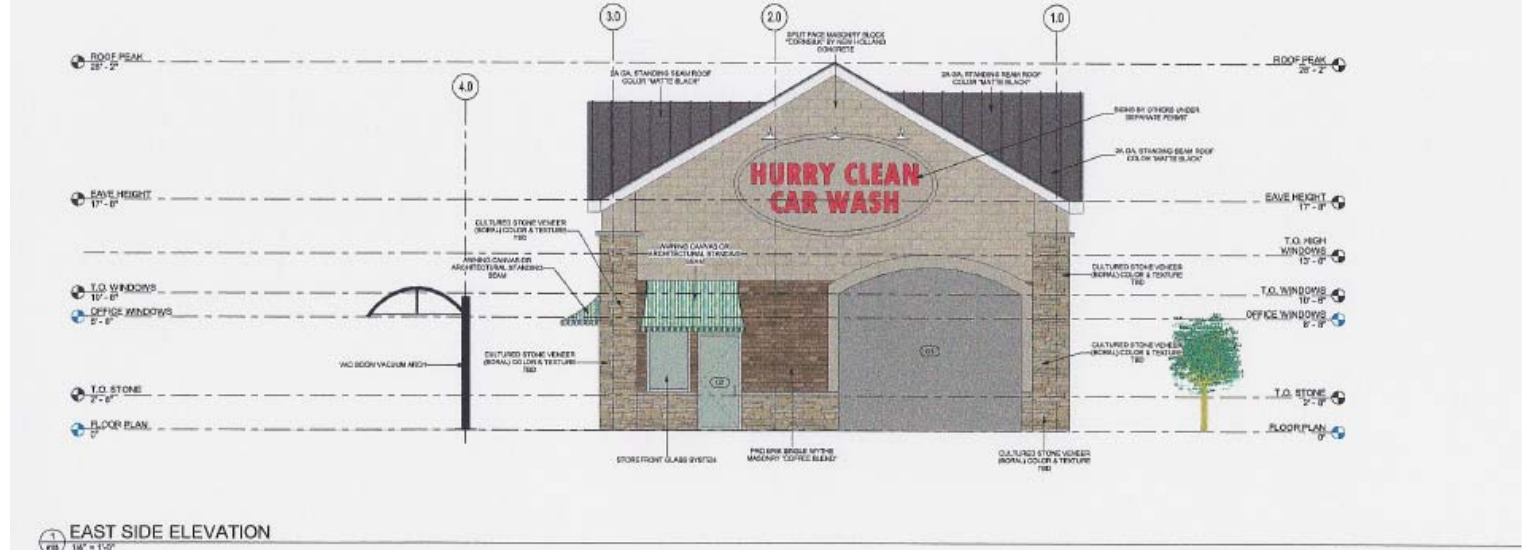
Rendering:



Elevations:



Attachment: Staff Report SUP2017-0001 (1294 : SUP - Special Use Permit)



Attachment: Staff Report SUP2017-0001 (1294 : SUP - Special Use Permit)

Analysis:

The Topwash Norcross, LLC is requesting a special use permit to conduct business as an automotive carwash in a C2 zoned general business district in the City of Norcross as per ordinance requirements under **Sec.115-84 (5)(b)**. The previous use for the location was a QuikTrip fueling station. QuikTrip being the owner of the property has placed a 30 year restriction on the selling of the property so as not to allow any business to be placed there that could compete with their own business. Among the restrictions are restaurants of any kind, ice cream or yogurt shops, gas stations, or any similar use. The site will be open Monday thru Saturday from 8am to 8pm and on Sundays from 10am to 8pm. When in operation facility will be manned with a maximum of 3 employees. Investment in site and construction will be approximately 4 million dollars.

Pertinent Ordinance:**Sec.115-84 (5)(b)**

Special uses. Within the C2, General business district the following uses may be permitted provided the applicant for such development is granted a special use permit by the governing authority after receiving recommendation from the Community Development Department head and the Planning and Zoning Board and after a public hearing.

b. Automotive car wash (full-service or self-service).

Staff Recommendation:

Staff recommends that this application for a Special Use Permit be allowed as submitted.

There shall be a final inspection by City Staff to confirm Board conditions have been met prior to the issuance of a Certificate of Occupancy.