

**MINUTES  
CITY OF SUWANEE, GEORGIA  
PLANNING AND ZONING COMMISSION  
APRIL 10, 2007**

**PLANNING AND ZONING MEMBERS PRESENT:** Pete Charpentier, Anthony Manners, Joy Mitchell, Earl Mitchell, Jodi Nevels. Staff members present: Josh Campbell, Wes Rogers and MaryAnn Jackson.

**CALL TO ORDER**

Chairman Pete Charpentier called the meeting to order at 6:40 pm.

**ADOPTION OF THE AGENDA**

*Jodi Nevels moved to amend the agenda as follows: move item RZ-2007-001 to the end of the agenda, second by Anthony Manners. Motion carried 5-0.*

**ADOPTION OF MINUTES: March 6, 2007**

*Jodi Nevels moved to adopt the minutes as amended, second by Joy Mitchell. Motion carried 5-0.*

**PROCEDURES FOR PUBLIC MEETING**

Pete Charpentier read the procedures for the Public Meeting for the record.

**NEW BUSINESS**

**R-2007-002** – Applicant: Broward Real Estate Investment. Owner: Broward Real Estate Investment. Requests rezoning from C-2 (General Commercial District) to C-2A (Special Commercial District – Alcoholic Beverage Sales) to allow for an office/retail facility including restaurants with alcohol sales. Site is located in Land Lot 251 of the 7<sup>th</sup> District on Peachtree Industrial Boulevard between Suwanee Dam Road and Silver Peak Parkway and contains approximately 3.0 acres.

Josh Campbell read the staff analysis as follows: The applicant requests rezoning on an 3.0-acre site from C-2 (General Commercial District) to C-2A (Special Commercial District-Alcohol Beverage Sales) to allow for restaurants with alcohol sales in an existing 30,000 square foot shopping center. The subject property is located on Peachtree Industrial Boulevard south of Suwanee Dam Road. The site currently contains a recently completed two-story building with 15,000 square feet of retail space on the top floor (facing Peachtree Industrial Boulevard) and 12,500 square feet of office space on the bottom floor (facing the rear of the site). The retail floor also includes two patios. 120 parking spaces are provided for the site. Access is provided onto Peachtree Industrial Boulevard via a single driveway shared with an adjacent commercial use.

The City's Alcohol Beverage Regulations require distance separation from places that sell alcohol and certain other land uses. It appears that no uses currently exist near the

subject property that would prohibit such sales. There is a church on an adjacent parcel, but it is farther than 300 feet away.

The subject property is a 3.0 tract with an existing shopping center. Adequate parking is provided both in front and to the rear of the shopping center. The site is suitably developed to include a restaurant with alcohol sales.

The subject property is located along the developing Peachtree Industrial Boulevard commercial and residential corridor. Although none of the uses directly adjacent to the subject property include alcohol sales, the Peachtree Industrial Boulevard commercial corridor includes a number of uses that include alcohol sales including two grocery stores (Kroger and Publix) and a number of restaurants that sell alcohol. The site is well situated for commercial uses including restaurants with alcohol sales.

The City's Future Land Use Plan recommends commercial uses for the subject property. The proposed C-2A zoning is consistent with this recommendation

In conclusion, the requested C-2A zoning would be appropriate at this location. Peachtree Industrial Boulevard is a rapidly developing commercial corridor with many uses that include alcohol sales. The proposed district is consistent with the future land use plan. There are no extraordinary conditions present that should prohibit such a use. Therefore, the Planning Department recommends approval of the request.

Pete Charpentier called upon the applicant.

The applicant, Bryon Ross, declined to comment.

Pete Charpentier called for any opposition. There was no opposition.

***Anthony Manners moved to approve RZ-2007-002, second by Joy Mitchell. Motion carried 5-0.***

**SUP-2007-002** - Applicant: Enterprise Rent-A-Car. Owner: Wal-Mart. Requests a special use permit to allow for an automobile rental facility. Site is located in Land Lots 169 and 170 of the 7<sup>th</sup> District at the intersection of Satellite Boulevard and Lawrenceville-Suwanee Road and contains approximately 23.30 acres.

Josh Campbell presented the staff analysis as follows: The applicant requests a Special Use Permit on an approximately 23.2 acre tract to allow for a small (426 square feet) vehicle rental facility located inside of an existing Wal-Mart. The subject property is zoned C-2A (General Commercial – Alcohol Sales). The site is located at the intersection of Satellite Boulevard and Lawrenceville-Suwanee Road. In addition to the onsite car rental office, 10 parking spaces are reserved for rental cars in a small parking area adjacent to the center. The subject property has access onto Lawrenceville-Suwanee Road via a single right-in/right-out driveway, and two driveways onto Satellite Boulevard both with median cuts.

The Special Use Permit process was created by the City Council to handle certain land uses. The SUP process allows the Council to review certain proposals in the context of their use and take into consideration the surrounding area and other relevant factors. Vehicle sales and rental establishments require Special Use Permits in the C-2A zoning district.

The entire site is an approximately 23.2 acre tract containing a Wal-Mart. The proposed use would be a small office located in the retail building plus a small part of the overall parking area. The site is fully developed with existing access onto adjacent arterials. The tract could support a 426 square foot vehicle rental facility.

The surrounding area is generally characterized by a variety of uses and zoning districts. The subject property is located on the northern edge of the I-85 business district. The use is unlikely to negatively impact the intensive commercial development in the surrounding area. The applicant notes that the site would not be used for vehicles sales, servicing or washing.

The City's Future Land Use Plan recommends commercial uses for this site. The proposed commercial use (automobile rental facility) is consistent with this designation. Furthermore, the site is in an intensive commercial area that is generally well-suited to such vehicle rental establishments.

In conclusion, the requested Special Use Permit for a vehicle rental facility would be appropriate at this location. The City's policies generally attempt to guide automotive sales and service uses to the more commercially intensive areas of the City. The subject property is located in the I-85 business district and is surrounded by intensive commercial and industrial zonings and uses. Furthermore, it is unlikely approval of the request would have a negative impact on the surrounding area. As such, the Planning Department recommends approval with conditions of the request.

Pete Charpentier called upon the applicant.

Warren Kelson, 955 Waldrup Drive, Lawrenceville, GA 30045. Mr. Kelson stated his facility is inside of the Walmart store. The facility will not wash, service or sell cars onsite. Everything is done off of the site. The cars will be parked on the side of Walmart. The cars are washed at the facility on Peachtree Industrial Boulevard or at a Chevron station.

***Earl Mitchell moved to approve SUP-2007-002 with staff conditions, second by Jodi Nevels. Motion carried 5-0.***

- 1. No more than 15 parking spaces shall be reserved for vehicles for rent. Each of said spaces shall be clearly marked with signs not exceeding 6 feet in height and a total of 2 square feet sign area.***

2. ***The approval of this special use is limited to automobile rental. No vehicle sales, servicing or washing shall be permitted as an accessory use to the vehicle rental function.***

**W-2007-003** – Applicant : Larry Genn. Owner: Terry Thach. Requests a waiver from Section 6.13 of the development regulations to waive a required sidewalk. Site is located in Land Lot 254 of the 7<sup>th</sup> District on Buford Highway between Roberts Road and Westbrook Road and contains approximately 1.85 acres.

Josh Campbell presented the staff analysis as follows: The applicant requests a waiver from Section 6.13 of the City of Suwanee Development Regulations concerning sidewalk requirements. The site is nearly developed and includes one building with 2,000 square feet of office space and 8,665 square feet of warehouse space on 3.90 acres. The project is located along Buford Highway, north of Lawrenceville-Suwanee Rd.

The City of Suwanee Development Regulations provide for a Waiver process to deviate from the regulations. The Planning Commission is authorized to review and consider said deviations. If denied by the Planning Commission, the applicant has the right to appeal that decision to the City Council.

Section 6.13.1 of the City of Suwanee Development Regulations state, “Sidewalks shall be installed along all road frontages, as well as all subdivision streets, within the City limits with the exception of Satellite Boulevard.” The applicant’s site fronts along Buford Highway. The subject property went through the review process indicating a sidewalk and is nearly finished with the site development and building construction. The applicant now seeks to eliminate the required sidewalk for a portion of the property due to difficult terrain.

Of the 3.90 acre site, only 1.9 acres are under development and therefore required to provide a sidewalk. The northernmost portion of the project site remains undisturbed. As such, no sidewalk was required for that portion of the site. On the developed portion of the project, there do not appear to be any site constraints that would prevent installation of a sidewalk. The applicant contends issues with topography influence the applicant’s ability to provide a sidewalk, but the areas most impacted by topography have not been required to provide a sidewalk at this time.

The applicant notes that the property is on the northern edge of the city limits and they contend connecting the sidewalks to the existing sidewalk network would be challenging due to existing developments without sidewalks and sections of Buford Highway that are not likely to be developed in the future.

The Commission has the ability to deny the waiver, approve the waiver as submitted, or approve it with certain conditions.

Pete Charpentier called upon the applicant.

Larry Genn, LBG, 1000 Peachtree Industrial Boulevard, Suwanee, GA 30024. Larry Genn stated the right of ways actually connect with one another between the rail road and Georgia DOT. The probability of additional sidewalks being installed along Buford Highway on that side could be very limited. Once you get past where the convergence of the two right of ways occur, there is also a topographic issue in regards to the kudzu valley and also the stream that would prohibit potential development. Aurora Casket, which is the adjacent property, does not appear to change any time soon.

Pete Charpentier asked Larry Genn why the deviation from the development plan. Larry Genn stated during the process of requiring a permit he took the path of least resistance. At the time he thought there was more developable land between his project and the remainder of the City. Pete Charpentier asked Mr. Genn what is the intent of his building. Mr. Genn stated there will only be the Interstate Battery building. There will only be wholesale customers.

***Earl Mitchell moved to approve W-2007-003, second by Anthony Manners. Motion carried 5-0.***

### **OLD BUSINESS**

**RZ-2007-001** – Applicant: Evergreen Presbyterian Church. Owner: Byungho Kim. Requests annexation and rezoning from R-100 (Gwinnett County) to R-100 (City of Suwanee) to allow for a church and related facilities. Site is located in Land Lot 212 of the 7<sup>th</sup> District on Smithtown Road between White Sands Way and Suwanee Creek Court and contains approximately 12.65 acres.

The applicant requests annexation and zoning on an approximately 12.65-acre site from R-100 (Residential Single Family District – Unincorporated Gwinnett County) to R-100 (Single Family Residential District – City of Suwanee) to allow for a 50,000 square foot church and related accessory uses. The subject property is located on the northwest side of Smithtown Road west of Westbrook Road.

The proposed development would include a church, off-street parking, small playground and a “ball field.” The proposed church would include a 1,500 person sanctuary, a smaller 500 seat sanctuary, a 10,000 square foot multi-purpose room, 30 classrooms and a kitchen. The church would be located towards the front of the site behind a stream (and the associated stream buffer), a driveway, and some parking. Parking would primarily be located to the sides and rear of the building. Access is proposed onto the site via a single driveway located off Smithtown Road.

In the R-100 zoning district churches are a permitted use with the following stipulations:

- 1) Abut upon an Arterial or Collector Street or State Highway.
- 2) The lot is at least 3 acres in size.
- 3) All buildings are located at least 50 feet from all property lines.

- 4) A buffer at least 10 feet wide is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least 8 feet tall and provide an effective visual screen.

The site and proposed project meets all of these standards.

The subject property totals approximately 12.65 acres and is developed with a single family residence. The subject property is located along Smithtown Road in an area that was recently annexed into the City. The parcel is heavily wood. The site includes one stream at the front of the property and Suwanee Creek at the rear of the property. There is a significant floodplain located at the rear of the site along Suwanee Creek, and it appears most of this floodplain would also qualify as wetlands. There is also an informal trail, about 5 to 10 feet in width, extending approximately 1500 feet along the eastern property line from Smithtown Road to Suwanee Creek. While certain areas of the site are not suitable for development, the site in general is suitable for development for a church. The subject property is surrounded by residential, recreational and church uses all located within single family residential zoning districts. To the north of the subject property, across Suwanee Creek, is George Pierce Park zoned R-100 and R-140. To the east of the subject property are several single family residences that front onto Suwanee Creek Court and a church that fronts on Smithtown Road. To the south of the subject property are several single family residences, a common area for the Avonlea Crossing neighborhood, and a tree farm all zoned Gwinnett County Annexed.

Because the property is not located within the City Limits, it is not shown on the City Future Land Use Map. However, the Gwinnett County Future Land Use Map indicates single-family residential uses would be appropriate for the subject property. Churches are generally seen as compatible uses within residential areas.

Although churches are generally compatible with residential uses, the scale of the proposed church could have adverse impacts to the surrounding area if conditions are not provided to mitigate these impacts. The proposed church is quite large. Conditions should be included to mitigate potential impacts to traffic, noise, light pollution (from parking lot lights) and site access. Due to a church of this size, particular attention should be paid to project access improvements for vehicles entering and leaving the site.

In conclusion, the requested R-100 zoning would be appropriate. Should the City Council choose to annex the property into the City Limits, approval with conditions as R-100 would be appropriate.

Anthony Manners asked Josh Campbell about the ball field mentioned in the staff analysis. In the minutes from last month's meeting, the applicant indicated there would not be a ball field on the property. Josh Campbell explained the analysis was not amended for this meeting. It does appear on the current site plan that there will not be a ball field.

Pete Charpentier called upon the applicant.

Rob Ponder, 3146 Lakeview Drive, Duluth, GA. Mr. Ponder is the architect for Evergreen Presbyterian Church. Evergreen Presbyterian Church already owns the property. They are trying to figure out how to use the property they own. At the last meeting they agreed to all of the staff conditions with the exception of one major item, which was the 50 foot buffer. That was causing the church to lose parking spaces. Mr. Ponder stated he had offered several conditions that were in lieu of the 50 foot buffer. The neighbors did not like any of the conditions. They insisted on the 50 foot undisturbed buffer, no exceptions. We are withdrawing our list of conditions we proposed at the last meeting and are agreeing to all of staffs conditions, including the 50 foot undisturbed buffer. In addition to staff conditions, we have offered additional conditions that we have received from meeting with homeowners who live near the property. They specifically wanted a fence. We have given fence everywhere that we abut residential property except where we are in wetlands. We have agreed to limit our building materials. The homeowners do not want a reflective roof so we will not have a reflective roof. There was a major concern about our rain water running into the pond that is next to us and into the pond that is next to that. We have agreed to route all of the storm water from the front part of the property to the rear of the property. We will do all of the quality and quantity control that we have do at the rear of the property. None of our storm water from our roof or our parking will run into the creek at the front of the property into the two ponds. We have also agreed to only have 350 parking stalls which is a huge concession. We are not only doing what staff asks us to do, we are also spending extra money to route water special ways and putting extra money to put the fence in special places.

Tom McConnell, 3795 Smithtown Road, Suwanee, GA. Mr. McConnell stated he, along with the Smithtown Road residents, how extremely disappointed they are the Planning Commission made no attempt to meet with the community to discuss the project that will have enormous negative impact on our community. Our community now has 1,000 City residents, which 800 of us were just annexed less than a year ago. How can the City promote an open format, and welcome community input when they have made no attempt to meet in our community to talk about this serious matter. Over the past 27 years I have worked with county commissioners who met and interacted with us and they recognized that a 10 minute public hearing is insufficient regarding a project this size and one that can have such an enormous negative impact, and they responded. I have emailed to you and to the City pictures yesterday and provided pictures tonight of traffic problems that Crossroads Church experiences on Highway 20. They have a 1,000 seat main sanctuary. Even with a large 4 lane highway, policemen directing traffic, dozens of orange cones, 4 lanes of entry and exit, the traffic is at a stand still for long duration. How can city officials even consider allowing a 1,500 seat, 350 car capacity church on a 2 lane secondary road, in the middle of a dangerous curve with the possibility of 200 additional cars from the church next door only 80 feet away. The church has stated they will have more than 350 cars. The road improvements that have been suggested can not begin to solve this enormous traffic problem as is obvious which is what Crossroads Church has on a 4 lane highway. Common sense clearly shows that this site is not suitable for a mega church because it could cause tremendous traffic problems, jeopardize the safety and well being of approximately 1,000 city residents that live here. Under the City

ordinance, Section 2006 b, whether the zoning proposal adversely affects the existing uses or usability for the adjacent or nearby property. This development will result in discharging polluted storm water runoff into 2 adjacent and nearby private ponds and streams adversely affecting the pond and stream quality and the value and the intended use of our properties. Whether the zoning proposal results in a use which will or could cause an excessive or burdensome use of existing streets. We do not agree with the planning staff's assessment "with suitable improvements the zoning proposal should not result in use which will or could cause an excessive or burdensome use of existing streets." As the pictures clearly show even at a 1,000 seat church there are still major traffic problems. There is no way our 2 lane road can handle a 1,500 seat church. This zoning ordinance gives the City the power to exercise and make common sense decisions that will prevent negative zonings that will be burdensome on our community. The courts have supported local government as well as citizens in decisions to protect their rights under this section. The DOT knows all too well that the more the traffic congestion the more accidents you have. Why burden the community with an ill suited plan that does not fit here. Also, this does not take into account that other events and services the church will have during the week. A picture is worth 1000 words. These pictures clearly show the enormous traffic problems created by a mega church even on a large 4 lane highway with all the road improvements. How can you allow this to happen on 2 lane secondary road. The right decision made by you tonight can help prevent accidents before they happen here and prevent thousands of people for many years from suffering an ill fated destiny which they have no say so in. Therefore, we are requesting the City Planning and Zoning Commission recommend denying this case. This mega church does not fit in our community.

Katherine Cavanaugh, 3666 Suwanee Creek Court, Suwanee, GA. Ms. Cavanaugh stated her property is directly adjacent to the Evergreen property. Ms. Cavanaugh is a part of the group who met with Pastor Kim and his team. The church has done an excellent job communicating and responding to the residents concerns. They have agreed to several points that make this project less objectionable to the residents. Ms. Cavanaugh stated it is her opinion that Pastor Kim and his congregation want to be good neighbors. They want to do the right thing and make a positive impact on the community as a whole. They never expected what they are proposing to do would be so upsetting to so many people. As a community, all were pleased when they learned a church was going in on the property. There are already 2 churches on Smithtown Road. One is a Korean Presbyterian Church. They are nice small community churches and they are absolutely no problem. There was never any objection to the churches already on Smithtown Road. It was only when the residents discovered the magnitude of the project that they became concerned as a community. A 50,000 square foot church is an immense building. This will be a huge building with a huge parking requirement. The National Cathedral in Washington, DC is only 83,000 square feet. Also, the main sanctuary of this church calls for seating for 1,500 with an additional small sanctuary seating 500. The Fox Theatre in downtown Atlanta seats 4,400 with a full house. After any show at the Fox the traffic is a nightmare. This is a huge project. If it must be approved please remember the resident on Smithtown with the winding roads and tall trees. This will change lives and neighborhoods forever. Nothing will ever be the same. The conditions

set by the Planning Department and the items requested by the residents should be required if this rezoning is approved. It will be hard for Pastor Kim and his congregation to be good neighbors with a project of this size.

Brad Alexander, 3420 Smithtown Road, Suwanee, GA. Although churches are allowed in R-100 zoning, the size of this church does not fit the surrounding area. Mr. Alexander attended Victory World Church in Norcross for 8 years. Victory World Church had 1,500 seats. It now has over 5,000 people attending every Sunday. Mega churches like this belong in commercial or industrial type areas to be consistent with the building styles around them. The size of this church will have a significant impact on the residential houses around it including traffic problems, potential lost value, commercial image and feel and the negative environmental impact. Although we do not feel that this large project belongs in this area, there are some things that should be required if this is somehow allowed. First, limit the parking to 327 spaces, which is what the applicant showed using the 50 foot buffers. The applicant has included 500 seats in the second auditorium to justify more spaces. The code clearly says that is a function of the main auditorium seats. The 327 spaces is over 30% more than the minimum requirements. We would also request a 10 foot paved Suwanee Greenway trail to connect to the park system. Residents in the Smithtown community deserve access to the Suwanee Greenway and we are still waiting for a sidewalk on Smithtown. If there is no way to stop this, these should be minimum requirements. However, I really believe this community truly does not understand the size of this project and how it will negatively affect us. I would challenge any of you to find a church of this magnitude on a road like Smithtown in this area. Therefore, I would ask you to decline this rezoning.

Rob Ponder stated there are a few things that are different in the Korean church. First and most importantly, after every one of their services, they have a large meal. This is part of why this overall square footage is a warped number compared to just a church. National Cathedral does not have all that kind of stuff around it. When the service is over, the members will come back into the north part of the church, into the multi purpose room to celebrate a meal together. This is a slow release church. Because of the language barrier, the main service is held in two parts. The seniors of the church conduct their service in Korean. The young children and high school age kids conduct their service in english.

Pete Charpentier asked Rob Ponder if there is a wall between the sanctuary and the multi-purpose room. Rob Ponder indicated there is a wall. The seating capacity of the sanctuary has a seating capacity of 1,500 and 500 in the children's sanctuary. The multi-purpose room is set up with chairs for the meal.

Anthony Manners asked Rob Ponder what is the square footage of the multi-purpose room. Rob Ponder stated the multi-purpose room is about 11,000 square feet. Anthony Manners then asked about the size of the classrooms. Rob Ponder indicated the classrooms are about 20,000 square feet. The final design is not complete. The square footage of the kitchen is 2,000 square feet. Anthony Manners stated there is about 33,000 square feet not being used for worship.

Pete Charpentier asked if there is a balcony in the sanctuary. Rob Ponder stated there is only one level in the church.

Rob Ponder stated the church will not be putting untreated parking lot water into the stream. The water will be treated. The City of Suwanee has standards. The church has to deal with the quality and quantity of the water. The intention of the church was to try to triple their capacity so they would not have to conduct multiple services. Since the church had to limit the size of the parking, they are willing to limit the size of the church. Pastor Kim has agreed to limit the main service to 1,500 capacity. The total combined will be 1,500 people, not 2,000 people.

Earl Mitchell asked what type of seating will be in the church. Rob Ponder stated there will be pews.

Tom McConnell asked the Planning Commission to refer to the pictures of the 1,000 seat church. Crossroads Church, on Highway 20, with all the road improvement, 4 policemen working both ends of it, 4 entrances and exits, and orange cones, there is still tremendous traffic problems. They can not resolve the problem. We can not begin to resolve this on a two lane secondary road in the curve of the road, next to the existing church that will put another 200 cars out there. There is no other church of this size on a two lane secondary road. This church does not need to be in a small residential area.

Joy Mitchell asked Rob Ponder if there are any activities at the church during the week. Pastor Kim indicated there is not a preschool at the church. There is a prayer meeting at 5:30 am and on Wednesday at 8:00 pm. Less than 10% of the church members attend prayer meeting. The weekdays are no problem for traffic. There are 3 worship services on Sunday at 8:15 am, 9:45 am, and 11:15 am.

Earl Mitchell asked Rob Ponder what is the capacity of the parking at Suwanee Elementary. Rob Ponder indicated he is unaware of the capacity of the school. Suwanee Elementary uses 20 buses, 4 nursery school buses, 114 employee cars, and 220 car riders. 334 cars plus 24 buses equals 358 vehicles twice a day. This is 716 trips per day for the school Monday thru Friday. The church will only be 350 cars 1 time per week.

David Hamilton, 3691 Suwanee Creek, Suwanee, GA. The math is to have 2,000 members of the church. 350 cars will not bring them to the church. That is 6 people per car.

Mrs. Bradley, 3424 Smithtown Road, Suwanee, GA. Mrs. Bradley stated she can not comprehend that many cars being on Smithtown Road. Across the street from her home is a church. The cars are parked on Smithtown Road, on the lawn, in the driveway and in the back. It seems like people go into a residential area and start a church. A church is a business. They become large institutions. On special occasions there are people who attend church so there is double traffic. Please take this into considerations. Sometimes

it takes 5 to 10 minutes to get out of her driveway. She allows the Suwanee police to sit in her driveway to catch speeders. A residential area is not a place for a church.

Earl Mitchell stated that most of the traffic will be on Sunday morning. There will not be any school traffic on this day. Mrs. Bradley asked why the church can not go to a commercial area instead of residential.

Earl Mitchell asked Josh Campbell if there is a maximum size a parking space can be. Josh Campbell stated there is a minimum size of 9 feet by 19 feet. Earl Mitchell stated the church could decide to build a multi level parking facility there would be no issue on parking. If they decided they want to increase there parking size for all buses they could do it. It seems like the church has made a lot of effort to accommodate the neighbors. Josh Campbell stated deck parking does not count toward the parking maximum.

***Earl Mitchell moved to approve RZ-2007-001 with staff conditions, second by Joy Mitchell.*** Pete Charpentier stated traffic is part of the progress of Suwanee that no one likes. We all have to deal with it. The church has gone above and beyond to try to be amenable as possible and to create the buffers. ***Motion carried 5-0.***

1. ***Provide and maintain a minimum 50-foot wide natural undisturbed buffer wherever the site is adjacent to parcels containing existing residential uses. Said buffer shall remain natural and undisturbed except for the potential of a 10-foot wide publicly accessible pedestrian trail.***
2. ***Provide roadway project access improvements as required by the City Engineer. These project improvements may include but are not limited to a deceleration lane and left-turn lane off Smithtown Road into the development.***
3. ***All non-residential buildings shall comply with the City of Suwanee Architectural Standards for those uses in the O-I zoning district.***
4. ***Exterior lights within and around parking lots, including those beneath canopies, shall be contained in cut-off type luminaries whose source is completely recessed in an opaque housing. All light bulbs shall be recessed and placed completely within an enclosed opaque housing. Drop Dish Refractors shall be prohibited. Light bulbs shall not extend or protrude below the enclosure in any manner. Lenses on the housing shall be completely flat with no portion of the lens extending below the housing. All light fixtures located within 75 feet of residential properties shall include light shields. Wall Pack lighting, if provided, shall be cut-off downward directional fixtures with a maximum of 250 watts. All exterior lighting is to be contained in cut-off type luminaries or directed toward the buildings in the project, or as may be allowed by the City of Suwanee Architectural and Design Standards.***

5. *Provide a 25-foot wide permanent trail access easement to be dedicated to the City of Suwanee from Smithtown Road to Suwanee Creek for the purposes of constructing and maintaining a 10-foot wide soft or hard surface trail.*
6. *Any dumpsters shall be located to the rear of the primary structure and shall be located at least 75 feet from and residential properties. Hours of trash pick up shall be limited to 8:00 am to 8:00 pm.*
7. *Provide a six foot high black chain-link fence along the side property lines, wherever the site is adjacent to parcels containing existing residential uses. Fence will be provided up to 25' into stream buffer on front of site but will not project into wetlands identified at rear of site.*
8. *Building constructed on site shall have a "non-reflective" roof.*
9. *Applicant will direct all storm water run-off to the detention facility at the rear of the site.*

#### **ANNOUNCEMENTS**

Josh Campbell stated the summer events schedule is available. They will be taking place in Town Center Park.

Hardin Watkins has resigned as Suwanee City Manager. His last day will be April 24, 2007. He is moving to Garner, North Carolina to be the City Manager.

#### **ADJOURNMENT**

*Jodi Nevels moved to adjourn at 8:50 pm, second by Joy Mitchell. Motion carried 4-0.*