

**MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
JANUARY 8, 2008**

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

CALL TO ORDER

Planning Division Director Josh Campbell called the meeting to order at 6:40 pm.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON FOR 2008

Joy Mitchell nominated Pete Charpentier as Chairperson, second by Anthony Manners, motion carried 4-0. Jodi Nevels nominated Anthony Manners as Vice-Chairperson, second by Joy Mitchell. Motion carried 4-0.

Josh Campbell turned the chair over to Anthony Manners.

ADOPTION OF THE AGENDA

Jodi Nevels moved to approve the agenda as presented, second by Earl Mitchell. Motion carried 4-0.

ADOPTION OF MINUTES: December 4, 2007

Joy Mitchell moved to adopt the minutes as presented, second by Earl Mitchell. Motion carried 4-0.

PROCEDURES FOR PUBLIC MEETING

Anthony Manners read the procedures for the Public Meeting for the record.

OLD BUSINESS

SUP-2007-004 – Applicant: Nimish Patel. Owner: Yon J. Lee. Requests a special use to allow a building height increase for a hotel in the C-2A zoning district. The site is located in Land Lot 152 of the 7th District along Gwinco Boulevard and contains approximately 2.00 acres.

Josh Campbell presented the staff analysis as follows: The applicant seeks a special use permit on an approximately 2-acre tract for a building height increase to allow for an approximately 43,500 square foot 4 story approximately 48 foot tall hotel approximately. The proposed site plans indicates an 82 room hotel with a total of 87 parking spaces. Access is proposed via a single driveway onto Gwinco Boulevard. Detention is shown towards the rear of the site.

The subject property was annexed into the City in 2000 and zoned C-2A. The C-2A zoning district has a maximum height of 35 feet. The proposed 4 story building would be

slightly over 47 feet tall. As such, a special use permit would be required in order to allow the 4 to 5 story hotel.

The Special Use Permit process was created by the City Council in 2001 to better handle certain land uses.

The site is mostly cleared of any significant vegetation. The topography of the site slopes from the rear of the site downwards towards the road. The topography of the site is relatively mild compared with Suwanee in general. Access is available onto Gwinco Boulevard. The zoning ordinance requires hotels to be at least 2 acres. The subject property is 2 acres. The site should be suitable for use as a hotel.

The site is located on Gwinco Boulevard north of Old Peachtree Road in the I-85 business district. This area is developed with predominantly commercial uses and zoning districts. To the north of the subject property, across Gwinco Boulevard, are two commercially zoned tracts developed with sit down restaurants. Gwinco Boulevard is developed with several restaurants and hotels. The surrounding area is suitable for a building height increase.

The future land use plan recommends commercial uses for the location. The proposed use of the property as a hotel is consistent with this designation. The City has historically targeted the I-85 Business District as one of the appropriate locations for special uses in commercial zoning districts. The subject property is located in the heart of this area close to I-85. As such, subject property is an appropriate location for additional building height.

In conclusion, approval of the request with conditions would be appropriate. The proposal is consistent with the Future Land Use Plan's commercial designation and the tract is located in the heart of a commercial area, with no residential uses in the immediate area. The subject property is well located for a hospitality use, and a building height increase would be appropriate at this location. Therefore, the Planning Department recommends approval with conditions of SUP-2007-004.

Anthony Manners called upon the applicant.

Daniel Lindburgh, 3445 Concord Corners, Conyers, GA. Mr. Limburgh is the architect for the proposed project. Mr. Lindburgh stated the location is appropriate for a 4 story hotel. By being a 4 story hotel there will be more landscape area and parking. The applicant is willing to work with any recommendations that have been proposed by staff.

Anthony Manners called for opposition. There was no opposition.

Earl Mitchell moved to approve SUP-2007-004 with staff conditions, second by Jodi Nevels. Motion carried 4-0.

NEW BUSINESS

AAR-2008-001 – Applicant: Zebra Construction. Owner: Zebra Holdings. Requests alternate architectural review for alternate roof design on a building at 3620 Swiftwater Park Drive.

Josh Campbell presented the staff analysis as follows: The applicant requests an Alternate Architectural Review for a proposed 7,500 square foot warehouse building on Swiftwater Park Drive. The applicant is proposing to construct two buildings on an approximately 2.4 acre site for a construction business. One of the buildings is a two story approximately 25,000 square foot office building and the other building is an approximately 7,500 square foot warehouse building. The office building complies with the City architectural standards. However, the proposed warehouse building would be required to provide a pitched roof. The light industrial zoned (M-1) site is located near the end of a cul-de-sac in a small industrial park.

The applicant is proposing to construct the building using brick on all four sides of the building. However Article VII states, “All one-story buildings less than 10,000 gross square feet must have a pitched roof (between 3:12 and 12:12) as much as possible.” The proposed warehouse building is proposed to have a flat roof that does not meet this requirement. The standards allow for staff to approve minor deviations; however, the total absence of a pitched roof is a more significant deviation than staff may approve. Therefore, an alternate architectural review is required if the applicant intends to construct the building as proposed.

The proposed building is located at the end of a cul-de-sac street that serves an industrial park. The warehouse house building is proposed to be located to the rear of the site behind the office building. It is not likely to be highly visible from the Swiftwater Park Drive or any other right-of-way. The building is likely to be visible from the Suwanee Creek Greenway in Suwanee Creek Park, although several evergreen trees (southern magnolia and cryptomeria) are proposed to be planted to the rear of the building.

The Planning Commission is authorized to review alternate architectural designs. When an architectural design meets the spirit but not the technical requirements of the City’s requirements, approval of an alternate review may be warranted. The Commission decides on this on a case-by-case basis after reviewing the submitted information. It is worth noting that the southern elevation needs to add either a vertical or horizontal roof articulation. The applicant indicates that this modification will be made.

Anthony Manners called upon the applicant.

Wes Greene, 3079 Ashland Circle, Douglasville, GA. Mr. Greene stated he plans to construct a 4-sided brick building. After looking at the requirements for a flat roof and realizing he was under the 10,000 square foot requirement he attempted to make revisions to add articulations to satisfy the requirements. Mr. Greene brought pictures of the neighboring properties and of the proposed building for the board to review. The

building is 7,500 square feet. The building will be screened well by a large amount of landscaping and large trees that will be planted.

Jodi Nevels asked if the building can be seen from the greenway. Mr. Greene stated the building can be seen from the greenway. The side of the building that backs up to the greenway will be brick.

Anthony Manners asked Josh Campbell if there is a functional reason for the pitched roof requirement. Josh Campbell indicated there is not a functional reason. The reason for the requirement is aesthetic only.

Earl Mitchell asked if the trail along the area is lower than the building. Mr. Greene stated the trail starts lower than rises. Earl Mitchell asked if there would be any windows or doors on the back of the building. Mr. Greene indicated the back of the building would be entirely brick.

Jodi Nevels asked if trees will be planted along the south elevation of the building. Mr. Greene stated there is a 15 foot setback and there can be some planting along the south elevation. Mature trees will be planted as per the owner.

Anthony Manners called for opposition. There was no opposition.

Earl Mitchell moved to approve AAR-2008-001, second by Joy Mitchell. Motion carried 4-0.

OTHER BUSINESS

ANNOUNCEMENTS

Suwanee will be hosting the start of a stage of the Tour de Georgia in April.

ADJOURNMENT

Earl Mitchell moved to adjourn at 6:56 pm, second by Jodi Nevels. Motion carried 4-0.