

MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
APRIL 1, 2008

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

CALL TO ORDER

Chairman Pete Charpentier called the meeting to order at 6:42 pm.

ADOPTION OF THE AGENDA

Anthony Manners moved to approve the agenda as presented, second by Jodi Nevels. Motion carried 5-0.

ADOPTION OF MINUTES: February 5, 2008 and March 4, 2008

Joy Mitchell moved to adopt the minutes as presented, second by Anthony Manners. Motion carried 5-0.

PROCEDURES FOR PUBLIC MEETING

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

OLD BUSINESS

NEW BUSINESS

SUP-2008-004 – Applicant: Barry W. Coker. Owner: Jose L. Pombo. Requests a special use permit to allow for an addition to an existing building. The site is located in Land Lot 251 of the 7th District along Peachtree Industrial Boulevard northeast of Silver Peak Parkway and contains approximately 2.00 acres.

Josh Campbell presented the staff analysis as follows: The applicant seeks a special use permit on an approximately 2.00-acre tract for a building addition to allow for a 2,500 square foot building addition to an existing 6,250 square foot building that houses an automobile repair business. The subject property also contains a landscape business with a small 240 square foot building, a 5,000 square foot building used for automotive repair, and a cell tower.

The subject property is zoned C-2. When the property was developed automotive service establishments were permitted uses in the C-2 District. In 2001, the City amended the Zoning Ordinance to include automotive service establishments as special uses. Therefore, the site is a legal non-conforming site. Section 1401 of the Zoning Ordinance states that a building occupied by a non-conforming use at the time of the enactment or amendment of this Ordinance may be retained except that it shall not be enlarged, altered

or rebuilt except in conformance with this Ordinance. As such, a special use permit would be required in order to allow for the building addition.

The Special Use Permit process was created by the City Council in 2001 to better 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. In this case the specified use would allow for a building addition to an automotive service establishment.

The site is a developed parcel with two existing buildings, one modular office, and a cell tower. There is adequate space for a small addition to the existing automotive facility.

The site is located on Peachtree Industrial Boulevard.

The future land use plan recommends retail and commercial uses for the location. The existing commercial zoning of the property is consistent with this designation; however, the plan also recommends steering automotive uses away from residential districts, including areas such as the Peachtree Industrial Corridor.

The applicant states that the site has been used for automotive repair since development in 1989 and the use will not change with approval of the Special Use Permit.

The applicant states that the new addition will match the existing building front and the appearance on the site from Peachtree Industrial Boulevard. The building addition will allow the tenant to expand the auto service business with an additional service bay in the rear of the building. The property owner also intends to relocate an existing landscape company's modular office located at the southern end of the building to a location behind the building addition in order to shield it from the street.

In conclusion, approval of the request could be appropriate. While the existing use is inconsistent with the Future Land Use Plan's recommendation to locate automotive related uses away from residential areas the expansion is fairly minor and should result in minor improvements to the site. Therefore, the Planning Department recommends approval with conditions of SUP-2008-004.

Pete Charpentier called upon the applicant.

Barry Coker, 1730 Bennett Road, Grayson, GA. Mr. Coker is the Engineer for the owner. He has worked with Mr. Pombo to improve the site several times. In addition to the zoning request, they intend to brick the modular building. It will then appear more consistent with the other buildings on the site. Verizon has given there verbal approval to the construction concept.

Pete Charpentier asked Mr. Coker if the aluminum roof will change. Mr. Coker stated the front of the building will have another look just to be more consistent. They will maintain the improvements and brick the second building in the back. Pete Charpentier

asked if the landscape business will share parking. Mr. Coker stated the parking has always been inter parcel. The parking spaces should be relocated properly and not have any additional impervious areas added with this building. This will be more efficient. The service people like to keep the cars inside as much as they can.

Pete Charpentier asked Mr. Coker about the fence separating the businesses. Mr. Coker stated the fence will remain. Mr. Pombo stated the fence is now 25 feet from the building. When the building is expanded the fence will be moved to 35 feet.

Extensive discussion ensued between Mr. Coker, Mr. Pombo and the Planning Commission regarding the placement and the necessity of the fence.

Pete Charpentier called for opposition. There was no opposition.

Earl Mitchell moved to approve SUP-2008-004 with modified staff conditions, second by Joy Mitchell (Additions = bold italics). Motion carries 3-2 (Anthony Manners and Jodi Nevels opposed).

- 1) Expansion of the automotive service facility shall be limited to 2,500 square feet.
- 2) Colors and materials of any addition to an existing building shall be coordinated with the colors and materials used on the existing building, subject to the approval of the Planning Division.
- 3) The modular office located on the site shall be re-located behind the building located closest to Peachtree Industrial Boulevard.
- 4) ***The existing fence shall be removed to create inter parcel access between driveways.***

OTHER BUSINESS

ANNOUNCEMENTS

Josh Campbell has been promoted to Planning and Community Development Director.

Tour de Georgia will have the start of stage 5 at Town Center on April 25th.

ADJOURNMENT

Jodi Nevels moved to adjourn at 7:25 pm. Motion carried 5-0.