

**MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
OCTOBER 7, 2008**

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

CALL TO ORDER

Chairman Pete Charpentier called the meeting to order at 6:35 pm.

ADOPTION OF THE AGENDA

Jodi Nevels moved to adopt the agenda as presented, second by Earl Mitchell. Motion carried 3-0.

ADOPTION OF MINUTES: August 5, 2008

Earl Mitchell moved to adopt the minutes as presented, second by Jodi Nevels. Motion carried 3-0.

Anthony Manners arrived at 6:42 pm.

PROCEDURES FOR PUBLIC MEETING

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

OLD BUSINESS

NEW BUSINESS

RZ-2008-002 – Applicant/Owner: Rolling Pin, LLC. Requests a rezoning from M-1 (Light Industry) to C-2A (Special Commercial District – Alcoholic Beverage Sales) to allow for retail/restaurant/office facilities. Site is located in Land Lot 151 of the 7th District at 2855 Rolling Pin Lane and contains approximately 8.28 acres.

Matt Dickison presented the staff analysis as follows:

The applicant requests rezoning on an 8.28 acre site from M-1 (Light Industry District) to C-2A (Special Commercial District-Alcohol Sales) to allow for office, retail and restaurant uses which may include alcohol sales. The subject site contains an approximately 50,000 square foot building and an approximately 5,000 square foot building located at 2825 Rolling Pin Lane.

The large building on the site was previously occupied by the offices of a large bakery whose production facility was located adjacent and to the rear of the property. The small building was a restaurant and café operated by the bakery and was open to the general public. The applicant does not propose any major exterior modifications to existing

buildings. Parking is provided on the site. Access exists onto Rolling Pin Lane and onto a driveway easement located on an adjacent property. Both access points lead to Horizon Drive.

The subject property is a developed 8.28 acre site located at the intersection of Rolling Pin Lane and Horizon Drive. The site is generally suitable for commercial/retail/office uses.

The subject property is located along Horizon Drive less than a half mile east of its intersection with Lawrenceville-Suwanee Road. The subject property is surrounded by a mixture of office and warehouse uses.

The City of Suwanee Future Land Use Plan recommends industrial uses and the 2030 Comprehensive Plan recommends office and industrial uses for the subject property. The proposed commercial classification and planned retail and restaurant uses on the property are not consistent with this designation. The City's Comprehensive Plan attempts to reserve such light industrial areas for office uses to serve as valuable employment centers. The subject property is located on the Horizon Drive corridor, which is an existing industrial corridor that should be protected and reserved for future employment. However, the existing approximately 5,000 square foot building was constructed and used as a restaurant for several years prior to annexation into the City of Suwanee. This makes it much more difficult for the reuse of the building as an office or industrial use.

Two recent trends in Suwanee also support partial denial of the requested rezoning. First, the City has an unusually large amount of vacant commercially zoned space. Data recently collected by the City indicates that there are approximately 1.5 million square feet of multi-tenant retail space inside the city limits with about 320,000 square feet of that vacant. Additionally, another roughly 208,000 square feet of commercial spaces is permitted and under construction. Additionally, the overall amount of light industrial property in the City has been diminishing over the last few years. This reduction in M-1 areas could adversely affect the number of skilled labor positions available in Suwanee. The requested rezoning would contribute to continuing both of these negative trends.

In conclusion, the requested C-2A zoning, as proposed, would not be suitable at this location. The proposed use directly conflicts with the office-industrial designation on the City's Future Land Use Plan and the 2030 Comprehensive Plan. The property is located along the industrial/office dominated Horizon Drive corridor. Additionally, the City has been losing its industrially zoned land in recent years, at the same time the City is experiencing a significant vacancy rate with retail uses. However, the approximately 5,000 square foot existing restaurant has a limited chance of being redeveloped as industrial and commercial. Additionally, the existing facility was operated as a restaurant and café for several years. Therefore, the Planning Department recommends approval of the request for the 5,240 square foot existing restaurant building and associated parking area and denial of the request to rezone the remaining property.

Matt Dickison explained that the applicant is requesting that Planning Commission consider rezoning the property to O-I instead of M-1. Staff supports this request.

Earl Mitchell asked about parking on the property. Matt Dickison indicated that there is adequate parking.

Pete Charpentier called upon the applicant.

Richard Yun, 2855 Rolling Pin Lane, Suwanee, GA. Mr. Yun stated he has read the staff analysis and agrees with staff recommended conditions. Mr. Yun is requesting the main building be rezoned to O-I and the restaurant to C-2A.

Pete Charpentier called for opposition. There was none.

Earl Mitchell moved to approve RZ-2008-002 to O-I and C-2A with the following conditions, second by Anthony Manners. Motion carried 4-0.

1. Commercial use shall be limited to 5,300 square feet of interior building space and square footage shall be limited to the building identified as “one-story brick building” on Exhibit “B” or redevelopment of said building and the commercial designation shall only apply to the approximate area as shown on Exhibit “A”.
2. No vehicular sales, service or rental establishments are allowed.
3. If a development permit is issued for the site, then a sidewalk shall be provided along all public streets.

OTHER BUSINESS

ANNOUNCEMENTS

October 14th is Downtown Suwanee Master Plan meeting at Suwanee First United Methodist Church.

Sims Lake Park is open.

ADJOURNMENT

Jodi Nevels moved to adjourn at 7:01 pm.