

**MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
JANUARY 8, 2013**

PLANNING AND ZONING MEMBERS: Present: Anthony Manners, Elizabeth Sawicki and Larry Pettiford. Staff members present: Josh Campbell, Matt Dickison and MaryAnn Jackson. Absent: Pete Charpentier

CALL TO ORDER

Josh Campbell, Planning Director, called the meeting to order at 6:30 pm.

ELECTION OF THE CHAIRPERSON AND VICE CHAIRPERSON

Anthony Manners nominated Pete Charpentier as Chairperson, second by Elizabeth Sawicki. Motion carried 3-0.

Anthony Manners nominated Larry Pettiford Vice-Chairperson, second by Elizabeth Sawicki. Motion carried 3-0.

Josh Campbell turned the meeting over to Larry Pettiford.

ADOPTION OF THE AGENDA

Anthony Manners moved to approve the agenda, second by Elizabeth Sawicki. Motion carried 3-0.

ADOPTION OF THE MINUTES: December 4, 2012

Elizabeth Sawicki moved to approve the December 4, 2012 minutes, second by Anthony Manners. Motion carried 3-0.

OLD BUSINESS

NEW BUSINESS

SUP-2013-001 – Applicant: Kyle Manard Fitness, LLC. Owner: SNBC, LLC. Requests a special use permit to allow for a health club in the M-1 (Light Industry District) Zoning District. The site is located at 305 Shawnee North Drive and contains approximately 7.80 acres.

Josh Campbell presented the staff report as follows: The applicant requests a Special Use Permit on an approximate 7.8 acre tract to allow for an 11,200 square foot fitness training center in the M-1 zoning district. The training center is requesting to be located in a 104,800 square foot building located at 305 Shawnee North Drive.

The applicant is proposing to occupy the tenant space with a fitness center that focuses on offering Crossfit training services. Classes are supervised by certified instructors and will accommodate up to 15 participants. Classes in the morning and afternoon are smaller in size, with the larger classes taking place after 5 PM.

The applicant proposes to occupy an approximately 11,200 square foot space that is a mixture office space and warehouse space. The subject building is occupied by businesses that use the front area of their suites as offices or showrooms. The front of the building (facing Lawrenceville-Suwanee Road) resembles many other multi-tenant buildings with adjacent parking and direct customer access through doors to each suite. There is a flooring showroom as well as an office furniture showroom in the adjacent suites. Parking requirements for industrial buildings typically require less parking than retail buildings. However, this building has over 100 spaces which provide an ample amount of parking. The influx of vehicles the proposed use would create would not place a burden on the existing occupants of the building.

The applicant is proposing to convert the entire suite into an open gym. The change from warehouse space to an assembly use (health club) could cause changes to the occupancy type and load. These changes could impact the building code requirements and the life safety requirements. The applicant should be aware of these requirements and expect to make any alteration necessary before obtaining a certificate of occupancy per the recommended conditions of approval.

In conclusion, the requested Special Use Permit for a health club would be appropriate at this location. While the property is zoned for light industrial uses, most of the current tenants in the subject building include a retail component, and the site is intended to accommodate retail customers separately from warehouse truck traffic. There is also ample parking to accommodate health club patrons. Therefore, staff recommends approval with conditions of SUP-2013-001.

Larry Pettiford called upon the applicant.

Richard Collier, 2970 Peachtree Road, Atlanta, GA. Mr. Collier is the owner of the property.

Anthony Manners asked Mr. Collier about the size of the new fitness facility. Mr. Collier indicated that the facility will be relatively small.

Elizabeth Sawicki asked how many classes will take place after 5pm. Mr. Collier stated there will be three classes after 5pm.

Ben Davis, 3580 Lawrenceville Suwanee Road, Suwanee, GA. Mr. Davis is a trainer at the facility.

Larry Pettiford asked Mr. Davis about the number of members. Mr. Davis stated that there are currently 116 members. He is hoping to have at least 200 members. Typical class size is 5 to 15 members.

Larry Pettiford asked for opposition. There was none.

Anthony Manners moved to approve SUP-2013-001 with conditions, second by Elizabeth Sawicki. Motion carried 3-0.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

Anthony Manners moved adjourn at 6:49 pm, second by Elizabeth Sawicki. Motion carried 3-0.