

MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
November 5, 2013

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

CALL TO ORDER

Pete Charpentier called the meeting to order at 6:30 pm

ADOPTION OF THE AGENDA

Elizabeth Sawicki moved to approve the agenda, second by Larry Pettiford. Motion carried 4-0.

ADOPTION OF THE MINUTES: September 3, 2013

Larry Pettiford moved to approve the September 3, 2013, second by Sharu Rajgiri. Motion carried 4-0.

OLD BUSINESS

NEW BUSINESS

SUP-2013-004 – Owner/Applicant: Naresh Bhanderi and Varsha Virani. The applicant requests a special use permit in order to allow for a beauty salon in the PMUD (Planned Mixed Use Development) District. The site is located in Land Lot 193 of the 7th District at 530 Highland Station Drive and contains approximately 1.11 acres.

Josh Campbell presented the staff report as follows: The applicant requests a special use permit to allow for a hair salon in the office portion of the Highland Station PMUD. The applicant is proposing to occupy a 1,250 square foot unit on the top floor in the 3000 office building. The letter of intent states that the salon will have three chairs and a maximum of four employees working at a given time. The minimum amount of parking for a salon of this size is 5 spaces, while an office use would only require one less space. The subject property is located off of Highland Station Drive. It is slightly less than an acre in size, but it is part of a 3 building, 1.9 acre office complex that includes 110 parking spaces. It can be accessed from Highland Station Drive as well as from Lawrenceville-Suwanee Road.

The subject property is an 0.8 acre parcel located in the Highland Station planned mixed-use development. The property was rezoned in 2003 to PMUD (RZ-2003-011). The Highland Station PMUD consists of three major land uses: commercial, office and residential. The Shoppes at Highland Station shopping center that fronts onto Lawrenceville-Suwanee Road is the commercial element of the development. The single family home neighborhood in the rear is residential element. In between the commercial

and residential uses is the office element. Three two-story office buildings were constructed for this portion of the project. The rear elevations of the buildings are two stories while the front is one. A fourth office building was started, but it remains vacant and unfinished. The building which the applicant is seeking to occupy is the 3000 building which is the second furthest from Highland Station Drive.

The biggest issue associated with commercial uses in office settings is the demand for parking. The subject property is required to provide a minimum of 108 spaces. The complex has provided 110 spaces. The proposed hair salon would only require 1 space more than an office use. As such, the parking provided by the development is adequate to meet the needs of the proposed hair salon.

The zoning ordinance was amended in 2010 to allow for "Light Retail Services" as a special use in the O-I zoning district. Defined as, a personal retail service establishment with limited size, limited number of employees, and limited need for retail exposure that as a result of these and other limitations is suitable for an office setting. Such establishments shall have no outdoor storage or retail display, produce little to no noise or vibration beyond the business location, and generate a limited amount of traffic. The zoning ordinance places further conditions on Light Retail Services regarding prohibiting outdoor storage and speakers and limiting the size to 1,250 square feet. The unit that the hair salon wishes to occupy meets the square footage limit.

In conclusion, the requested special use permit for a hair salon would be appropriate at this location with certain conditions. Some of the existing businesses in the subject office building are commercial in nature and have outside customers coming and going throughout the day, similar to a hair salon. The applicant is planning to limit the number of chairs to three. As such, the parking on the site should be adequate for the proposed use. Therefore, staff recommends approval with conditions of SUP-2013-004.

Elizabeth Sawicki asked Josh Campbell about the possibility of the applicant expanding her business at this location. Josh Campbell stated that the applicant would not be allowed to expand at this location.

Pete Charpentier called upon the applicant.

Melanie Maynor, 3621 Morning Creek Court, Suwanee, GA 30024. Ms. Maynor stated that she is not interested in expanding her salon. She is in agreement with the staff conditions.

Pete Charpentier called for opposition.

Brian Sullivan, Mr. Sullivan stated that he is the developer of Highland Station. Mr. Sullivan stated that there are covenants in place that will not allow a retail use in this location. Mr. Sullivan also stated that he is not necessarily opposed to the salon moving into Highland Station but that he does not wish to set a precedent for retail use in this center.

Mr. Sullivan explained to the Planning Commission Members that if the special use permit is approved he will, as the declarant, enforce the covenants.

Pete Charpentier asked Josh Campbell about the covenants for Highland Station. Josh Campbell explained that the City of Suwanee cannot enforce the Highland Station covenants.

Pete Charpentier called upon the owner. The owner did not wish to speak.

Elizabeth Sawicki moved to approve SUP-2013-004 with conditions, second by Larry Pettiford. Motion carried 4-0.

1. No outdoor speakers shall be allowed.
2. Hours of operation shall be limited to 8:00 am to 8:00 pm
3. A maximum of 3 chairs for salon services shall be allowed.
4. The space must comply with all Fire Marshall regulations prior to issuance of a certificate of occupancy

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

Larry Pettiford moved to adjourn at 6:56 pm.