

MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
July 1, 2014

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

CALL TO ORDER

Pete Charpentier called the meeting to order at 6:38 pm

ADOPTION OF THE AGENDA

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

ADOPTION OF THE MINUTES: June 3, 2014

Larry Pettiford moved to approve the June 3, 2014 minutes, second by Elizabeth Sawicki. Motion carried 4-0.

OLD BUSINESS

NEW BUSINESS

JRZ-2014-005 – Owners: Nazareth Group, LLC., and Nancy A. Blakeman. Applicant: Maiser Aboneaaj. The applicant requests a rezoning from R-100 (Residential Single Family District) and O&I (Office-Institutional District) to M-1 (Light Industry District) to allow for expansion of an existing non-conforming warehouse. The site is located in Land Lot 194 of the 7th District at 275 Satellite Boulevard and 3390 Annandale Lane and contains approximately 6.03 acres.

Josh Campbell presented the staff report as follows: The applicant seeks a rezoning at 275 Satellite Boulevard from O-I (Office - Institutional District) to M-1 (Light Industry District) and at 3390 Annandale Lane from R-100 (Single Family Residential District) to M-1 to allow for a 40,000 square foot expansion of an existing warehouse building. The two adjoining properties total 6.05 acres. The existing office/warehouse building is 43,750 square feet and is on a 3.34 acre parcel at 275 Satellite Boulevard which is located at the intersection of Satellite Boulevard and Annandale Lane. This property is partially zoned M-1 and partially zoned O-I. The existing single family home, on Annandale Lane, is 2,290 square feet and is on a 2.7 acre parcel and is zoned R-100. The applicant proposes to expand the office/warehouse onto the adjacent property (currently occupied by a single-family dwelling) which will also include a truck court and a stormwater management facility. Vehicular access is proposed via two existing drives on Annandale Lane. No additional access points are proposed. According to the applicant's representative, the single family home will be removed from the property.

If the rezoning request is approved, the expansion will go through the development review and building permit review process to ensure compliance with applicable regulations. Also, as proposed, the addition encroaches into the front yard setback along Satellite Boulevard. A variance must be obtained from the Zoning Board of Appeals in order to address this issue.

The applicant proposes to construct a 40,000 square foot addition to an existing office/warehouse building resulting in an 83,750 square foot building. S&A Industries provides design, consultation and renovation services to hotel chains. The addition will be used for warehouse space and will include truck docks. The majority of the proposed improvements are located on the R-100 zoned property and will be located in the area closest to Satellite Boulevard. The proposed truck court and stormwater management facility will be located behind the building addition. The applicant does not propose any changes to the current parking area, which totals 96 parking spaces. The current building is required to have a minimum of 48 spaces. Therefore, the additional 20 parking spaces that would be required for a 40,000 square foot expansion are already provided.

The existing 43,750 square foot structure was constructed in 1998 as an office/warehouse shell building. Warehousing uses are permitted in the M-1, Light Industry zoning district. The property currently includes two zoning districts: M-1, Light Industry District and O-I, Office-Institutional District. When constructed, the property was developed under the M-1 zoning district regulations since the primary structure was constructed within the M-1 zoned portion of the property (See Exhibit A). Approval of this request would also rezone remaining O-I zoned portions of the split zoned property to M-1.

The property is surrounded by industrial, institutional and residential uses. To the north are single family homes and Annandale Village, zoned R-100 and PMUD respectively. Annandale Village provides life assistance and housing to adults with developmental disabilities. To the east across Annandale Lane, is a small multi-tenant office building zoned M-1. To the south across Satellite Boulevard, is a large industrial building zoned M-1. The property to the west is located in unincorporated Gwinnett County and is zoned M-1.

Satellite Boulevard is developed as an industrial and office corridor. The zoning request and proposed addition fit the character of the area and are consistent with adjacent land uses along Satellite Boulevard. Office/warehouses are allowed in the M-1 zoning district which is consistent with most of the properties along Satellite Boulevard. The residentially-zoned portion of this request is located between two industrial uses. However, a portion of the residential parcel is adjacent and visible from residential uses along Annandale Lane. If the rezoning request is granted, then this area should remain as natural as possible with additional vegetative screening in areas where existing trees are sparse.

The City's Future Land Use Plan recommends office – institutional uses for this site. The proposed use is generally consistent with this designation. Due to the narrow width of

the lot, expansion of an adjacent business is the most likely method to satisfy the property's land use recommendation. In addition, development of the site, as proposed, would not create any additional vehicular access points on Satellite Boulevard or Annandale Lane.

In conclusion, the majority of the expansion is located along Satellite Boulevard and is in character with surrounding buildings. The split zoning and ongoing use of the property as office warehouse give additional support for rezoning the property to M-1. The portion of the property closer to existing residential uses will remain wooded which should mitigate impacts on adjoining properties. Therefore, staff recommends approval with conditions of JRZ-2014-005.

Anthony Manners asked Josh Campbell about parking restrictions on the residential portion of the property. Josh Campbell explained that once the zoning changes on the property all non- residential codes will apply.

Pete Charpentier called upon the applicant.

Matt Reeves, Anderson, Tate and Carr. Mr. Reeves is representing the applicant. Mr. Reeves explained that the applicant is still undecided about the residence but will comply with all regulations. The applicant is planning to expand the existing business. The majority of the expansion will happen on Satellite Boulevard.

Discussion ensued amongst the Planning Commission and Mr. Reeves regarding the staff conditions and sidewalks.

Pete Charpentier called for opposition.

Arie Russell, 3391 Annandale Lane, Suwanee, GA. Ms. Russell stated that she would like to maintain the character of the area.

Anthony Manners moved to approve JRZ-2014-005 with amended staff conditions, second by Elizabeth Sawicki. Motion carried 4-0 (additions = bold).

1. **If the existing dwelling is removed then** additional vegetative screening of trees, evergreens and shrubs shall be planted along Annandale Lane where existing trees are sparse. Landscaping and buffer planting shall be approved by the Planning and Inspections Director. **If the existing dwelling remains then the residential appearance shall be maintained.**
2. The site shall be developed in a manner substantially consistent the site plan submitted to the Planning Department on June 6th, 2014 and labeled exhibit "C".
3. The architecture and building materials of the addition shall match the existing building.

4. No additional access points shall be permitted along Annandale Lane.
5. 5 foot sidewalks shall be provided along Annandale Lane and Satellite Boulevard.

JSU-2014-002 – Owner: Dean Reeves. Applicant: E&D, LLC. Requests a special use permit to allow for a hair salon in the O-I (Office-Institutional District) Zoning District. The site is located at 3725 Lawrenceville–Suwanee Road, Suite B4, and contains approximately 2.86 acres.

JSU-2014-003 – Owner: Dean Reeves. Applicant: E&D, LLC. Requests a special use permit to allow for a hair salon in the O-I (Office Institutional District) Zoning District. The site is located at 3725 Lawrenceville-Suwanee Road, Suite B5, and contains approximately 2.86 acres.

Josh Campbell presented the staff report as follows: The applicant requests two Special Use Permits on an approximately 2.86 acre tract to allow for an existing hair salon to expand into two adjacent suites: suite B4, which is 1,062 square feet and suite B5, which is 942 square feet. If approved, the business would occupy three suites totaling 3,048 square. The site is located on the east side of Lawrenceville-Suwanee Road across from the intersection of Sharon Industrial Way and Lawrenceville-Suwanee Road and is adjacent to the Suwanee Creek Greenway. Access is proposed via existing driveways off Lawrenceville-Suwanee Road and Smithtown Lane. The subject property is an O-I zoned tract. The applicant does not propose any exterior renovations to the site.

The Zoning Ordinance was amended in 2010 to permit Light Retail Services as a Special Use in the O-I (Office-Institutional) and M-I (Light Industry) zoning districts. Light Retail Service establishments are defined as personal retail service establishments 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. Specific conditions are also included and are listed in the conditions section of this analysis. In this case the specified light retail service is a hair salon. A special use permit was approved in the fall of 2010 (SUP-2010-005) for the existing business. The applicant is proposing to expand into two adjacent suites requiring a special use permit for both. A special use permit is required for each suite.

The applicant does not intend to make any exterior changes to the existing building and will not be required to submit plans for development review. Any interior changes will be reviewed through the standard building permit process. However, the applicant and the hair salon establishment should be prepared to comply with all fire safety and ADA access or other applicable requirements prior to issuance of a Certificate of Occupancy for any improved suites.

The applicant is seeking approval of a special use permit in order to expand the current hair salon into two adjacent suites within an existing approximately 8,225 square foot

two-story brick office building (Building B). The two suites total 2,004 square feet and occupy the remaining leasable area of the first floor with the exception of an office suite with approximately 900 square feet. The subject site has two buildings and four separate parking areas. The parking area directly in front of the salon has 15 parking spaces. The zoning ordinance states that retail uses shall have 1 parking space per 250 square feet. This means that if approved, the salon must have at least 12 parking spaces. The remaining 924 square foot office requires 3 spaces. Therefore, approval of these requests would not place a burden on the adjacent parking area of the site. The entire site has 60 parking spaces which is 5 more than the minimum for this amount of office space.

In conclusion, the two requested Special Use Permits to expand the existing hair salon would be appropriate at this location. The subject property is located along the highly commercialized Lawrenceville-Suwanee Road corridor and will utilize existing, vacant office space. Because of the limited retail use regulations and the availability of parking, there should be no adverse impacts resulting from the approval of a special use permit for the site. The Planning Department recommends approval with conditions of both JSU-2014-002 and JSU-2014-003.

Pete Charpentier called upon the applicant.

Dean Reeves, 4280 Black Water Way, Suwanee, GA. Mr. Reeves explained which suites the applicant will be occupying.

Elizabeth Sawicki moved to approve JSU-2014-002 with staff conditions, second by Larry Pettiford. Motion carried 4-0.

1. Retail use shall be limited to a hair salon. No other retail services shall be permitted.
2. The special use permit shall be limited to 1,100 square feet.

Elizabeth Sawicki moved to approve JSU-2014-003 with staff conditions, second by Larry Pettiford. Motion carried 4-0.

3. Retail use shall be limited to a hair salon. No other retail services shall be permitted.
4. The special use permit shall be limited to 1,100 square feet.

JSU-2014-004 – Owner: Omega Ventures Capital, LLC. Applicant: Elena I. Bettis. 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 105 Satellite Boulevard, Suite C, and contains approximately 9.7 acres.

Josh Campbell presented the staff report as follows: The applicant requests a Special Use Permit on an approximate 9.97 acre tract to allow for a 5,600 square foot health

club/athletic training facility in the M-1 zoning district. The training facility would be located in a 108,800 square foot building located at 105 Satellite Boulevard. Access is located via two drives off Satellite Boulevard plus a truck only access drive off of Martin Farm Road. The proposed training facility would be located in Suite C, which is near the middle of the building.

The applicant's business is FAST Training and Athlete Development. The business specializes in improving the athletic skills of children 6-18 years old. The business currently is located in Sugar Hill at the Atlanta Silverbacks indoor soccer facility off of Brogdon Road.

The building on the subject property was built as a warehouse/office building. The proposed use is located on a site that contains some commercial uses and ample parking. Currently, tenants of the subject building include a window and blinds showroom/warehouse, a flooring showroom/warehouse, a chiropractor office and an electronics showroom/warehouse. The front of the building facing Satellite Boulevard appears similar to a multi-tenant retail building. Each unit has direct access to the parking lot and walkway to serve the customers. A similar SUP was issued in 2011 to allow for a dance studio in this building. The applicant for that SUP never opened the dance studio, however another dance studio recently relocated into the space.

There are currently two driveways off of Satellite Boulevard that will serve the training facility. Trucks entering the site for the other warehouses in the building access the site from the rear entrance on Martin Farm Road and will have no conflict with patrons of the training facility. The training facility caters to school-aged children, therefore the vast majority of the traffic generated by this business would occur after 5:00 PM, reducing almost all of the parking and traffic conflict with the warehousing tenants of the building.

In conclusion, the requested Special Use Permit for a health club/training facility would be appropriate at this location. The space was constructed to accommodate the proposed use. 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. The site has 142 parking spaces in the front of the building which is 15 more than the minimum amount so there should be ample parking and the early evening hours that the training facility will be open should reduce opportunities for conflict. As such, the Planning Department recommends approval with conditions of the request as currently proposed.

Pete Charpentier called upon the applicant.

Christopher Bettis. Mr. Bettis stated that he trains athletes from elementary school to high school.

Pete Charpentier called for opposition. There was none.

Larry Pettiford moved to approve JSU-2014-004 with conditions, second by Anthony Manners. Motion carried 4-0.

1. Prior to issuance of a business license for a health club/training facility, the applicant shall provide a copy of a certificate of occupancy for a health club/training facility from the Gwinnett County Fire Marshal's office and the City of Suwanee Planning and Inspections Department.
2. The special use permit shall be limited to 6,000 square feet.

OTHER BUSINESS

Josh Campbell informed the Planning Commission that the Annual Update will be given at the City Council Meeting on July 10, 2014

ANNOUNCEMENTS

ADJOURNMENT

Elizabeth Sawicki moved to adjourn at 7:18 pm.