

**CITY OF SUWANEE
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER: SUP-2013-001
REQUEST: HEALTH CLUB
ZONING: M-1 (LIGHT INDUSTRY DISTRICT)
LOCATION: 305 SHAWNEE NORTH DRIVE STE. 600
TAX ID NUMBER: 7-194-182
ACREAGE: 7.8 ACRES
PROPOSED DEVELOPMENT: 11,200 SQUARE FOOT FITNESS TRAINING CENTER

APPLICANT: KYLE MAYNARD FITNESS, LLC
3580 LAWRENCEVILLE-SUWANEE ROAD
SUWANEE, GA 30024

OWNER: COLLIER PROPERTIES
2964 PEACHTREE ROAD STE. 323
ATLANTA, GA 30305

CONTACT: BEN DAVIS
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RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DATA:

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. Access for the training center is proposed via the two existing driveways for the multi-tenant building at the corner of Lawrenceville-Suwanee Road and Shawnee North Drive. The Lawrenceville-Suwanee Road entrance is a right in/right out entrance. The entrance on Shawnee North Drive is a standard entrance. The proposed health club would be located near the center of the building in Suite 600.

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 Special Use Permit process was created by the City Council in 2001 to better handle certain land uses. The SUP process allows the City Council to review certain proposals in the context of their use and take into consideration the surrounding area and other relevant factors. A Special Use Permit does not change the underlying zoning of property, but grants the property an additional specified use. In this case the specified use would allow for a health club.

ANALYSIS:

The subject property is located at the corner of Lawrenceville Suwanee Road and Shawnee North Drive along the heavily commercialized Lawrenceville Suwanee Road Corridor. Certain uses, including health clubs and other forms of public assembly, require compliance with different standards than more common M-1 uses such as warehousing. Such uses can cause conflicts between customer traffic and truck traffic. Public assembly uses may also require more parking than warehouse uses. The special use permit process allows for sufficient review to make sure the proper codes are followed for public assembly and potential conflicts between health club customers and truck traffic are minimized.

The property is zoned M-1 Light Manufacturing. It is surrounded by other M-1 properties to the east, south and west. A self-storage center is located to the east, across Lawrenceville Suwanee Road. To the south and west are similar multi-tenant industrial/warehouse buildings. Several multi-tenant commercial buildings (zoned C-2) are located to the north of the property.

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 City's Future Land Use Plan recommends office-industrial uses for the property. The existing zoning on the site is consistent with this designation. The proposed use of the property is not entirely consistent with this designation. Industrial areas are generally inconsistent with assembly uses such as schools or churches and introducing non-industrial areas can create conflicts. However, the proposed location does not currently include these conflicts since the front of the building is used as showroom space by most of the other tenants.

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.

Planning Department's Recommended Conditions
SUP-2013-001

Approval of a health club in M-1 subject to the following conditions:

1. Provide any improvements necessary to accommodate public assembly, as required by the Gwinnett County Fire Marshall.
2. Prior to issuance of a business license for a health club, the applicant shall provide a copy of a certificate of occupancy for a health club from the Gwinnett County Fire Marshal's office and the City of Suwanee Planning and Inspections Department.
3. The special use permit shall be limited to the 13,000 square feet.