

**MINUTES  
CITY OF SUWANEE, GEORGIA  
PLANNING AND ZONING COMMISSION  
February 3, 2015**

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

**CALL TO ORDER**

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

**ADOPTION OF THE AGENDA**

*Larry Pettiford moved to approve the agenda as presented, second by Elizabeth Sawicki. Motion carried 5-0.*

**ADOPTION OF THE MINUTES: January 6, 2015**

*Anthony Manners moved to approve the January 6, 2015, second by Sharu Rajgiri. Motion carried 5-0.*

**OLD BUSINESS**

**NEW BUSINESS**

**SUP-2015-002** – Owner: Stark-Bowen, LLC. Applicant: Bill Baraban’s Academy ForeGolf. The applicant requests a special use permit to allow for a golf academy in the M-1 (Light Industry District) Zoning District. The site is located at 3690 Burnette Park Drive and contains approximately 1.41 acres.

Josh Campbell presented the staff report as follows: The applicant requests a Special Use Permit on an approximately 1.41 acre tract to allow for a 4,500 square foot golf academy in the M-1 zoning district. The golf academy would be located in a portion of a 14,000 square foot multi-tenant office/warehouse building located at 3690 Burnette Park Drive. Access is located via a shared driveway, with an adjacent parcel, off Burnette Park Drive. The property is adjacent to Buford Highway but does not access the highway directly. The proposed golf academy would be located in Suite A, which is the tenant space closest to Burnette Park Drive.

The applicant’s business is Bill Baraban’s Academy Fore Golf. The business specializes in improving client’s golf skills through lessons, club assessment, fitting and modification. The business also uses modern technology such as hi-speed video and golf simulation at their location. While club modification and office related uses are permitted in the M-1 zoning district, the majority of the applicant’s business is providing lessons which require a Special Use Permit. Suite A includes an office area and attached warehouse that will store the applicant’s club building materials, a golf simulator and

other training related equipment. The business has recently relocated from a property in unincorporated Forsyth County near McGinnis Ferry Road and Peachtree Parkway.

The subject property is located adjacent to Buford Highway and Burnette Park Drive in an industrial park accessed from Burnette Road. Certain uses, including athletic training facilities 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. Also, warehouses are built to different codes than public assembly type 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 golf training facility customers and truck traffic are minimized.

The property is zoned M-1 Light Manufacturing. It is surrounded entirely by other M-1 properties with light industrial uses.

The subject property shares a driveway with the adjacent property. The driveway is short and then opens up to a large paved area which makes it easy for larger trucks to maneuver. Customers for the applicant's building should park in front of the building which is located next to the driveway. If that is the case, the customer's cars should not come into conflict with any larger trucks that might be maneuvering in the large paved area between the subject building and the neighboring building.

The requested Special Use Permit for a golf academy would be appropriate at this location. While the property is zoned for light industrial uses, Suite A includes a large office area with adjacent parking that can accommodate the proposed use. In addition, most customers would be coming during the evenings and weekends when truck traffic should be minimal. Provided the building complies with applicable building and fire safety codes, the location is appropriate for a golf academy. As such, the Planning Department recommends approval with conditions of the request as currently proposed.

Pete Charpentier called upon the applicant.

Bill Baraban, 3690 Burnette Park Drive, Suwanee, GA. Mr. Baraban stated that he works with clients on an individual basis. Mr. Baraban explained how he uses video simulators to assist his clients.

Pete Charpentier called for opposition. There was none.

Pete Charpentier asked Mr. Baraban about the staff conditions. Mr. Baraban indicated that he is in agreement with staff conditions.

***Anthony Manners moved to approve SUP-2015-002 with staff conditions, second by Elizabeth Sawicki. Motion carried 5-0.***

1. Prior to issuance of a business license for a golf academy/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 5,000 square feet.

### **OTHER BUSINESS**

### **ANNOUNCEMENTS**

Josh Campbell announced that Elizabeth Sawicki will be participating on the advisory board for the Downtown Suwanee Master Plan Update. The consultant will interview the entire Planning Commission.

### **ADJOURNMENT**

*Anthony Manners moved to adjourn at 6:46 pm.*