

**MINUTES  
CITY OF SUWANEE, GEORGIA  
PLANNING AND ZONING COMMISSION  
JULY 5, 2011**

**PLANNING AND ZONING MEMBERS:** Present: Anthony Manners, Pete Charpentier, Doug Ireland and Larry Pettiford. Staff members present: Josh Campbell, Matt Dickison and MaryAnn Jackson. Absent: Jodi Nevels

**CALL TO ORDER**

Pete Charpentier called the meeting to order at 6:35 pm.

**ADOPTION OF THE AGENDA**

*Larry Pettiford moved to adopt the July 5, 2011 agenda as presented, second by Anthony Manners. Motion carried 4-0.*

**ADOPTION OF THE MINUTES: May 3, 2011**

*Anthony Manners moved to approve the May 3, 2011 minutes, second by Larry Pettiford. Motion carried 4-0.*

**PROCEDURES FOR PUBLIC MEETING**

Pete Charpentier read the procedures for the Public Meetings for the record.

**OLD BUSINESS**

**NEW BUSINESS**

**RZ-2011-003-** Applicant: SDM Partners, LLC. Owner: SLF-III Suwanee Gateway, LLC. Requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning to allow for surface parking, office, hotel and commercial uses. The site is located in Land Lot 169 of the 7<sup>th</sup> District along Sutton Gate Drive and contains approximately 24.4 acres.

**RZ-2011-004 –** Applicant: SDM Partners, LLC. Owner: SLF-III Suwanee Gateway, LLC. Requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning to allow for office, hotel and commercial uses. The site is located in Land Lot 169 of the 7<sup>th</sup> District along Sutton Gate Drive and contains approximately 9.26 acres.

Josh Campbell presented the staff analysis as follows: RZ-2011-003 is a request to request to rezone a portion of the Terraces at Suwanee Gateway project Tracts 6 and 7. RZ-2011-004 is a request to rezone Tracts 2 and 4 of the same project. The total project acreage is 33.6 acres approximately. The project was originally zoned in 2007 as a large mixed use project. The master plan project has since changed ownership. There is an existing office building on the property. The owner had a party interested in locating a corporate campus in the building in addition to adding on to the building. In order to accommodate the addition it was going to require relocation of what was allowed on

Tract 4 which was a full service hotel. The corporate campus is no longer interested in the site. The situation did help identify an issue that was preventing the owner from being able to potentially successfully court large corporate entities to the site. The owner is requesting the flexibility to move around the uses that are allowed for Tracts 2, 4 and 7. This will allow them to accommodate the same mix of uses but will give the flexibility to alter which tract those uses go on. Those uses are full service hotel, commercial and office. If the office, hotel or commercial uses change tract locations there are development standards that go with that change of use. Staff recommends approval of the request to accommodate the flexibility to move those uses around the multiple parcels.

The site plan shows deck parking in between tracts 6 and 7. In 2007, deck parking was pretty aggressive when the economy was booming. Now, with the change in economy, deck parking for the foreseeable future is not a likely use. Unless there is someone who has a significant amount of square footage and would like to locate on this site. The owner is requesting the flexibility to not have to do the deck parking. Staff recommends conditions to accommodate both of those requests.

Pete Charpentier asked Josh Campbell where the apartments will be located. Josh Campbell indicated that the apartments will be located on Tracts 8 and 9.

Larry Pettiford asked Josh Campbell about the zoning on Tract 4. Josh Campbell explained that Tract 4 was zoned specifically for a full service hotel. Tracts 4a and 4b were zoned for commercial C2-A uses. The way the condition is written the owner still needs to maintain the same anticipated balance of uses among those sites as was originally proposed.

Pete Charpentier called upon the applicant.

Steve Martin, SDM Partners. Mr. Martin stated he is requesting the flexibility to build an office building next to the existing one. The site will benefit from a hotel. Mr. Martin indicated that the parking deck is not necessary at this time.

Anthony Manners asked if there is adequate parking on the site currently. Mr. Martin stated that there is adequate parking.

Pete Charpentier called for opposition. No one spoke in opposition.

***Anthony Manners moved to approve RZ-2011-003 with conditions, second by Larry Pettiford. Motion carried 4-0.***

1. Tracts 2, 4 (including tracts 4A and 4B), and 7 shall be permitted to shift allowed uses (as permitted by condition 4 of RZ-2006-013) and development standards (as listed in condition 5 of RZ-2006-013), provided the originally approved composition of uses is retained.

2. Parking for tracts 6 and 7 shall not be required to include deck parking as indicated on the approved concept plan dated May 23, 2007.
3. All conditions of zoning from RZ-2006-013 as amended by RZ-2007-010 & RZ-2011-002 shall remain in full effect.

***Anthony Manners moved to approve RZ-2011-004 with conditions, second by Larry Pettiford. Motion carried 4-0.***

1. Tracts 2, 4 (including tracts 4A and 4B), and 7 shall be permitted to shift allowed uses (as permitted by condition 4 of RZ-2006-013) and development standards (as listed in condition 5 of RZ-2006-013), provided the originally approved composition of uses is retained.
2. Parking for tracts 6 and 7 shall not be required to include deck parking as indicated on the approved concept plan dated May 23, 2007.
3. All conditions of zoning from RZ-2006-013 as amended by RZ-2007-010 & RZ-2011-002 shall remain in full effect.

**SUP-2011-002** – Applicant: Dance Connection Performing Arts. Owner: Omega Ventures Capital, LLC. Requests a special use permit to allow for a dance studio in the M-1 (light industrial) zoning district. The site is located at 105 Satellite Boulevard and contains approximately 9.97 acres.

Josh Campbell presented the staff analysis as follows: This is a request to allow a dance studio in the M-1 zoning district. The site is an approximately 100,000 square foot building located on Satellite Boulevard and Martin Farm Road. It is primarily occupied by uses that have a small display area and significant warehouse section. It does have separate parking for regular automobile traffic and for truck traffic which would access the rear of the site. The main concern when you have a use like a dance studio going into the M-1 zoning district is the code to which the building was constructed.

The applicant is proposing to occupy a tenant space indicated as Suite B on the exhibit. The inspections staff has gone out and identified potential issues that would need to be addressed before people occupy the space. These potential issues are addressed in staff conditions.

Pete Charpentier called upon the applicant.

Sidney Mozayyani, Omega Ventures Capital, LLC. Mr. Mozayyani stated his building is suitable for a dance studio.

Susan Cripps, Owner, Dance Connection Performing Arts. Ms. Cripps stated the dance studio needs large rooms. The trucks enter from the rear. There is plenty of parking. There are enough restrooms. Ms. Cripps feels the building is perfect for her studio.

Pete Charpentier asked Ms. Cripps how many students attend her dance school. Ms. Cripps stated she currently has about 120 students.

Pete Charpentier called for opposition. No one spoke in opposition.

Discussion ensued amongst the Planning Commission members and staff regarding parking, current occupancy rate and square footage of the space.

***Larry Pettiford moved to approve SUP-2011-002 with staff revised conditions, second by Anthony Manners. Motion carried 4-0.***

1. Upgrade bathrooms to meet occupancy load requirements, as needed. Planning and Inspections shall inspect and approval changes to ensure compliance with building code requirements.
2. Upgrade the mechanical (HVAC) system in order to meet the occupancy load requirements, as needed, or provide a certification from a professional engineer that indicates compliance with the occupancy load requirements. Planning and Inspections shall inspect and approval changes to ensure compliance with building code requirements.
3. Provide a sprinkler system to meet the design criteria for the occupancy type subject to the requirements of NFPA 13 as determined by the Gwinnett County Fire Marshal.
4. Provide a fire alarm system to meet the occupancy load requirements of NFPA 72 as determined by the Gwinnett County Fire Marshal.
5. Provide rear exit doors to meet occupancy load requirements as determined by the Gwinnett County Fire Marshal.
6. Prior to issuance of a business license for a dance studio/performing arts studio, the applicant shall provide a copy of a certificate of occupancy for a dance/performing arts studio from the Gwinnett County Fire Marshal's office and the City of Suwanee Planning and Inspections Department.
7. The special use permit shall be limited to the 12,000 square feet indicated as Suite B in the special use permit application.

## **OTHER BUSINESS**

### **ANNOUNCEMENTS**

Josh Campbell welcomed Doug Ireland to the Planning Commission

### **ADJOURNMENT**

Anthony Manners moved to adjourn at 7:05 pm.