

**MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
JULY 6, 2010**

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

CALL TO ORDER

Chairman Anthony Manners called the meeting to order at 6:45 pm.

ADOPTION OF THE AGENDA

Jodi Nevels moved to adopt the July 6, 2010 agenda as presented, second by Larry Pettiford. Motion carried 3-0.

ADOPTION OF THE MINUTES: June 1, 2010

Larry Pettiford moved to approve the June 1, 2010 minutes, second by Jodi Nevels. Motion carried 3-0.

PROCEDURES FOR PUBLIC MEETING

Anthony Manners read the procedures for the Public Meeting for the record.

OLD BUSINESS

NEW BUSINESS

SUP-2010-001 – Applicant: Thomas E. Matthews. Owner: Diamond Star Properties. Requests a special use permit to allow for automotive sales in the C-2(Commercial District) zoning district. The site is located at 3550 Lawrenceville-Suwanee Road and contains approximately 3.42 acres.

Matt Dickison presented the staff analysis as follows: SUP-2010-001 is an application for a special use permit for automotive sales on a C-2 zoned property at 3550 Lawrenceville-Suwanee Road. Automotive uses require a special use permit in the C-2 Zoning District. The applicant is not proposing any exterior changes to the location. All vehicles will be located indoors. The property is located in the Merchants Landing Shopping Center which is at the intersection of Lawrenceville-Suwanee Road and Smithtown Road. The applicant proposes to have ten to twelve vehicles on site. The applicant mentioned a possibility of expansion into an adjoining suite which is accommodated in the current request.

The future land use plan recommends mixed use center. However, the applicant is utilizing an existing space which will not prohibit any future redevelopment of the site to conform to the Comprehensive Plan. Also the surrounding land uses are all commercial and industrial.

Staff is recommending approval with three conditions.

Anthony Manners called upon the applicant.

Thomas Matthews, 5851 Choctaw Lane, Braselton, GA. Mr. Matthews stated he intends to have all cars indoors. He intends to sell high end cars. Clients will come to the showroom by appointment only. The cars are either shipped or driven to the out of town clients. There will not be any on site repairs.

Jodi Nevels asked if there will be any employees on-site. Mr. Matthews stated he will be at the site when he has appointments. He may, at some point, have an administrative person.

Larry Pettiford asked how many customers he may have during a week. Mr. Matthews indicated he only anticipates having one customer per week.

Larry Pettiford asked Mr. Matthews if he will have transport trucks hauling vehicles into the location. Mr. Matthews stated some cars will be driven in, some will be brought in on a single car trailer. Cars are always picked up one at a time.

Anthony Manners asked Mr. Matthews if he is aware of the conditions. Mr. Matthews indicated he is aware of the conditions.

Anthony Manners called for opposition. There was none.

Jodi Nevels moved to approve SUP-2010-001 with conditions, second by Larry Pettiford. Motion carried 3-0.

SUWANEE STATION PLAN BOOK REVIEW

Josh Campbell presented the staff analysis as follows: Suwanee Station was a project that was approved in 2000 with a condition of zoning that stated before any development permits could be issued architecture had to be approved. The Planning Commission has approved architecture for townhomes before for this project. This is a new builder with a slightly different product. Staff has asked him to take some elements of what is in place and blend them in with his product. He also was required as a condition of approval for the recent rezoning, to put together a plan book that included his intent for the park in the center of the development

The plan shows architecture for front loaded and rear loaded townhomes. Staff has no objections to what is shown on the plan. The applicant's plan does not include wrapping the side of the townhome with brick. He has agreed to go back two feet with brick.

Anthony Manners asked about the play park. Josh Campbell explained that the project was approved by the City Council with some additional conditions. Those conditions essentially required the applicant to donate substantial acreage. The applicant proposed

to donate the land that was designated for the rail station, the 16 acres around the rail station and construct a pavilion which is to be built elsewhere in the project.

Jodi Nevels inquired about the exterior materials being used on the rear loaded units. Josh Campbell explained that staff asked that some homes be constructed with hardiplank siding, some with brick. Jodi Nevels asked if the townhomes would be constructed as shown with every other unit being brick. Josh Campbell responded that he could interpret that this be the case if the Planning Commission desired.

Larry Pettiford asked about the driveway depth of the rear loaded units. Matt Dickison stated that he recently reviewed the site plan. There is plenty of room to park a car. The driveway extends under the deck.

Discussion ensued amongst Planning Commission members and staff regarding parking in Suwanee Station.

The Planning Commission discussed the possibility of postponing until the applicant was present.

Larry Pettiford moved to postpone Suwanee Station Plan Book Review until the next regularly scheduled meeting, second by Jodi Nevels. Motion carried 3-0.

OTHER BUSINESS

ANNOUNCEMENTS

Josh Campbell informed the board that the Planning Department is in the process of interviewing for a City Planner.

ADJOURNMENT

Jodi Nevels moved to adjourn at 7:17 pm.