

**MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
MAY 5, 2009**

PLANNING AND ZONING MEMBERS: Present: Pete Charpentier, Earl Mitchell and Anthony Manners. Staff members present: Josh Campbell, Matthew Dickison and MaryAnn Jackson. Absent: Jodi Nevels and Joy Mitchell.

CALL TO ORDER

Chairman Pete Charpentier called the meeting to order at 6:39 pm.

ADOPTION OF THE AGENDA

*Anthony Manners moved to adopt the agenda as presented, second by Earl Mitchell.
Motion carried 3-0.*

PROCEDURES FOR PUBLIC MEETING

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

OLD BUSINESS

NEW BUSINESS

SUP-2009-002- Applicant: WSILC, Inc. Owner: Murphy USA. Requests a special use permit to allow for a freestanding ATM Machine. The site is located in Land Lot 169 of the 7th District at 17 Satellite Boulevard and contains approximately 0.43 acres.

Josh Campbell presented the staff analysis as follows: The applicant requests a Special Use Permit on an approximately 0.43 acre tract to allow for a free-standing ATM. The site is located on Satellite Boulevard just south of the intersection of Lawrenceville-Suwanee Road and Satellite Boulevard in front of Wal-Mart.

The subject property is located adjacent to the highly commercialized Lawrenceville-Suwanee Road corridor in the Suwanee Gateway Character Area. Uses in the general area are nonresidential and include commercial and industrial land uses.

The City's Future Land Use Plan recommends continued commercial use for this site. The proposed addition of a free-standing ATM is consistent with this designation. Furthermore, the site is in a highly commercialized area that is generally suitable for automotive dependent uses that contain drive thru aisles, such as ATM Machines.

As stated by the applicant, a free-standing ATM was included on previous plans submitted to the City but was not constructed as proposed. A Special Use Permit was not required for a free-standing ATM at the time of the original application. However, with this requirement now in place the applicant must receive approval of a Special Use Permit in order to proceed as desired.

In conclusion, the requested Special Use Permit for a free-standing ATM would be appropriate at this location. The ATM will be located on a parcel that currently includes a gas station with drive thru aisles. The subject property is located in the Suwanee Gateway Character Area adjacent to Lawrenceville-Suwanee Road and is surrounded by intensive commercial uses. Special attention should be given to ensure that the free-standing ATM does not provide excessive signage, is constructed of high quality materials and does not negatively impact the visual quality of the area. The Planning Department recommends approval with conditions of the request.

Matt Dickison presented photos of the proposed location.

Earl Mitchell asked if the ATM Machine would be a drive up or walk up ATM. Matt Dickison indicated the ATM Machine will be a drive up.

Anthony Manners stated he is concerned with safety issues. Josh Campbell stated the city engineer will review the plan for safety issues. The proposed staff conditions require a minor development review.

Pete Charpentier called upon the applicant.

Roy Dotson, 260 Patrick Circle, Lawrenceville, GA. Mr. Dotson stated his company is very concerned with safety and will do whatever is necessary. He is requesting vinyl wrap siding that looks like brick around the ATM Machine.

Josh Campbell stated vinyl wrap siding would not be acceptable to the Planning Department.

Pete Charpentier called for opposition. There was no opposition.

Anthony Manners moved to approve SUP-2009-002 with staff conditions, second by Earl Mitchell. Motion carried 3-0.

1. Allowed special uses on the site shall be limited to a free-standing ATM. No other special uses are allowed under this special use permit.
2. A minor development review shall be completed, including at a minimum a review by the City Engineer and the Planning Department, prior to issuance of a building permit.
3. All materials and signage shall be approved by the Planning Director and shall at a minimum require that the free-standing ATM be enclosed in brick similar to the material used for other structures on the site and that any bollards be painted in a subdued color consistent with colors used in the area, prior to issuance of a building permit.

4. Any changes to landscape materials shall not conflict with the approved landscape plan for the site. Landscaping shall be included in the immediate area surrounding the free-standing ATM subject to the approval of the Planning Department.

AMD-2009-005- A proposed amendment to the City of Suwanee Zoning Ordinance to modify Section 510. PMUD Planned Mixed Use District to amend the regulations regarding minimum site area.

Matt Dickison presented the proposed amendment (see attached).

Earl Mitchell moved to approve AMD-2009-005 as presented, second by Anthony Manners. Motion carried 3-0. See attached.

OTHER BUSINESS

ANNOUNCEMENTS

Downtown Suwanee Master Plan meeting will be advertised.

Training for Planning Commission and Zoning Board of Appeals will be held May 16th at 8:30 am in City of Suwanee Council Chambers.

ADJOURNMENT

Earl Mitchell moved to adjourn at 7:50 pm.