

**MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
JUNE 3, 2008**

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

CALL TO ORDER

Chairman Pete Charpentier called the meeting to order at 6:40 pm.

ADOPTION OF THE AGENDA

Anthony Manners moved to amend the agenda as follows: move Planning Implementation Presentation to before new business on the agenda, second by Earl Mitchell. Motion carried 4-0.

ADOPTION OF MINUTES: May 6, 2008

Anthony Manners moved to adopt the minutes as presented, second by Earl Mitchell. Motion carried 4-0.

PROCEDURES FOR PUBLIC MEETING

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

OLD BUSINESS

OTHER BUSINESS

Marty Allen started the Planning Implementation Presentation (see attached).

Applicant for SUP-2008-006 arrived.

Marty Allen's presentation was tabled to allow for new business to be addressed.

NEW BUSINESS

SUP-2008-006 – Applicant: Saleshe Patel. Owner: Mukesh Patel. Requests a special use permit to allow for a building height increase for a hotel in the C-2 Zoning District. The site is located in Land Lot 152 of the 7th District along Gwinco Boulevard north of Old Peachtree Road and contains approximately 2.01 acres

Josh Campbell presented the staff analysis as follows: The applicant seeks a special use permit on an approximately 2.01-acre tract for a building height increase to allow for a 4-5 story approximately 50-65 foot tall hotel. The proposed site plans indicates an approximately 58,000 square foot 90 room hotel with a total of 106 parking spaces. The

hotel and its associated development would cover the entire 2.01 acre site. Access is proposed via a single driveway onto Gwinco Boulevard.

The subject property is zoned C-2. The maximum building height in C-2 zoned parcels is 35 feet. The proposed 4-5 story building would be up to 65 feet tall. As such, a special use permit would be required in order to allow for the proposed building height.

The Special Use Permit process was created by the City Council in 2001 to better handle certain land uses.

The site is an undeveloped parcel vegetated with mostly young pines and a few mature trees along Gwinco Boulevard. The subject property is 2 acres. The site should be suitable for use as a hotel.

The site is located on Gwinco Boulevard southwest of Lawrenceville-Suwanee Road in the I-85 business district. This area is surrounded by commercial uses and zoning districts.

The building height increase proposes a four to five story for a hotel (approximately 65 feet tall). This increase would be 25 feet higher than typically allowed in the C-2 or C-2A zoning districts. The proposed building is located in the heart of a highly developed area with commercial, office, and industrial uses. Residential uses are not located near the subject property. A 65 foot tall hotel should not negatively impact the area.

The future land use plan recommends commercial uses for the location. The proposed use of the property as a hotel is consistent with this designation. The City has historically targeted the I-85 Business District as one of the appropriate locations for special uses in commercial zoning districts. The subject property is located in the heart of this area close to I-85. As such, subject property is an appropriate location for additional building height. It is also worth noting that a similar request (SUP-2007-004) for a building height increase for a proposed hotel on Gwinco Boulevard was approved earlier this year.

The subject property is located in what the 2030 Comprehensive Plan designates as the Suwanee Gateway Character Area. The Comprehensive Plan states that “higher intensity developments and taller buildings relative to other parts of Suwanee are appropriate in the Gateway.” It also states that “new hospitality uses should be concentrated along Celebration Drive (the renamed Gwinco Blvd.).

In conclusion, approval of the request with conditions would be appropriate. The proposal is consistent with the Future Land Use Plan’s commercial designation and the 2030 Comprehensive Plan Suwanee Gateway Character area. The tract is located in the heart of a commercial area, with no residential uses in the immediate area. The subject property is well located for a hospitality use with a building height increase. Therefore, the Planning Department recommends approval with conditions of SUP-2008-006.

Pete Charpentier asked Josh Campbell for the height of the Courtyard Marriott. Josh Campbell indicated the Courtyard Marriott is about 3 stories tall.

Pete Charpentier called upon the applicant.

Sam Patel, 2575 Sugarloaf Club Drive, Duluth, GA. Mr. Patel stated the Courtyard Marriott is 3 stories tall.

Pete Charpentier called for opposition. There was no opposition.

Earl Mitchell moved to approve SUP-2008-006 with staff recommended conditions, second by Jodi Nevels. Motion carried 4-0.

Josh Campbell informed the applicant the City Council meeting is scheduled for June 26, 2008.

OTHER BUSINESS

Marty Allen completed the Planning Implementation Presentation (see attached).

ANNOUNCEMENTS

ADJOURNMENT

Earl Mitchell moved to adjourn at 8:06 pm, second by Jodi Nevels. Motion carried 4-0.