

**MINUTES**  
**CITY OF SUWANEE, GEORGIA**  
**PLANNING AND ZONING COMMISSION**  
**April 9, 2019**

**PLANNING AND ZONING MEMBERS:** Present: Glenn Weyant, Michelle Budd, Lila Kelley, Brad Cox and Muthu C. Narayanan. Staff members present: Josh Campbell, and MaryAnn Jackson.

**CALL TO ORDER**

Michelle Budd called the meeting to order at 6:34 p.m.

**ADOPTION OF THE AGENDA**

*Glenn Weyant moved to adopt the agenda as presented, second by Brad Cox. Motion carried 5-0.*

**ADOPTION OF THE MINUTES: February 5, 2019**

*Muthu C. Narayanan moved to adopt the February 5, 2019, second by Brad Cox. Motion carried 5-0.*

**OLD BUSINESS**

**NEW BUSINESS**

**SUP-2019-001** – Owner: Shaheen Development Company, LLLP. Applicant: Hardy T. Flowers. The applicant requests a Special Use Permit to allow for a training facility within the M-1 (Light Industry District) zoning district. The site contains approximately 16.1 acres in Land Lots 235 and 253 of the 7<sup>th</sup> District and is located at 4110 Tench Road.

Josh Campbell presented the staff report as follows: The applicant requests a Special Use Permit to allow for an approximately 13,400 square foot athletic training facility in the M-1 zoning district. The subject property is approximately 12 acres and the training facility would be located within a tenant space in a 98,154 square foot building at 4110 Tench Road. Access is located via a drive off Tench Road.

The applicant's business is called The Combine, a technological basketball and athletic training experience. The business specializes in improving the basketball skills of people of all ages. The training consists of measuring the performance of the athlete with data on shooting consistency, arch on a shot, ball handling accuracy, and other measurable aspects of the sport. Class sizes will range from 12 to 15 people with most classes occurring in the evening after 5 pm. Between 9 am and 5 pm on weekdays the business will be more focused on 1 on 1 classes. The business will employ 10 to 20 people. The space will also include some storage of "basketball athlete training equipment and technology" which would be shipped to other locations. This will be a more limited aspect of the business.

The subject property is zoned M-1 (Light Industry District). To the east of the subject property is the manufacturer of weapons training systems, zoned M-1. Shadowbrook Baptist Church abuts the property, to the south and is zoned O-I (Office-Institutional). To the north, on the opposite side of Tench Road, are three industrially zoned sites with two multi-tenant industrial buildings. Northwest of the subject property is vacant land. West of the property is a vacant industrially zoned, heavily wooded parcel with a regional detention pond.

The building on the subject property was developed to accommodate multiple office/warehouse tenants. The building is long and rectangular and is located along the eastern property line of the parcel. The site has parking accessed via a drive from Tench Road. The proposed location is Suite K, which is the furthest from the driveway entrance. As an end cap space the suite will have easy pedestrian access to more parking than most of the other suites, and it is unlikely that customers would need to deal with truck traffic. The site appears to have ample parking to support the proposed special use, particularly since fewer customers will be using the facility during usual business hours and more the customers will be using the facility during non-business hours. The training facility caters to individuals of all ages, with the vast majority of the traffic generated by this business occurring after 5:00 PM Monday thru Friday.

The requested Special Use Permit for a basketball training facility would be appropriate at this location. The space can accommodate the proposed use. While the property is zoned for light industrial uses, the location of parking spaces and peak usage of parking by customers of the training facility should reduce opportunities for conflict. As such, the Planning Department recommends approval with conditions of the request.

Michelle Budd called upon the applicant.

Hardy T. Flowers, 3373 Laurel Leaf Way, Buford, Georgia 30519. Mr. Flowers gave a description of the services that will be offered at the basketball training facility. He indicated that there will be a few days per year that the facility will need to host more than 5 people during the day. This will mainly happen during the summer. He asked that condition number 4 be amended.

Lila Kelley asked about parking. Mr. Flowers explained that there will be about five employees working so parking should not be an issue.

Brandon Rogers, 5466 Apple Grove Road, Buford, Georgia. Mr. Rogers is the assistant of Mr. Flowers. Mr. Rogers talked about how much Mr. Flowers cares about children and the community.

Michelle Budd called for opposition. There was none.

***Lila Kelley moved to approve SUP-2019-001 with amended staff conditions, second by Glenn Weyant. Motion carried 5-0 (deletion = ~~strikethrough~~):***

1. Prior to issuance of a business license for a sports training facility, the applicant shall provide a copy of a certificate of occupancy for a training facility (or similar use that allows for public assembly) 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 14,000 square feet.
3. No equipment shall be stored outside the building.
4. ~~Classes between 9 am and 5 pm shall not have more than 5 customers/clients at a time.~~

### **OTHER BUSINESS**

### **ANNOUNCEMENTS**

May 4<sup>th</sup> training for Board Members

### **ADJOURNMENT**

Glenn Weyant moved to adjourn at 7:00 p.m.