

**MINUTES**  
**CITY OF SUWANEE, GEORGIA**  
**PLANNING AND ZONING COMMISSION**  
**June 4, 2019**

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

**CALL TO ORDER**

Michelle Budd called the meeting to order at 6:30 p.m.

**ADOPTION OF THE AGENDA**

*Brad Cox moved to adopt the agenda as presented, second by Muthu C. Narayanan. Motion carried 4-0.*

**ADOPTION OF THE MINUTES: April 9, 2019**

*Glenn Weyant moved to approve the minutes as April 9, 2019 minutes, second by Muthu C. Narayanan. Motion carried 4-0.*

**OLD BUSINESS**

**NEW BUSINESS**

**AMD-2019-001RZ-2019-004** – A proposed amendment to the City of Suwanee Zoning Ordinance including Article III. Definitions and Article V. Zoning District Development and Use Regulations, in order to allow for indoor recreational facilities in the M-1 zoning district.

Alyssa Durden presented the staff report as follows: The Planning Department recently conducted an analysis of how various jurisdictions handle recreational uses/indoor training facilities in light industrial areas. Suwanee does not allow recreational uses/training facilities in our light industry district (M-1) as a use by right. Suwanee allows such uses as a Special Use, which means that in order to open such a facility in the M-1 Zoning District, City Council approval is required.

The primary reason to require a Special Use Permit for indoor recreational/training facilities is safety. These uses often look in industrial areas for land and buildings because they usually need large spaces with high ceilings. Industrial buildings are less expensive to lease per square foot than retail spaces and the industrial tenant spaces are typically much larger with higher ceilings.

Unfortunately, part of the reason these spaces are less expensive to rent is because construction of space not intended to accommodate people (warehouse space) is less expensive than construction of spaces that are intended to accommodate people (retail/restaurants), and the reason it is less expensive is because warehouse space is

constructed to a less stringent/less safe building code. Requiring a Special Use Permit is a good way to ensure that these recreational uses make the necessary upgrades prior to allowing customers into the space.

With these factors in mind, the City looked at the zoning ordinances for 12 comparable/nearby jurisdictions in metro Atlanta (Gwinnett County, Roswell, Chamblee, Canton, Norcross, Peachtree Corners, Peachtree City, Sugar Hill, Lilburn, Dacula, Duluth and Alpharetta). Of the 12 jurisdictions reviewed, 10 allowed indoor recreation (or a comparable use) in their light industry district. Roswell and Peachtree City do not allow indoor recreation as a use by right in light industry.

Ultimately, in each jurisdiction there is a district that would allow for recreation uses/indoor training facilities in an industrial district that would not require a council approval. The amendment includes a definition for “indoor recreational facilities”. This definition was carefully crafted to ensure certain objectionable uses are not permitted. The amendment also lists “indoor recreational facility” as an allowed use in the M-1 zoning district

Staff recommends approval of the amendment.

Brad Cox asked about the safety of the industrial buildings. Alyssa Durden explained that the safety of the buildings would be handled by Gwinnett County Fire Marshall and the City of Suwanee Inspections Department.

Michelle Budd called for anyone in support of the amendment. There was none.

Michelle Budd called for anyone in opposition of the amendment. There was none.

*Glenn Weyant moved to approve AMD-2019-001, second by Brad Cox. Motion carried 4-0.*

## **OTHER BUSINESS**

## **ANNOUNCEMENTS**

## **ADJOURNMENT**

Muthu C. Narayanan moved to adjourn the meeting at 6:41 PM.