

MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
October 1, 2019

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

CALL TO ORDER

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

ADOPTION OF THE AGENDA

Glenn Weyant to adopt the agenda as presented, second by Muthu C. Narayanan. Motion carried 4-0.

ADOPTION OF THE MINUTES: August 6, 2019

Glenn Weyant moved to approve the August 6, 2019 minutes, second by Lila Kelley. Motion carried 4-0.

OLD BUSINESS

NEW BUSINESS

SUP-2019-002 - Owner: Diamondstar Properties. Applicant: Amanda Wilsker. The applicant requests a Special Use Permit to allow for an automotive related use within the C-2 (General Commercial District) zoning district. The site contains approximately 3.5 acres in Land Lots 194 and 211 of the 7th District and is located at 3550 Lawrenceville Suwanee Road.

Josh Campbell presented the staff report as follows: The applicant requests a special use permit to allow a vinyl vehicle wrapping business at 3500 Lawrenceville-Suwanee Road, Suite 103. This is a 2,000 square foot suite located in a 13,800 square foot building west of the three-way intersection of Lawrenceville-Suwanee Road and Smithtown Road in Merchant's Landing.

This property is zoned C-2 (General Commercial District). Automotive services in the C-2 zoning district require a special permit. Suites in Merchant's Landing front on Lawrenceville-Suwanee Road with a stucco, brick and glass storefront covered by an awning. Businesses located in the same building include Grace Mission Church, A+ Tinting, and Together Nail Parlor. Other businesses at Merchant's Landing fronting on Lawrenceville-Suwanee Road include North Georgia Printing, CBD Gym, a Massage Business, a State Farm Insurance office and a Chiropractic office. Businesses operating out of the two buildings located to the rear of the property are less visible from Lawrenceville-Suwanee Road and include a mix of retail and warehouse users.

The applicant is requesting to conduct vehicle wrapping services by applying a thin layer of vinyl over automobiles; shaped around contours and trimming to a seamless finish. This technique is used to add stripes, stand-out hoods or roofs, and total changes of color. Clear vinyl covering used to protect a vehicle's painted finish is also a service provided. Methods used to apply these vinyl wraps include a dry application with the aid of a heat gun as well as a wet method utilizing a solution of water and soap. These methods are purportedly quiet and environmentally safe.

Automotive service uses are allowed in the C-2 zoning district with the approval of a Special Use Permit. The Special Use Permit process allows the City to review whether an existing facility is appropriate for an automotive service facility and whether or not the use is appropriate for the area. A Special Use Permit does not change the underlying zoning of property, but grants the property an additional specified use.

The applicant proposes to locate a vehicle vinyl wrapping facility in a 2,000 square foot suite of a metal building on the subject property. Merchant's Landing is an approximately 3.58 acre developed site featuring four metal buildings. Suite 103 has an overhead bay door in the rear of building.

The applicant plans to split the suite, half as a lobby and customer lounge area with offices and half as warehouse work space with a "red carpet" photo area. Access to the building is provided via Lawrenceville-Suwanee Road at the west side of the intersection of Lawrenceville-Suwanee Road and Smithtown Rd. The applicant described projected business volume as low with a maximum of 4 customers per day. The property can accommodate the proposed special use.

As the applicant explains, this auto wrapping service is relatively new to this area and does not compete with other auto related services. Furthermore, the applicant reports having already established a reciprocal referral relationship with A+ tinting. Plans to create printed vehicle wraps are not currently a part of the applicant's business plan. Instead, 5am Vinyl intends to support the neighboring business (North Georgia Graphics) by ordering all printing for printed vehicle wraps from them.

The applicant's proposal does offer an appropriate and complimentary use for this location. It is generally consistent with the future land use plan. Therefore; the Planning Department recommends approval with conditions of SUP-2019-002.

Muthu C. Narayanan asked if the loading of materials and vehicles will be at the back of the building. Josh Campbell stated that all vehicles will be located at the back of the building or inside the building.

Michelle Budd called upon the applicant.

Amanda Wilsker, 128 Park Pointe Way, Suwanee, GA. Ms. Wilsker explained the process of wrapping a vehicle.

Glenn Weyant asked Ms. Wilsker about the volume of business she will be doing. Ms. Wilsker stated that she can not accommodate a lot of vehicles at one time. It takes about two hours to wrap the hood of a car. Ms. Wilsker indicated that she is not planning to store vehicles outside.

Michelle Budd called for opposition. There was none.

Glenn Weyant moved to approve SUP-2019-002 with staff conditions, second by Lila Kelley. Motion carried 4-0.

- 1) Uses shall be limited to those in the C-2 zoning district and vehicle wrapping services. No vehicular sales, rental, repair or other similar uses are permitted at this location. The grant of a Special Use Permit for vehicle wrap services is limited to Suite 103.
- 2) Any vehicles stored outside shall be out of sight from passing traffic along Lawrenceville-Suwanee Road.
- 3) Parking spaces along the front of the building shall be used by employees and customers only. Vehicles under service must be stored within the building and area to the rear of the property.

OTHER BUSINESS

ANNOUNCEMENTS

Michael Eyre has been hired as Senior Planner.

ADJOURNMENT

Muthu C. Narayanan moved to adjourn the meeting at 6:42 PM.