


AMENDMENT(S):

AMD-2014-001



To: Planning Commission
From: Josh Campbell 
Date: February 19, 2014
RE: Governmental Use District and Notification Procedure

In Suwanee there are 711 acres of land belonging to governmental entities for government purposes. These properties include a park and a library that belong to Gwinnett County; schools and training facilities that belong to the Gwinnett County Board of Education; and a number of open space, park, administrative, cemetery uses and buildings that belong to or are operated by the City. They are zoned to various districts including commercial, industrial, residential and mixed use districts, many of which do not accurately convey the uses that are taking place on the site.

Because of this, the zoning map conveys an inaccurate image of the City that can potentially cause inefficiencies. For instance, George Pierce Park is a 330-acre county owned park that is zoned a mixture of residential districts. This could give the impression that there is the potential to develop another 400+ residential units on the property. If the County school system is relying on the accuracy of this information then it could give the impression that there would be the need to hire enough additional teachers at some point to serve an additional 400+ residential units.

As such, the City is proposing to: 1) create a new zoning district that captures these governmental uses and 2) rezone all of the property owned by a government and used for governmental purposes. Attached is a proposed zoning ordinance amendment which defines governmental buildings and uses and creates the Government Use District (GUD). Also attached are two maps. One highlights the current zoning of the affected parcels. The other map indicates what the zoning map would look like if the proposed district is adopted then implemented. Note that there are several parcels owned by the City that are not included. These are parcels that may be used for economic development in the future. Ultimately, the intent of this Zoning Ordinance amendment and City initiated rezoning is to ensure that we are providing more accurate zoning information.

A second component of this amendment would change the notification requirements for city initiated rezonings. Currently, the City must go through the same notice requirements with a city-initiated rezoning as are required for a private request. These steps include advertising in the Gwinnett Daily Post, mailing letters to all abutting properties and placing a sign on the property.



In most cases when a private citizen or company proposes a rezoning it is usually for one or a few contiguous properties. In this case, placing a single sign and mailing letters to adjacent property owners is simple. However, City initiated rezonings, like the GUD potential rezoning for example, often involve many properties that are not contiguous which makes the letters and sign requirements burdensome and expensive. The Zoning Procedures Act only requires cities to run an advertisement in a newspaper with general circulation within the territorial boundaries of the city. However, Suwanee's zoning ordinance includes additional steps, which must be followed. These additional steps are additional opportunities to commit procedural errors.

Therefore, the Planning Department proposes amending the zoning ordinance to require the City to meet the procedural requirements of the Zoning Procedures Act. That will result in only requiring the City to place an advertisement in the Gwinnett Daily Post.

If you have any questions please contact Dan Robinson or me at 770-945-8996.



Legend

City Limits

Private Property

C-1

C-2

C-2A

C-3

M-1

O-1

PMUD

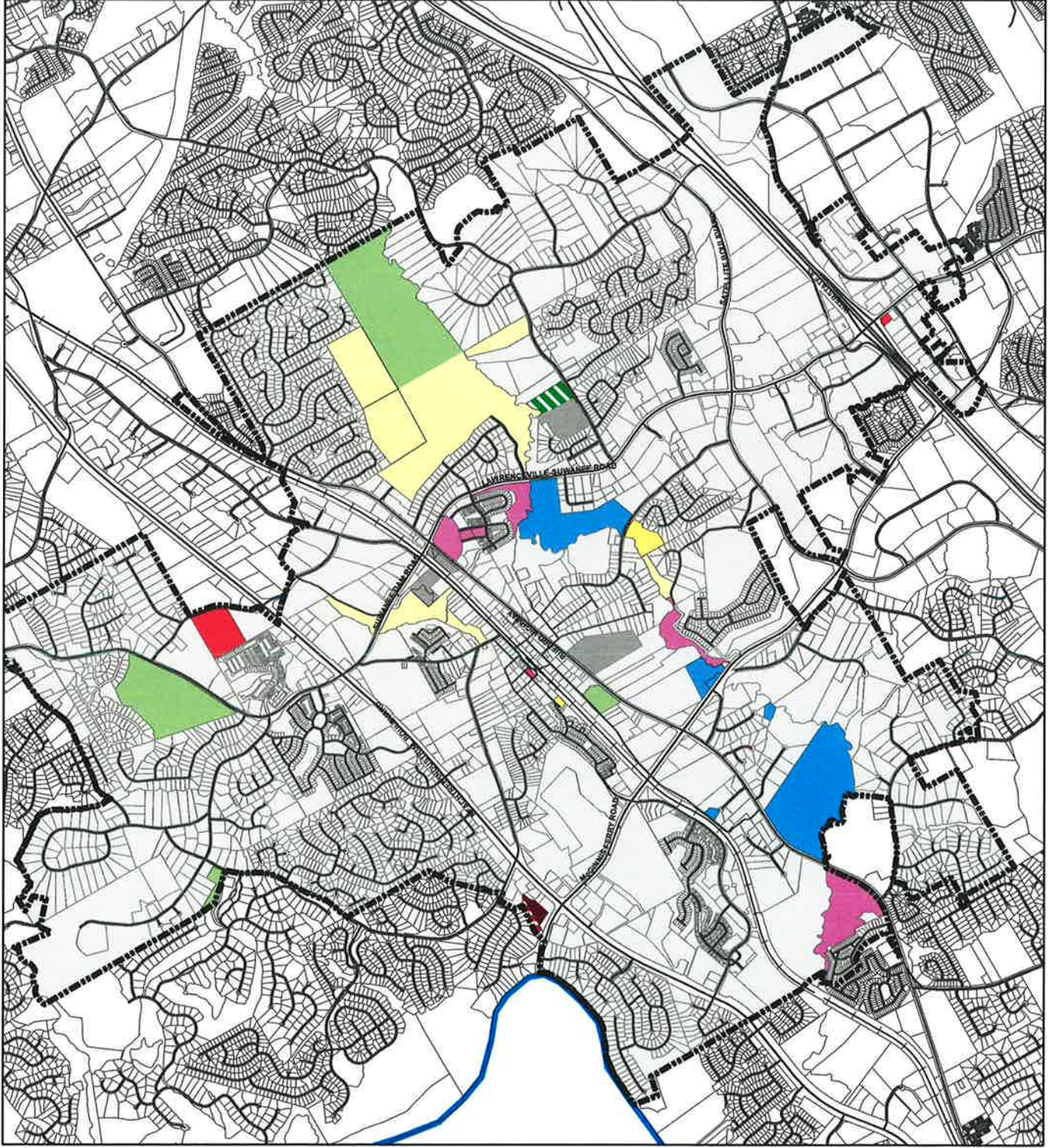
GCA

R-140

R-100

R-75

Chattahoochee River





Legend

City Limits

- GUD
- C-1
- C-2
- C-2A
- C-3
- GCA
- IRD
- M-1
- OI
- OTCD
- PMUD
- R-100
- R-140
- R-75
- R-85
- RM6
- RM8
- Chattahoochee River

