

**PLANNING AND ZONING COMMISSION
WORKSHOP AND REGULAR MEETING AGENDA
CITY OF SUWANEE, GEORGIA
January 4, 2022**

Note: As set forth in the Americans With Disabilities Act of 1990, the City of Suwanee does not discriminate on the basis of disability in the admission or access to or treatment or employment in its programs or activities. Robyn O'Donnell, 330 Town Center Avenue, Suwanee, Georgia 30024 has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided there, is available from the ADA coordinator.

The City of Suwanee will assist citizens with special needs given proper notice (7 working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of the City of Suwanee should be directed to Robyn O'Donnell, 330 Town Center Avenue, Suwanee, Georgia 30024, 770-945-8996.

WORKSHOP AGENDA - 6:30 P.M.

I. CALL TO ORDER.....Planning Director

II. MONTHLY DEVELOPMENT ACTIVITY (staff presentation – no action)

A) UNDER REVIEW

1) 580 Buford Highway – Minor Review

B) PERMITTED

1) Popeyes – Development Permit

III. COUNCIL ACTION FROM PREVIOUS MONTHS

1) SUP-2021-002 – Owner/Applicant: Phuong Do. The applicant requests a Special Use Permit to allow for a beauty salon including therapeutic massage as a home occupation in a single family home in the R-85 (Residential Single Family District) zoning district. The site is located in Land Lot 234 of the 7th District at 60 Ruby Forest Parkway and contains approximately 0.35 acres.

City Council Action: City Council meeting scheduled for December 21st

2) SUP-2021-003 – Owner: Sok Lee. Applicant: Auto Planet Sales & Rentals, LLC. The applicant requests a Special Use Permit to allow for an auto rental business in the C-2A (Special Commercial District) zoning district. The site is located in Land Lot 170 of the 7th District at 145 Satellite Boulevard and contains approximately 1.76 acres.

City Council Action: City Council meeting scheduled for December 21st

**PLANNING COMMISSION
MEETING AGENDA**
(Immediately Following Workshop)

- I. CALL TO ORDERPlanning Director
- II. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON
- III. ADOPTION OF THE AGENDA AS PRESENTED
- IV. ADOPTION OF THE MINUTES.....December 7, 2021
- V. PROCEDURES FOR PUBLIC MEETINGS
- VI. AUDIENCE PARTICIPATION
- VII. OLD BUSINESS
- VIII. NEW BUSINESS

A) REZONING(S):

1) **RZ-2022-001** – Owner: Franklin Property Group, LLC. And Jennifer Winters Thompson. Applicant: Bruce Rippen, DR Horton. The applicant requests a rezoning from R-100 (Residential Single Family District) to RM-8 (Residential Multi-Family Duplex District) to allow for townhomes. The site is located in Land Lot 212 of the 7th District at the intersection of Suwanee Avenue and Lawrenceville-Suwanee Road and contains approximately 3.06 acres.

Planning Department Recommendation: Approval with conditions

2) **RZ-2022-002** – Owners: The Larkabit Partnership LP, Elizabeth Rees, TJR Walsh Trust, and Thomas Frithjoff Rees Revocable Trust. Applicant: Toll Brothers. The applicant requests a rezoning from R-140 (Residential Single-Family District) to R-100 (Residential Single Family District) to allow for a detached single residential neighborhood. The site is located in Land Lots 285 and 312 of the 7th District at the end of Settles Bridge Road and contains approximately 121.1 acres.

Planning Department Recommendation: Approval with conditions

B) SPECIAL USE PERMIT(S):

1) **SUP-2022-001** – Owner: JTM Development. Applicant: Jason Aboneaaj. The applicant requests a Special Use Permit for a building height increase for a condominium building in the PMUD (Planned Mixed-Use Development) zoning district. The site is located in Land Lot 235 of the 7th District on Boston Common Street near Town Center Avenue and contains approximately 0.40 acre.

Planning Department Recommendation: Approval with conditions

- IX. OTHER BUSINESS
- X. ANNOUNCEMENTS
- XI. ADJOURNMENT