

**PLANNING AND ZONING COMMISSION
WORKSHOP AND REGULAR MEETING AGENDA
CITY OF SUWANEE, GEORGIA
June 7, 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.....Chairperson

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

A) UNDER REVIEW

- 1) Sawmill Drive Distribution Facility – Development Permit
- 2) Mesun Senior Living – Development Permit
- 3) Inland Sims Industrial – Development Permit
- 4) 3240 Smithtown Road – Exemption Plat
- 5) 3785 Smithtown Road – Exemption Plat
- 6) Annandale Village Improvements – Minor Review
- 7) Heartland Dental Parking Expansion – Minor Review

B) PERMITTED

- 1) Hayloft Cottages – Development Permit
- 2) Echo Park – Development Permit
- 3) Lawrenceville Suwanee Center – Development Permit
- 4) North Gwinnett High School Addition – Development Permit
- 5) Chick-fil-A – Development Permit
- 6) Swiftwater Atlanta – Development Permit
- 7) Greystone – Final Plat
- 8) 481 Main Street – Exemption Plat
- 9) State Farm Parking Lot – Minor Review

III. COUNCIL ACTION FROM PREVIOUS MONTHS

- 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.

City Council Action: No Action – request withdrawn by applicant

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.

City Council Action: Approved with conditions

3) **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.

City Council Action: Approved with conditions

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

- I. **CALL TO ORDERChairperson**
- II. **ADOPTION OF THE AGENDA AS PRESENTED**
- III. **ADOPTION OF THE MINUTES.....February 1, 2022**
- IV. **PROCEDURES FOR PUBLIC MEETINGS**
- V. **AUDIENCE PARTICIPATION**
- VI. **OLD BUSINESS**
 - A) **REZONING(S):**
 - 1) **RZ-2022-002** – Owner/Applicants: Tanya Sola Christiano and Jennifer Spencer. The applicant requests a rezoning from R-100 (Single Family Residential District) to IRD (Infill Residential District) to allow for single family homes. The site is located in Land Lot 210 of the 7th District at 781 White Street and contains approximately 0.42 acres.
Planning Department Recommendation: Approval with conditions
 - B) **SPECIAL USE PERMIT(S):**
 - 1) **SUP-2022-002** – Owner: Renato Rodriguez. Applicant: Rivan Peachtree LLC. The applicant requests a special use permit to allow for an automotive use in the C-2 (General Commercial District) zoning district. The site is located in Land Lot 151 of the 7th District at 50 Old Peachtree Road and contains approximately 3.5 acres.
Planning Department Recommendation: Approval with conditions
 - 2) **SUP-2022-003** – Owner: The Honeybaked Ham Company, LLC. Applicant: H&G Properties Management, LLC. The applicant requests a special use permit to allow for outdoor storage in the C-2A (Special Commercial District) zoning district. The site is located in Land Lot 194 of the 7th District at 3370 Lawrenceville Suwanee Road and contains approximately 2.09 acres.
Planning Department Recommendation: Approval with conditions
- VII. **NEW BUSINESS**
- VIII. **OTHER BUSINESS**
- IX. **ANNOUNCEMENTS**
- X. **ADJOURNMENT**