

**C PLANNING AND ZONING COMMISSION  
WORKSHOP AND REGULAR MEETING AGENDA  
CITY OF SUWANEE, GEORGIA  
September 6, 2022  
(Amended 8/31/2022)**

**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.

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**WORKSHOP AGENDA - 6:30 P.M.**

**I. CALL TO ORDER.....Chairperson**

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

**A) UNDER REVIEW**

- 1) Mesun Senior Living Wall – Development Review
- 2) Kroger Fuel Center Expansion – Development Review
- 3) 781 White Street – Exemption Plat Review
- 4) 650 Satellite Boulevard – Exemption Plat Review

**B) PERMITTED**

- 1) Sawmill Industrial Park – Development Permit
- 2) Inland Sims Industrial – Development Permit

**III. COUNCIL ACTION FROM PREVIOUS MONTHS**

**1) RZ-2022-004** – Owners: 3805 317 LLC and Franklin Property Group LLC. Applicant: Walker Anderson Homes. 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 7<sup>th</sup> District at the southeast corner of Lawrenceville-Suwanee Road and Suwanee Avenue including 212 and 220 Suwanee Avenue and contains approximately 3.06 acres.

**City Council Action: Postponed to September 27<sup>th</sup> City Council Meeting**

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

- I. **CALL TO ORDER .....Chairperson**
- II. **ADOPTION OF THE AGENDA AS PRESENTED**
- III. **ADOPTION OF THE MINUTES.....August 2, 2022**
- IV. **PROCEDURES FOR PUBLIC MEETINGS**
- V. **AUDIENCE PARTICIPATION**
- VI. **OLD BUSINESS**
- VII. **NEW BUSINESS**

**A) REZONING(S):**

- 1) **RZ-2022-005**– Owner: North Georgia Congregational Holiness Church. Applicant: Mainstreet Building Group. The applicant requests a rezoning from R-100 (Residential Single Family District) to IRD (Infill Residential District) to allow for single family homes. The site is located in Land Lot 237 of the 7<sup>th</sup> District at 3988 Scales Street and contains approximately 0.7 acre.

**Planning Department Recommendation: Approval with Conditions**

**B) SPECIAL USE PERMIT(S):**

- 1) **SUP-2022-004** – Owner: 425 Buford Highway LLC. Applicant: Kathleen Diehl, DVM. The applicant requests a Special Use Permit to allow for a veterinary clinic without outdoor boarding in the OTCD (Old Town Commercial District) zoning district. The site is located in Land Lot 236 of the 7<sup>th</sup> District at 425 Buford Highway Suites 103 and 104 and contains approximately 1.85 acres.

**Planning Department Recommendation: Approval with Conditions**

**C) AMENDMENT(S):**

- 1) **AMD-2022-001** – A proposed amendment to the City of Suwanee Zoning Ordinance including, but not limited to, Article V. Zoning District Development and Use Regulations, in order to eliminate as a Permitted Use Community Garden and add Community Garden as a Permitted Special Use in certain single family residential districts and other changes related to that Special Use.
- 2) **AMD-2022-002** – A proposed amendment to the City of Suwanee Zoning Ordinance including Article XVIII. Administration, Enforcement, Penalties, and Remedies by adding Section 1808 Appeal of Zoning Decision and Section 1809 Appeal from Zoning Board of Appeals.

**D) ALTERNATE ARCHITECTURAL REVIEW**

1) **AAR-2022-001** – An proposed industrial building located at 3605 Swiftwater Park is seeking to deviate from the materials requirements of the City of Suwanee Architectural Standards in order to allow for the use of metal as a primary building material.

**VIII. OTHER BUSINESS**

**IX. ANNOUNCEMENTS**

**X. ADJOURNMENT**