

**PLANNING AND ZONING COMMISSION
WORKSHOP AND REGULAR MEETING AGENDA
CITY OF SUWANEE, GEORGIA
January 3, 2023**

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**

 - B) **PERMITTED**

- III. **COUNCIL ACTION FROM PREVIOUS MONTHS**
 - 1) **SUP-2022-005** – Owner: Wal-mart Real Estate Business Trust. Applicant: Bowman Consulting. 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 169 and 170 of the 7th District at 3245 Lawrenceville Suwanee Road and contains approximately 23.04 acres.
City Council Action: Scheduled for December 20th City Council Meeting

 - 2) **SUP-2022-006** – Owner: PRD Owner, LLC. Applicant: Tarr Group, LLC. The applicant requests a Special Use Permit to exceed the maximum parking allowed in the O-I (Office- Institutional District) zoning district. The site is located in Land Lot 252 of the 7th district at 4355 Suwanee Dam Road and contains approximately 1.16 acres.
City Council Action: Scheduled for December 20th City Council Meeting

**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 6, 2022
- V. PROCEDURES FOR PUBLIC MEETINGS
- VI. AUDIENCE PARTICIPATION
- VII. OLD BUSINESS
- VIII. NEW BUSINESS

A) REZONING(S):

- 1) **RZ-2023-001** – Owner: Nacoochee Corporation. Applicant: CGP Acquisition & Development LLC. The applicant requests a rezoning from C-2 (General Commercial District) and C-2A (Special Commercial District) to M-1 (Light Industry District) to allow for a self-storage facility. The site is located in Land Lot 252 of the 7th district on Peachtree Industrial Boulevard south of Tench Road and contains approximately 3.5 acres.
Planning Department Recommendation: Approval with conditions

B) SPECIAL USE PERMIT(S):

- 1) **SUP-2023-001** – Owner: Nacoochee Corporation. Applicant: CGP Acquisition & Development LLC. The applicant requests a Special Use Permit to allow for a self-storage facility in the M-1 (Light Industry District) zoning district. The site is located in Land Lot 252 of the 7th district on Peachtree Industrial Boulevard south of Tench Road and contains approximately 3.5 acres.
Planning Department Recommendation: Approval with conditions
- 2) **SUP-2023-002** – Owner: Nacoochee Corporation. Applicant: CGP Acquisition & Development LLC. The applicant requests a Special Use Permit to allow for a car wash in the C-2A (Special Commercial District) zoning district. The site is located in Land Lot 252 of the 7th district on Peachtree Industrial Boulevard south of Tench Road and contains approximately 1.4 acres.
Planning Department Recommendation: Approval with conditions

- 3) **SUP-2023-003** – Owner/Applicant: ACS Properties, LLC. The applicant requests a Special Use Permit to allow for outdoor storage in the C-2 (General Commercial District) zoning district. The site is located in Land Lots 195, 196, 209 and 210 of the 7th district at 3640 Burnette Road and contains approximately 8 acres.

Planning Commission Recommendation: Approval with conditions

C) AMENDMENT(S):

- 1) **AMD-2023-001** – A proposed amendment to the City of Suwanee Zoning Ordinance including Article XX. Zoning Board of Appeals, by adding paragraphs to Section 2012. Administrative Variances, in order to allow for single family residential lots either greater than 1.5 acres in size and/or located in the Old Town Overlay District to be considered for administrative variances related to accessory structure requirements.

IX. OTHER BUSINESS

X. ANNOUNCEMENTS

XI. ADJOURNMENT