

**PLANNING AND ZONING COMMISSION
WORKSHOP AND REGULAR MEETING AGENDA
CITY OF SUWANEЕ, GEORGIA
April 4, 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.....Planning Director

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

A) UNDER REVIEW

- 1) Spa Nail Supply – Development Review
- 2) 642 Eva Kennedy Road Sewer Extension – Minor Review

B) PERMITTED

- 1) Mesun Senior Living Facility – Development Permit
- 2) 650 Satellite Boulevard, Lot 4 - Development Permit
- 3) Tesla Charging Station – Development Permit
- 4) Kroger Fuel Center Expansion – Development Permit
- 5) 781 White Street – Exemption Plat
- 6) 3240 Smithtown Road – Exemption Plat
- 7) 3785 Smithtown Road – Exemption Plat

III. COUNCIL ACTION FROM PREVIOUS MONTHS

- 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.

City Council Action: Approved with conditions

- 2) **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 Trench Road and contains approximately 3.5 acres.
City Council Action: Approved with conditions

- 3) **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 Trench Road and contains approximately 1.4 acres.
City Council Action: Approved with conditions

- 4) **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.
City Council Action: Approved with conditions

- 5) **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.
City Council Action: Approved

**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.....January 3, 2023
- V. PROCEDURES FOR PUBLIC MEETINGS
- VI. AUDIENCE PARTICIPATION
- VII. OLD BUSINESS
- VIII. NEW BUSINESS
 - A) WAIVER(S):
 - 1) **W-2023-001** – Owner/Applicant: Sawmill Drive Industrial Partners, LLC. The applicant requests a waiver from Section 6.13 of the City of Suwanee Development Regulations which requires the construction of sidewalks along all road frontages. The site is located in Land Lot 170 of the 7th district at 195 Sawmill Drive and contains approximately 26.4 acres.
- IX. OTHER BUSINESS
- X. ANNOUNCEMENTS
- XI. ADJOURNMENT