

**PLANNING AND ZONING COMMISSION
WORKSHOP AND REGULAR MEETING AGENDA
CITY OF SUWANEЕ, GEORGIA
September 5, 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

1. Annandale Village – Site Improvements

B) PERMITTED

III. COUNCIL ACTION FROM PREVIOUS MONTHS

1) RZ-2023-004 – Owners: XIE 168 Investments, Inc.; Dugan Financing, LLC; Prologis – Exchange GA (1), LLC; B9 Horizon Owner, LLC; Wang Globalnet; Walter Alejandro Garcia; Joel Harper; and Carlos E. Meza Toledo. Applicant: City of Suwanee. The City of Suwanee is initiating a rezoning from M-1 (Light Industry District – Unincorporated Gwinnett County) and R-100 (Single-Family Residence District – Unincorporated Gwinnett County) to GC-A (Gwinnett County Annexed – City of Suwanee). The site is located in Land Lots 170, 150 and 151 of the 7th District including land between Horizon Drive and Old Peachtree Road and contains approximately 62.15 acres.

City Council Action: Approved with conditions

2) RZ-2023-005 – Owners: Dugan Financing, LLC and Duplo USA Corporation. Applicant: City of Suwanee. The City of Suwanee is initiating a rezoning from M-1 (Light Industry District – Unincorporated Gwinnett County) to GC-A (Gwinnett County Annexed – City of Suwanee). The site is located in Land Lot 151 of the 7th District including 90 and 100 Horizon Drive and contains approximately 4.49 acres.

City Council Action: Approved with conditions

3) RZ-2023-006 – Owners: Today's Kids, Inc.; Duncan Commercial Properties V, LLC; and Black Edition Investments, LLC. Applicant: City of Suwanee. The City of Suwanee is initiating a rezoning from C-2 (General Business District – Unincorporated Gwinnett County) to GC-A (Gwinnett County Annexed – City of

Suwanee). The site is located in Land Lot 152 of the 7th District including 175 Old Peachtree Road, 185 Old Peachtree Road, and 205 Old Peachtree Road and contains approximately 3.03 acres.

City Council Action: Approved with conditions

- 4) **RZ-2023-007** – Owners: Shree Radhe Shyam Hospitality; GGA Investments, LLC; and U-Store-It, LP. Applicant: City of Suwanee. The City of Suwanee is initiating a rezoning from C-2 (General Business District – Unincorporated Gwinnett County) to GC-A (Gwinnett County Annexed – City of Suwanee). The site is located in Land Lot 152 of the 7th District including 120 Celebration Drive, 105 Old Peachtree Road, and 145 Old Peachtree Road and contains approximately 7.6 acres.

City Council Action: Approved with conditions

- 5) **RZ-2023-008** – Owners: The Cathay Corporation and Jun & Jenny Investments, Inc. Applicant: City of Suwanee. The City of Suwanee is initiating a rezoning from C-2 (General Business District – Unincorporated Gwinnett County) to GC-A (Gwinnett County Annexed – City of Suwanee). The site is located in Land Lot 152 of the 7th District and contains approximately 1.62 acres including 2850 Lawrenceville Suwanee Road and that portion of 2880 Lawrenceville Suwanee Road which was not previously located within the city limits of Suwanee.

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.....June 6, 2023
- IV. PROCEDURES FOR PUBLIC MEETINGS
- V. AUDIENCE PARTICIPATION
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - A) REZONING(S):
 - 1) **RZ-2023-009** – Owner/Applicant: Magnolia Farms Educational Properties, LLC.
The applicant requests a rezoning from PMUD (Planned Mixed-Use Development District) to R-100 (Residential Single Family District) to allow for a private school. The site is located in Land Lot 252 of the 7th District at 4545 Suwanee Dam Road and contains approximately 4.38 acres.
Planning Department Recommendation: Approval with conditions
- VIII. OTHER BUSINESS
- IX. ANNOUNCEMENTS
- X. ADJOURNMENT