

**PLANNING AND ZONING COMMISSION  
WORKSHOP AND REGULAR MEETING AGENDA  
CITY OF SUWANEE, GEORGIA  
February 7, 2017**

**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. Elvira Rogers, 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 Elvira Rogers, 330 Town Center Avenue, Suwanee, Georgia 30024, 770-945-8996.

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

**I. CALL TO ORDER.....Planning Director**

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

**A) UNDER REVIEW**

- 1) Barrington Detention Pond - Minor Review
- 2) Suwanee Gateway Parcel 1B (Lowe's Outparcel) – Development Review
- 3) The Abbey at Suwanee Station – Final Plat Review

**B) PERMITTED**

**III. COUNCIL ACTION FROM PREVIOUS MONTHS (staff presentation – no action)**

- 1) **RZ-2016-006** – Owners: SLF III-GA Suwanee Gateway, LLC. Applicant: John A. Hastings. The applicant requests a rezoning from PMUD (Planned Mixed-Use Development) to PMUD (Change of Conditions) to allow for townhomes. The site is located in Land Lot 169 of the 7<sup>th</sup> District at 558 and 608 Northolt Parkway and contains approximately 11 acres.

**City Council Action: Postponed to the February City Council Meeting**

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

- I. CALL TO ORDER .....Planning Director
- II. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON
- III. ADOPTION OF THE AGENDA AS PRESENTED
- IV. ADOPTION OF THE MINUTES.....January 3, 2017
- V. PROCEDURES FOR PUBLIC MEETINGS
- VI. AUDIENCE PARTICIPATION
- VII. OLD BUSINESS
  - A) REZONING
    - 1) **RZ-2016-006** – Owners: SLF III-GA Suwanee Gateway, LLC. Applicant: John A. Hastings. The applicant requests a rezoning from PMUD (Planned Mixed-Use Development) to PMUD (Change of Conditions) to allow for townhomes. The site is located in Land Lot 169 of the 7<sup>th</sup> District at 558 and 608 Northolt Parkway and contains approximately 11 acres.  
**Planning Department Recommendation: Approval with conditions**
- VIII. NEW BUSINESS
  - A) REZONING
    - 1) **RZ-2017-001** - Owner: Kinada Capital, LLC. Applicant: Rajesh Patel. The applicant requests a rezoning from M-1 (Light Industry District) and C-2 (General Commercial District) to O-I (Office Institutional District) to allow for an assisted living and memory care facility. The site is located in Land Lots 209 and 210 of the 7<sup>th</sup> District at the southeast intersection of Buford Highway and McGinnis Ferry Road and contains approximately 6.61 acres.  
**Planning Department Recommendation: Approval with conditions**
    - 2) **RZ-2017-002** – Owner: Inland Sims Development, LLC. Applicant: Wayne Raffield. The applicant requests annexation and rezoning from M-1 (Light Industry District – Unincorporated Gwinnett County) to M-1(Light Industry District – City of Suwanee) to allow for light industrial development. The site is located in Land Lots 171 and 172 of the 7<sup>th</sup> District on Satellite Boulevard north of the intersection with Smithtown Road and contains approximately 19.38 acres.  
**Planning Department Recommendation: Approval with conditions**
- IX. OTHER BUSINESS
- X. ANNOUNCEMENTS
- XI. ADJOURNMENT