

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

WORKSHOP AGENDA - 6:30 P.M.

I. CALL TO ORDER.....Chairperson

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

A) UNDER REVIEW

B) PERMITTED

- 1) Old Peachtree Road C Store – Development Permit
- 2) Suwanee Green Phase II – Final Plat

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

1) RZ-2017-004 – Owner: Kuang Hu Chien. Applicant: HomeSouth Communities. The applicant requests a rezoning from C-2 (General Commercial District) to PMUD (Planned Mixed-Use Development) to allow for townhomes. The site is located in Land Lot 251 of the 7th District at the northwest corner of the intersection of Peachtree Industrial Boulevard and Village Crest Drive and contains approximately 7.3 acres.

City Council Action: Postponed to September 26th City Council Meeting

2) RZ-2017-005 – Owner: Kuang Hu Chien. Applicant: HomeSouth Communities. The applicant requests a rezoning from C-2 (General Commercial District) to PMUD (Planned Mixed Use Development) to allow for townhomes. The site is located in Land Lot 251 of the 7th District at the northeast corner of the intersection of Peachtree Industrial Boulevard and Village Crest Drive and contains approximately 7.6 acres.

City Council Action: Postponed to September 26th City Council Meeting

- 3) **RZ-2017-006** – Owner/Applicant: White Street Village, LLC. The applicant requests a rezoning from PMUD (Planned Mixed-Use Development) to PMUD (Change of Conditions) to allow for a planned mixed-use development with a mix of single family attached, single family detached, and stacked flats. The site is located in Land Lots 209 and 210 along White Street and White Lane at the northwest corner of the intersection of Buford highway and McGinnis Ferry Road and contains approximately 32.2 acres.
City Council Action: Approved with Conditions
- 4) **RZ-2017-007** – Owner: Noble Corner, LP. Applicant: Lennar Georgia, Inc. The applicant requests a rezoning from M-1 (Light Industry District) and C-2A (Special Commercial District) to PMUD (Planned Mixed-Use Development) to allow for townhomes. The site is located in Land Lot 239 of the 7th District on Peachtree Industrial Boulevard between the two shopping centers of Shoppes at Suwanee and Plaza at Suwanee Station and contains approximately 16.3 acres.
City Council Action: Postponed to September 26th City Council Meeting
- 5) **RZ-2017-008** – Owner: Halifax Enterprises, LLC. Applicant: Corridor Development, Inc. The applicant requests a rezoning from C-2 (General Commercial District) to RM-8 (Residential Multi-family Duplex District) to allow for townhomes. The site is located in Land Lot 237 of the 7th District at 760 Peachtree Industrial Boulevard and contains approximately 6.1 acres.
City Council Action: Postponed to September 26th City Council Meeting

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

- I. CALL TO ORDERChairperson
- II. ADOPTION OF THE AGENDA AS PRESENTED
- III. ADOPTION OF THE MINUTES.....August 1, 2017
- IV. PROCEDURES FOR PUBLIC MEETINGS
- V. AUDIENCE PARTICIPATION
- VI. OLD BUSINESS

A) REZONING

- 1) **RZ-2017-004** – Owner: Kuang Hu Chien. Applicant: HomeSouth Communities. The applicant requests a rezoning from C-2 (General Commercial District) to PMUD (Planned Mixed-Use Development) to allow for townhomes. The site is located in Land Lot 251 of the 7th District at the northwest corner of the intersection of Peachtree Industrial Boulevard and Village Crest Drive and contains approximately 7.3 acres.
Planning Department Recommendation: Approval with conditions
- 2) **RZ-2017-005** – Owner: Kuang Hu Chien. Applicant: HomeSouth Communities. The applicant requests a rezoning from C-2 (General Commercial District) to PMUD (Planned Mixed Use Development) to allow for townhomes. The site is located in Land Lot 251 of the 7th District at the northeast corner of the intersection of Peachtree Industrial Boulevard and Village Crest Drive and contains approximately 7.6 acres.
Planning Department Recommendation: Approval with conditions
- 3) **RZ-2017-007** – Owner: Noble Corner, LP. Applicant: Lennar Georgia, Inc. The applicant requests a rezoning from M-1 (Light Industry District) and C-2A (Special Commercial District) to PMUD (Planned Mixed-Use Development) to allow for townhomes. The site is located in Land Lot 239 of the 7th District on Peachtree Industrial Boulevard between the two shopping centers of Shoppes at Suwanee and Plaza at Suwanee Station and contains approximately 16.3 acres.
Planning Department Recommendation: Approval with conditions
- 4) **RZ-2017-008** – Owner: Halifax Enterprises, LLC. Applicant: Corridor Development, Inc. The applicant requests a rezoning from C-2 (General Commercial District) to RM-8 (Residential Multi-family Duplex District) to allow for townhomes. The site is located in Land Lot 237 of the 7th District at 760 Peachtree Industrial Boulevard and contains approximately 6.1 acres.
Planning Department Recommendation: Approval with conditions

VII. NEW BUSINESS - NONE

VIII. OTHER BUSINESS

IX. ANNOUNCEMENTS

X. ADJOURNMENT