

**MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
December 3, 2013**

PLANNING AND ZONING MEMBERS: Present: Pete Charpentier, Sharu Rajgiri and Elizabeth Sawicki. Staff members present: Josh Campbell and MaryAnn Jackson. Absent: Anthony Manners and Larry Pettiford.

CALL TO ORDER

Pete Charpentier called the meeting to order at 6:31 pm

ADOPTION OF THE AGENDA

Elizabeth Sawicki moved to approve the agenda, second by Sharu Rajgiri. Motion carried 3-0.

ADOPTION OF THE MINUTES: November 5, 2013

Elizabeth Sawicki moved to approve the September 3, 2013, second by Sharu Rajgiri. Motion carried 3-0.

OLD BUSINESS

NEW BUSINESS

RZ-2013-004 – Owner: Jeffrey Smith and Dennis Lane. Applicant: Ultrapure Properties. The applicant requests annexation and rezoning from M-1 (Unincorporated Gwinnett County, Light Industry District) to M-1 (City of Suwanee, Light Industry District) to allow for an existing industrial building. The site is located in Land Lot 253 of the 7th District at 325 Brogdon Road and contains approximately 1.83 acres.

Josh Campbell presented the staff report as follows: The applicant is pursuing annexation of an approximately 1.83 acre tract into the City of Suwanee. The subject property is adjacent to the city limits and is located along Brogdon Road just north of Capital View Drive. The property is currently an unincorporated island surrounded by land located within the City of Suwanee or the City of Sugar Hill. In order to become a part of the City of Suwanee, the property must be rezoned to a City of Suwanee zoning district. In this case, the request is from Gwinnett County's M-1, Light Industry District to the City of Suwanee's M-1, Light Industry District. The site includes an existing 14,000 square foot building and is located at 325 Brogdon Road.

The property is zoned Gwinnett County M-1 (Light Industry District) and is surrounded by land located within the City of Suwanee or within the City of Sugar Hill. The site is surrounded by industrial land uses located in buildings ranging from 15,000 square feet to over 100,000 square feet. To the north is an industrial/warehouse building in the City of Sugar Hill. To the east and south are industrial/warehouse buildings in the City of

Suwanee, zoned M-1. To the west is undeveloped property located within the City of Sugar Hill.

Ultrapure Properties owns the property and operates Ultrapure Technologies which is the sole occupant of the existing building. The building is used as a warehouse and distribution center for the company which specializes in controlled environment products. The business has been located in this building since 2000. According to the applicant, they recently discovered that they are an unincorporated island property. After being approached by another municipality, the company decided to pursue annexation into the City of Suwanee.

Since the property is outside of the City limits, it is not shown on the City’s Future Land Use Plan. However, adjacent properties within the City are recommended as industrial uses and Gwinnett County’s Future Land Use Map recommends industrial uses for the property. The proposed M-1 zoning district is consistent with this designation. The City of Suwanee M-1 district is also the zoning district in the City that most closely resembles the County’s M-1 zoning district.

Pete Charpentier called upon the owner. The owner did not wish to speak.

Elizabeth Sawicki moved to approve RZ-2013-004, second by Sharu Rajgiri. Motion carried 3-0.

PROPOSED 2014 PLANNING COMMISSION MEETING SCHEDULE

Elisabeth Sawicki moved to approve the proposed 2014 Planning Commission Meeting Schedule as presented, second by Sharu Rajgiri. Motion carried 3-0.

SUBMISSION DEADLINE (5:00 P.M.)	ADVERTISEMENT DATES	P & Z MEETING DATE
12/06/13	12/19/13 01/02/14	01/07/14
01/03/14	01/16/14 01/30/14	02/04/14
01/31/14	02/13/14 02/27/14	03/04/14
02/28/14	03/13/14 03/27/14	04/01/14
04/04/14	04/17/14 05/01/14	05/06/14
05/02/14	05/15/14 05/29/14	06/03/14
05/30/14	06/12/14	07/01/14

	06/26/14	
07/03/14	07/17/14 07/31/14	08/05/14
08/01/14	08/14/14 08/28/14	09/02/14
09/05/14	09/18/14 10/02/14	10/07/14
10/03/14	10/16/14 10/30/14	11/04/14
10/31/14	11/13/14 11/27/14	12/02/14
12/5/14	12/18/14 01/01/15	01/06/15

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

Elizabeth Sawicki moved to adjourn at 6:39 pm.