

**MINUTES**  
**CITY OF SUWANEE, GEORGIA**  
**PLANNING AND ZONING COMMISSION**  
**December 3, 2016**

**PLANNING AND ZONING MEMBERS:** Present: Anthony Manners, Michelle Budd, Pete Charpentier and Glenn Weyant. Staff members present: Josh Campbell, Alyssa Durden, and MaryAnn Jackson. Absent: Lila Adams

**CALL TO ORDER**

Anthony Manners called the meeting to order at 6:30 pm.

**ADOPTION OF THE AGENDA**

*Michelle Budd moved to approve the agenda as presented, second by Pete Charpentier. Motion carried 4-0.*

**ADOPTION OF THE MINUTES: November 1, 2016**

*Glenn Weyant moved to approve the November 1, 2016 meeting minutes, second by Michelle Budd. Motion carried 4-0.*

**OLD BUSINESS**

**RZ-2016-006** – Owner: SLF III-GA Suwanee Gateway, LLC. Applicant: John A. Hastings. The applicant requests a rezoning from PMUC(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 contain approximately 11 acres.

Josh Campbell stated that applicant, who was not present, would like to postpone the rezoning request until the January Planning Commission meeting due to new information from soils report. Rock was found on the site so the applicant may need to revise the plan.

Mr. Campbell gave a brief summary of the project as follows: RZ-2016-006 is a request to rezone approximately 11 acres off of Northolt Parkway from PMUD to PMUD (change of conditions) to allow for about 67 townhomes. The property was originally rezoned to allow for up to 4-story tall office buildings. The applicant is proposing to maintain the 25 foot wide buffer plus 25 foot wide planted landscape strip. The applicant wishes to limit the height of the townhomes to 3-stories.

Pete Charpentier asked if the neighboring residents will see 3 stories. Josh Campbell stated they will not see 3-stories because the site falls downhill away from the neighborhood. The applicant is proposing some retaining walls that will face in towards the site. The townhomes will sit lower than the retaining walls.

Anthony Manners called for opposition. There was none.

Steve Warbacher, 3230 Northcliff Drive, Suwanee Georgia. Mr. Warbacher stated he is not in opposition of the request. He is just looking for information on the project.

*Pete Charpentier moved to postpone RZ-2016-006 until the January 3, 2017 Planning Commission meeting, second by Michelle Budd. Motion carried 4-0.*

**PROPOSED 2017 PLANNING COMMISSION MEETING CALENDAR.**

*Michelle Budd moved to approve the proposed 2017 Planning Commission Meeting Calendar with corrections, second by Glenn Weyant. Motion carried 4-0 (additions = bold, deletions = strikethrough).*

<b>SUBMISSION DEADLINE (5:00 P.M.)</b>	<b>ADVERTISEMENT DATES</b>	<b>P &amp; Z MEETING DATE</b>
<b>12/02/17</b>	12/08/17 12/29/17	01/03/17
<b>01/06/17</b>	01/19/17 02/02/17	02/07/17
<b>02/03/17</b>	02/16/17 03/02/17	03/07/17
<b>03/10/17</b>	03/23/17 04/06/17	04/11/17
<b>03/31/17</b>	04/13/17 04/27/17	05/02/17
<b>05/05/17</b>	05/18/17 06/01/17	<del>06/16/17</del> <b>06/06/17</b>
<b>06/09/17</b>	06/22/17 07/06/17	07/11/17
<b>06/30/17</b>	07/13/17 07/27/17	08/01/17
<b>08/04/17</b>	08/17/17 08/31/17	09/05/17
<b>09/01/17</b>	09/14/17 09/28/17	10/03/17
<b>10/06/17</b>	10/19/17 11/02/17	11/07/17*
<b>11/03/17</b>	11/16/17 11/30/17	12/05/17
<b>12/01/17</b>	12/14/17 12/28/17	<del>01/03/17</del> <b>01/02/18</b>

**OTHER BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**

Glenn Weyant moved to adjourn at 6:47PM