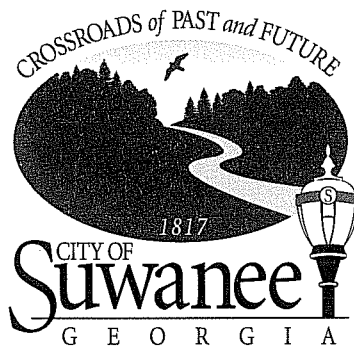


AMENDMENT(S):
AMD-2010-003



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To: Planning Commission
From: Josh Campbell, Planning Director
Date: October 22, 2010
Re: AMD-2010-003

In light of changes to the economy, the Planning Division is exploring amendments that make various zoning districts more accessible to uses as appropriate. As citizens struggle to find employment many are becoming more creative in pursuing entrepreneurial opportunities. It is not the intent of the Zoning Ordinance to crush this spirit. With this in mind an amendment to the Zoning Ordinance is proposed that if approved would allow for some light retail services to locate in O-I or M-1 buildings. While attempting to eliminate obstacles for entrepreneurs seeking to start new businesses in Suwanee, it is also important to ensure that the City does not detract from the quality of life that the City has worked hard to create. Attached is , the proposed adoption resolution and the amendment labeled Exhibit A for your review.

Ordinance Number: AMD-2010-003

**A RESOLUTION/ORDINANCE TO AMEND ARTICLE III,
DEFINITIONS, SECTION 508.B AND SECTION 509.B, OF THE CITY OF
SUWANEE ZONING ORDINANCE; AND OTHER PURPOSES**

WHEREAS, the Mayor and Council of the City of Suwanee have adopted and enacted the 1998 Zoning Ordinance of the City of Suwanee, Georgia in order to promote the health, safety, morals, convenience, order, prosperity, and general welfare of the present and future inhabitants of the City of Suwanee; and

WHEREAS, the City of Suwanee Zoning Ordinance provides rules, regulations, requirements and standards for various land uses within the City of Suwanee; and

WHEREAS, the Mayor and Council of the City of Suwanee find that the City of Suwanee Zoning Ordinance serves to promote the health, safety, morals, convenience, order, prosperity or the general welfare of the present and future inhabitants of the City of Suwanee; lessen congestion in the streets; secure safety from fire, panic and other danger; provide adequate light and air; prevent the overcrowding of land, avoid both undue concentration of population and urban sprawl; facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; protect property against blight and depreciation; encourage the most appropriate use of land, buildings and other structures throughout the City; secure economy in government expenditures; and other purposes; and

WHEREAS, the Mayor and Council find that the attached amendments further said purposes; and

WHEREAS, notice of said amendment has been duly advertised as required by local rules and State laws in the City's legal organ; and

WHEREAS, a duly advertised public hearing was held on November 23, 2010 by the Suwanee City Council; and

NOW THEREFORE, be it ordained and resolved and it is hereby resolved by the Mayor and Council of the City of Suwanee this the 23rd day of November, 2010, that the City of Suwanee Zoning Ordinance, specifically Article III. Definitions, Section 508.B and Section 509.B is hereby amended as outlined on the attached Exhibit

“A” which is herein incorporated by reference with any minor renumbering and general editing of the Zoning Ordinance as needed.

SUWANEE CITY COUNCIL, A
GEORGIA MUNICIPAL
CORPORATION

By:

Dave Williams, Mayor

By:

Jace Brooks, Mayor Pro Tem

By:

Jimmy Burnette, Councilmember

By:

Kevin McOmber, Councilmember

By:

Daniel F. Foster, Councilmember

By:

Richard I. Goodman, Councilmember

ATTESTED TO BY:

Elvira Rogers, City Clerk

APPROVED AS TO FORM BY:

Gregory D. Jay, City Attorney
Chandler, Britt, Jay & Beck, LLC

Exhibit A

Add the following definition to Article III. Definitions:

Light Retail Service. A personal retail service establishment with limited size, limited number of employees, and limited need for retail exposure that as a result of these and other limitations is suitable for an office setting. Such establishments shall have no outdoor storage or retail display, produce little to no noise or vibration beyond the business location, and generate a limited amount of traffic.

Add Light Retail Service as a special use to Section 508.B (O-I. Special Use) and Section 509.B (M-1. Special Use) with the following conditions:

- 1) No outdoor storage or retail displays shall be allowed.
- 2) No outdoor speakers shall be allowed.
- 3) Total square footage of the business establishment shall be limited to 500 square feet.
- 4) Hours of operation shall be limited to 8:00 am to 8:00 pm.
- 5) Establishment shall have access to an arterial or collector street.