

Rezoning(s):

RZ-2013-002

**CITY OF SUWANEE
REZONING ANALYSIS**

CASE NUMBER: RZ-2013-002
REQUEST: R-140 (SINGLE FAMILY RESIDENTIAL) to
R-100 (SINGLE FAMILY RESIDENTIAL)
LOCATION: MOORE ROAD (WEST OF SUWANEE DAM
ROAD)
TAX ID NUMBER: 7-287-048
ACREAGE: 3.02 ACRES
PROPOSED DEVELOPMENT: 4 SINGLE FAMILY LOTS

APPLICANT: HOMESOUTH COMMUNITIES
6650 SUGARLOAF PKWY STE. 200
DULUTH, GA 30097

OWNER: EVELYN SELBY
1722 BROOKSIDE DR
MANTECA, CA 95336

CONTACT: CARTER RICHARDSON PHONE: 404-422-1193

RECOMMENDATION: APPROVAL WITH CONDITIONS

The applicant requests rezoning of a 3.02 acre tract of land from R-140 (Single Family Residential) to R-100 (Single Family Residential) to allow for a 4 lot single-family residential subdivision. The applicant proposes 4 detached single-family residences each with direct access from Moore Road. The parcel appears to have adequate size, frontage and lot widths to create four lots that meet the R-100 requirements. The applicant is also proposing a driveway that would be shared by the four lots. As currently zoned, the maximum number of lots that could be created is two, due to the 140 foot width requirement of the R-140 zoning district. The parcel is located along Moore Road approximately one-half mile west of Suwanee Dam Road.

DEVELOPMENT COMMENTS

If approved, this is a type of subdivision that is exempt from certain requirements of the development regulations. As an exemption plat no development permit would be required in order to build on each of these lots, however, the site will need to comply with the Soil, Erosion and Sedimentation Control Ordinance.

ANALYSIS:

The applicant is requesting rezoning of the property from R-140 to R-100 to allow for a four lot single-family residential subdivision. As previously mentioned, the current R-140 zoning district requires at least 140 feet in lot width. This width requirement would allow the subject property

to be divided into a maximum of two lots. The R-100 zoning district has a lesser width requirement allowing lots to be 100 feet wide. This change would allow the lot to be divided into four lots. The submitted zoning exhibit shows 4 lots totaling at least 30,000 square feet (about ¾'s of an acre) and lot widths of just over 100 feet. These lot sizes substantially exceed the minimum lot size for a septic tank lot, which is 22,000 square feet, in the R-100 zoning district.

The applicant intends to build four detached single-family residences. The applicant states that each of the four homes would be a minimum of 3,000 square feet and that each home will have brick incorporated into all sides except for the rear. Each home will have two floors and will include two or three car side-entry garages.

The subject property is an approximately 3-acre wooded lot located in a large lot single family residential area. To the east of the subject property is a single family home zoned R-140. To the south are single family homes located in the Barrington neighborhood zoned R-100. To the west are single family homes located in the Rosemoore Lake neighborhood also zoned R-100. To the north, across Moore Road is a single family home which is located in unincorporated Gwinnett County zoned R-100. The requested zoning is consistent with the surrounding zoning districts and land uses.

The subject property is located in the Suwanee North Character Area. The Comprehensive Plan recommends that the Suwanee North Character Area remain mostly residential. The Future Land Use Map shows this parcel remaining single family. The property is surrounded by R-100 zoned parcels where it abuts property within the City limits. The requested R-100 zoning district is consistent with the Future Land Use Map and the 2030 Comprehensive Plan.

The requested R-100 zoning would be appropriate at this location. The proposal is consistent with both the existing land use and the future land uses for the area. Therefore, the Planning Department recommends **APPROVAL WITH CONDITIONS** of RZ-2013-002.

Planning Department Recommended Conditions:
RZ-2013-002

Staff recommends approval of the request to rezone the property to the R-100 zoning district subject to the following conditions:

1. The primary building material for the front and side elevations for every house shall be brick.
2. The minimum square footage of the homes shall be 2,000 square feet.
3. A 25 foot construction buffer shall be provided along the rear property line.

Standards Governing Exercise of Zoning Power

Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed rezoning from R-140 to R-100 is consistent with the surrounding uses and development.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

Rezoning the property would not adversely affect the existing use or usability of adjacent or nearby property.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property has a reasonable economic use as currently zoned.

- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

Approval of the request would not result in excessive or burdensome use of public facilities.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;

The City of Suwanee Future Land Use Map recommends single-family residence for the proposed site. The proposed project is consistent with this designation.

- F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

There are no other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>HOMESOUTH COMMUNITIES</u>	NAME: <u>Evelyn Selby</u>
ADDRESS: <u>6650 SUGARLOAF PKWY</u> <u>SUITE 200</u> <u>DULUTH, GA 30097</u>	ADDRESS: <u>1722 Brookside Dr.</u> <u>Manteca CA 95336</u>
PHONE: <u>404-422-1193</u>	PHONE: <u>775-291-6036</u>
CONTACT PERSON: <u>CARTER RICHARDSON</u>	PHONE: <u>209-239-2883</u>
EMAIL ADDRESS: _____ <u>crichardson@homesouthcommunities.com</u>	FAX NUMBER: _____
PROPERTY INFORMATION	
PRESENT ZONING DISTRICT(S): <u>R-140</u>	REQUESTED ZONING DISTRICT <u>R-100</u>
PROPOSED DEVELOPMENT: <u>4 SINGLE FAMILY LOTS FRONTING MOORE ROAD</u>	
TAX PARCEL NUMBER(S): <u>7-287-048</u>	
ADDRESS OF PROPERTY: <u>MOORE ROAD (NO ADDRESS - VACANT LAND)</u>	
TOTAL ACREAGE: <u>3</u>	PUBLIC ROADWAY ACCESS: <u>MOORE ROAD</u>
FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>4</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>3,000 SF MIN</u>	TOTAL GROSS SQUARE FEET: _____
CERTIFICATIONS	
<p>I hereby certify that the above and attached information is true and correct. I am also aware that pursuant to Section 2004 no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that pursuant to Section 2003 of the Zoning Ordinance any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.</p>	
<u>[Signature]</u> Signature of Applicant* <u>CARTER RICHARDSON</u> Print Name* _____ Signature of Notary _____	<u>3-29-13</u> Date _____ Date _____ Date
<u>Evelyn Moore Selby</u> Signature of Owner* <u>Evelyn Moore Selby</u> Print Name* <u>Seastbaker</u> Signature of Notary _____	<u>3-26-13</u> Date <u>3-26-13</u> Date _____ Date
<p>* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)</p>	

CITY OF SUWANEE USE ONLY

Date Received: 4-4-13 Case No.: RZ-2013-002 Accepted By: [Signature]

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to section 2006 of the 1998 Zoning Ordinance, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:
The proposed zoning change from R-140 to R-100 is suitable in view and use of the development of adjacent and nearby property.

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
The proposed zoning will not adversely affect the existing use or usability of adjacent or nearby property. The proposed zoning is consistent with surrounding zonings.

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
The property has a somewhat reasonable economic use as currently zoned. The proposed R-100 zoning classification will be more economically viable for the new homes.

(D) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:
The zoning proposal will not result in a use that will cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. The addition of four lots and homes will have a minimum effect.

(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:
The proposed zoning proposal is in conformity with the policy and intent of the land use plan for low density single family residential development.


(F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:
The Moore Road corridor is a very desirable area for families and there is a demand for high end housing in the area.

CITY OF SUWANEE USE ONLY

Date Received: 4-4-13 Case No.: R2-2013-002 Accepted By: [Signature]

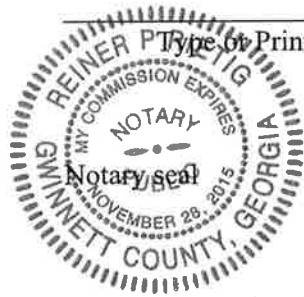
CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

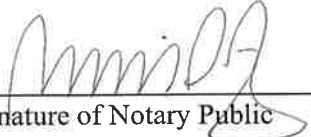
The undersigned below, making application for rezoning, has read and complied with the Official Code of Georgia Section 36-67A-1, et.seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 4-3-13
 Signature of Applicant Date

CARTER RICHARDSON
VICE PRESIDENT
 Type or Print Name and Title

 Signature of Applicant's Attorney or Representative Date



 4/3/2013
 Signature of Notary Public Date

 Type or Print Name and Title

Disclosure of Campaign Contributions

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City Council or a member of the city of Suwanee Planning Commission?

NO yes/no


Your Name

If the answer is yes, please complete the following section:

Name and Official Position of Government Official	Contributions (list all which aggregate to \$250 or more)	Date Contributions was made (within last two years)

*Attach additional sheets, if necessary to disclose or described all contributions.

CITY OF SUWANEE USE ONLY

Date Received: 4-4-13 Case No.: RZ-2013-002 Accepted By: 

April 3, 2013

City of Suwanee
330 Town Center Avenue
Suwanee, GA 30024

RE: Rezoning of Parcel
Moore Road

To whom it may concern:

Please let this letter serve as our Letter of Intent to rezone parcel number, 7287 048, located at 5000 block of Moore Road from the existing zoning of R-140 to R-100. We are requesting the rezoning of the property in order to subdivide the tract into four lots through the exemption plat process. The lots will be built upon and utilized for single family residences.

We are seeking the zoning change so that each lot will meet the minimum 100 foot lot width requirement for the R-100 zoning classification. As shown on the submitted site plan, each lot is a minimum of 100 feet in width at the front building setback. We would propose that each home will be a minimum of 3,000 square feet in size and will incorporate three sides brick into the elevations. All four of the homes will be two story and have either two or three car side entry garages.

We would appreciate your consideration of this rezoning request. We feel that the addition of the homes will be an asset to the surrounding area and look forward to the opportunity to build the homes in the City of Suwanee. Please do not hesitate to call me if you have any questions or concerns.

Sincerely,

Carter Richardson
404.422.1193

RZ-2013-002

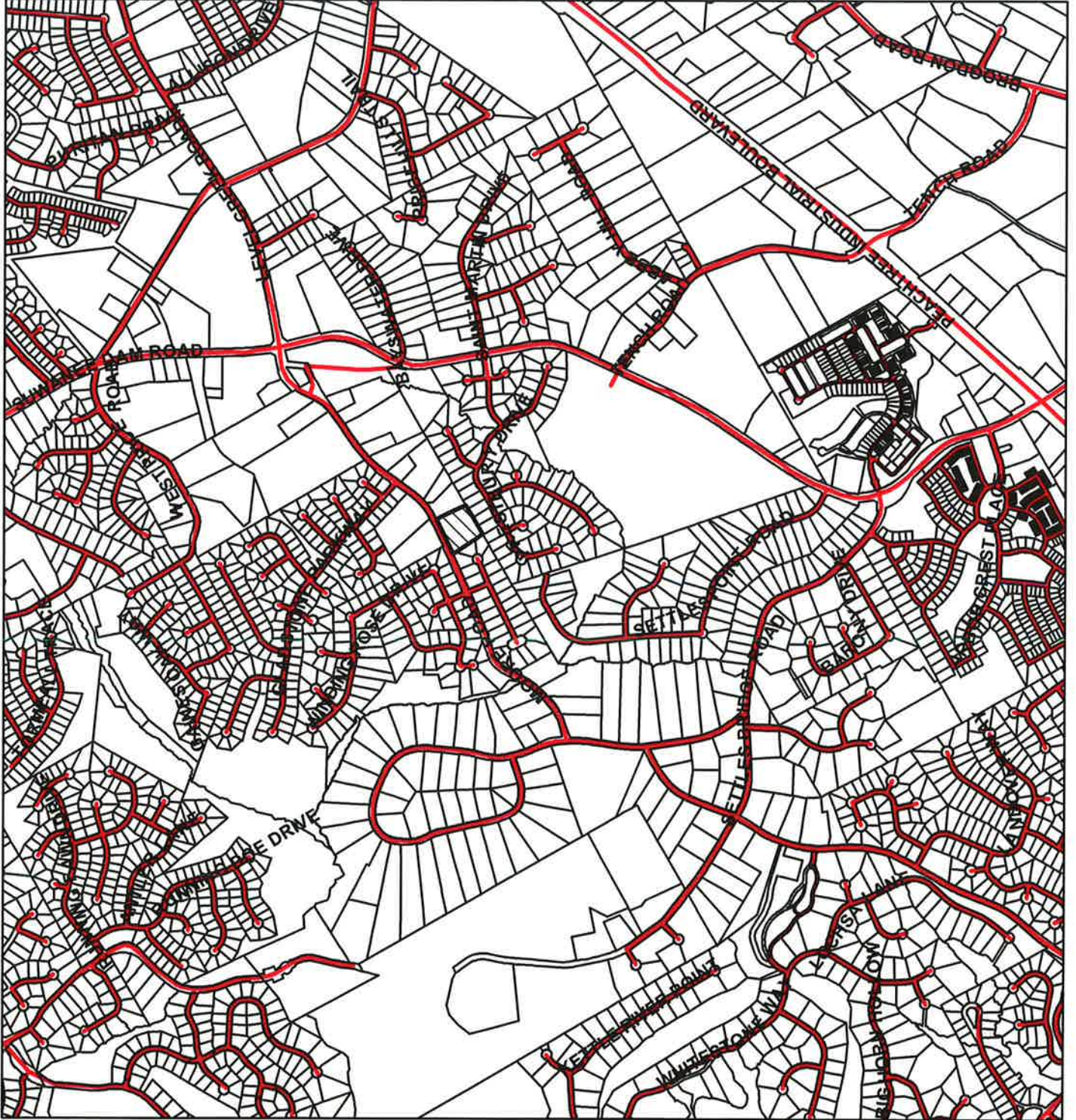
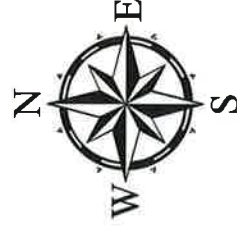


EXHIBIT A RZ-2013-002

Location Map

Legend

-  RZ-2013-002
-  Major Road



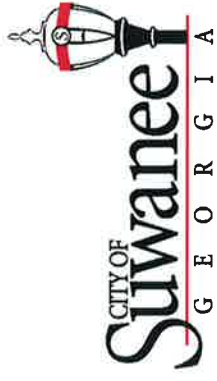


EXHIBIT B RZ-2013-002

Aerial Map

Legend



RZ-2013-002

Major Road

