

ANALYSIS:
RZ-2014-007

**CITY OF SUWANEE
REZONING ANALYSIS**

CASE NUMBER: **RZ-2014-007**
REQUEST: R-140 (RESIDENTIAL SINGLE FAMILY DISTRICT) AND R-100 (SINGLE FAMILY RESIDENTIAL) TO PMUD (PLANNED MIXED USE VILLAGE DISTRICT)

LOCATION: 3385 MARTIN FARM ROAD
3645 MARTIN FARM ROAD
3785 MARTIN FARM ROAD
3815 MARTIN FARM ROAD
3833 MARTIN FARM ROAD

TAX ID NUMBER(S): 7-211-160, 7-211-010, 7-211-097, 7-211-007
7-211-043, 7-211-007A, 7-211-099

PROPOSED DEVELOPMENT: 123 LOT SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD

SIZE: 31.14 TOTAL ACRES

APPLICANT: JEH HOMES, LLC
6845 SHILOH ROAD E., #D-3
ALPHARETTA, GA 30005

OWNER(S): CHARLES V. SMILLIE III
3815 MARTIN FARM ROAD
SUWANEE, GA 30024

JOHN M. EVERETT
3833 MARTIN FARM ROAD
SUWANEE, GA 30024

JEANINE MINZEY
912 HASTY TRAIL
CANTON, GA 30115

CONTACT: JIM JACOBI **PHONE:** 770-945-3600

RECOMMENDATION: **APPROVAL WITH CONDITION**

PROJECT DATA:

The applicant requests the rezoning of 7 parcels from R-140 (Single-Family Residential District) and R-100 (Single-Family Residential District) to PMUD (Planned Mixed Use Development District) to allow for a 123-lot single-family residential neighborhood. The subject parcels are located along Martin Farm Road and contain approximately 31.14 acres. Three of the seven parcels requesting rezoning contain single family homes. The remainder of the lots are undeveloped. The applicant proposes to remove the homes if the rezoning is approved. The eastern edge of the proposed subdivision contains Suwanee Creek's 100 year floodplain.

The proposed subdivision's site plan shows 123 lots with 14 rear-loaded lots directly abutting Martin Farm Road. The remaining 109 homes would be located behind the existing homes along Martin Farm Road. There are two proposed access points into the subdivision from Martin Farm Road and a proposed stub into an adjacent parcel.

The applicant proposes two types of single family housing: 75 detached units and 48 attached units (townhomes). The house sizes are proposed to range from a minimum of 1,950 square feet to around 4,000 square feet. The site plan indicates three different sized lots for the detached homes. The narrowest lot type would have a minimum width of 39 feet, and they would be accessed via private alleys located to the rear. The applicant also proposes 65 foot wide and 50 foot wide lots for front loaded single family detached units.

All internal streets are proposed within 46-foot wide right-of-ways. The street width is proposed to be 24 feet wide measured from back of curb to back of curb. Six foot wide planter strips are proposed immediately adjacent to the curbing. 5-foot wide sidewalks are proposed for one side of the street outside the planter strip. Within the planter strips on both sides of the road the applicant is proposing to provide 3-inch caliper trees every 40 feet. Traffic circles are proposed in three locations along the main street running through the center of the neighborhood. The site plan also provides 8.5 acres of open space. Most of the open space area is located within the 100 year flood plain which will be required to remain undisturbed. The remaining 1.15 acres of open space is improved and contains amenities for the neighborhood.

The proposed neighborhood would include 4 new streets including a central street that runs the length of the project, from an entrance on Martin Farm Road just west of Suwanee Creek to the northern most portion of the property. The streets contain and are lined with small seating areas and focal features (public art).

DEVELOPMENT COMMENTS

The following comments are provided to make the developer aware of certain pertinent issues. This is not intended to serve as an all-inclusive list of comments. If approved, the City will formally review the project for compliance with applicable regulations during the normal development review process. These comments could result in changes to the proposed plan.

The plan submitted by the applicant only provides sidewalks on one side of the street. There are 9 neighborhoods in Suwanee that are zoned PMUD. All of these neighborhoods have sidewalks

on both sides of the street. Additionally, there hasn't been a neighborhood developed in Suwanee that only has sidewalks on one side of the street since 2000. The applicant should be prepared to provide sidewalks on both sides of the street if the request is approved.

If approved, neighborhood access will be reviewed by the City Engineer. Improvements to Martin Farm Road may be required in order to accommodate access for the neighborhood.

The site plan indicates sidewalks directly adjacent to Martin Farm Road. Sidewalks in Suwanee are usually separated from the roadway by a landscape strip planted with street trees. The applicant should be prepared to provide this treatment.

The applicant indicates that water is proposed to be provided by Gwinnett County. According to the City/County Service Delivery Strategy agreement, the 14 lots along Martin Farm Road would be served by the City water system, while the remainder of the site is located with the County's water service district.

The City requires all developments to participate in a Public Arts Commission meeting prior to the issuance of a development permit. The site plan indicates an awareness and consideration of this requirement.

ANALYSIS:

The subject property totals approximately 31 acres. The property is currently occupied by three homes. The remainder of the site is heavily wooded with steep slopes. There is also significant floodplain on the site. A portion of one of the tracts was graded in the past, although volunteer pines now cover the site. While steep slopes and floodplain impact the amount of developable land, the site is still capable of handling the 123 residential units. There is adequate frontage along Martin Farm Road for two access points. The stub street into the parcel to the north offers an opportunity to further disperse traffic in the future.

The subject property is sounded by a mixture of zoning districts. The parcels are located in an area characterized by single family residential uses and zoning districts. The adjacent parcels along Martin Farm Road contain single family homes and are zoned R-140. Typically, R-140 lots are some of the largest residential lots in the City. However, along Martin Farm Road, the R-140 lots are mostly non-conforming as they were developed prior to the adoption of zoning in Suwanee. To the West of the subject property, across Martin Farm Road are single family dwellings zoned R-100. To the north of the subject property are partially developed R-140 parcels. To the east, across Suwanee Creek is a large M-1 zoned property owned by the City of Suwanee that contains a portion of the Suwanee Creek Greenway.

The surrounding area includes homes built from the early 1900's to as recently as just a couple years ago, although most of the homes are more than 40 years old. Some of the existing roads in the area, particularly towards Buford Highway, are substandard in width. However, the roads are well connected to each other. The area has access to both Buford Highway and Satellite Boulevard. With the street that stubs into the adjacent property to the north, the property is

positioned to contribute to providing access to Town Center and Lawrenceville-Suwanee Road in the future.

The City's Future Land Use Map indicates all of these parcels are suitable for development as single family residential. The parcels are located in the historic Old Town character area. The Comprehensive Plan discusses design standards and guidelines for this character area. The proposed development is consistent with the general design standards, the mixed-use village design standards, and the Old Town Character area design standards from the Town Master Plan (2020 Comprehensive Plan). Elements such as utilizing alleys, on-street parking, reduced front setbacks and covered porches among others are proposed to be components of the project. The design standards also call for traffic calming in the form of narrow streets. The applicant is proposing narrow streets with street trees in an effort to provide traffic calming. The design guidelines also recommend single-family dwellings on small lots. The applicant's proposal is consistent with this recommendation.

The PMUD zoning district was designed to accommodate two types of mixed-use development: Mixed-Use Center and Mixed-Use Village. Mixed-Use Center is predominately non-residential, while Mixed-Use Village is predominately residential. In this case, the applicant is proposing a Mixed-Use Village planned mixed-use development with a mixture of single family homes and townhomes. Mixed-use village design guidelines were created in the 2020 Comprehensive Plan and recommend that at least 20 percent of the site be dedicated to open space. The applicant is proposing to set aside approximately 25 percent of the site to open space. The plan also recommends the creation of village greens. The proposed site plan includes a number of useable open spaces, a small central amenity area with an open lawn and pool along with several small "pocket parks" located throughout the neighborhood. These pocket parks and greens within the traffic circles provide opportunities for street furniture and public art which are indicated on the site plan.

The City completed The Old Town Master Plan in 2002 and updated the plan in 2009. The planning efforts recognized that a large portion of the subject property was undeveloped. The Old Town Master Plan indicates a smaller lot neighborhood on the subject property (see attached). The Downtown Suwanee Master Plan does not specifically depict a development concept for the subject area, but the plan's Future Land Use Map does anticipate more dense development on the subject property than what exists in the immediate surrounding area.

There are currently 2 neighborhoods in historic Old Town comparable in size, land use and design to the proposed neighborhood. The Old Suwanee neighborhood developed in 1999 through 2002 includes 121 residential units including 17 townhomes/live-work units. The design includes narrow streets, street trees, smaller lots, homes with larger front porches, rear-alleys and reduced setbacks. The Stonecypher neighborhood developed in 2003 through 2013 includes 127 residential units including 40 townhomes. This neighborhood also includes predominantly rear loaded units, narrow streets, reduced setbacks and larger front porches. Both neighborhoods are well integrated in the surrounding area.

In conclusion, the proposed plan is consistent with the surrounding Martin Farm Road area. The design is consistent with the mixed-use village and Old Town design guidelines and City plans

have anticipated a similar type of development in its planning documents since 2002. The proposed uses on the property are consistent with the Comprehensive Plan and the Downtown Suwanee Master Plan, while the design is comparable to existing neighborhoods within historic Old Town. With conditions to assure consistency with the proposed concept plan and the City design guidelines, the proposed neighborhood would be appropriate at this location. Therefore, staff recommends **APPROVAL WITH CONDITIONS** of RZ-2014-007.

Planning Department Recommended Conditions:
RZ-2014-007

Approval of the request to rezone from R-140 and R-100 to PMUD subject to the following conditions:

1. Develop in accordance with the Concept Plan (dated 8-8-14) and associated attachments and exhibits approved by the City of Suwanee, and incorporated herein by reference, with changes as necessary to meet conditions of zoning or other development requirements. This shall include all proposed densities, roadways, land uses, plantings, sidewalks, multi-use paths, detention areas, or other proposed features shown on the submitted plan. If needed due to conditions of zoning, within 90 days of approval, submit revised plans to the City that reflect the changes required herein by the conditions of zoning. Said plan shall be subject to the review and approval of the City Council.
2. Overall development shall not exceed 123 single family residential units. The number of detached units shall not exceed 80 units and the number of attached units shall not exceed 52 units. No lot containing a single family attached unit may abut Martin Farm Road.
3. Development standards (minimum lots sizes, minimum lot widths, setbacks) shall apply as indicated on the project concept plan dated August 8, 2014. Deviations in these development standards as a result of increased right-of-way width may be permitted subject to the approval of the City. The minimum heated floor area for the homes shall be 1,950 square feet. Covered porches and stoops may extend into front yard setbacks. Garages for "Type 3" homes shall be setback a minimum of 25 feet from the front property lines and at least 5 feet more than the front face of the house (not including the porch).
4. Prior to issuance of a Development Permit for the project, the applicant shall submit architectural elevations in the form of a "Plan Book" for typical structures. At a minimum, the "Plan Book" shall include allowed building elevations, typical architectural features, exterior colors, materials, and other pertinent information. The architecture for all units and any other buildings or structures shall be of a consistent architectural style. Said plan book shall be subject to the review and approval of the City.
5. Provide 5-foot wide sidewalks along both sides of all streets providing access for the neighborhood, including the main street that runs through the entire project. On all other streets a 5-foot wide sidewalk shall be provided on at least one side of the street.
6. Front porches and doors shall be prominently located. Homes constructed on lots with a minimum width of 65 feet shall have front porches a minimum of eight feet deep. Homes constructed on lots with a minimum width of 39 feet or 50 feet shall have front porches a minimum of six feet deep. All single family attached units shall have a stoop or porch constructed of concrete or masonry materials. The architectural style of the stoops/porches shall be determined in the Plan Book.

7. All utility placements shall be below ground.
8. Provide bicycle rack at the village green with a minimum of 5 spaces.
9. Homes on lots 47-57 and 70-72 (as indicated on the concept plan dated 8-8-14) shall face Martin Farm Road, with garages facing away from Martin Farm Road. Garages on these lots shall be accessed via internal roads or alleys. 5 foot wide sidewalks shall be provided along Martin Farm Road, in front of these lots. These sidewalks shall be separated from the roadway by a 6 foot wide landscape strip planted with minimum 3-inch caliper trees planted on 40 foot centers. Compliance with minimum lot size and front setback requirements shall be determined prior to the dedication of any right-of-way dedicated to meeting the terms of this condition. Any reduction in lots size and/or setback resulting from the required dedication shall not be counted against impacted lots.
10. Provide pedestrian access to Suwanee Creek, subject to the approval of the Planning Department.
11. Bench seating shall be provided in pocket parks as indicated on the concept plan dated 8-8-14.
12. A minimum of 25% of the site's gross acreage shall remain as publicly accessible open space. Undeveloped areas, recreation areas, wet-detention ponds, or lakes may be included in this calculation. Rights-of-way, parking areas, detention areas and/or buildings shall not be included.

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 is suitable for the location. It is mostly surrounded by other single family zoned properties.

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

Rezoning the property to PMUD 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 could result in excessive or burdensome use of Martin Farm Road in its current state.

- 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 Plans recommends single family residential for the area. 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.

The City's Old Town Master Plan shows a project very similar to the subject proposal at this location.

REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>JEH HOMES, LLC</u>	NAME: <u>JEANINE MINZEY</u>
ADDRESS: <u>6845 SHILOH RD E., #D-3</u> <u>ALPHARETTA, GA 30005</u>	ADDRESS: <u>912 Hasty trail</u> <u>Canton GA 30115</u>
PHONE: <u>770.945.3600</u>	PHONE: <u>404 791-0708</u>

CONTACT PERSON: JIM JACOBI CONTACT PHONE: 770.945.3600
 EMAIL ADDRESS: jimj@jeh-homes.com FAX NUMBER: 770.945.5888


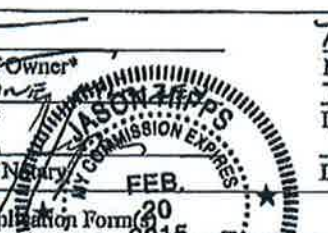
PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): R100, R140 REQUESTED ZONING DISTRICT PMUD
 PROPOSED DEVELOPMENT: PLANNED MIXED-USE VILLAGE
 TAX PARCELNUMBER(S): 7211 043, 7211 007, 7211 057A, 7211 097, 7211 099, 7211 010, 7211 160
 ADDRESS OF PROPERTY: 3385, 3645, 3785, 3815, 3833 MARTIN FARM RD
 TOTAL ACREAGE: 31.139 PUBLIC ROADWAY ACCESS: MARTIN FARM RD

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>123</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): _____	TOTAL GROSS SQUARE FEET: _____

CERTIFICATIONS

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.

 Signature of Applicant: _____ Date: <u>7.31.2014</u> Signature of Notary: _____ Date: <u>7.31.2014</u>	 Signature of Owner: _____ Print Name: <u>JEANINE</u> Signature of Notary: _____ Date: <u>7/31/14</u>
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* If Additional Information is Needed Please Complete Additional Application Form

CITY OF SUWANEE USE ONLY

Date Received: 8-1-14 Case No.: R2-2014 Accepted by: _____

REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>JEH HOMES, LLL</u>	NAME: <u>Charles V. Spillie III</u>
ADDRESS: <u>6845 SHILOH RD E., #D-3</u> <u>ALPHARETTA, GA 30005</u>	ADDRESS: <u>3815 Martin Farm Rd</u> <u>Suwanee, GA 30024</u>
PHONE: <u>770.945.3600</u>	PHONE: <u>770-639-0521</u>

CONTACT PERSON: JIM JACOBI CONTACT PHONE: 770.945.3600
 EMAIL ADDRESS: jimj@jeh-homes.com FAX NUMBER: 770.945.5888

PROPERTY INFORMATION



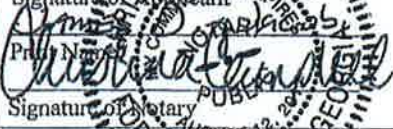

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	<u>7.31.2014</u>		<u>7/31/14</u>
Signature of Applicant	Date	Signature of Owner	Date
	<u>7.31.2014</u>		<u>7-31-14</u>
Signature of Notary	Date	Signature of Notary	Date

* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

CITY OF SUWANEE USE ONLY

Date Received: 8-1-14 Case No.: R2 2014-007 Accepted By: 

REZONING APPLICATION

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

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>JEH HOMES, LLC</u>	NAME: <u>JOHN M. Everett</u>
ADDRESS: <u>6845 SHILOH RD E., #D-3</u> <u>ALPHARETTA, GA 30005</u>	ADDRESS: <u>3833 MARTIN FARM</u> <u>Rd. SUWANEE, GA.</u> <u>30024</u>
PHONE: <u>770-945-3600</u>	PHONE: <u>770-378-4050 cell</u>

CONTACT PERSON: JIM JACOBI CONTACT PHONE: 770-945-3600
 EMAIL ADDRESS: jimj@jeh-homes.com FAX NUMBER: 770-945-5888

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 PROPOSED DEVELOPMENT: PLANNED MIXED-USE VILLAGE
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Signature of Applicant: _____ Date: <u>7.31.2014</u>	Signature of Owner: _____ Date: <u>7.31.2014</u>
Signature of Mayor: _____ Date: <u>7.31.2014</u>	Signature of Notary Public: _____ Date: <u>7.31.14</u>

* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form

CITY OF SUWANEE USE ONLY

Date Received: 8-1-14 Case No.: RZ-2014-001 Accepted By: _____

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

- A. The zoning proposal for residential uses will permit uses complimentary to the single family uses along Martin Farm road adjacent to the site and within nearby properties including the Suwanee Town Center.
- B. The zoning proposal will benefit the existing usability of the adjacent and nearby properties by providing a development pattern that enhances and compliments the future potential of the surrounding parcels.
- C. The properties affected by the zoning proposal has minimal reasonable economic use as currently zoned. The proposed zoning will realize the potential of the site through a mix of residential housing options benefiting a diversity of housing opportunities for the City of Suwanee as a whole.
- D. The zoning proposal will not result in a use that is an excessive or burdensome use of existing public infrastructure. New public roads, extensions of public utilities will enhance the quality of life for the city and the surrounding residents.
- E. The zoning proposal is in conformance with the policy and intent of the land use plan by utilizing innovative traditional neighborhood design principles while offering a diversity of housing alternatives for future residents of the city of Suwanee.
- F. Given the successful development of the Suwanee Town Center PMUD the development of the subject property in a similar development pattern serves as a compliment and enhancement of the surrounding area. Conditions of the surrounding area support the approval of the proposed PMUD zoning on the site.

RZ-2014-007



APPLICANT REZONING LETTER OF INTENT

The Applicant, JEH Homes, LLC, requests a rezoning from R140 & R100 to PMUD – Planned Mixed Use District for the purpose of developing a community consisting of 123 homes named “Suwanee Green”. The subject property is an assemblage of multiple parcels totaling 31.139 acres located on Martin Farm Road and is bound by Suwanee Creek along the eastern property line. The current characteristics of the site include a mixture of wooded sloped areas, graded upland areas, floodplain and a few single family home sites. The proposed site plan provides +/-8.5 acres (25%) of green space comprised of undisturbed wooded preservation areas and developed amenities including: a village green, dog park, focal art installations, pedestrian benches and landscaped nodes located throughout the neighborhood.

The creative site plan proposes a mixture of housing types consisting of 24 front entry lots along Suwanee Creek that are 65ft wide, 16 front entry lots that are 50ft wide, 35 rear entry lots that are 39ft wide and 48 rear entry townhomes that are 28ft wide. The site plan provides a color coded key for the locations of specific lot types as listed on the plan. The rear entry homes be accessed by a 15ft wide alley contained within a 20ft wide private access easement. The heated area for the dwellings will vary from 1,950 to 4,000 square feet. The dwellings will feature a combination of brick, stone, or fiber cement shake and siding materials with a traditional architectural theme and all homes will have a two car garage. All homes are to address the street with front porches pushed close to the right-of-way establishing a sense of place unifying the neighborhood and establishing small town charm.

Particular attention to the natural features guided the community design and planning of preservation areas, road circulation patterns and the arrangement of appropriate lot types. The main street through the site features various pedestrian friendly, traffic calming measures including round-a-bouts, a curvilinear design, forced vehicular stops and among other character elements. These characteristics will identify the street as a focal feature of the neighborhood physically connecting its residents but also complimenting the character area of Old Town Suwanee to the Suwanee Town Center as a destination for generations to come. A future roadway connection has been provided on the north end of the property to enable the possible extension of this road to King Street and Buford Highway which will greatly reduce traffic on Martins Farm Road. Additionally, the site plan proposes two entrances onto Martin Farm Road to mitigate traffic congestion at the point of ingress and egress onto Martins Farm road to be sensitive to the local community traffic.

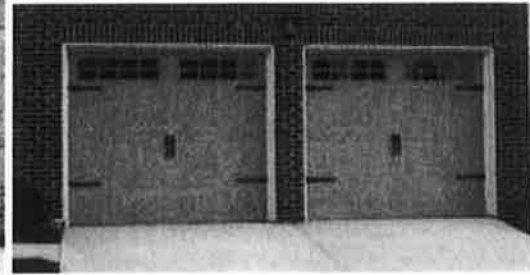
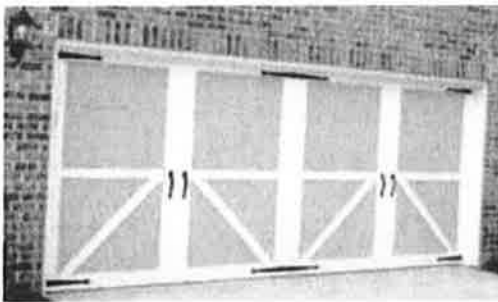
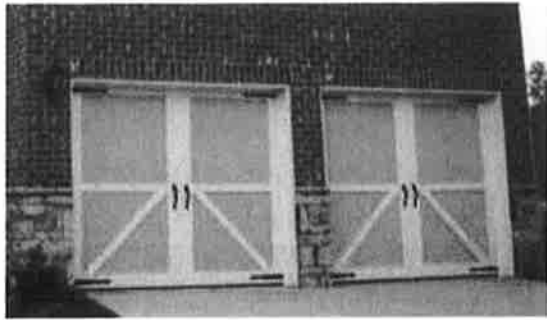
Overall this request for a PMUD, Planned Mixed Use District is in the best interest of the community as a whole. The mixture of housing options will further the diversity of choices for future residents. Moreover, the proposed community will enhance the established reputation of the City of Suwanee as a destination and one of the best cities to live.



SUWANEE GREEN PLAN BOOK

1. Front porches shall be a minimum of 6' in depth. All covered front porches, balconies and overhangs are allowed to encroach on the front setbacks up to 10'. Stairs to the homes may extend to the property lines.
2. Perimeter setbacks will be provided as shown on the site plan.
3. Homes are to be constructed with a combination of masonry products including brick, stone, cementitious siding or shake materials. The minimum heated floor area for the homes shall be 1,950 sf. The style and character of the homes shall be of a consistent architectural theme. No vinyl siding will be used.
4. Typical rear entry garages will be accessed by a 15' wide asphalt alley. This alley will be located on the lots within a 20' access easement.
5. Lots along martin farm road (lots 47-57 & 70-72) are to face martin farm road.
6. The dedication of additional right-of-way may be required along martin farm road. Any dedication will be counted toward the area of any affected lots. Also any required setbacks will be reduced.
7. Homes will utilize a consistent exterior paint color scheme, similar to the images attached.
8. Architectural roof shingles will be used.

9. Garage doors: Windows and hardware will be utilized on all garage doors with either architectural accent above as shown in the pictures. Either a single or divided garage door may be used.



RZ-2014-007

10. Shutters: The two types of shutters that will be used are Board & Batten and Raised Panel. There will be no shutters on windows larger than 3 feet wide.



11. Attic Vents: Only triangular attic vents will be used.

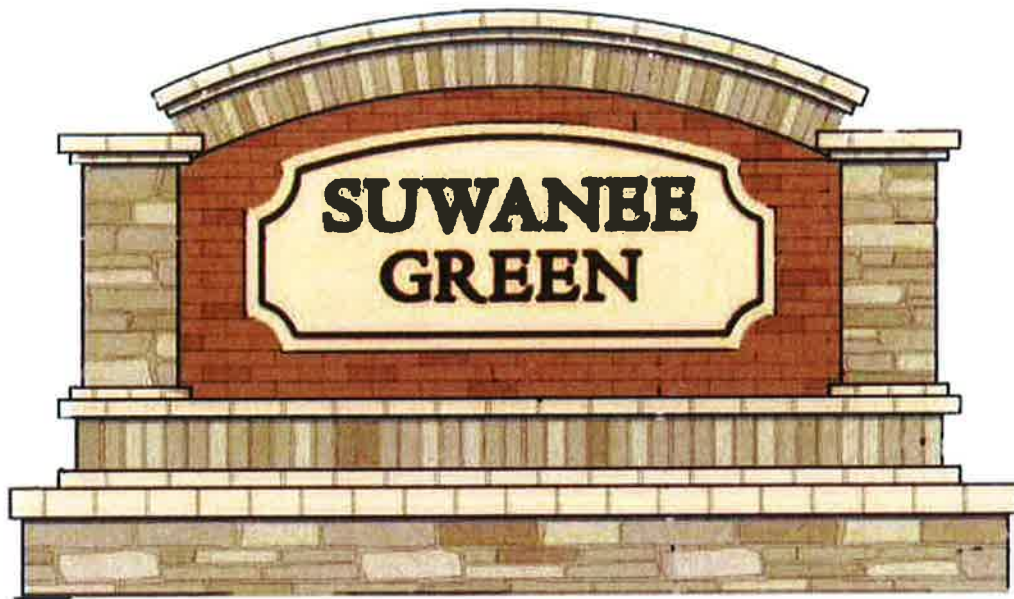


12. Porches: All free standing front porches will have metal roofs, iron railings, and matching veneer stair risers.



R2-2014-007

TYPICAL ENTRANCE SIGN



RZ-2014-007

TYPICAL STREET SIGNS



R2-2014-007

FOCAL ART AND LANDSCAPING FEATURE EXAMPLE



RZ-2014-007

TYPICAL 28' - REAR ENTRY TOWNHOMES

R2-2014-007



R2-2014-007

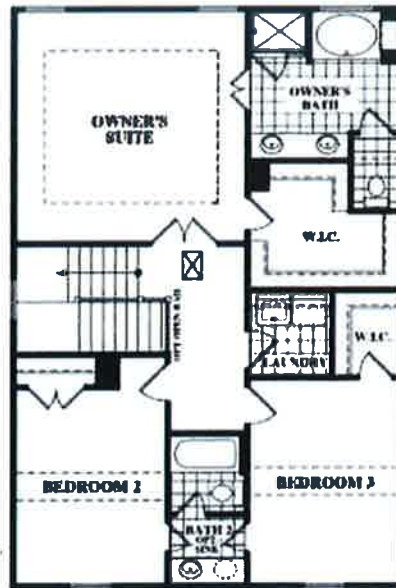


R2-2014-007

Jeh Homes *The* BUCKINGHAM



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

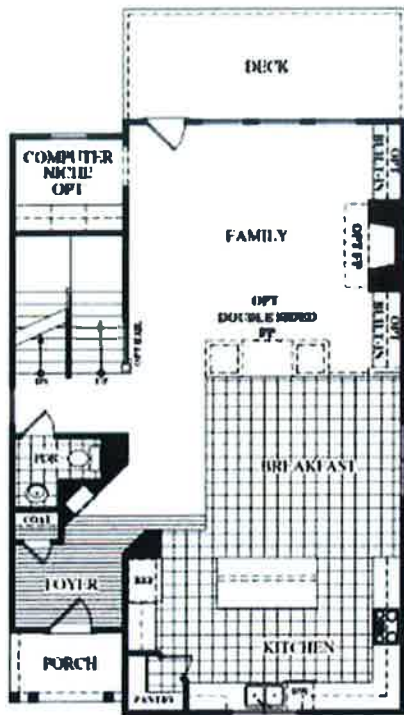
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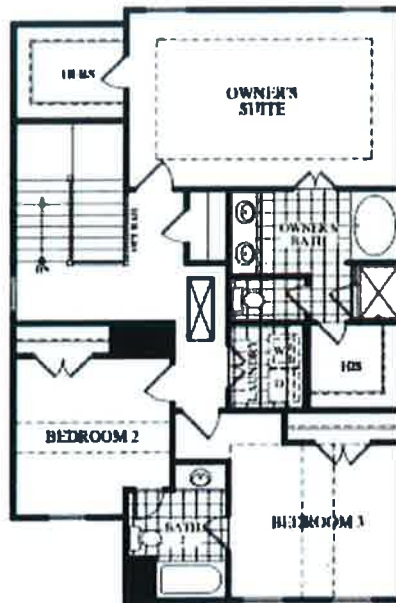
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JEH Homes *The* PROVIDENCE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

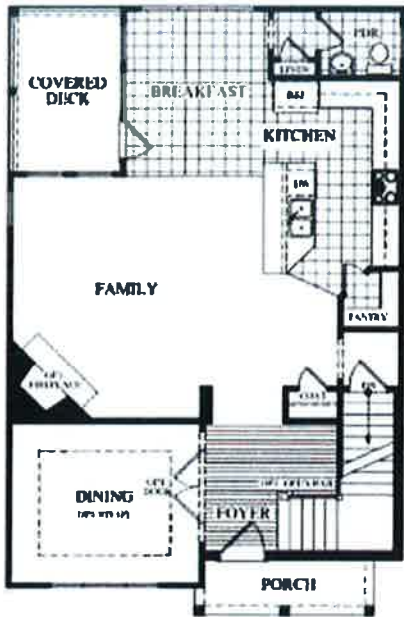
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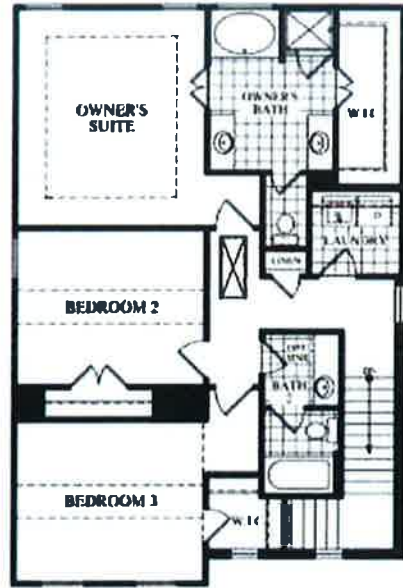


R2-2014-007

JEH Homes *The* CHASTAIN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

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TYPICAL 39' - REAR ENTRY SINGLE FAMILY

R2-2014-007



12.2-2014-007



RZ-2014-007



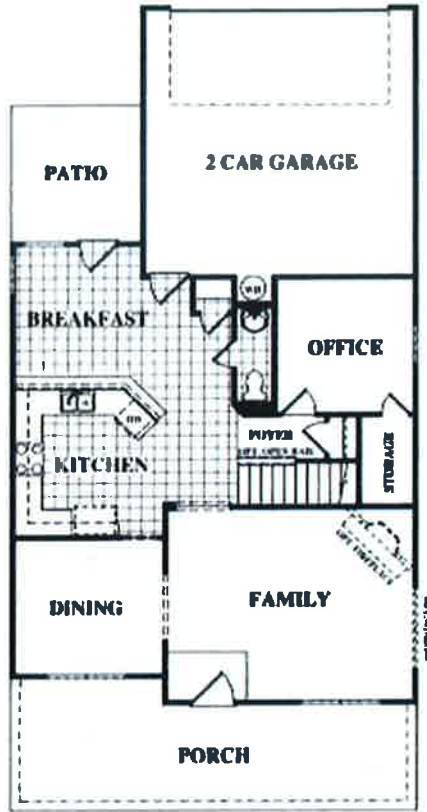
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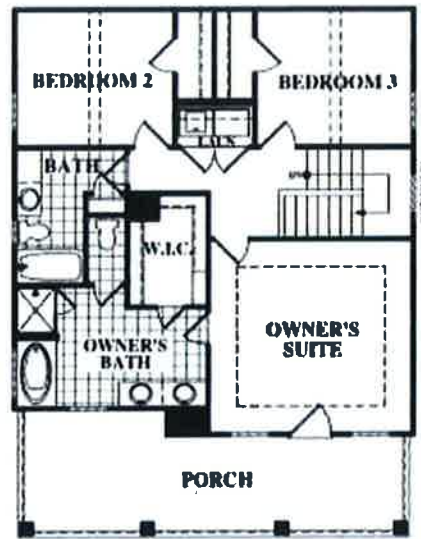
R2-2014-007



The CARRINGTON



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

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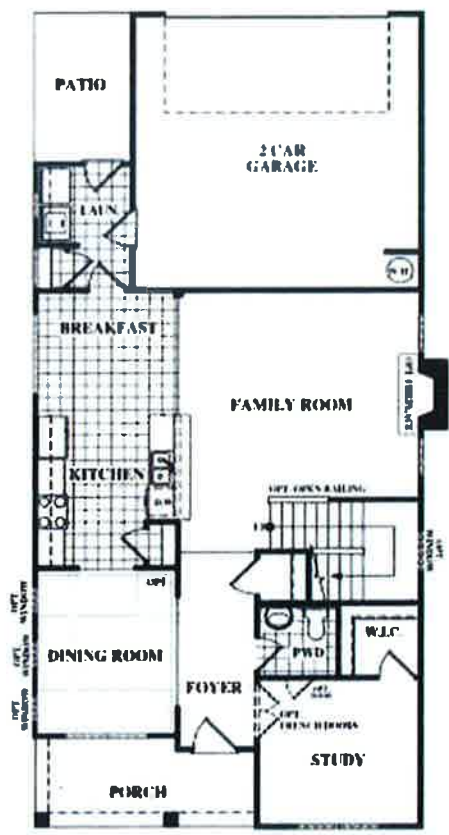
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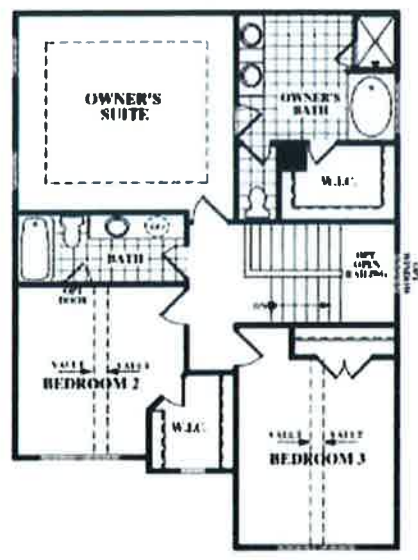
R2-2014-007



The PRESTON



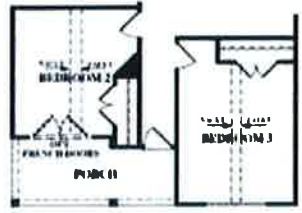
FIRST FLOOR



SECOND FLOOR



Optional Guest Suite



Optional Second Floor Plan "B"



ELEVATION - A



ELEVATION - B



ELEVATION - C



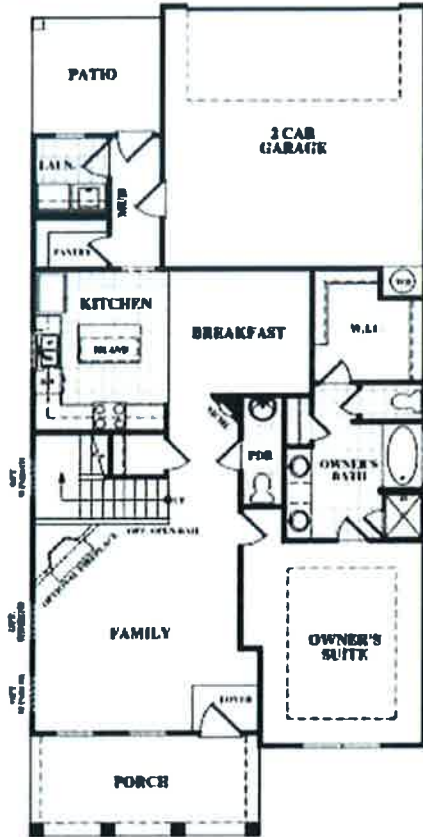
ELEVATION - D

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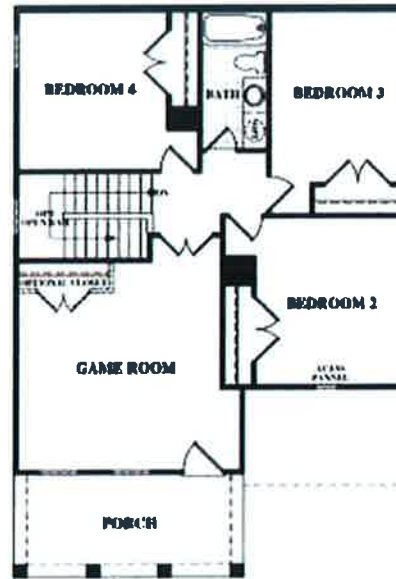


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FIRST FLOOR PLAN



SECOND FLOOR PLAN



ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

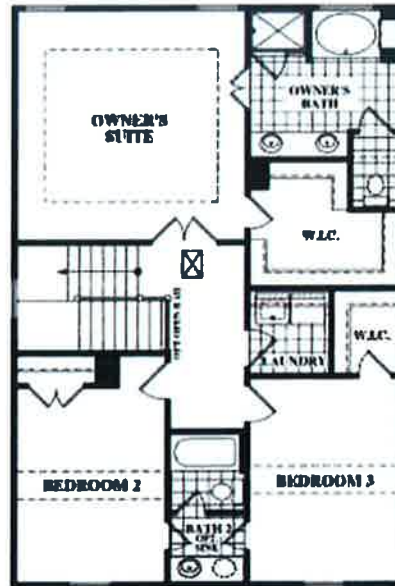




The BUCKINGHAM



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

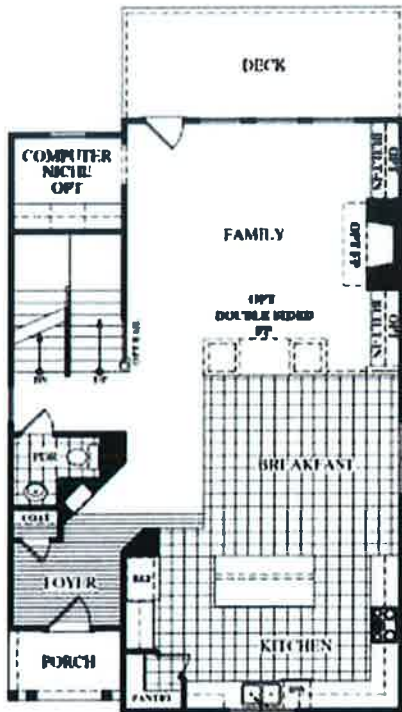
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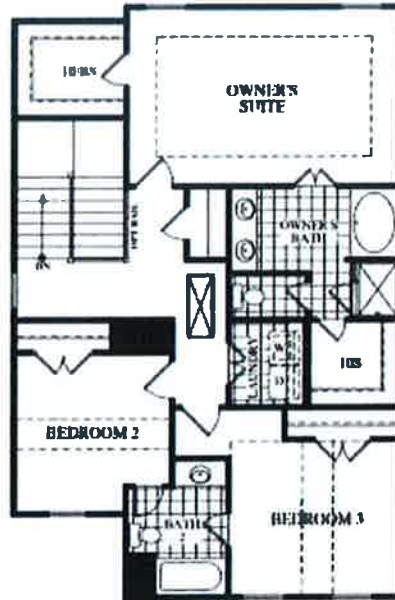


RZ-2014-007

JEH Homes *The* PROVIDENCE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

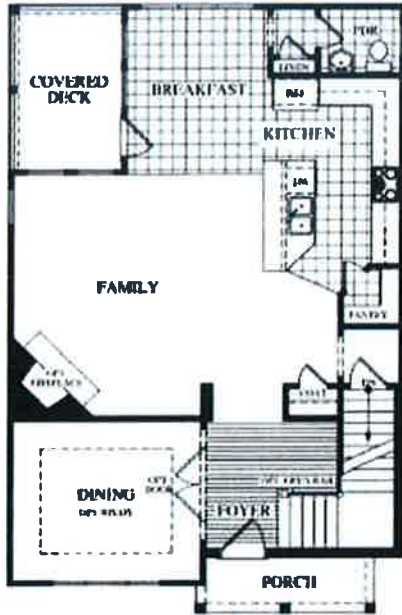
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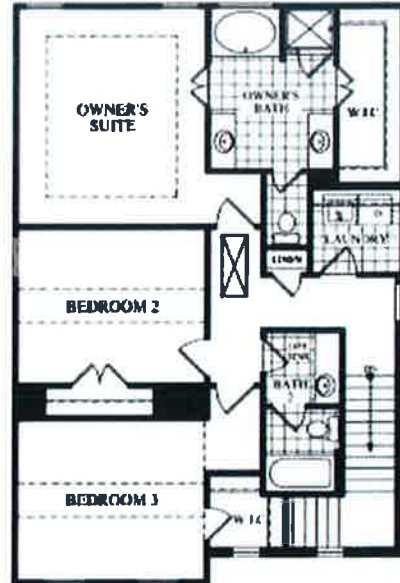
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JEH Homes *The* CHASTAIN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

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TYPICAL 50' & 65' - FRONT ENTRY SINGLE FAMILY

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RZ-2014-007



R2-2014-007



RZ-2014-007



RZ-2014-007



The EMERSON



ELEVATION - A



ELEVATION - B



ELEVATION - C



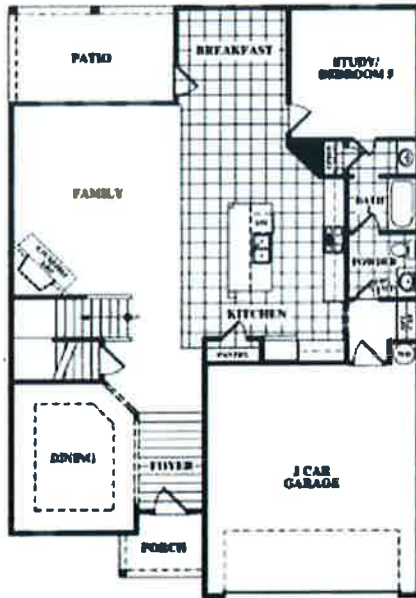
ELEVATION - D

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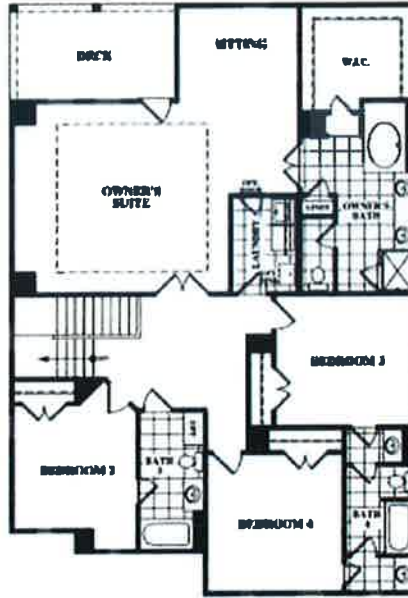


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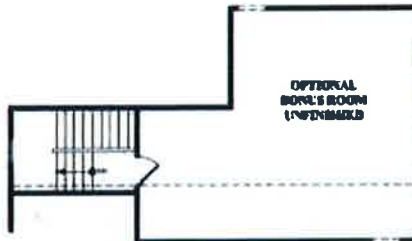
RZ-2014-007



FIRST FLOOR PLAN



SECOND FLOOR PLAN



OPTIONAL THIRD FLOOR PLAN (SLAB ONLY)



ELEVATION - A



ELEVATION - B



ELEVATION - C

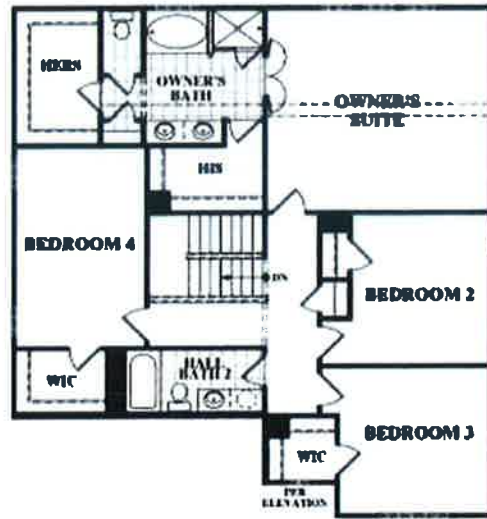
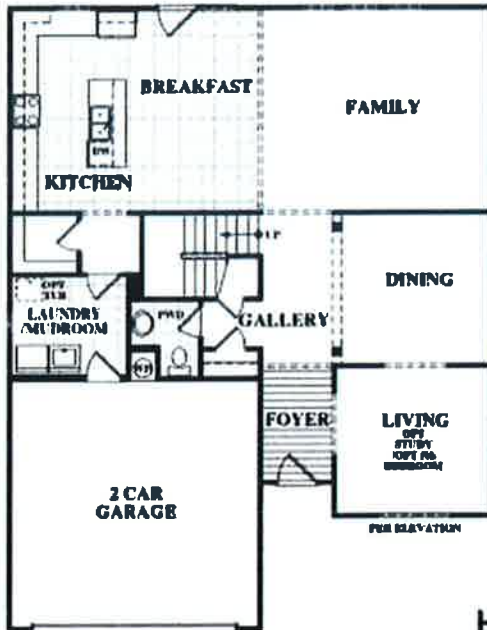


ELEVATION - D

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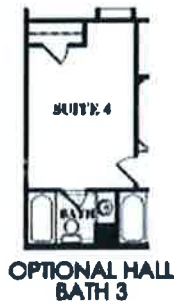
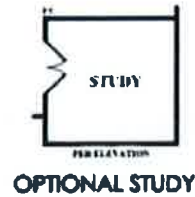
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FIRST FLOOR PLAN

SECOND FLOOR PLAN



ELEVATION - A



ELEVATION - B



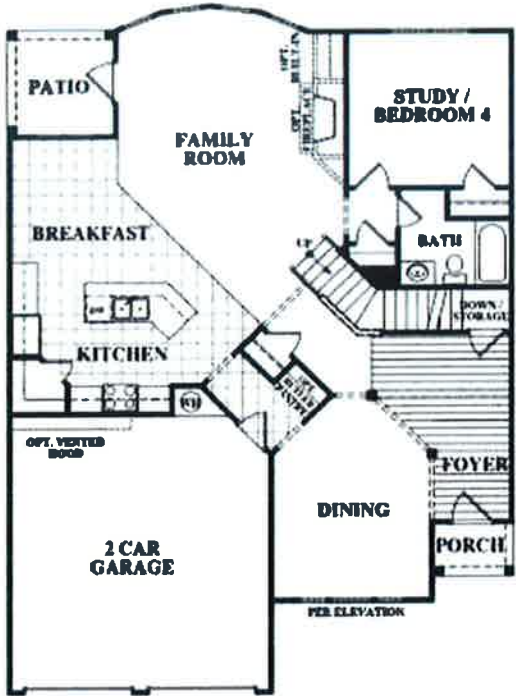
ELEVATION - C



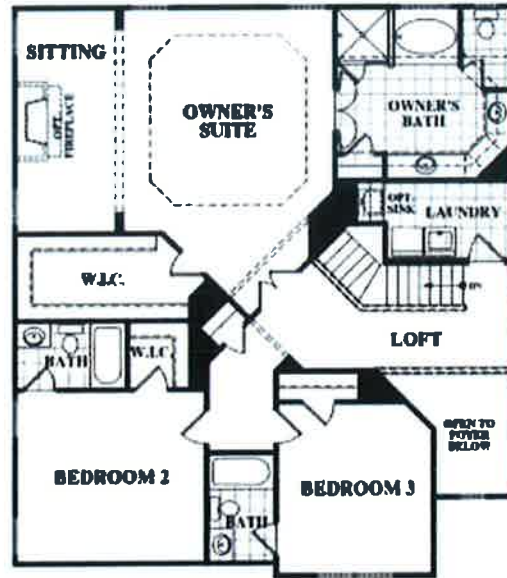
ELEVATION - D



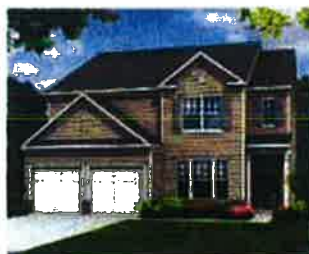
JEH Homes *The* ABBEY



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ELEVATION - A



ELEVATION - B



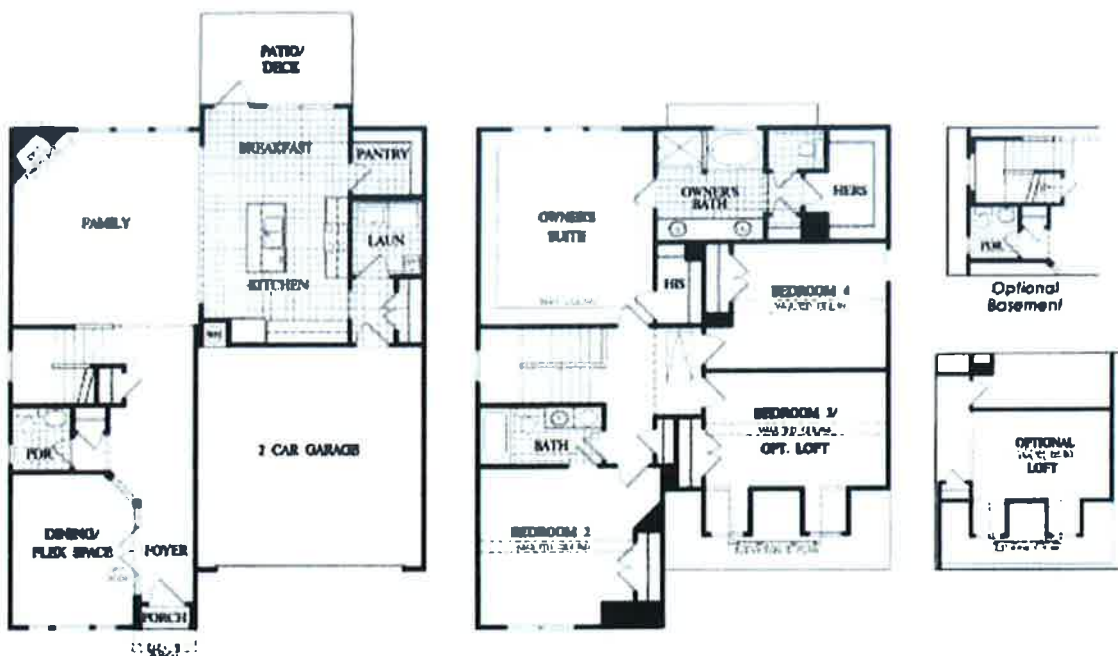
ELEVATION - C

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FIRST FLOOR

SECOND FLOOR



ELEVATION - A



ELEVATION - B

RZ-2014-007



ELEVATION - A



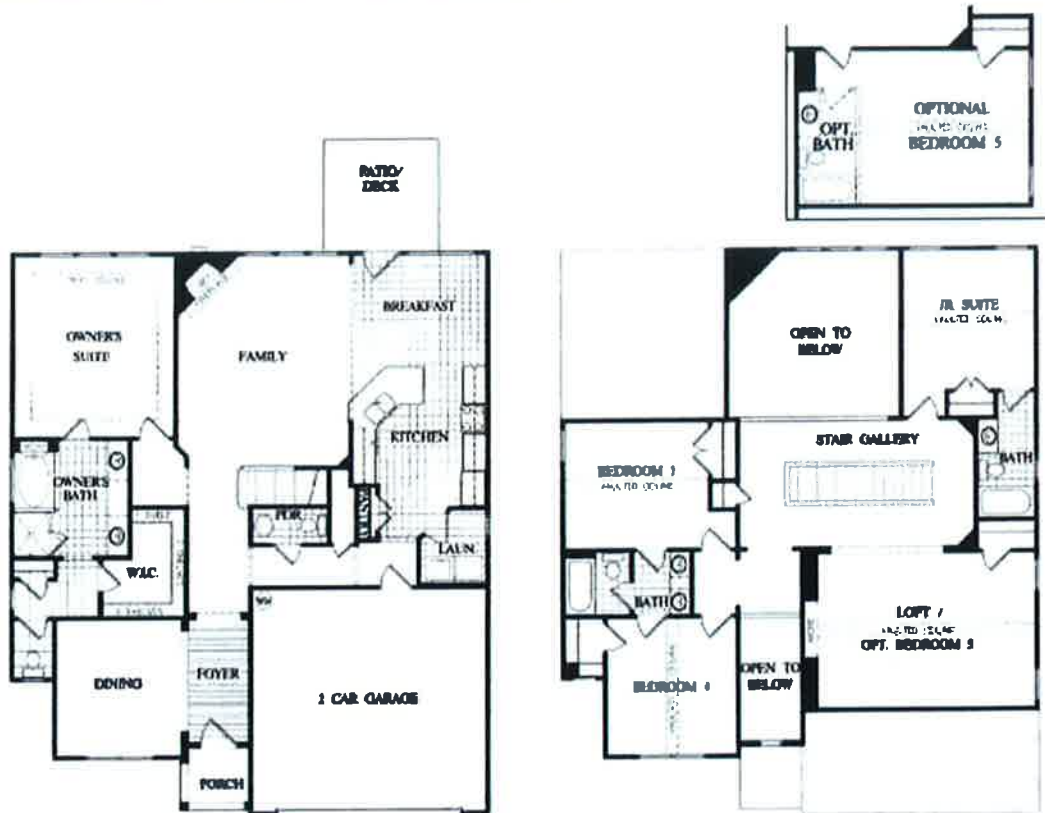
ELEVATION - B

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ELEVATION - A



ELEVATION - B



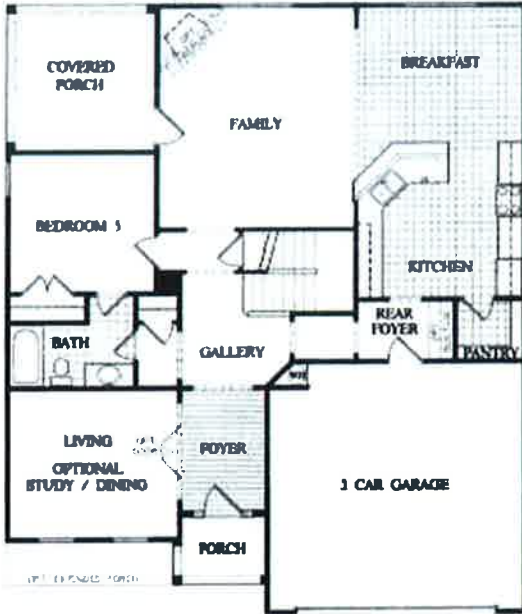
ELEVATION - C

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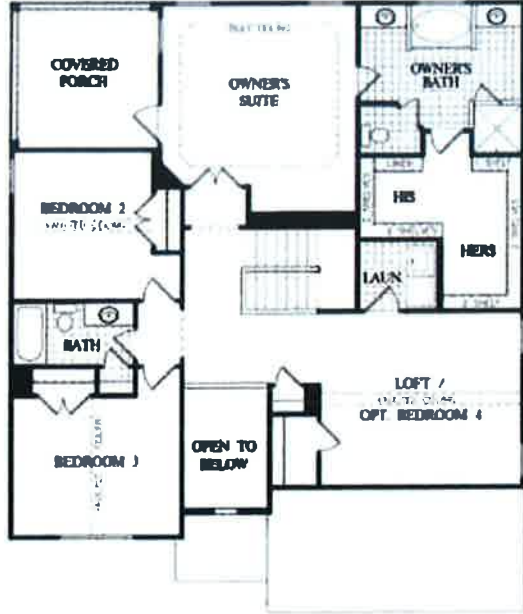


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FIRST FLOOR



SECOND FLOOR



ELEVATION - A



ELEVATION - B

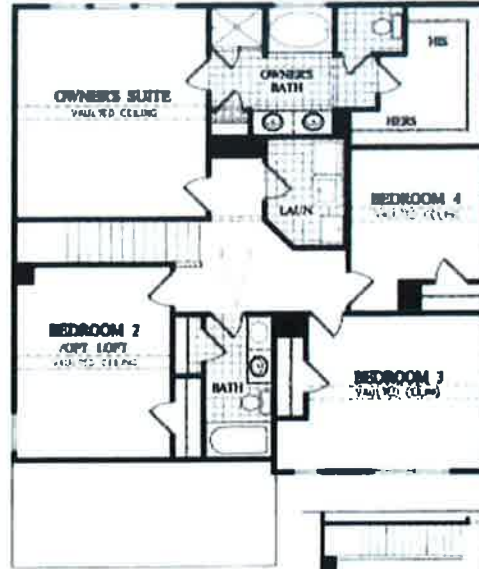
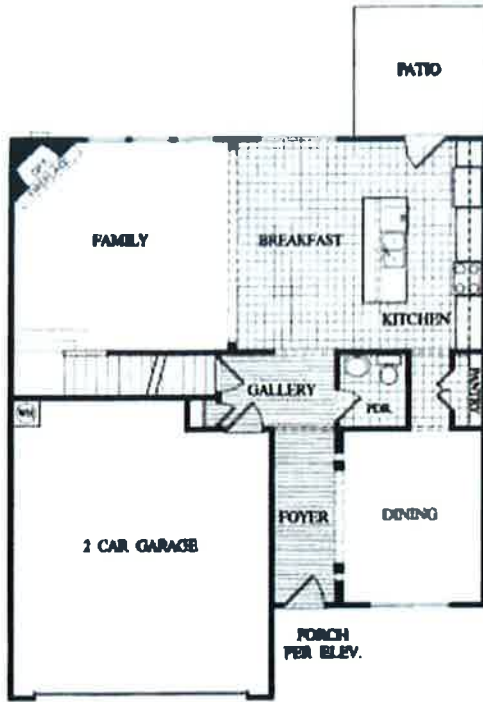


ELEVATION - C

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ELEVATION - A



ELEVATION - B



ELEVATION - C

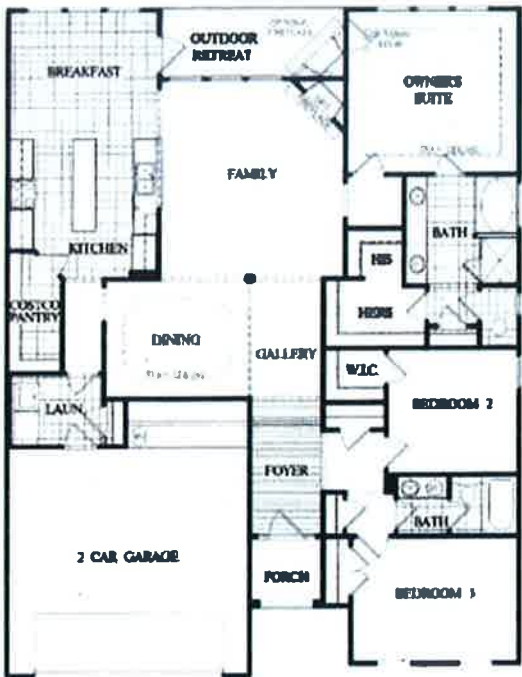
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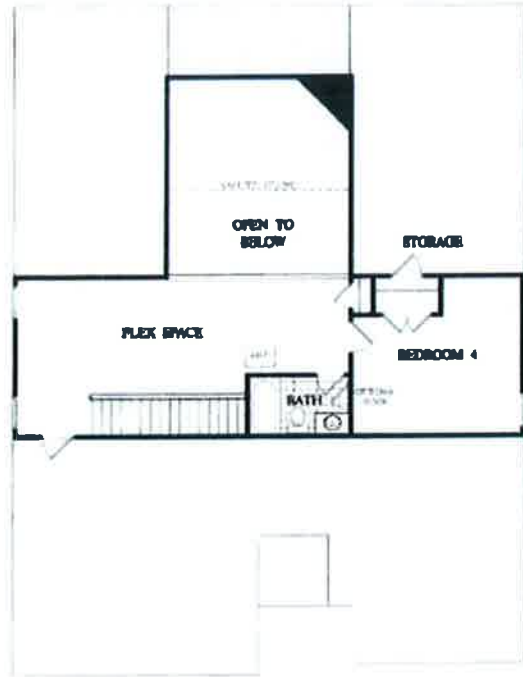
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JEH Homes *The* KENDALL



FIRST FLOOR



OPTIONAL SECOND FLOOR



ELEVATION - A



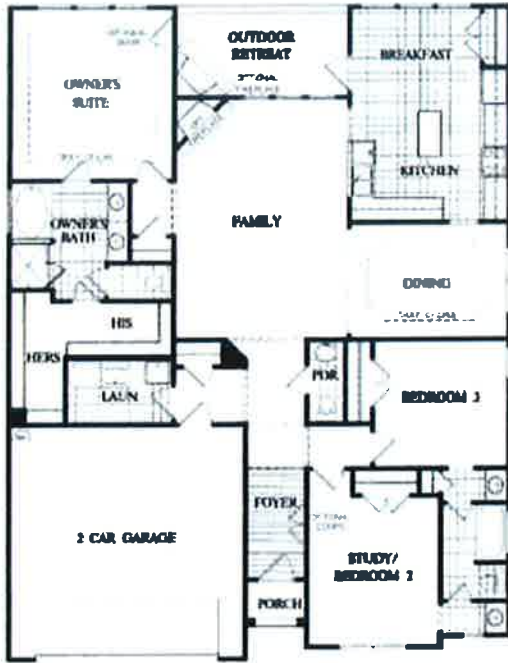
ELEVATION - B



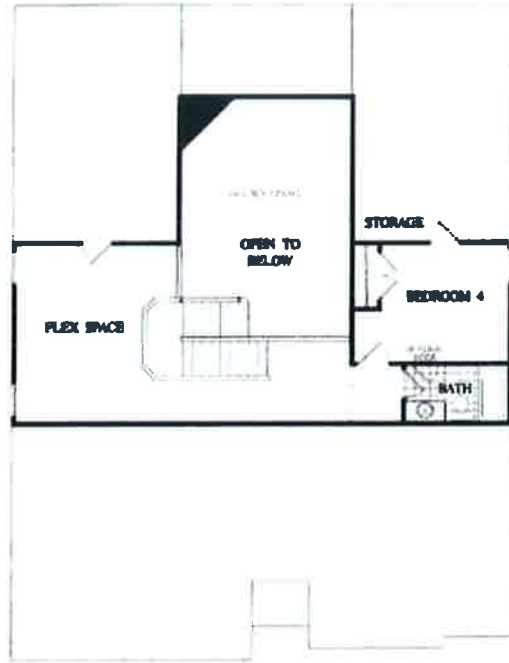
ELEVATION - C

RZ 2014-007

Jeh Homes *The* OAKDALE



FIRST FLOOR



OPTIONAL SECOND FLOOR



ELEVATION - A



ELEVATION - B



ELEVATION - C

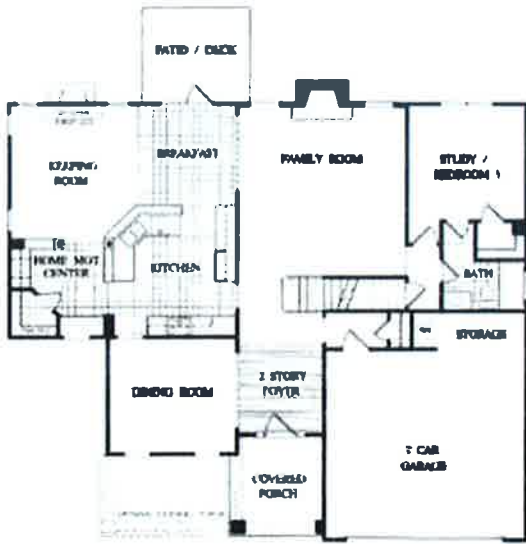
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FIRST FLOOR



SECOND FLOOR



ELEVATION - A



ELEVATION - B

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The BEACON HILL



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR (OPTIONAL)



ELEVATION - W

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JEH Homes *The* EVERETT



FIRST FLOOR



SECOND FLOOR



ELEVATION - W

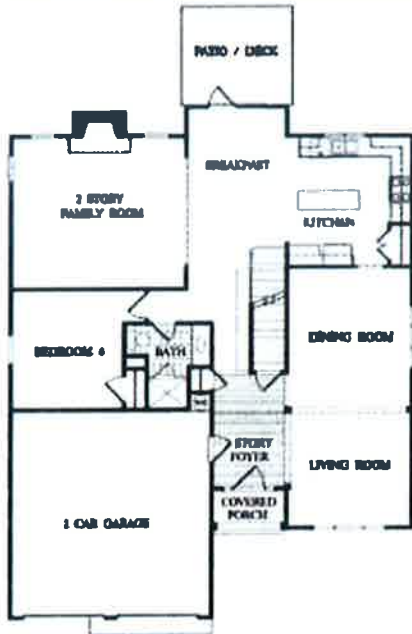
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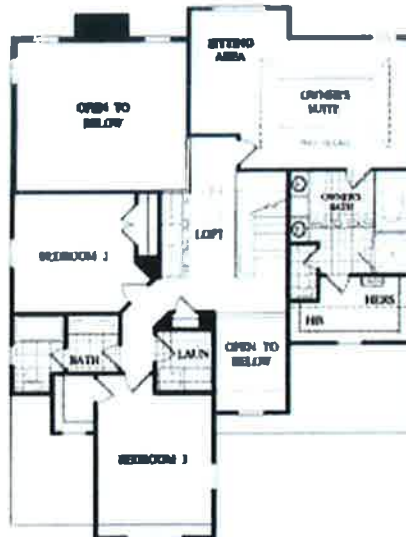
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Jeh Homes *The* WHARTON



FIRST FLOOR



SECOND FLOOR

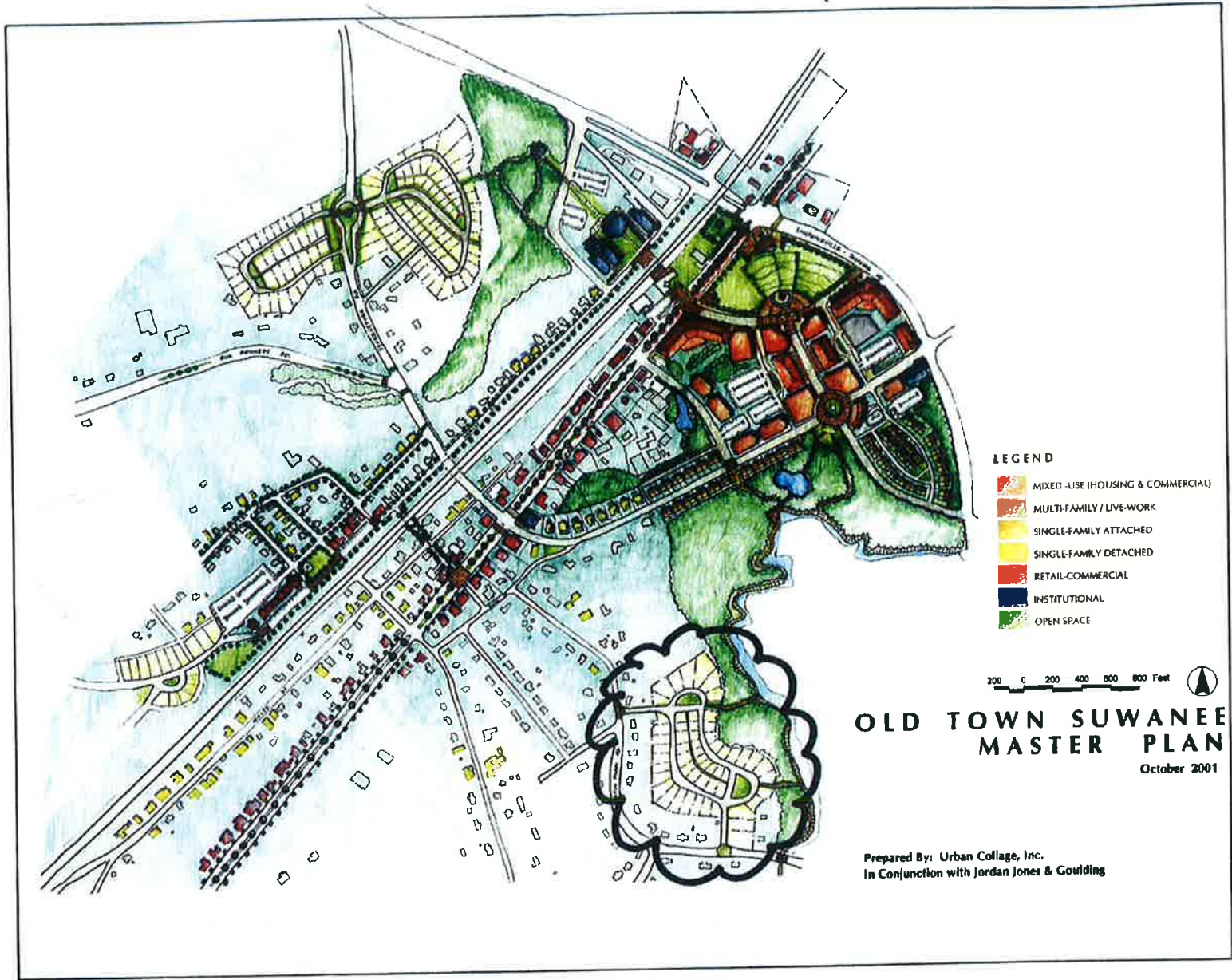


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- LEGEND**
- MIXED-USE (HOUSING & COMMERCIAL)
 - MULTI-FAMILY / LIVE-WORK
 - SINGLE-FAMILY ATTACHED
 - SINGLE-FAMILY DETACHED
 - RETAIL-COMMERCIAL
 - INSTITUTIONAL
 - OPEN SPACE

200 0 200 400 600 800 Feet

**OLD TOWN SUWANEE
MASTER PLAN**
October 2001

Prepared By: Urban Collage, Inc.
In Conjunction with Jordan Jones & Goulding

RZ-2014-007

3.5 Historic Old Town Character Area



Downtown Suwanee is characterized by two areas: Historic Old Town and Town Center. Due to their proximity and similar purposes, the two areas can function together and complement one another quite well. The Old Town Character Area roughly represents the historic heart of Suwanee. While much more developed over the last forty years than it had been for the majority of the city's existence, it has a somewhat rural, forested, single-family detached, and small-scale commercial environment that stands out as a special place. It is defined on three sides primarily by the Suwanee Creek floodplain to the southeast, McGinnis Ferry Road to the southwest, and Brushy Creek to the north. Buford Highway bisects the character area.

Roughly half of the Old Town Character Area, northwest of Buford Highway, is occupied by properties that had been subdivided and developed before 1950, while the southerly portion contains housing that was mostly built in the 1950s, 1960s and 1970s.

Vision for Old Town

While Suwanee is emerging as a vibrant, family-oriented city that embodies the highest quality of life and most up-to-date housing in the Atlanta region, it is still a place where the historic origins of the city remain and are highly valued. The vision for Old Town Suwanee acknowledges that reality, and because of the tangible presence of history requires a very sensitive approach to growth. Overall, historic preservation should be balanced with new construction, and infill development encouraged but designed and built in ways that maintain and enhance the environment and unique small-town character. The area around the small, but distinct, Main Street should be reinforced with compact and compatible development. Town Center should be extended to Russell Street along Buford Highway with buildings and uses that embody pedestrian-oriented principles, gracious sidewalks, lively storefronts, substantial and continuous building masses, and concealed parking and services. To accomplish this with a minimum of conflict with GDOT, the city should explore the possibility of relocating the State Highway 23



View looking north along Buford Highway and toward Town Center Park

designation of this section of Buford Highway (from McGinnis Ferry Road to Suwanee Dam Road) to Peachtree Industrial Boulevard. Absent this, the city should work closely with future road projects to ensure the desired development forms are achievable. Russell Street itself should serve as a gateway to Old Town and Main Street, but complement and not compete with Town Center as a destination. Old Town should also encourage mobility options and walkability with new sidewalks where needed and road improvements or extensions to provide street network connectivity to adjacent character areas.

R2-2014-007

Typical Existing Development Character

The development patterns that characterize historic Old Town have evolved from a century of small-town growth, compressed into four general categories. The "historic heart" of the city is the small core containing Main Street, originally the site of the 1871 Georgia Air Line depot and the line of adjacent storehouses that burned in an 1881 fire. Today, the depot is gone and the storehouse sites contain small commercial buildings as well as recently built office space and small-lot, single-family homes. The few blocks surrounding Main Street continue the small-town feel with historic churches and homes on roads lined by hedgerows and fences, with an out-of-character metal industrial building flanking the railroad. Further out along Stonecypher Road, and across the railroad to the southeast, plainly designed four-square, bungalow and double-pen historic homes mix with newer ranch houses and the occasional barn or garden shed. The large treed lots and small roads dominating this area give it the feel of the country; stone embankments, picket fences, and small gardens provide a memorable character rare in metro Atlanta. Across Buford Highway to the south, single-family detached lots continue with a few historic homes closer in and newer homes dating to the 1960s, 70s and 80s mixed randomly on the balance of the parcels; Eva Kennedy Road to the north has a similar lot pattern. A few older (and in some cases deteriorating) auto-oriented commercial uses occur along Buford Highway at its northern and central portions. Newer, but more limited commercial and institutional uses occupy larger frontages to the south, along with a significant amount of undeveloped and steeply rolling land. Finally, an area of new small-lot single-family subdivisions lines Scales Road to the north and south in the northwest corner of the character area. A large garden-style apartment complex is accessed from Scales and McGinnis Ferry roads.

Future Development

While Old Town can and should grow in the future, development must be controlled and designed so that the best features of the area are not lost but rather enhanced. Since there are so few places where large-scale new construction can occur, the growth strategy for Old Town should be carefully-crafted infill responding to the unique context in the historic areas. Overall, preservation of historic structures and landscapes should be stressed, with a comprehensive survey of historic resources to validate or revisit previous inventories as a first step. In the Main Street district, future development should tend toward small one- or two-story mixed-use buildings or small-lot housing and should occur on sites that do not contain historic resources. New development should be sensitive to the existing lot character and tree cover, as well as the proportions and scale of adjacent buildings and roads. In the residential areas to the north and along Stonecypher Road the same preservation ethic applies. Infill development

or redevelopment could occur on existing large lots but should be targeted toward single-family detached or duplex housing designed as a single large home.

Subdivisions of larger parcels are acceptable at certain locations, but should be accomplished in a way that preserves the random spacing of existing lot frontages, a key aspect of the area's character. This could be accomplished by positioning new buildings toward the rear of existing lots, and using shared drives or flag lot layouts to minimize building density on the rural-type roads and spread the development over a larger area. The inverse is true for new development along Buford Highway (north of Davis Street), where two- to three-story mixed-use buildings should create a uniform street wall as much as possible. North of the Buford Highway/McGinnis Ferry Road intersection, large undeveloped and heavily-wooded parcels along White Lane provide an opportunity for additional housing on higher ground, and open space along the creek bed leading to Suwanee Creek and its Greenway. Although difficult to accomplish, Buford Highway in this stretch should preserve its rural, tree-lined character. Finally, in the areas of newer subdivisions, future development should follow the current small-lot, single-family pattern.

LAND USE AREAS AND DEVELOPABLE QUANTITIES IN 2030:

Land Use	Acres		
	2007	New	2030
Single Family	300	-56	244
Multi Family	85	0	85
Mixed Use Village	0	71	71
Mixed Use Center	0.5	12.5	13
Commercial/Retail	9	-1	8
Low Density Office	17	27	44
Industrial	2	-2	0
Institutional	50	6	56
Parks/Recreational	19	9	28
Vacant	95	-95	0

Development Type	Development Quantities		
	2007	New	2030
Residential (units)	1,251	480	1,731
Commercial/Retail (sqft)	80,869	103,552	184,421
Office (sqft)	186,873	344,289	531,162
Industrial (sqft)	28,358	-28,358	0

Acres for Redevelopment: 80 acres

Table 3.5-a



R2-2014-007

Implementation Measures

Goals	Implementation Measures
Land Use	<ul style="list-style-type: none"> • Undertake an update of the Old Town Master Plan that investigates ways to add infill development, preserve the existing historic and rural character, revitalize the area, and considers the form and character of a "Gateway District" along Buford Highway on and around Russell Street • Undertake a small-area planning effort that focuses on future development for the parcels on either side of Buford Highway from McGinnis Ferry Road to Davis Street • Undertake a small-area planning effort for the undeveloped parcels north of the Buford Highway – McGinnis Ferry Road intersection, especially the area along White Lane • Revisit / revise the Old Town Overlay District regulations as necessary to reflect the outcomes of the Old Town Master Plan update
Housing	<ul style="list-style-type: none"> • As part of the Old Town Master Plan update, examine the housing implications (diversity, affordability) of an infill strategy that preserves the existing rural character of the city's historic core • Evaluate the provision of senior housing in the Old Town area and identify potential locations / strategies for increasing opportunities as necessary • Evaluate the possibility of incentive programs for improving quality and maintenance of Old Town housing in need
Community Facilities	<ul style="list-style-type: none"> • With the support and participation of the current property owner, consider marketing, expanding or in some way formalizing as a city cultural resource the bluegrass music concerts that occur on the rural compound along Stonecypher Road • Pursue improving the seven-acre tract of city-owned land along Buford Highway as a rural preservation "farm park" • Initiate a feasibility study to investigate the potential for a performing arts center in Old Town, or as part of a city-wide effort
Transportation	<ul style="list-style-type: none"> • Make Buford Highway a pedestrian-oriented road and explore the possibility of relocating its designation as a State Highway, for the section between McGinnis Ferry Road to Suwanee Dam Road, on to Peachtree Industrial Boulevard • Improve connections for vehicles and pedestrians between Martin Farm Road and Stonecypher Road • Study the possibility of new vehicular and pedestrian connections between Eva Kennedy and Scales roads • Improve pedestrian facilities in Old Town by the addition of sidewalks and multiuse trails to enhance mobility both inside and across the Character Area



R2-2014-007

<p>Natural and Historic Resources</p>	<ul style="list-style-type: none"> • Consider implementing a historic preservation overlay or ordinance for the most historic sections of Old Town • Support the preservation of the existing tree canopy by partnering with groups like the Georgia Conservancy, the Georgia Native Plant Society, and others to inventory significant trees in the Old Town urban forest
<p>Economic Development</p>	<ul style="list-style-type: none"> • Develop a strategy for expanding local retail around Main Street through physical enhancements like adaptive reuse / new development projects or programs offering grants, tax abatement and other incentives

Target Area Plan

The target area plan for Old Town illustrates the infill strategy on existing large single-family parcels, where new homes have been added to the rear of wooded lots with shared driveways accessing Davis Street and Martin Farm Road. The resulting subdivision pattern preserves the varied lot widths and roughly doubles density without compromising the neighborhood's character. Should property owners wish to assemble tracts for redevelopment, this also could be appropriate provided the design is sensitive to the area and enhances rather than detracts from the overall community.



-  Existing Building Footprints
-  Conceptual Infill Strategy

Figure 3.5-a Conceptual infill strategy in Old Town

The target area plan also illustrates one possible approach for the Russell Street gateway area, with two-story mixed-use buildings lining Russell Street from Buford Highway to White Street. To the north, townhouses or mixed-use commercial buildings transition between the gateway area and the higher densities of Town Center; while to the south the more single-family detached context of White Street provides a setting for "Suwanee Flats" – a grouping of three-story buildings designed as large homes

but containing ground-floor residences that could serve the needs of seniors. The Suwanee Flats are reproduced across Buford Highway, with the site layout incorporating a central open space court mirrored to the south that establishes a view corridor to Main Street.

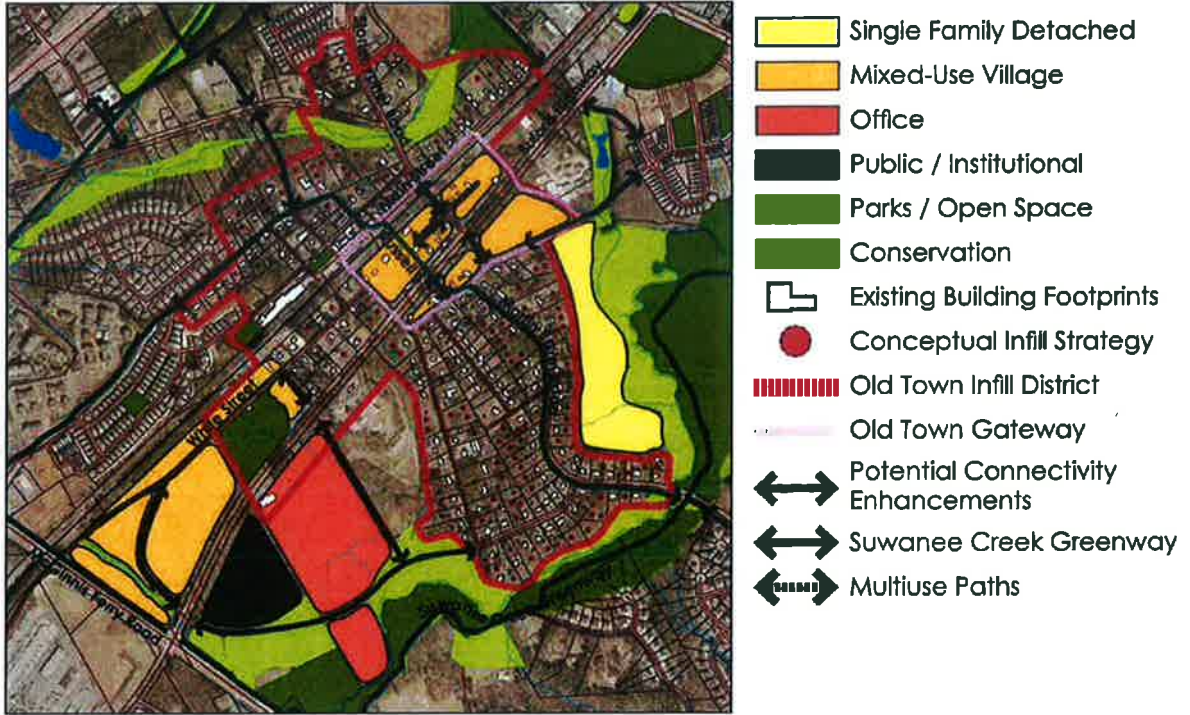


Figure 3.5-b Historic Old Town Target Area Plan

Note: The planning and development shown for this target area is only a conceptual approach showing possible growth in the area.



View looking north along Buford Highway toward Town Center

RZ-2014-007

SUWANEEN GREEN

MASTER PLAN

JFH
Flornes

6845 Shiloh Road East, #D3
Alpharetta, GA 30005



R2-2014-007



EXHIBIT A

RZ-2014-007

Location Map

- Legend**
- RZ-2014-007
 - Major Road
- Zoning**
- OTCD
 - C-1
 - C-2
 - C-2A
 - C-3
 - M-1
 - O-1
 - PMUD
 - GCA
 - R-140
 - R-100
 - R-85
 - R-75
 - IRD
 - RM-6
 - RM-8

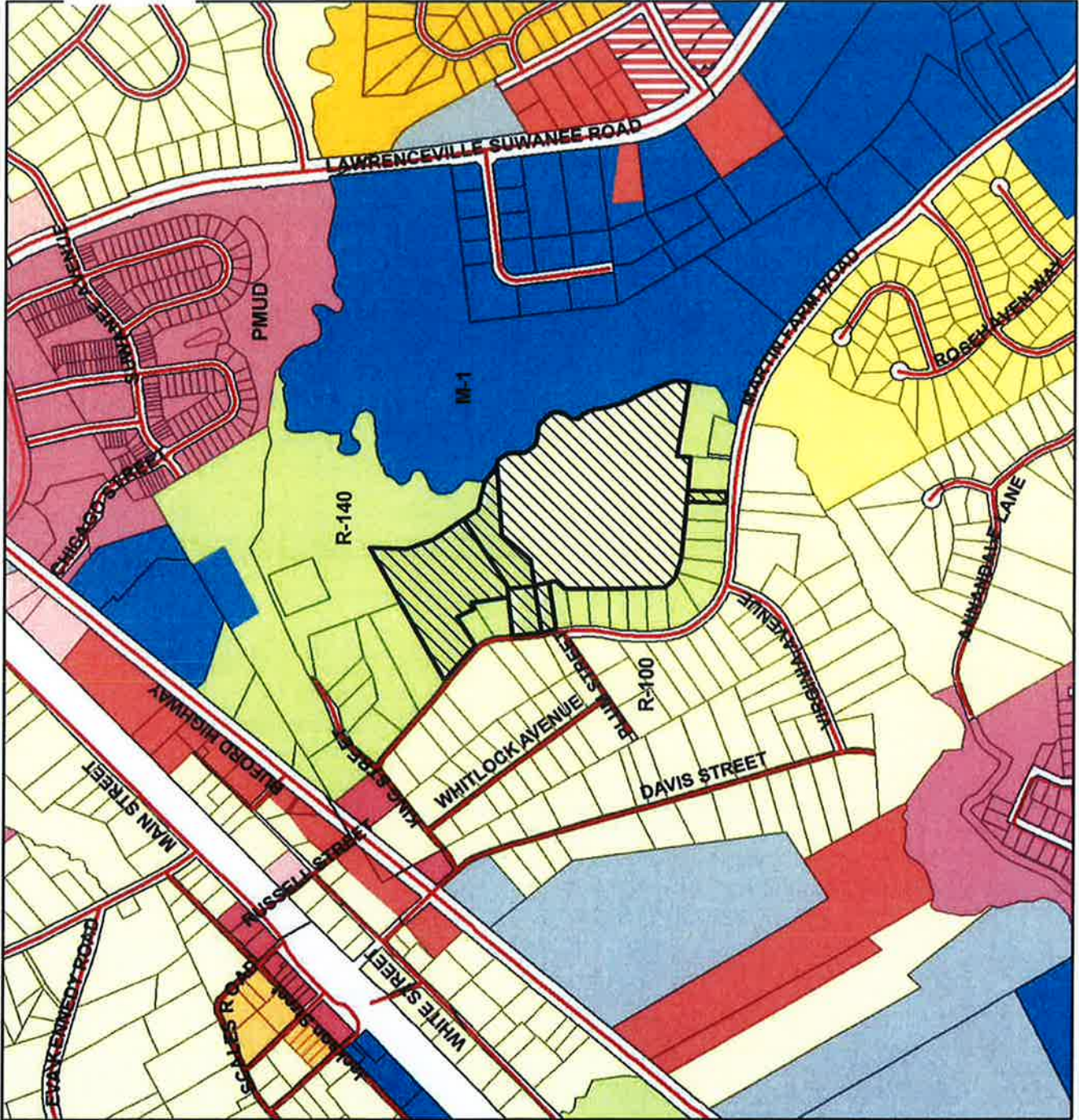




EXHIBIT B RZ-2014-007

Aerial Map

Legend



RZ-2014-007



Major Road

