

**MINUTES**  
**CITY OF SUWANEE, GEORGIA**  
**PLANNING AND ZONING COMMISSION**  
**October 7, 2014**

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

**CALL TO ORDER**

Pete Charpentier called the meeting to order at 6:33 pm

**ADOPTION OF THE AGENDA**

*Anthony Manners moved to approve the agenda as presented, second Larry Pettiford. Motion carried 5-0.*

**ADOPTION OF THE MINUTES: September 2, 2014**

*Elizabeth Sawicki moved to approve the September 2, 2014, second by Anthony Manners. Motion carried 5-0.*

**OLD BUSINESS**

**RZ-2014-007** – Owners: Jeannine Minzey, John Everett and Charles Smillie, III. Applicant: JEH Homes, LLC. The applicant requests a rezoning from R-100 (Residential Single Family District) and R-140 (Residential Single Family District) to PMUD (Planned Mixed Use Development) to allow for a planned mixed use development with a mix of single family attached and detached units. The site is located in Land Lot 211 of the 7<sup>th</sup> District on the east side of Martin Farm Road and contains approximately 31.39 acres.

Josh Campbell presented the staff report as follows: 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).

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.

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 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.

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.

Anthony Manners asked about traffic calming measures. Josh Campbell explained that the narrowness of the road provides traffic calming in this area.

Elizabeth Sawicki asked about a three way stop. Josh Campbell indicated that a three way stop would have to be approved during the development review process.

Pete Charpentier asked about on street parking on Martin Farm Road. Josh Campbell stated that the applicant is proposing to provide an additional three feet of asphalt and bulb out eight feet wide that would accommodate vehicles parked on the road.

Discussion ensued amongst the Planning Commission and staff regarding on street parking.

Pete Charpentier called upon the applicant.

Jim Jacobi, JEH Homes, LLC. 6845 Shallow Road East, Alpharetta, GA. Mr. Jacobi stated that he looked at specimen trees. There is a 16 inch cherry tree that will be saved and that the 50 inch oak tree will be on its own lot.

Pete Charpentier called for anyone in favor.

Chuck Smillie, 3815 Martin Farm Road, Suwanee, GA. Mr. Smillie has lived in Suwanee for 15 years. Mr. Smillie stated that the traffic is not bad on Martin Farm Road but does need to be widened.

Pete Charpentier called for opposition.

Monte Paschal, 519 Golden Meadow Circle, Suwanee, GA. Mr. Paschal is the chairman of the Martin Farm Rezoning Committee. See attached for Mr. Paschal’s presentation.

Avery Dunkin, 3710 Davis Street, Suwanee, GA. Mr. Dunkin stated that Martin Farm Road needs to be improved. Mr. Dunkin stated that he is against this development with the current infrastructure.

Al Cherry, 3715 Rosehaven Way, Suwanee, GA. Mr. Cherry moved to Suwanee 18 years ago. Mr. Cherry is concerned about emergency vehicles accessing Martin Farm Road.

Jim Jacobi stated that he has reached out to the Martin Farm Rezoning Committee. Mr. Jacobi explained that heavy equipment will not be brought across the bridge. It will be brought in through King Street.

Anthony Manners asked Mr. Jacobi if the primary access for construction traffic will be from Buford Highway to King Street. Mr. Jacobi indicated that the plan is to bypass Davis Street.

Mr. Jacobi stated that he would like to have some sort of common ground with Mr. Paschal before going to Mayor and Council.

***Anthony Manners moved to deny RZ-2014-007, second by Larry Pettiford. Motion carried 3-2 (Pete Charpentier and Elizabeth Sawicki voted against).***

**RZ-2014-008 (AMD)** – Owners/Applicant: Diversified Holdings, LLLP. The applicant requests a rezoning from C-2 (General Commercial District) and C-2A (Special Commercial District) to RM-8 (Residential Multi-Family Duplex District) to allow for a multi-family residential development. The site is located in Land Lots 169 and 170 of the 7<sup>th</sup> District along Sawmill Drive near Lawrenceville Suwanee Road and contains approximately 30.89 acres.

Matt Dickison presented the staff report as follows: The applicant requests a rezoning of approximately 30.9 acres located on Sawmill Drive near Lawrenceville-Suwanee Road from C-2 (General Commercial District) and C-2A (Special Commercial District) to RM-8 (Residential Multi-family Duplex District) in order to allow for a 246 unit multi-family apartment complex. The applicant proposes 246 multi-family units spread between twelve 3-story buildings. The plan also indicates a 2-story leasing/amenity building and a pool. Access is proposed via a single driveway onto Sawmill Drive.

The RM-8 zoning district allows for multi-family units at a density of 8 units per acre. The legal description and boundary survey provided with the application indicate the site is approximately 30.89 acres. As such the applicant would be entitled to up to 246 units if the request is approved. The site plan indicates a total of 492 parking spaces or 2 spaces per unit including what appear to be several covered parking spaces. The site plan indicates a total of 14.2 acres of open space including stream buffers. Individual units are proposed to range in size from 800 to 1,100 square feet. The applicant is proposing between 80-95 one-bedroom units, 130-165 two-bedroom units and 15-25 three-bedroom units.

The majority of the subject property, approximately 24.8 acres, was annexed into the City and rezoned to C-2A in 2000 per RZ-2000-021. The remaining 4.5 acres is zoned C-2 (General Commercial District). There are no conditions of zoning.

The following comments are provided to make the owner/developer aware of certain issues that may need to be addressed. If approved, the City will formally review the project during the normal development process.

The subject property does contain a couple of streams that would be considered state waters. These streams are subject to buffer requirements found in the Soil Erosion and Sedimentation Control Ordinance and the Stream Buffer Protection Ordinance.

The City of Suwanee landscape ordinance requires an over story tree to be planted within a 200 square foot island every 7 spaces. There are several locations on the site plan that do not appear to meet this requirement. The landscape ordinance also has certain tree preservation and replacement requirements. One of these requirements is that any tree removed that is larger than 24" DBH require compensation at twice the amount of the assigned tree density units. As the site is heavily wooded with mature trees, the applicant should be aware of this requirement.

The site plan indicates a 40 foot setback along Sawmill Drive. The RM-8 zoning district requires a 50 setback from the roadway.

The City's Development Regulations require more than one access point for residential development with more than 200 units. The applicant is proposing 246 residential units. As such, the applicant should be prepared to provide a second access point if the request is approved.

The subject property totals approximately 30.9 acres and is currently a combination of C-2 and C-2A zoning. The C-2 portion of the property is located closest to Lawrenceville-Suwanee Road. The front portion of the 4.5 acres is developed with a parking lot that is sometimes used as overflow parking for nearby hotels. The remainder of the property including the larger C-2A zoned property is densely vegetated. The property contains steep topography and 2 streams. Although encumbered by difficult terrain and streams the subject property does contain multiple adequate acreage to accommodate the proposed 246 units and the required 492 parking spaces.

The subject property is located in the highly commercialized Suwanee Gateway character area. To the north of the subject property is a Wal-Mart and an associated shopping center, both zoned C-2A. To the west of the subject property is a shopping center anchored by a business supply store and a gym, zoned C-2A. There are also hotels (one zoned C-2A and the other C-3) and a liquor store, zoned C-3, located to the west of the property. To the east of the subject property is M-1 zoned property developed with an office warehouse that accesses Satellite Boulevard. Across Sawmill Drive, to the south, are undeveloped commercially zoned tracts, an M-1 zoned tract slated for development with a self-storage facility, and I-85.

The City has adopted requirements for separation of certain uses from liquor stores: 300 feet from churches, 600 feet from schools, 1500 feet from other liquor stores, and 200 feet from residences. These separation requirements are in place in order to minimize the deleterious effects a package store can have on these uses. While the proposed multi-family development is located more than 200 feet from the existing package store, this separation requirement is indicative of concern about the proximity of residential uses to package stores. This concern is validated by the hotels that are directly adjacent to the liquor store. These two hotels function as extended stay hotels, which essentially serve as residences for some people. These hotels generate a large number of calls for police services related to domestic violence complaints and other illegal activity. The Police Department expressed some concerns about placing so many residential units in proximity to the hotels and recommended gating the entire community. As such, if the request is approved a condition requiring the provision on an 8-foot tall decorative anodized aluminum fence around the entire complex should be included.

The subject properties are located in the Suwanee Gateway character area. The future land use plan calls for high density office in this location. The 2030 Comprehensive Plan states, in regard to the Suwanee Gateway area, “future land use should be dominated by office and commercial mixed-use, with retail and hospitality capitalizing on the improvements.” It also states in reference to the subject property, “West of the interstate, the undeveloped parcel behind the existing Office Depot shopping center could form the core of a new office park development that extends to the I-85 frontage.” The subject property is challenged by difficult topography and streams. Because of this, the applicant contends that the subject property can be most easily developed as multi-family. It should be noted that the same three story buildings that currently show multi-family units could just as easily show 3 story office condo buildings. And, there is acreage available on the property that could be used for the additional parking that would be required to serve the office uses. In addition, the plan anticipates buildings exceeding the maximum building height as regulated by the Zoning Ordinance which would allow for vertical intensity. The proposed development of the site with multi-family uses is not consistent with the future land use plan designation for these properties.

The site is located within the Suwanee Gateway area on tracts planned for future high-density office. While there are environmental related constraints, the current proposed layout could accommodate office uses or the applicant could achieve additional intensity through vertical construction of a multistory office building. In addition, locating multifamily apartments adjacent to hotels and a liquor store could create an additional burden on the police services in the City. Therefore, staff recommends denial of RZ-2014-008 (AMD).

Pete Charpentier called upon the applicant.

Amanda Hennington, 1515 North Brown Road, Lawrenceville, GA. Ms. Hennington stated that she represents the applicant, Diversified Holdings. The applicant seeks to rezone approximately 30 acres from C-2 and C-2A to RM-8 for development of a 246

unit multi-family community. The applicant developed a proposal that will accommodate the City of Suwanee's future goals with respect to the implementation of the 2030 Comprehensive Plan. The Comprehensive Plan calls for mixed use development in this particular character area. The subject property is an infill tract, bordered by commercial uses and is also adjacent to an interchange. The property has limited uses due to its topography and the two streams running through the tract. After noting these characteristics, the applicant determined that the proposed multi-family residential development will not only be compatible with comprehensive plan but will be the best possible use for the property. The development will include 12 three-story buildings, a two story leasing and amenity building, which will include a community swimming pool. Additionally, the development will include covered parking and approximately 14.2 acres of open space. The units will range in size from 800 to 1100 square feet.

The subject property is located in the Suwanee Gateway Character Area. In this area, a multi-family residential development would strongly capitalize on the commercial and office developments that are currently existing and also those that are proposed in the 2030 Comprehensive Plan.

Pete Charpentier asked about a second access point. Amanda Hennington stated that a second access point is not currently shown on site plan. Pete Charpentier asked Ms. Hennington if she knows where the second access point will be located. Ms. Hennington indicated that she does not know where it will be located.

Ms. Hennington informed the Planning Commission that the applicant is aware of the conditions proposed by staff and that those conditions are acceptable.

Elizabeth Sawicki asked if there are any elevations to show what the complex will look like. Ms. Hennington stated that there are no elevations available.

Pete Charpentier called for opposition.

Diane Brinkman, 170 White Sands Court, Suwanee, GA. Ms. Brinkman stated that the Sawmill Road is heavily used. The intersection at Sawmill Road and Lawrenceville Road is heavily used. Apartments will not be good for the school system.

Diane Bartlett, 130 Avonlea Crossing, Suwanee, GA. Ms. Bartlett stated that she does not want the apartment complex on Sawmill Road. There will be too much traffic for the area.

Ms. Milson, 3605 Ansley Park Drive, Suwanee, GA. Ms. Milson stated that she is concerned about the lack of substantial infrastructure.

Adam Sakowski, 3434 White Sands Way, Suwanee, GA. Mr. Sakowski stated that he is concerned about the foot traffic in the area.

Mrs. Rivera, 3800 Ansley Park, Suwanee, GA. Mrs. Rivera is concerned about the number of children that will need to ride the school bus from this location.



Amanda Hennington responded to the concerns regarding transportation and traffic.

***Anthony Manners moved to deny RZ-2014-008, second by Elizabeth Sawicki. Motion carried 5-0.***

### **NEW BUSINESS**

**RZ-2014-009** – Owner: Suwanee Junction, LLC. Applicant: Vanderbilt Homes. The applicant requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning to allow for single family homes. The site is located at the corner of Suwanee Dam Road and Village Grove Drive and contains approximately 1.92 acres.

Josh Campbell presented the staff report as follows: The applicant seeks a change of zoning conditions for an approximately 112 acre planned mixed-use project to allow for the development of 12 single-family detached residences in an area planned for 62 condominium units. The 1.92 acre site is located on Village Grove Drive near the Suwanee Dam Road entrance to the Village Grove neighborhood. The subject site is currently undeveloped and is located between existing single-family attached residential units and the commercial/office area of Village Grove. 8 units are proposed to face Village Grove Drive, 2 units would face Grove Field Park and 2 units Grove Field Court. All of the houses are proposed to be rear loaded and served by an alley with access to Village Grove Drive. The applicant is also proposing to construct 12 new on-street parking spaces. Each unit would be served by a 16-foot wide 2 car garage and a minimum 18-foot long driveway.

Village Grove was approved in 2002 with conditions that limited development to a total of 517 residential units and 40,000 square feet of commercial uses. The approximately 112-acre site also includes approximately 30 acres of open space (27 percent of the site). There have been three subsequent prior change of condition rezonings that have reduced the total number of residential units. In total, the neighborhood contains 148 townhomes and 290 single family detached homes. The applicant proposes to construct 12 single-family detached residential units in the area originally intended to accommodate 62 condominium units. Therefore, a change of conditions is needed in order to develop the proposed units. If approved, the total number of residential units in the neighborhood would be 450 units. The subject site is the last remaining undeveloped residential property in Village Grove.

Due to its size, the project was reviewed as a development of regional impact (DRI). The ARC and GRTA determined that the project would be in the best interest of the state. Because it was a DRI, the project may only increase in overall size by less than 10% or change in the mix of uses by less than 20 percent before triggering a new DRI review. The proposed changes do not exceed these thresholds.

The subject property was rezoned to the current PMUD designation in 2002 per RZ-2002-021. Similar to other planned mixed use projects a number of general and phase

specific conditions were included regulating the design of the project, the allowed uses in various areas and the intensity of uses. Condition 2 of the general conditions regulates the maximum number of permitted residential units on the subject property. It reads as follows:

2. Overall development shall not exceed 199 single-family attached units, 258 single-family detached units, and 60 loft/condominium units for a total of 517 residential units. All units shall be fee-simple structures. No garden-style apartments shall be allowed.

This condition was revised in 2005 per RZ-2005-002 to read as follows:

2. Overall development shall not exceed 188 single family attached units, 267 single-family detached units, and 62 loft/condominium units for a total of 517 residential units. All units shall be fee-simple structures. No garden-style apartments shall be allowed.

This condition was again revised in 2011 per RZ-2011-001 to read as follows:

2. Overall development shall not exceed 169 single family attached units, 278 single-family detached units, and 62 loft/condominium units for a total of 509 residential units. All units shall be fee-simple structures. No garden-style apartments shall be allowed.

This condition was again revised in 2012 per RZ-2012-002 to read as follows:

2. Overall development shall not exceed 148 single family attached units, 290 single-family detached units, and 62 loft/condominium units for a total of 500 residential units. All units shall be fee-simple structures. No garden-style apartments shall be allowed.

The single-family detached portion of the development that was approved with the most recent rezoning (RZ-2012-002) was completed in 2013 and is now occupied. The current proposal, if approved, will increase the number of single-family detached units to 302. The overall number of residential units would decrease from 500 to 450.

The subject property is part of the Village Grove neighborhood. The property totals 1.92 acres and is located along Village Grove Drive across from the commercial/office area of Village Grove, near the Suwanee Dam Road entrance. This tract represents the only area originally planned for condominium units. Access is provided via existing streets adjacent to the site with individual unit access provided from a proposed 15' wide alleyway off of Village Grove Drive. The applicant proposes to construct 12 single-family detached units and totally remove the condominium units, which will result in an overall decrease in the total number of residential units from 500 to 450. The subject property can accommodate the proposed development.

According to the applicant's letter of intent, the lots will be a minimum of 1,800 SF, with a minimum unit size of 1,600 square feet, and minimum lot width of 30 feet. The proposed development standards are the same as those adopted for the single family lots that were created with the approval of RZ-2011-001 and RZ-2012-002. If the request is approved, the architecture for typical structures will need to be consistent with the architecture of existing homes.

Some residents in the neighborhood have previously shared concerns about on-street parking causing congestion in parts of Village Grove. On-street parking is permitted by city regulations provided the road is not blocked to traffic. All homes in the neighborhood have off-street parking. However, it is not uncommon for visitors or those families with more than 2 vehicles to park along the streets. Some roads in Village Grove currently include parallel parking "cut-outs" for enhanced on-street parking. The proposed project is located along Village Grove Drive, the main entrance into the neighborhood. The developer should provide "cut-outs" for on-street parking in these locations to maintain the flow of traffic. (See attached photos for examples of cut-outs.)

The site is located near single-family detached, single-family attached residential units and commercial/office units and is an appropriate location for the proposed units. The change in total units and the change in unit type does not significantly impact the overall level of intensity expected for the area. In addition, the proposed change is in character with the overall intensity of development for Village Grove. Similar rezoning requests were approved in 2011 and 2012. The single family homes that were constructed as a result of these rezonings have blended into the existing developed neighborhood. Therefore, the Planning Department recommends approval with conditions of RZ-2014-009.

Anthony Manners asked what will be seen along Village Grove Drive. Josh Campbell indicated that the front of the homes will be facing Village Grove Drive.

Larry Pettiford asked about the length and width of the parking spaces. Josh Campbell explained that the parking spaces will be addressed during the development review process.

Further discussion amongst the Planning Commission members and staff regarding parking issues.

Ron Sprinkle, 1664 Foresta Court, Atlanta, GA. Mr. Sprinkle stated that he is in agreement with all of the proposed staff conditions.

Chris Yoder, 920 Cotton Mill Place, Suwanee, GA. Mr. Yoder does not want on street parking. He would like for the driveways to be 20 feet long. Mr. Yoder would also like extra parking in the rear of the homes.

Pete Charpentier called for opposition. There was none.

*Larry Pettiford moved to approve RZ-2014-009 with amended conditions, second by Sharu Rajgiri. Motion carried 3-2 (Anthony Manners and Elizabeth Sawicki voted against) (additions = **bold**, deletions = ~~strikethrough~~):*

1. Provide a minimum of 12 on-street parking spaces. The location of the on-street parking spaces shall be reviewed and approved by the City Engineer. **Provide four additional parking spaces on Grove Field Court.**
2. All conditions of zoning from RZ-2002-021 shall remain in full effect, except general condition 2 and 13, which shall be revised to read as follows:
  2. Overall development shall not exceed 148 single family attached units and 302 single-family detached units for a total of 450 residential units. All units shall be fee-simple structures. No garden-style apartments shall be allowed.
13. The development standards proposed in the concept plan submitted 11/25/02 are incorporated as the development standards for the site, with the following exceptions: the development standards submitted on 12/02/10 shall apply to the 10 single-family detached residential units to be constructed on the 1.07 acre site as shown on the plan submitted 12/02/10; the development standards submitted on 6/28/12 shall apply to the 12 single-family detached residential units to be constructed on the 1.75 acre site as shown on the plan submitted 6/28/12. The development standards submitted on 8/14/14 shall apply to the 12 single-family detached residential units to be constructed on the 1.92 acre site as shown on the plan submitted 8/14/14, except that the front setback is reduced to 9 feet. Additional development standards are as follows:
  - a) **2 car garage with minimum 16 foot wide garage doors and 19 foot four inch wide garage bay shall be provided for all primary dwellings.** ~~Minimum 16-foot wide 2-car garages shall be provided for all primary dwellings.~~
  - b) Minimum **20** ~~19~~-foot long driveways shall be provided for all dwellings.

## **OTHER BUSINESS**

## **ANNOUNCEMENTS**

Josh Campbell announced that the City of Suwanee has been selected as a Plan First Community.

The City of Suwanee will be hosting a Buford Highway Open House on Thursday, October 9, 2014 from 5pm to 7:30 pm.

**ADJOURNMENT**

*Anthony Manners moved to adjourn at 8:39 pm.*