

MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
July 9, 2013

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

CALL TO ORDER

Pete Charpentier called the meeting to order at 6:34 pm

ADOPTION OF THE AGENDA

Anthony Manners moved to approve the agenda, second by Sharu Rajgiri. Motion carried 4-0.

ADOPTION OF THE MINUTES: April 2, 2013

Larry Pettiford moved to approve the May 7, 2013 minute with corrections, second by Anthony Manners. Motion carried 4-0.

OLD BUSINESS

NEW BUSINESS

RZ-2013-003 – Owner/Applicant: Spartan Investors 1, LLC. The applicant requests a rezoning from R-140 (Residential Single Family) to R-100 (Residential Single Family) to allow for single family homes. The site is located in Land Lots 277, 278, 285 and 286 of the 7th District along Moore Road at Short Street and contains approximately 36.34 acres.

SUP-2013-002 – Owner/Applicant: Spartan Investors 1, LLC. The applicant request a special use permit in order to create a residential subdivision exceeding seven lots. The site is located in Land Lots 277, 278, 285 and 286 of the 7th District along Moore Road at Short Street and contains approximately 36.74 acres.

Josh Campbell presented the staff report as follows: The applicant requests a rezoning on multiple parcels totaling 36.35 acres from R-140 (Single Family Residential District) to R-100 (Single Family Residential District) to allow for a single family subdivision with 61 lots. The applicant also requests a special use permit to allow for a subdivision of more than 7 lots. A special use permit is required in the R-140 and R-100 zoning districts in order to create a subdivision of more than 7 lots. If only the SUP is approved and the current zoning is maintained, the applicant has provided an exhibit that indicates a total of 44 R-140 lots could be developed. The subject parcels currently contain two single family homes along with a few accessory structures located near the intersection of Moore Road and Short Street. Parts of the property are heavily wooded, nearest Settles Bridge Road and part is pasture along Moore Road near Short Street and Meadowbrook Circle.

The proposed single-family neighborhood would be located along the western side of Moore Road and off the northern side of Settles Bridge Road. The applicant proposes neighborhood access from Moore Road between Settles Bridge Road and Short Street. A 200-foot deceleration lane is shown on the preliminary plan.

The submitted site plan indicates standard 50-foot wide right-of-ways with 28-foot wide roadways (back of curb to back of curb). A total of 61 lots, between 0.42 and 0.83 acres, are proposed to access an estimated 3,800 linear feet of new road. The letter of intent indicates that the minimum size for the single-family homes would 2,400 square feet. The applicant is also proposing approximately 1.8 acres of open space which would include 2 detention facilities. The applicant does not indicate whether the site would be mass graded.

The subject properties total approximately 36.35 acres located near the northwest corner of the intersection of Moore Road and Settles Bridge Road. The subject property has road frontage on Moore Road and Settles Bridge Road. The property does appear to contain some state waters. The parcels currently contain two homes and some accessory structures such as a barn and deck. The two homes have been vacant for a number of years and a small number of horses make use of the pasture. The property is large enough that it can adequately support a 61 lot subdivision if rezoned.

The subject property is surrounded by residential uses. To the north are single family homes in the Suwanee Farms neighborhood (zoned R-140). Across Moore Road, to the east, are single family homes zoned R-140. To the south of the subject property are R-140 zoned homes that access Moore Road, Short Street and Settles Bridge Road. To the west of the subject property are R-140 zoned homes that access Settles Bridge Road.

The 2030 Comprehensive Plan identifies character areas of the City. The subject property is in the Suwanee North Character Area which is characterized by single family homes on large residential lots. The vision for Suwanee North is to remain residential in nature. While the subject property is surrounded by R-140 zoned homes, the Suwanee North Character Area is characterized by a mixture of R-140 and R-100 zoned single family homes. This character area includes Barony, Settles Point, Rosemoore Lake, and Barrington subdivisions all of which are zoned R-100. While R-100 is a prevalent zoning district in the larger surrounding area, if the requested zoning is approved; the fact that the subject property is surrounded by the R-140 zoning district should be taken into consideration.

The Comprehensive Plan states that vacant parcels in the Suwanee North Character Area as well as agricultural land should be developed into lower density, single family estate-style lots. The minimum lot size for the requested R-100 zoning district is the second largest of the residential districts. There are a number of neighborhoods in the Suwanee North area that are zoned R-100. Therefore, an R-100 neighborhood would not be out of place. The "Goals and Implementation Measures" table in the Suwanee North Character Area section of the Comprehensive Plan states that the economic development goal of the area should "focus development on infill opportunities that maintain Suwanee North as a

low density, high-end residential area”. As such, with the appropriate conditions of approval, both requests could be appropriate.

One of the most obvious potential impacts a large development can have is on traffic. The Institute of Traffic Engineers produces the Trip Generation Manual which is the industry standard for estimating vehicle trips certain land uses create. According to the 8th edition of the Manual, a 61 lot subdivision would create 660 vehicle trips per day. During weekday morning peak time (7:00-9:00 am) it is estimated that this subdivision would create 53 vehicle trips. Those 53 trips break down to 40 trips exiting the subdivision and 13 entering. That means that a vehicle will be entering or leaving the subdivision roughly once every two minutes between 7 and 9 am. The current road network provides three options for exiting or entering this part of Suwanee North. Moore Road has two connections; one on Peachtree Industrial Boulevard and one on Suwanee Dam Road. And, Settles Bridge Road also provides a connection to Suwanee Dam Road. The current road network should be able to handle the traffic load this neighborhood would create.

In conclusion, the requested rezoning and special use permit for a single family subdivision is appropriate at this location. Maintaining the character of the Suwanee North character area of the City is important and conditions of approval should be included to protect the existing neighborhood. These conditions should recognize the large lot, low density feel of the immediate area. In addition, the infrastructure, mainly the existing road network can withstand the addition vehicular traffic that would be created by the proposed neighborhood. As such, the Planning Department recommends approval with conditions of SUP-2013-002 and RZ-2013-003

Pete Charpentier called upon the applicant.

Tonya Woods, DPE, 5074 Bristol Industrial Way, Buford, Georgia. Ms. Woods stated that she would like to review and modify the conditions recommended by staff. Ms. Woods requested the following: lot width be reduced from 120 feet to 100 feet, homes along Settles Bridge Road shall be 3 sides brick, landscape strip along upper portion of Moore Road instead of decorative fencing, and reduction of pavement width of streets from standard 28 feet to 24 feet, if needed, to accommodate street trees.

Discussion ensued amongst Planning Commission Members, staff and Ms. Woods regarding fencing along Moore Road, the reduced lot width and street trees.

Anthony Manners asked Ms. Woods about the decorative fencing.

Mike Phelps, 5726 Kennedy Road, Suwanee, GA. Mr. Phelps stated the proposed fence will be four board painted fencing. There will be vegetation behind the fence.

Pete Charpentier called for opposition.

Winship Rees, 4796 Settles Brook Road, Suwanee, GA. Mr. Rees stated that Mr. Campbell should state his comments and reply to what the citizens are saying it would eliminate some of the people in the audience from repeating the same information.

John Rispin, Meadowbrook Circle, Suwanee, GA. Mr. Rispin stated that the property originally was owned by Carl and Francis Jenkins. The property was sold to Mike Williams. It was agreed that the property would continue to be zoned R-140. Mr. Rispin stated that he is excited about the new development but requests that the zoning remain R-140.

Don Trawick, 4643 Moore Road, Suwanee, GA. Mr. Traywick stated that he would like for the property to maintain its current zoning of R-140. Mr. Traywick is concerned about traffic.

Matt Hyatt, 5004 Meadowbrook Circle, Suwanee, GA. Mr. Hyatt stated that he is new to Suwanee. Mr. Hyatt is concerned about traffic along Moore Road.

Walter Duffy, 5055 Meadowbrook Circle, Suwanee, GA. Mr. Duffy stated the he would like the property to maintain the R-140 Zoning. Mr. Duffy had a well installed 18 years ago. He is concerned about the water supply. Josh Campbell explained that the developer will have to comply with erosion control regulations.

Vincent Taffia, 4928 Moore Road, Suwanee, GA. Mr. Taffia stated that he would like the property to maintain the R-140 zoning.

Charlotte Dispain, 4875 Moore Road, Suwanee, GA. Ms. Dispain stated that when the Jenkins family lived on the property there was nothing along Moore Road. It was a horse farm. Ms. Dispain would like for the property to maintain the R-140 zoning. The rear of the proposed homes will face Moore Road. Ms. Dispain stated that there should be a fence.

Caren Crowley, 261 Sandhurst Court, Suwanee, GA. Ms. Cooley indicated that her main concern is traffic. Ms. Crowley stated that the zoning should remain R-140.

Jim Shimin, 4915 Meadowbrook Circle, Suwanee, GA. Mr. Shimin stated that the zoning should remain R-140.

Pete Dennick, 4474 Heathfield Trace, Suwanee, GA. Mr. Dennick stated that a lot of the homes along Moore Road are on lots less than 100 feet wide. None of the proposed lots will front onto Moore Road. Mr. Dennick stated the the size of the lot has no bearing on the quality of the home. Mr. Dennick is in support of the proposed subdivision.

Discussion ensued amongst the Planning Commission and staff regarding the requests by Ms. Woods.

Pete Charpentier asked Tonya Woods if a site plan is available with the lot sizes of 120 feet wide. Mr. Phelps stated that there is a site plan available. 120 foot wide lots will allow for 50 to 55 lots.

Larry Pettiford asked Mr. Phelps about the type of proposed lighting. Mr. Phelps stated that he will meet the lighting requirements.

Pete Charpentier asked about subdivision covenants. Ms. Woods stated that there will be a mandatory HOA.

Mike Sutherland, 4668 Settles Bridge Road, Suwanee, GA. Mr. Sutherland asked if the right of way would change. Josh Campbell explained that right of way would remain the same.

Anthony Manners moved to deny RZ-2013-003, second by Larry Pettiford. Motion carried 4-0.

Anthony Manners moved to approve SUP-2013-002 with amended conditions, second by Larry Pettiford. Motion carried 4-0. (Deletions = ~~striketrough~~)

1. ~~All lots shall be subject to the requirements of the R-100 development regulations except that the minimum lot width for all lots shall be 120 feet.~~
2. ~~All homes shall use brick and/or stone as the primary exterior building material on three sides, unless they are adjacent to an external street, in which case brick and/or stone shall be the primary exterior material on all sides.~~
3. Homes shall be a minimum of 2,400 square feet in size.
4. No access shall be allowed onto Moore Road or Settles Bridge Road for individual lots. Access onto the roads shall be limited to roads serving the entire neighborhood.
5. Sidewalks shall be provided on both sides of all interior streets.
6. ~~A decorative fence with landscaping shall be provided along Moore Road and Settles Bridge Road. Fencing and landscaping shall be consistent with the treatment of other neighborhoods that back up to Moore Road and shall be subject to approval by the Planning and Inspections Director.~~
7. Street trees shall be provided on both sides of all interior streets. Street trees shall be located between the sidewalk and the back of curb. Street trees shall be a minimum of 3-inch caliper at the time of planting and shall be spaced on 40-foot centers. If additional right-of-way is needed (beyond the standard 50 feet) in order to avoid conflicts between the street trees and utilities, than additional area

may be deducted from the minimum lot size for adjacent lots and interior front yard setback may be adjusted accordingly.

8. A 25-foot wide undisturbed construction buffer shall be provided. Intrusion into the construction buffer shall be limited to disturbance needed to construct access to the property, perpendicular utility crossings and storm water facilities. Along Moore Road, where the buffer is sparsely vegetated, a mix of native trees and shrubs shall be planted to supplement the buffer.
9. All utilities shall be located underground. Existing above ground utilities located on adjacent right-of-ways shall be allowed to remain.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

Anthony Manners moved to adjourn at 8:02 pm.