

**MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
AUGUST 3, 2010**

PLANNING AND ZONING MEMBERS: Present: Anthony Manners, Pete Charpentier, Larry Pettiford and Jodi Nevels. Staff members present: Josh Campbell, Matt Dickison and MaryAnn Jackson. Absent: Joy Mitchell

CALL TO ORDER

Vice Chairman Pete Charpentier called the meeting to order at 6:46 pm.

ADOPTION OF THE AGENDA

Jodi Nevels moved to adopt the August 3, 2010 agenda as presented, second by Larry Pettiford. Motion carried 3-0.

ADOPTION OF THE MINUTES: July 6, 2010

Larry Pettiford moved to amend the minutes regarding SUP-2010-001 to clarify the applicant's plan for bringing vehicles for sale to the property, second by Jodi Nevels. Motion carried 3-0.

PROCEDURES FOR PUBLIC MEETING

Pete Charpentier read the procedures for the Public Meeting for the record.

OLD BUSINESS

NEW BUSINESS

SUWANEE STATION PLAN BOOK REVIEW

Josh Campbell presented the staff analysis as follows: Jodi Nevels mentioned at the last meeting that she would like to see alternating materials incorporated into the plan book. It was also questioned whether the materials on the end units will wrap around the sides of the building. Also, a Council Member mentioned that he would like the utilities to be located on the sides of the homes. The builder, Jim Jacobi, indicated he would like to have the utilities on the rear or the sides of the homes but ultimately the utility company has the final say.

Pete Charpentier called upon the applicant.

Jim Jacobi, 4550 Atwater Court, Buford, GA . Mr. Jacobi stated he does alternate materials in his projects. He would like to use hardiplank on the sides of the homes. Using brick on the sides of the home will add about \$14,000.00 to the cost of the project.

Anthony Manners arrived at 6:51 pm.

Jodi Nevels stated there are 16 end units. Ms. Nevels indicated her concern is for the front of the units.

Anthony Manners asked if any of the homes will be custom homes. Jim Jacobi stated 90% of the homes will be spec homes.

Discussion ensued amongst Planning Commission members and staff regarding primary building materials that will wrap around the sides of the homes.

Larry Pettiford asked Jim Jacobi what is the intended percentage of brick that will be used. Jim Jacobi stated he will build to what the market dictates.

Pete Charpentier asked Mr. Jacobi if he has a problem with alternating materials. Mr. Jacobi indicated he does not have an issue alternating materials.

Jodi Nevels moved to approve Suwanee Station Plan Book Review with revisions (see below), second by Larry Pettiford. Motion carried 4-0.

- 1. Material on the front of rear entry townhomes shall alternate between hardiplank and brick.*
- 2. When brick is used on an end unit, the brick shall wrap at least 12 inches around the side of the unit.*

OTHER BUSINESS

ANNOUNCEMENTS

Josh Campbell informed the board that Daniel Robinson will be joining the Planning Department as City Planner.

ADJOURNMENT

Anthony Manners moved to adjourn at 7:16 pm.