

MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
August 7, 2018

PLANNING AND ZONING MEMBERS: Present: Anthony Manners, Glenn Weyant, Lila Kelley, Pete Charpentier, and Michelle Budd. Staff members present: Josh Campbell, Alyssa Durden, Kylie Adams and MaryAnn Jackson.

CALL TO ORDER

Michelle Budd called the meeting to order at 6:31 p.m.

ADOPTION OF THE AGENDA

Pete Charpentier moved to adopt the agenda, second by Glenn Weyant. Motion carried 5-0.

ADOPTION OF THE MINUTES: July 10, 2018

Glenn Weyant moved to approve the July 10, 2018 minutes, second by Pete Charpentier. Motion carried 5-0.

OLD BUSINESS

NEW BUSINESS

RZ-2018-004 – Applicant & Owner: Barc Holdings, LLC. The applicant requests a rezoning from R-100 (Residential Single-Family District) to IRD (Infill Residential Development) to allow for 3 single family homes. The site is located in Land Lot 237 of the 7th District at 722 and 662 Scales Road and is approximately 1.1 acres.

RZ-2018-005 – Applicant & Owner: Barc Holdings, LLC. The applicant requests a rezoning from R-100 (Residential Single-Family District) to IRD (Infill Residential Development) to allow for 3 single family homes. The site is located in Land Lot 237 of the 7th District at 674 Scales Road and is approximately 0.5 acres.

Josh Campbell presented the staff report as follows: The applicant is requesting a rezoning to allow for the construction of 6 detached single-family houses. The applicant has submitted two requests for rezoning of 2 tracts totaling approximately 1.58 acres. The applicant is the same for both cases and both requests are located on Scales Road; however, all of the parcels are not adjacent so separate applications are required.

RZ-2018-004 (Tract 1) is a request to rezone 4 parcels (two addresses) totaling 1.09 acres from R-100 to IRD in order to allow for the construction of 3 single-family detached homes. There is one house located on one of the parcels. The rest are undeveloped. The subject property is located along the southern side of Scales Road, at the intersection of Scales Road and Brushy Ridge Way at 662 and 722 Scales Road. Proposed development is 3 single-family detached homes with front facades of cement siding, front porches, and

side entry 2 car garages located behind the main structure. The applicant is proposing units that are a minimum of 2,000 square feet. The proposal indicates a 5-foot wide sidewalk along Scales Road. Access to each lot would be via 3 individual driveways off of Scales Road. The project would have an overall density of 2.75 units per acre.

RZ-2018-005 (Tract 2) is a request to rezone a single approximately half acre parcel from R-100 to IRD. The subject property does not currently have a house on it. There was a house on the property that was demolished several years ago. The subject property is located northeast of RZ-2018-004, on the southern side of Scales Road at the intersection of Scales Road and Calaboose Street at 674 Scales Road. Proposed development of Tract 2 is 3 single-family detached homes with front facades of cement siding and front porches facing Scales Road. The homes are proposed to be a minimum of 2,000 square feet. Accessed is proposed via a 10-foot alley off Calaboose Street located behind the units. The alley will connect to the rear entry garage for each unit. The applicant is proposing a 5-foot wide sidewalk along Scales Road. The project would have an overall density of 6.12 units per acre.

Tract 1 (RZ-2018-004) is zoned R-100 (Residential Single-Family District) and is located in the area classified as Old Town in the City. No rezoning cases are associated with the subject property.

Tract 2 (RZ-2018-005) is zoned R-100 (Residential Single-Family District) is located in the area classified as Old Town in the City and has no rezoning cases associated with the property.

The following comments are provided to make the developer aware of certain pertinent issues. This list is not exhaustive of all development issues.

The applicant is seeking rezoning to the (Infill Residential District) IRD district. This district may only be used within the Old Town Overlay District. Both locations fall within the Old Town Overlay District and are eligible for the IRD district. The minimum lot width within the district varies depending upon whether the home is front loaded or rear loaded. The front-loaded units for RZ-2018-004 would require minimum 55-foot-wide lots and the rear loaded units for RZ-2018-005 would require minimum 45-foot-wide lots. It appears that all of the proposed lots will be able to meet these requirements. It should be noted that although the units associated with RZ-2018-004 are front loaded (the driveway comes off the front), the garages are still located to the rear of the house.

If approved, the City will formally review the project during the normal development process.

The project would be served by the City of Suwanee Water System. The system can handle the project, but certain improvements may be necessary to serve the project.

The size of the lots associated with the proposed development will require connection to the Gwinnett County Sewer system. The applicant is aware that they are responsible for

providing sewer to the new homes. They have contacted Gwinnett County Department of Water Resources and received preliminary approval of a proposal to connect to the Gwinnett County Sewer system.

The subject properties include approximately 1.58 acres of land distributed among multiple parcels along Scales Road. All of the parcels are currently zoned R-100. There do not appear to be any environmental issues, creeks, floodplain or wetlands that should inhibit development of the land. The parcels can support the proposed development of 6 single-family homes.

Tract 1 (RZ-2018-004) is located near the intersection of Brushy Ridge Way and Scales Road and is surrounded by single-family detached dwellings. To the north is the Brushy Creek Subdivision zoned R-75 (Single-Family Residence District). To the northeast, east, and southeast are existing single-family homes zoned R-100 (Residential Single-Family District). To the southwest is the Old Suwanee single-family detached neighborhood zoned RM-6 (Residential Multi-Family Duplex District). To the west are more R-100 zoned properties with single-family dwellings and further west are two M-1 (Light Industry District) zoned parcels, developed with single-family homes. The proposed use of the property as single-family homes is consistent with the surrounding uses.

Tract 2 (RZ-2018-005) is located further northeast at the corner of Scales Road and Calaboose Street at 674 Scales Road. This parcel is completely surround by R-100 (Residential Single-Family District) properties, except that there are 5 single-family homes along Jackson Street that are zoned IRD (Infill Residential District) located to the southwest of the property. The proposed use of the property as single-family homes is consistent with the surrounding uses.

Tract 1 is located at the intersection of Brushy Ridge Way and Scales Road and is surrounded by single-family detached residential uses on all sides. The three proposed units will front Scales Road and are proposed to have a 5-foot sidewalk along Scales Road. The homes will be accessed via individual curb cuts from Scales Road. The homes in the proposed project would not place more of a burden on Scales Road than other homes in Old Town. They would be similar in size to surrounding development. There are several large trees on the property and efforts should be made to identify and protect specimen trees where feasible and practical.

Tract 2 is bound by Scales Road to the north, Calaboose Street to the east, and single-family detached residential to the south and west. The proposed site plan shows three single-family detached residential units that will front Scales Road and a 5-foot wide sidewalk that extends the length of the property along the southern side of Scales Road to Calaboose Street. The applicant is proposing rear entry dwellings that will be accessed from Calaboose Street with a 10-foot alley connecting the three driveways. Landscaping should be provided in order to screen the alley located behind the proposed homes from the properties to the south of the project

The applicant has provided samples of the proposed architecture for the homes that would be built on the subject properties. All of the units are proposed to be two stories in height. Although many of the homes in the Old Town area are one story, the two-story homes can still be suitable to the area provided they are not elevated significantly above the road. If approved, conditions should be included to ensure that the homes are not significantly higher than Scales Road.

The 2030 Comprehensive Plan states that in Old Town, “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” (2030 Comprehensive Plan, p. 99). The plan further states, “the growth strategy for Old Town should be carefully-crafted infill responding to the unique context in the historic areas” (2030 Comprehensive Plan, p. 101). The proposed single-family development is consistent with the Comprehensive Plan and exemplifies this contextual infill strategy by adding similarly scaled homes in line with the scale and character of Old Town while making improvements that could have the potential to stimulate other appropriately scaled infill development in the Old Town area.

The request to rezone the property from R-100 (Residential Single-Family District) to IRD (Infill Residential District) to allow for the development of six single-family dwellings is appropriate for the Old Town area. The proposal is consistent with both the surrounding single-family residential uses in the area and the 2030 Comprehensive Plan. As such, the Planning Department recommends approval with conditions of RZ-2018-004 and RZ-2018-005.

Michelle Budd called upon the applicant.

Mitch Peevy, 4480 Commerce Drive, Buford, Georgia. Mr. Peevy is representing the owner. Mr. Peevy stated that he is not asking for any variances for this project. He is working closely with staff. The homes will be farmhouse craftsman style. There will be sewer running to this project. The price range will be in the low \$400,000.

Lila Kelley asked if the homes will be on slabs. Mr. Peevy explained that the homes will either be on crawl spaces or basements.

Pete Charpentier asked about square footage. Mr. Peevy stated that the minimum square footage will be 2000 square feet.

Michelle Budd called for opposition.

Helen Colletti, 154 Woodlawn Avenue, Winder, Georgia. Ms. Colletti owns property on Calaboose Street. Ms. Colletti asked why the property needs to be rezoned when it is currently R-100.

Josh Campbell explained that the current zoning would only allow the developer to build three homes. The IRD District will allow the developer to build more homes.

Ms. Colletti expressed concern about lot size and the number of homes.

Peggy Johnson, 3964 Calaboose Street, Suwanee, Georgia. Ms. Johnson is very concerned about drainage. She asked if the drainage issued will be addressed when the new homes are constructed. Ms. Johnson also asked if her property taxes will be increased when the new homes are constructed. Josh Campbell explained that he cannot determine the tax rate.

Mark Colletti, 3972 Calaboose Street, Suwanee, Georgia. Mr. Colletti is concerned with the number of homes being constructed. He is also concerned about runoff. Mr. Colletti stated that there needs to be some sort of landscaping or fencing.

Mitch Peevy stated that he is trying to provide a buyer a home with all the bells and whistles with a low maintenance lot. Mr. Peevy plans to work closely with staff to handle the drainage issue. There will be good landscaping between the homes.

Discussion ensued amongst Planning Commission Members, Planning Department Staff and Mitch Peevy regarding drainage, and lot width.

Pete Charpentier moved to approve RZ-2018-004 with staff conditions, second by Glenn Weyant. Motion carried 5-0.

1. Prior to the issuance of a building permit for any single-family residence, the architecture of the house is subject to the review and approval of the City of Suwanee Planning and Inspections Department.
2. Maximum building height shall be 35 feet.
3. The elevation of the first floor of any homes should not be more than 3 feet above the elevation of Scales Road.
4. A 5-foot sidewalk shall be provided along Scales Road. Street trees shall be provided between the sidewalk and edge of pavement for Scales Road. Said trees shall be a minimum 3" caliper and planted with appropriate spacing, as determined by the Planning and Inspections Department, depending upon the species of tree. Sidewalks and streets trees shall be installed, to the satisfaction of the Planning and Inspections Department, prior to approval of a certificate of occupancy for any improvements on lots adjacent to Scales Road.
5. If practical, preserve significant trees on the property.

Pete Charpentier moved to approve RZ-2018-005 with staff conditions, second by Glenn Weyant. Motion carried 5-0.

1. Prior to the issuance of a building permit for any single-family residence, the architecture of the home is subject to the review and approval of the City of Suwanee Planning and Inspections Department.
2. Maximum building height shall be 35 feet.
3. The elevation of the first floor of any homes should not be more than 3 feet above the elevation of Scales Road.
4. A 5-foot sidewalk shall be provided along Scales Road. Street trees shall be provided between the sidewalk and edge of pavement for Scales Road. Said trees shall be a minimum 3" caliper and planted with appropriate spacing, as determined by the Planning and Inspections Department, depending upon the species of tree. Sidewalks and streets trees shall be installed, to the satisfaction of the Planning and Inspections Department, prior to approval of a certificate of occupancy for any improvements on lots adjacent to Scales Road.
5. A landscape plan intended to improve the aesthetic of the rear of the property and minimum visual impacts on adjacent properties, shall be provided to the City. Said plan shall be subject to the approval of the City of Suwanee Planning and Inspections Director. Prior to issuance of a Certificate of Occupancy for any improvements on lots adjacent to Scales Road, said approved plan shall be implemented.

RZ-2018-006 – Applicant: ASSK 7 USA LLC. Owner: Afzin Enterprises, Inc. The applicant requests a rezoning from C-2 (General Commercial District) to C-2A (Special Commercial District - Alcoholic Beverage Sales) to allow for a convenience store with alcohol sales. The site is located in Land Lot 169 of the 7th District at 3034 Lawrenceville Suwanee Road and contains approximately 0.7 acres.

Josh Campbell presented the staff report as follows: The applicant is requesting to rezone an automotive repair facility from C-2 to C-2A. The subject property is approximately .7 acres and located at 3034 Lawrenceville-Suwanee Road, adjacent to the south-bound I-85 on ramp. In 2015, the City granted the applicant a special use permit in order to allow for the expansion of the automotive uses on the property. The approval of the SUP included conditions that required site upgrades, including improvements to the architecture of the building, the removal of tires stored on the site, and the addition of landscaping. This expansion and improvements have been recently completed. The site is currently used as a convenience store with gasoline pumps and automotive repair facility. The applicant is requesting a rezoning as alcohol sales are not permitted in the C-2 zoning district.

The request to rezone the property from C-2 (General Commercial District) to C-2A (Special Commercial District) to allow for alcohol sales is consistent with surrounding uses and would not compromise the intent of the 2030 Comprehensive Plan. As such, the Planning Department recommends approval of RZ-2018-006.

Michelle Budd called upon the applicant.

Chuck Ross, Webb, Tanner and Powell, 10 Lumpkin Street, Lawrenceville, Georgia. Mr. Ross stated that he is representing the applicant and owner. The applicant requested the rezoning in order to sell beer and wine. The Chevron across the street sells beer. There is a package store across the street sells alcohol.

Nadeem Ali, 3034 Lawrenceville Suwanee Road, Suwanee, GA. Mr. Ali stated that he would like the ability to sell beer in the convenience store.

Anthony Manners moved to approve RZ-2018-006, second by Pete Charpentier. Motion carried 5-0.

RZ-2018-007 – Applicant: Spartan Investors I, LLC. Owner: Suwanee First Baptist Church. The applicant requests a rezoning from RM-6 (Residential Multi-Family District) to RM-6 (change of conditions) to allow for single family detached and single family attached homes. The site is located in Land Lot 237 of the 7th District at 641 Eva Kennedy Road and is approximately 18.2 acres.

Alyssa presented the staff report as follows: The applicant requests a rezoning from RM-6 (Residential Multi-family Duplex District) to RM-6 (change of conditions) to allow for the development of 52 single family detached and 24 single family attached homes. The subject property is approximately 18.2 acres.

The property was zoned to RM-6 in February of 2018 to allow for 78 single family detached and single family attached homes on the subject property. The approved concept plan dated February 26, 2018 includes a total of 78 units, 25 of which are townhomes on the north side of the powerlines, and 53 units are single family detached homes on the south side of the powerlines. All units in the concept plan are rear loaded with 2 car garages accessed via rear alleys. The applicant proposes to substitute front entry townhomes similar to those illustrated in “Exhibit C” in place of the previously approved rear entry townhomes. This would require a change to the approved concept plan and conditions of the previous rezoning, RZ-2018-001.

The proposed concept plan dated July 03, 2018, reduces the total number of units to 76, 24 of which are townhomes on the north side of the powerlines, and 52 units are single family detached homes on the south side of the powerlines. This new plan eliminates the alleys and on-street parking for the townhome units to allow for front loaded garages instead of rear loaded. The approved concept plan had 43 on-street parking spaces, and the revised plan has 21. These 21 spaces would be provided in the single family detached portion of the project and no on-street parking would be provided in front of townhomes in the northern portion of the project. There are no proposed changes to building heights or unit sizes.

The approved concept plan indicated one access point off of Eva Kennedy Road. Additionally, the approved concept plan included connectivity to other parts of the City

by extending 4 roads to the property lines with adjacent properties. One connection would be to the undeveloped property to west, which has recently been approved for 49 townhomes with a condition of zoning requiring a connection to the subject property. If the adjacent property is developed per the concept plan, then the subject property would be connected to Peachtree Industrial Boulevard via this adjacent neighborhood. The proposed concept plan still has one access point off of Eva Kennedy Road and two of the four future connections. The proposed plan does not provide a future connection to parcel 7-251-009 to the north, which fronts Peachtree Industrial Boulevard. Eliminating connections to the parcel to the north requires a modification to the approved conditions of approval.

The applicant is requesting a change to Condition number 12 and other conditions that would be affected by this change to the adopted concept plan. These changes would allow the single family attached units to be front loaded, while single family detached units would remain rear loaded.

The applicant has engineered the site since the previous rezoning and claims it is not feasible to fit a rear alley behind the single family attached units due to the topography of the site and an existing sewer easement. There is steep topography at the rear of the site where the townhomes are planned. The site falls approximately 20 feet from the rear of the property to the power line easement. This makes it challenging to create drive under garages behind the townhomes that line the road and still have the road line up with and connect to the neighboring development as is required by conditions.

While allowing some front entry garages would not undermine the overall neighborhood design, it would make the future connection to the development west of the subject property less impactful. The purpose of providing connectivity within the city is to make it more walkable and make local vehicular trips shorter. The proposed concept plan still provides this very important vehicular connection, but having front loaded townhomes on both sides of the street will result in a series of driveways that are very close together that interrupt the sidewalk to the point where very little sidewalk is left. This will compromise the walkability between the two neighborhoods and between both neighborhoods and other parts of the city.

Another concern of the proposed change is the elimination of on-street parking in the townhome area. Driveways in front of units prevent on-street parking; therefore, there would no significant guest parking near the townhomes and the overall on-street parking count would be reduced from 43 to 21 spaces for the entire neighborhood.

While the site does present challenges, the significant impact to pedestrian facilities and potential for parking issues in the townhome area is not a desirable long term outcome. As such, if the request is approved, it is recommended that only one side of the road be allowed to have front loaded units. This would allow the new road to have an uninterrupted sidewalk and on-street parking on one side while the other side could have front loaded units.

In conclusion, with the appropriate conditions to ensure the goals of the city are met, an allowance for some front loaded units can be made. As such, the Planning Department recommends approval with conditions of RZ-2018-007.

Glenn Weyant asked about parking space capacity. Alyssa explained that the original plan had parking spaces on both sides of the road.

Pete Charpentier asked about the number of townhomes. Josh Campbell explained that one of the buildings will have ten townhomes. Pete Charpentier commented that the impact of the front load garages is impacted due to the length of the buildings.

Anthony Manners asked about visitor parking. Alyssa Durden explained that there will be additional parking by the mail kiosk.

Michelle Budd called upon the applicant.

Clint Walters, 390 Brogdon Road, Suwanee, Georgia. Mr. Walters stated that he is not planning to change the quality of the homes. He is asking for a change of conditions. Currently, the property is zoned for 53 detached townhomes on the south side and 25 rear entry homes on the north side of the property. Mr. Walters would like to add front load townhomes to the homes on the north side of the property. The front load townhomes will have 22 feet driveways. There will be sidewalks on both sides of the streets.

Glenn Weyant asked about the road that connects to Peachtree Industrial Boulevard. Josh Campbell stated that there will be a connection to Peachtree Industrial Boulevard through the adjacent townhome site.

Anthony Manners stated that the developer needs to give more consideration to the complete lack of parking.

Michelle Budd called for opposition.

Mike Drolet, 703 Eva Kennedy Road, Suwanee, Georgia. Mr. Drolet asks that serious consideration be given to the creek.

Harold Manning, 691 Eva Kennedy Road, Suwanee, Georgia. Mr. Manning stated that the water from the Church property comes across the road to his property and causes flooding. Mr. Manning feels that the construction of additional homes will cause more issues. Also, Mr. Manning is concerned about parking in the new development.

Anthony Manners moved to deny RZ-2018-007, second by Pete Charpentier. Motion carried 5-0.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

Anthony Manners moved to adjourn at 7:54 p.m