

**MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
December 4, 2018**

PLANNING AND ZONING MEMBERS: Present: Anthony Manners, Glenn Weyant, Michelle Budd, Lila Kelley, and Pete Charpentier. Staff members present: Josh Campbell, Kylie Adams, Alyssa Durden 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 as presented, second by Glenn Weyant. Motion carried 5-0.

ADOPTION OF THE MINUTES: September 4, 2018 2018

Anthony Manners moved to adopt the October 2, 2018 minutes, second by Glenn Weyant. Motion carried 5-0.

OLD BUSINESS

NEW BUSINESS

RZ-2018-009– Owner: Jimmy C. Barrett. Applicant: Pollack Shores Real Estate Group. The applicant requests a rezoning from M-1 (Light Industry District) to PMUD (Planned Mixed-Use Development) to allow for a mixed-use development including commercial and multifamily uses. Site contains approximately 14 acres in Land Lots 236 and 252 of the 7th District and is located along Suwanee Dam Road near the northeast corner of Suwanee Dam Road and Peachtree Industrial Boulevard.

Josh Campbell presented the staff report as follows: The applicant requests a rezoning from M-1 (Light Industrial) to PMUD (Planned Mixed-Use Development) for the development of a mixed-use project including multifamily and commercial uses. The subject property consists of approximately 14 acres located on Suwanee Dam Road.

The proposed mixed-use development includes 276 multifamily residential units within 5 separate 3-4 story buildings arranged in a series of blocks along a new street (“Main Street A”) that would serve as a central spine for the development. The minimum unit size for the multifamily units would be 650 square feet. The proposed unit mix includes 153 (55%) one bedroom units, 110 (40%) two bedroom units, and 13 (5%) three bedroom units. The building fronting “Main Street B” would have 7 additional spaces on the ground floor that could be used as offices or one bedroom residential units. The development would include an amenity area with a pool and a leasing office. The proposed project also includes 17,900 square feet of retail space divided between a

freestanding building fronting Suwanee Dam Road and the ground floor of a mixed-use building located along proposed “Main Street A.”

The applicant proposes four access points. The main access point would be a full access intersection that aligns with an existing median break along Suwanee Dam Road. A second curb cut would have right-in/right-out access only onto Suwanee Dam Road. The proposed site plan includes a direct connection to the adjacent Kroger property to the west as well as a stub to the property line of the undeveloped property to the north for a future interparcel connection.

The proposed development includes approximately 3.9 acres of open space, approximately 28% of the subject property. The open space is divided between primarily two tracts. One tract runs along the eastern property line and the other runs along Suwanee Dam Road. Both areas would be very natural as a result of streams.

Parking for the apartments would be distributed throughout the project in surface lots behind or to the side of the apartment buildings. Additionally, on-street parking spaces would be provided in front of the buildings. A total of 491 parking spaces are proposed.

The proposed concept plan incorporates new roads suggested in the Comprehensive Plan (both 2030 and 2040) to create desired connectivity. The applicant proposes the main entrance and central street of the development to align with an existing break in the median on Suwanee Dam Road where the plans call for the realignment of Stonecypher Road to intersect with Suwanee Dam Road if the property across the street is developed. The interparcel connections proposed to adjacent properties would enhance the overall connectivity between the parcels along Peachtree Industrial Boulevard and Suwanee Dam Road, allowing pedestrian and vehicular trips between locations without requiring getting on either of the arterials.

The proposed project is consistent with the vision and future land use that is proposed for the subject property in the 2040 Comprehensive Plan. The proposed uses and the design of the project will complement the existing commercial uses and the expansion of Town Center Park that is currently in design. As such, the Planning Department recommends approval with conditions of RZ-2018-009.

Pete Charpentier asked about open space in the front of the project. Josh Campbell stated that the open space in the front of the project would be passive. It will be wooded with an opportunity for more at a later date.

Pete Charpentier asked about connectivity to Kroger. Josh Campbell showed the connectivity on the exhibits to the Planning Commission. Discussion ensued between Josh Campbell and Pete Charpentier regarding connectivity to Kroger.

Michelle Budd called upon the applicant.

Shane Lanham, 1550 North Brown Road, Lawrenceville, GA. Mr. Lanham distributed exhibits to Planning Commission and staff. Mr. Lanham stated the project is 14.29 acres on the north side of Suwanee Dam Road. Building 200 has commercial space. Building 300 has live work units. The applicant would like to create an urban walkable environment. Creating a connection further north that will line up with the Kroger front façade is something to consider. The applicant will need permission from Georgia Power to go across the power easement.

The project will be a mixed-use center. The exhibits show pedestrian connections and vehicular connections. The project ties into the City of Suwanee Comprehensive Plan.

Pete Charpentier asked for distance from the edge of subject property to Kroger parking lot. Mr. Lanham stated that the distance is about 145 feet. Discussion ensued between Pete Charpentier and Mr. Lanham regarding connectivity to Kroger.

Pete Charpentier asked how many units will be in building 600. Mr. Lanham indicated that there will be about 24 units in building 600. Mr. Charpentier asked about parking for the residents in building 600. Mr. Lanham stated that the residents will have access to the parking lot to the east. Pete Charpentier stated that the parking lot is quite a distance away. Mr. Lanham explained that some residents will have a longer walk.

Pete Charpentier asked about the clientele the applicant is hoping to attract. Mr. Lanham explained that they will be looking for young single residents, baby boomers, empty nesters, and couples without children.

Lila Adams asked about storage or garages.

Tyler Gaines, 3605 Glenridge Drive, Sandy Springs, GA. Mr. Gaines stated that there will be some storage units scattered around the project that will be available. There will not be garages.

Pete Charpentier asked Josh Campbell about parking. Josh Campbell stated that there are several multi-family developments in the city. Residents will not always be able to park next to the building where they live. It is the decision of the resident.

Michelle Budd called for opposition. There was none.

Glenn Weyant moved to approve RZ-2018-009 with staff recommended conditions, second by Lila Kelley. Motion carried 4-1. Pete Charpentier opposed.

1. Develop in accordance with the concept plan (Exhibit A – Dated November 2, 2018) and associated attachments and exhibits approved by 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, or other proposed features shown on the submitted plan. If needed due to conditions of

zoning that require substantial changes to the concept plan, within 180 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. Development shall be a unified mixed-use project containing up to 276 residential units, a minimum of 8,800 square feet of leasing and amenity space, and a minimum of 17,900 square feet of commercial/retail space. Commercial uses are limited to those found in the Old Town Commercial District (OTCD). The development may up to 6,500 square feet of live work space that will be limited to those uses found in the Office-Institutional District (O-I) and a maximum of 7 residential units. The commercial/retail space and live work units shall be at street level and facing Suwanee Dam Road, "Main Street A," and/or a usable open space within the project.
3. Maximum building height shall be 3 stories, but shall allow for 3/4 split where affected by the topography.
4. Prior to issuance of a development permit for any portion of the property, the developer shall prepare a plan book for review and approval by the City. The goal of the plan book will be to convey the architectural style, character, and vision for the development. The plan book will include at least a site plan, building elevations, building materials and colors, proposed street lights and signs, materials of any fences, railings or walls, and conceptual illustrations of any proposed open spaces, but may also include any other information that effectively conveys the vision for the project. The plan book should include illustrations and/or sections that clearly illustrate the relationship of the buildings to the street. Architecture shall be consistent with architecture shown in Exhibit B and be compatible with other architectural styles commonly found in downtown style buildings, in terms of style, materials and features.
5. Residential development shall be subject to the following development standards:
 - a. Up to 5% of the residential units may contain 3 bedrooms.
 - b. Up to 40% of the residential units may contain 2 bedrooms.
 - c. All remaining units shall be one bedroom or studio units.
 - d. The minimum unit size shall be 650 square feet.
 - e. The average size of all the units must fall between 900 and 1,000 square feet.
 - f. All units shall be separately metered to allow for condominium conversion. Power will be metered separately and water may be sub metered.
 - g. All units shall have a minimum 9 foot interior ceiling heights, 42" cabinet heights, premium countertop surfaces and premium appliances.
 - h. First class tenant amenities such as a swimming pool and workout center shall be provided.
 - i. Residential buildings shall have controlled access.

- j. Secondary entrances may be provided to access parking lots behind buildings, but each building shall have a primary entrance located on the front of the building and facing a street that provides access to all units.
 - k. All ground floor residential units shall have a direct exterior entrance accessible via a landing, patio, stoop or step connected to the public sidewalk as much as practical. Areas between individual patios, landings, stoops, or steps shall be landscaped. Steps and stoops must allow for a minimum 5 foot clear zone for all sidewalks.
 - l. Where practicable based on topography, the front door of each ground floor unit shall be within 0-6 feet above the grade of the sidewalk in front of it. No more than 15% of ground floor units shall have a front door that is more than 6 feet above the grade of the sidewalk in front of it.
 - m. In addition to the standards listed above, development shall be subject to all applicable life safety and building codes.
 - n. Parking: Provide 1 parking space per bedroom for residential units
6. Commercial development shall be subject to the following development standards:
- a. Primarily glass storefronts.
 - b. Exterior façade of commercial and live work uses shall have a minimum height of 20 feet.
 - c. Design shall allow for construction of restaurant uses in a portion of the project via the provision of adequate base infrastructure.
 - d. Parking: Provide 4 spaces per 1,000 square feet of commercial space
7. At least one building shall have a vertical mix of uses with ground floor commercial space. This building shall create a sense of place and identity for the development.
8. Development shall have a usable open space as a focal point of the development that creates a sense of place and identity for the development. This open space shall be fronted by buildings on at least three sides. These buildings shall be visible from said open space.
9. Prior to approval of any development permit for the project, provide a pedestrian circulation plan for the project. The purpose of the plan is to demonstrate the walkability of the project. Pedestrian facilities shall be provided as shown on the concept plan dated November 2, 2018. A pedestrian facilities shall be shown as part of the interparcel access to Kroger. This plan shall include, subject to applicable environmental approvals, a hard surface trail along Brushy Creek along the length of the property that connects to a sidewalk at Suwanee Dam Road. Pedestrian facilities shall be provided to connect residential and commercial uses to and through the open spaces as practical. Pedestrian facilities shown in the plan will need to be included approved development plans for the project.

10. Provide an interparcel connection to the adjacent grocery store property to the west and the property to the north approximately as shown on the concept plan (Exhibit A). Final location of these connections shall be coordinated with adjacent property owners. Whether the adjacent property owner agrees to connect to the improvement or not, the improvements shall be constructed up to the property line in the most logical and practical locations.
11. A maximum of 2 rows of parking may be constructed between the right-of-way along Suwanee Dam Road and the buildings fronting Suwanee Dam Road, as currently depicted in the Concept Plan dated November 2, 2018. Surface parking other than on-street parking shall be located behind or within buildings. Any off-street parking areas shall meet the minimum landscape standards for parking lots as indicated in the City of Suwanee Zoning Ordinance. On street parking along “Main Street A” should be limited to parallel or angled parking.
12. Provide bicycle racks with a minimum of 5 spaces near the entrance of each building.
13. Streets, whether publicly dedicated or private, shall meet the standards of a local street. The final size of right-of-way and road design shall be subject to the approval of the City Engineer. Streets shall comply with City of Suwanee construction standards pertaining to thickness, depth, compaction, construction methods and materials. Said streets shall be two pass streets. The streets identified as “Main Street A” and “Main Street B” shall be contained within a public access easement, if they are not publicly dedicated.
14. A minimum 5 foot wide landscape strip shall be provided on both sides of all streets. Within the landscape strips, minimum 3 inch caliper trees shall be provided on 40 foot centers. Said trees shall comply with the requirements of the Buffer, Landscape, and Tree Preservation Ordinance. A root barrier shall be planted with all trees adjacent to a sidewalk. Pedestrian lights shall be provided approximately 80 feet apart on both sides of Main Street A and Main Street B or as otherwise approved per the recommendation of the power provider.
15. Any wall facing a street, external or internal, shall be clad in a high quality material. Said walls and the materials used to construct the walls shall be subject to the approval of the Planning Director.
16. Should traffic signalization be determined to be needed, signals shall be mast-arm style signals subject to the review and approval of Gwinnett County Department of Transportation. Any signals installed to serve the development shall be installed at the expense of the developer.
17. All new utilities shall be located underground.

18. Outdoor dumpsters shall be contained in an enclosure constructed of a material consistent with the primary building material of the nearest building. Dumpster enclosure openings shall not face any street and shall be screened from the view of any street or sidewalk.
19. All exterior lighting shall be arranged so that the source of any light is screened from view.
20. Prior to issuance of any certificate of occupancy, a comprehensive signage plan shall be submitted for review and approval by the City.
21. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.
22. If not specifically addressed, the City's current zoning, sign, development building code and other regulations shall apply and remain in full force and effect. Nothing herein shall grant deviations to building, fire or other life-safety codes or regulations except as normally allowed by said codes.

2019 PROPOSED PLANNING COMMISSION MEETING SCHEDULE

*Glenn Weyant moved to approve 2019 Planning Commission Schedule with revisions, second by Lila Kelly. Motion carried 5-0 (additions = **bold**, deletions = ~~strikethrough~~).*

SUBMISSION DEADLINE (5:00 P.M.)	ADVERTISEMENT DATES	P & Z MEETING DATE
11/30/19	12/19/18 01/02/19	01/08/19
01/04/19	01/16/19 01/30/19	02/05/19
02/01/19	02/13/19 02/27/19	03/05/19
03/08/19	03/20/19 04/03/19	04/09/19
04/05/19	04/17/19 05/01/19	05/07/19
05/03/19	05/15/19 05/29/19	06/04/19
06/07/19	06/19/19 07/03/19	07/09/19
07/05/19	07/17/19 07/31/19	08/06/19
08/02/19	08/14/19	09/03/19

	08/28/19	09/10/19
08/30/19	09/11/19 09/25/19	10/01/19
09/27/19	10/16/19 10/30/19	11/05/19
11/01/19	11/13/19 11/27/19	12/03/19
12/16/19	12/18/19 01/01/20	01/07/20

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

Anthony Manners moved to adjourn at 7:30 p.m.