

**MINUTES**  
**CITY OF SUWANEE, GEORGIA**  
**PLANNING AND ZONING COMMISSION**  
**January 8, 2019**

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

**CALL TO ORDER**

Michelle Budd called the meeting to order at 6:30 p.m.

**ADOPTION OF THE AGENDA**

*Glenn Weyant moved to adopt the agenda as presented, second by Lila Kelley. Motion carried 3-0.*

**ADOPTION OF THE MINUTES: December 4, 2018**

*Glenn Weyant moved to adopt the December 4, 2018 with corrections, second by Lila Kelley. Motion carried 3-0.*

**OLD BUSINESS**

**NEW BUSINESS**

**RZ-2019-001** – Owners: FGM Organizations Inc, and Vanessa B. Johnson. Applicant: O’Dwyer Properties. The applicant requests a rezoning from GC-A (Gwinnett County Annexed) to R-75 (Single Family Residential District) to allow for detached single-family homes. The site contains approximately 9 acres in Land Lots 170, 171, 192 and 193 of the 7<sup>th</sup> District and is located on 90 Morning Glen Drive.

Josh Campbell presented the staff report as follows: The applicant requests a rezoning from GC-A (Gwinnett County Annexed) to R-75 (Single Family Residence District) to allow for the development of 25 single family homes. The subject property includes approximately 9 acres located along Morning Glen Drive.

In 2006, the City annexed approximately 270 acres (390 parcels) along Smithtown Road. Most of the property was already developed with single family homes. The subject property was included in this annexation.

When property is annexed from one jurisdiction to another jurisdiction the affected property must be zoned to a district within the new jurisdiction. Historically, when the City initiates an annexation, the City zoned parcels to a City zoning district which was most comparable to the zoning of the property in the County. Since the City’s zoning districts are not the same as Gwinnett County, this sometimes created a situation where a property owner would lose some of the previously allowed uses. The City created the GC-A (Gwinnett County Annexed) district to address this situation. This zoning district

allows each property to retain the same zoning standards it held in Gwinnett County at the time of annexation into the City including any variances, zoning modifications, or conditions pertaining to the individual parcels.

The proposed site plan for the project indicates a lot dedicated to a stormwater facility as required by the development regulations. If the stormwater land will not have road frontage then an easement will need to be provided prior to approval of the final plat.

The proposed subdivision would be located off of Morning Glen Drive near the Smithtown Road entrance to the existing Morningside neighborhood. The subject property is on a tract of land within the Morningside neighborhood that was not included in the original development, and it is surrounded by single family homes to the north, west and south that are also zoned GC-A with Gwinnett County zoning. East of the proposed development is the existing church on the subject property that fronts Smithtown Road. Across Smithtown road are large lots with single family homes.

The requested rezoning of R-75 is appropriate for this location. The proposed development is in character with surrounding development and the Future Land Use Plan. As such, the Planning Department recommends approval with conditions.

Michelle Budd asked what is on the site currently. Josh Campbell explained that there is currently a church and undeveloped land.

Lila Kelley asked about the size of the homes. Josh Campbell stated that the homes will be larger than surrounding homes.

Michelle Budd called upon the applicant.

Shane Lanham, 1550 North Brown Road, Lawrenceville, GA. Mr. Lanham introduced Mr. Jordan Tench, O'Dwyer Homes. Mr. Tench stated that O'Dwyer Homes is a local, semi-custom home builder. They have been in business for 25 years. O'Dwyer Homes focuses on quality homes. They are energy star certified.

Shane Lanham stated that R-75 is an appropriate land use for the subdivision. The property is already zoned residential. The Church is planning to stay. They are just selling the rear portion of the property. Mr. Lanham indicated that he had not been in contact with any of the residents of the surrounding neighborhood but looks forward to hearing what they have to say.

Michelle Budd asked about the price point of the homes.

Mr. Lanham stated that the price point will be about \$400,000.00.

Glenn Weyant asked how that price point compares to existing homes in the area. Shane Lanham stated that homes in the neighboring subdivision are valued in the \$200,000.00 range.

Michelle Budd called for opposition.

Thomas Wynne, 325 Morning Glen. Mr. Wynne expressed concern about storm water.

Jeff Malmquist, HOA president. Mr. Malmquist brought a list of concerns from the Home Owners association. The residents would like to know if the voting precinct will change. They are concerned about drainage, the tree buffer that backs up to Avonlea Crossing. The residents would like to know how the new homes will impact the local schools.

Gloria Holthaus, 3472 Morning Top Place, Suwanee, GA. Ms. Holthaus is concerned how the traffic will be impacted by the new subdivision. She would also like to know about signage, construction traffic and a traffic signal.

Penelope Williams, Ms. Williams is concerned about erosion. She also expressed concern about the number of children that will be attending Suwanee Elementary.

Victoria Thomas, 215 Morning Glen Drive, Suwanee, GA. Ms. Thomas is concerned about traffic and drainage issues.

Tracy Foran, 3322 and 3332 Smithtown Road, Suwanee, GA. Mr. Foran is very concerned about the additional traffic that will be generated by the new subdivision.

Brian Cox, 310 Morning Glen Drive, Suwanee, GA. Mr. Cox has two children, ages 3 and 6. Mr. Cox wants to know how long the construction will last. He does not want to raise his kids next to a construction site for the next 5 to 10 years.

Mr. Lanham stated that storm water will be addressed during the development review phase of the project. The project is not allowed to increase the amount of stormwater. A very attractive entrance is planned for the subdivision. Regarding schools, there should not be a major impact to the schools because there will only be 25 homes. The builder is planning to leave as many trees as possible. There is a 30 foot rear setback.

Glenn Weyant asked about the construction duration. Shane Lanham stated that the construction should only last about a year and a half.

Josh Campbell addressed some of the concerns expressed by the opposition. Mr. Campbell explained that construction should only last about 2 years. For a project of this size, it is not likely to generate a lot of students for Suwanee Elementary School. Zoning decisions are not based on the capacity of the nearby schools. The school is currently under capacity and was declining in enrollment last time we checked. The storm water will be addressed during the development review process. If there are existing storm water issues, it is not the responsibility of the new developer to correct those issues. The traffic impact will be minimal. Traffic lights are handled by Gwinnett County but I do not anticipate that a signal would be warranted at the entrance of Morningside. There are no buffers between single family residential uses. The City of Suwanee does have a

Buffer Landscape and Tree Preservation Ordinance. The development will have to meet the tree density requirements. The voting precincts are handled by Gwinnett County. There will be a construction entrance for the development.

*Glenn Weyant moved to approve RZ-2019-001 with staff recommended conditions, second by Lila Kelley. Motion carried 3-0.*

1. Architecture for all single family detached units shall be subject to the approval of the Planning Department. Only two primary materials shall be used on each home, and all windows shall be simulated divided lite windows.
2. Provide a minimum 4 foot wide sidewalks on both sides of all streets. A minimum 6 foot wide landscape strip shall be provided between the sidewalk and the curb. Plant 3” caliper street trees at 40 feet on center within the landscape strip.

### **OTHER BUSINESS**

### **ANNOUNCEMENTS**

Josh Campbell announced that Anthony Manners is leaving the Planning Commission.

### **ADJOURNMENT**

Glenn Weyant moved to adjourn at 7:18 p.m.