

MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
May 7, 2019

PLANNING AND ZONING MEMBERS: Present: Glenn Weyant, Michelle Budd, Lila Kelley, and Muthu C. Narayanan. Staff members present: Josh Campbell, and MaryAnn Jackson. Absent: Brad Cox.

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 4-0.

ADOPTION OF THE MINUTES: April 9, 2019

Glenn Weyant moved to approve the minutes as April 9, 2019 minutes, second by Muthu C. Narayanan. Motion carried 4-0.

OLD BUSINESS

NEW BUSINESS

RZ-2019-004 – Owner: NRCT, LLC. Applicant: The Providence Group of Georgia, LLC. The applicant requests a rezoning from C-2 (General Commercial District) to PMUD (Planned Mixed-Use Development District) to allow for attached single-family homes. The site contains approximately 9.95 acres in Land Lot 253 of the 7th District and is located at the southwestern intersection of Tench Road and Peachtree Industrial Blvd.

Josh Campbell presented the staff report as follows: The applicant is requesting a rezoning from C-2 (General Commercial District) to PMUD (Planned Mixed-Use Development District) to allow for the development of 83 single family attached residential units (townhomes) on approximately 9.95 acres of land located on the southwest corner of the intersection of Peachtree Industrial Boulevard and Tench Road.

The applicant proposes to develop a gated townhome neighborhood with private streets. The project would have a total of 83 units, with 19 front loaded units and 64 rear loaded units. Front loaded units would be a minimum of 27 feet wide, while the rear loaded units would be at least 20 feet wide. The driveways for the front loaded units would be about 24 feet long and the rear loaded units would have 20 foot long driveways.

The project would include about 2 acres of open space. About 1.3 acres of land around a stream that runs parallel to Tench Road would be preserved as a natural open space. This space would screen much of the development from Tench Road. The project would also include a more formal open space that would serve as the focal point and gathering space

for the neighborhood. This space would include a mail kiosk and fire pit. The space is divided by a road that includes 12 on-street parallel parking spaces. 24 of the rear loaded residential units front directly onto this formal open space.

Vehicular access to the neighborhood would be provided off Tench Road directly across the street from a driveway that serves a non-residential development in Sugar Hill. The concept plan for the project depicts pedestrian access to the adjacent Three Bridges neighborhood (also developed by the applicant). A total of 25 on street parking spaces are proposed with 12 of those spaces located along the roadway next to the formal open space.

In the Comprehensive Plan, the subject property is located within the Peachtree Industrial Boulevard Character Area. The Future Land Use Map indicates that mixed-use village would be appropriate for the subject property.

The Peachtree Industrial Boulevard Corridor anticipates new residential development to follow traditional neighborhood design principals, encourages interparcel pedestrian and vehicular connectivity, calls for commercial uses in the corridor to focus on the Suwanee Dam Road and McGinnis Ferry Road intersections, and references Village Grove as a model for how new development should address existing development. The applicant proposes a single family attached development that largely follows traditional neighborhood design principles.

The development is designed in a manner consistent with traditional neighborhood design principles, would complement the surrounding non-residential uses, and is consistent with the recommendations of the Future Land Use Plan. The request to rezone the property from C-2 to PMUD to allow for the development of a single family attached neighborhood designed according to traditional design principles is consistent with the City's expectations in this area. The Planning Department recommends approval with conditions of RZ-2019-004.

Lila Kelley asked if the townhomes will be similar to those in Three Bridges Subdivision or Suwanee Station. Josh Campbell stated that the townhomes will be similar to those in Suwanee Station.

Lila Kelley asked if the on-street parking would be scattered throughout the neighborhood. Josh Campbell indicated on the site plan the areas where on-street parking will be available.

Michelle Budd called upon the applicant.

Jeff Kingsfield, 4227 Richenbacker Lane, Atlanta, GA. Mr. Kingsfield stated that the homes will be similar to those in Three Bridges. Mr. Kingsfield asked for modification to several of the recommended conditions. He would like to stagger the buildings to give them better definition. This would require him to change the length of the driveways on the front loaded and rear loaded units.

Pete Seidel, 307 Causeway Court, Suwanee, GA. Mr. Seidel asked if the developer plans to clear cut the entire property. Mr. Seidel also inquired about fencing.

Mr. Kingsfield stated that there are mostly pine trees on the site. They will need to be cleared. Regarding fencing, Mr. Kinsfield indicated that there will be some areas around the stream buffer that fencing will be considered.

Mr. Cane, 4144 Baverton Drive, Suwanee, GA. Mr. Cane asked if the existing fence will remain.

Mr. Kingsfield indicated that the fence will remain and that he has plans for additional fencing in the same style.

Michelle Budd called for opposition. There was none.

Lila Kelley moved to approve RZ-2019-004 with amended staff conditions, second by Glenn Weyant. Motion carried 4-0 (additions = bold, deletions = ~~striketrough~~).

1. Develop in accordance with the concept plan (Exhibit A – Dated April 12, 2019) 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 project containing up to 83 residential units and minimum of 2 acres of open space. A maximum of 19 units may be front loaded. The remainder shall be rear loaded units with garages accessed via rear alleys.
3. District Development Standards:
 - a. Maximum building height shall be 3 stories or 35 feet.
 - b. Minimum lot width for front loaded units – 27 feet.
 - c. Minimum lot width for rear loaded units – 20 feet.
 - d. Minimum unit size – 1600 square feet.
 - e. Minimum driveway length, front loaded units – ~~24~~ **20** feet.
 - f. Minimum driveway length, rear loaded units – ~~20~~ **18** feet.
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 Exhibits B1 and B2.
5. 5 foot wide sidewalks shall be provided along Peachtree Industrial Boulevard and Tench Road. Pedestrian connections with 5 foot wide sidewalks shall be provided approximately as show on the concept plan to the adjacent Three Bridges neighborhood and to Peachtree Industrial Boulevard. Sidewalks should be provided along the private roads approximately as shown on the approved concept plan dated April 12, 2019. Where provided they shall be separated from the roadway by a minimum 5-foot-wide landscape strip.
 6. The project shall be served by private roads, which may be gated. Roads should be constructed in the approximate location shown on the approved concept plan with the same approximate widths, subject to the approval of the City Engineer. Adjacent to the roadway on both sides a 5 foot wide landscape strip should be provided. Within the landscape strip 3 inch caliper overstory trees (selected from the list of approved street trees) shall be planted on 40 foot centers. Adjacent to the 5 foot landscape strip, on both sides of the road, 5 foot wide sidewalks should be provided. If a gate is provided at the entrance to the neighborhood, it shall be subject to the approval of the City Engineer.
 7. The landscape plan for the neighborhood shall be subject to the approval of the Planning Director. The landscape plan should accomplish the following:
 - a. Preserve trees within the required 25 foot and 50 foot wide stream buffers, except that smaller trees may be thinned in those areas provided the activities are consistent with the requirements of other applicable regulations.
 - b. Street trees should be provided along all private roads.
 - c. Provide street trees along Tench Road subject to the approval of the City Engineer.
 - d. Ornamental trees should be provided in the Village Green with overstory trees lining the perimeter of the green where adjacent to the townhomes. Hedgerows should line the perimeter of the open space with the hedgerow located closer to the townhomes than the sidewalk.
 - e. Provide a hedgerow along the internal street closest to Peachtree Industrial Boulevard, with the intention of screening the visibility of the roadway and on street parking from Peachtree Industrial Boulevard.
 - f. Provide landscaping to minimize the appearance of the all rear alleys.
 - g. Provide a mix of evergreen trees and shrubs and ornamental trees and shrubs along with exterior property lines.

- h. Provide landscaping to minimize the appearance of the detention facility that is proposed to be located adjacent to Trench Road.
 - i. Provide landscaping including ornamental trees and shrubs at the entrance to the neighborhood.
8. On street parking shall be provided approximately as shown on the approved concept plan.
9. The Village Green shall be designed as a usable open space that serves as a focal point for 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, as depicted in the approved concept plan and should be a minimum of 0.7 acres. The development plans for the amenity area shall be stamped by a Professional Engineer (P.E.) and Registered Landscape Architect (RLA). Plans should minimize slopes, mounds and visible drainage structures within the open space. The Village Green should include the neighborhood mail kiosk, subject to the approval of the appropriate entity, a fire pit (or similar amenity), and a small hardscaped plaza.
10. 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.
11. All new utilities shall be located underground.
12. Prior to approval of a final plat, a comprehensive signage plan shall be submitted for review and approval by the City.
13. 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.
14. All rear loaded single family attached units should have a front stoop or porch between 18 inches and 6 feet above the grade of the sidewalk in front of the unit, **but units 44 – 49 and 50 – 55 may be level with the grade of the sidewalk.**
15. Buildings shall use brick on front and side facades. Wood or fiber cement materials may be used as trim. Windows on front elevations and side elevations visible from the road shall have simulated divided lites.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT