

REZONING(S):

RZ-2021-006

**CITY OF SUWANEE
REZONING ANALYSIS**

CASE NUMBER: RZ-2021-006

REQUEST: R-100 (RESIDENTIAL SINGLE-FAMILY DISTRICT) TO IRD (INFILL RESIDENTIAL DISTRICT)

LOCATION: 653 WHITE STREET

TAX ID NUMBER: 7-237-052

ACREAGE: 0.85 ACRE

PROPOSED DEVELOPMENT: 4 SINGLE FAMILY DETACHED HOMES

APPLICANT: TONYA WOODS
5074 BRISTOL INDUSTRIAL WAY SUITE A
BUFORD, GA 30518

OWNER: BILL STARK PROPERTIES LLC
3719 WINDER HIGHWAY SUITE 100
FLOWERY BRANCH, GA 30542

CONTACT: TONYA WOODS
PHONE: 770-271-2868

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant requests a rezoning from R-100 (Residential Single Family District) to IRD (Infill Residential District) to allow for the construction of 4 detached single family houses with a minimum square footage of 2,000 square feet on an approximately 0.85 acre parcel. The subject property is located at the northwest corner of White Street and Davis Street in Old Town.

The subject property is bound by White Street to the south, the railroad to the north and two streets that dead into the railroad on both the east and west side of the property. The property is vacant and contains several large trees including one that is particularly significant toward the southwest corner of the property. The applicant proposes to subdivide the 0.85 acre lot into 4 lots that would front White Street. A new alley would be built behind the new homes to access parking in the rear. The applicant also proposes to build a sidewalk along the White Street frontage and provide street trees.

DEVELOPMENT COMMENTS:

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

Gwinnett County sewer would need to be extended to the property in order to subdivide the property into smaller lots as proposed.

If the rezoning request is granted, the subdivision of the subject property into 4 lots would require the administrative approval of an exemption plat, which would be subject to the IRD development regulations and reviewed by City staff and appropriate County entities.

ANALYSIS:

The applicant requests a rezoning from R-100 (Residential Single Family District) to IRD (Infill Residential District) to allow for the construction of 4 detached single family houses. The IRD (Infill Residential District) may only be used within the Old Town Overlay District (OTOD). The subject property is in the OTOD. IRD allows for lots that are a minimum of 6,500 square feet. The 4 proposed lots are approximately 8,500 to 10,500 square feet. There are several large trees on the property that would likely be impacted by the proposed development. Redevelopment of the property should attempt to preserve some of the large trees where feasible and practical to preserve the character of Old Town. The property is relatively flat and can accommodate the proposed development.

The subject property is zoned R-100 (Residential Single Family District) and surrounded by other R-100 zoned property with single family detached homes including a new home under construction across White Street. Across the railroad tracks to the north is Suwanee's historic commercial area on Main Street. Although not physically accessible from the property, the rear of development on the subject property could be visible from Main Street, so it is important that any new buildings built on the subject property be compatible in style and scale with the Historic Old Town Character Area on all facades.

The Zoning Ordinance states that IRD uses shall be compatible in intensity and style to neighboring properties. The 4 proposed lots are similar in size to many surrounding lots in Old Town. The lot across David Street from the subject property is 0.26 acre, and the lot two lots down from the subject property to the southwest is 0.34 acre. While zoned R-100, these lots along with other smaller lots along White Street are considered substandard lots of record that were created prior to the adoption of the Zoning Ordinance. The proposed smaller lots on the subject property would continue the historical pattern of smaller lots along White Street.

The 2040 Comprehensive Plan prescribes increasing residential opportunities in Old Town through "carefully-crafted, creative infill responding to and enhancing the historic scale and unique small town character of Old Town" (2040 Comprehensive Plan, p. 17). The plan states that "historic Old Town will be characterized by a mixture of old and new quaint smaller scale development integrated into the existing traditional fabric." (2040 Comprehensive Plan, p. 16).

The goals of the Historic Old Town character area in the 2040 Comprehensive Plan state that “new development should be sensitive to existing lot character, tree cover, and proportions and scale of adjacent buildings and roads” (2040 Comprehensive Plan, p. 18). As such, it is important that the design of the structures on the subject property take context into consideration to preserve and enhance the quaint character of Old Town. If the request is approved, house location plans and architecture should be reviewed and approved by the Planning and Inspections Department to ensure compatibility with the Old Town Design Guidelines established in 2002 and existing architectural styles as prescribed in the 2040 Comprehensive Plan (2040 Comprehensive Plan, p. 17).

The IRD (Infill Residential District) was created to provide infill opportunities in Old Town as prescribed by the Comprehensive Plan. Several blocks on the other side of the railroad tracks nearby the subject property have been rezoned to IRD and subdivided to create new lots for new single family homes. A rezoning from R-100 to IRD would also be appropriate for the subject property.

In conclusion, the request to rezone the subject property from R-100 (Residential Single Family District) to IRD (Infill Residential District) to allow for 4 single family homes is consistent with the 2040 Comprehensive Plan and compatible with surrounding development. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of **RZ-2021-006**.

RZ-2021-006

Recommended Conditions:

1. The number of lots shall not exceed 4.
2. No curb cuts may be granted along White Street. Access shall be provided via rear alley or off Davis Street or West Main Street.
3. Prior to issuance of any building permits, the architecture of any proposed buildings shall be subject to the review and approval of the Planning and Inspections Department. The department will be looking for architecture that compliments the historic downtown area. Details such as sizable porches with adequate depth and porches elevated up to 3 feet above grade are important to the overall appearance of homes in the area.
4. Maximum building height shall be 35 feet.
5. The large tree at the southwest corner of the site shall be preserved, and if practical, other significant trees on the property should also be preserved.
6. A minimum 5 foot wide sidewalk shall be constructed along White Street. The sidewalk may meander in order to preserve any existing trees. A minimum 5 feet planting strip shall be provided between the edge of pavement of White Street and the sidewalk. Trees found on Suwanee's list of approved street trees should be installed along White Street in the planting strip at approximately 35 feet on center. Said street trees should be approximately 3" caliper. Trees and sidewalks should be installed on each lot prior to the issuance of a certificate of occupancy for any single family home. The property owner shall provide the City right-of-way for the construction of a White Street trail, if needed, at no cost to the City. Per the Zoning Ordinance, if right-of-way is provided for this purpose then the impacted lots would be exempt from meeting the minimum lot size.
7. If provided, any fencing or walls on the subject property shall be decorative and subject to the approval of the Planning and Inspections Department. Walls and fences should not exceed 4 feet in height.
8. Provide a house location plan (HLP) prior to issuance of a building permit for the property. Said plan shall detail the location of any structures, walls, or fences; the distance of any structures, walls or fences from the property lines; and the height of any fences and walls. HLP shall also include any landscaping, driveways or parking pads. Said HLP shall be subject to the review and approval of the Planning and Inspections Department. The intent of the HLP is to ensure the height of any wall, fence, structure, or location of parking do not create any negative external impacts.

Standards Governing Exercise of Zoning Power

Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed single family development is compatible with surrounding single family development.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

It is unlikely that the zoning proposal will adversely affect the existing uses of adjacent or nearby property.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject property has a reasonable economic use as currently zoned.

- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

Approval of the request likely would not result in excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;

The proposed development is consistent with recommendations of the 2040 Comprehensive Plan and Future Land Use Plan, which is single family residential.

- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

The ongoing update to the bicycle and pedestrian plan indicates a trail is planned along the rear property line of the subject property.

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>Tonya Woods</u>	NAME: <u>Bill Stark Properties LLC</u>
ADDRESS: <u>5074 Bristol Industrial Way Suite A</u> <u>Buford, Georgia 30518</u>	ADDRESS: <u>3719 Winder Highway Suite 100</u> <u>Flowery Branch, Georgia 30542</u>
PHONE: <u>770.271.2868 extension 1874</u>	PHONE: <u>770.231.3829</u>

CONTACT PERSON: <u>Tonya Woods</u>	CONTACT PHONE: <u>770.271.2868</u>
EMAIL ADDRESS: <u>woods.t@tandh.com</u>	FAX NUMBER: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): R-100 REQUESTED ZONING DISTRICT IRD

PROPOSED DEVELOPMENT: 4 single family homes

TAX PARCELNUMBER(S): 7-237-052

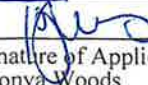

ADDRESS OF PROPERTY: 653 White Street

TOTAL ACREAGE: .85 PUBLIC ROADWAY ACCESS: White Street

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>4</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>min 1600</u>	TOTAL GROSS SQUARE FEET: _____

CERTIFICATIONS



I hereby certify that the above and attached information is true and correct. I am also aware that pursuant to Section 2004 no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that pursuant to Section 2003 of the Zoning Ordinance any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

<u></u> Signature of Applicant* Tonya Woods _____ Print Name* <u>Tonya Woods</u> Signature of Notary _____ Date <u>6/1/21</u> _____ Date <u>6-1-21</u> _____ Date	<u></u> Signature of Owner* Bill Stark _____ Print Name* <u>Bill Stark</u> Signature of Notary _____ Date <u>5/28/21</u> _____ Date <u>6-1-21</u> _____ Date
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

* If Additional Applicants or Owner Information is Needed Please Complete Additional Application Form

CITY OF SUWANEE USE ONLY

Date Received: July 5, 2023 Case No.: RZ-2021-006

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to section 2006 of the 1998 Zoning Ordinance, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:
The proposed zoning of IRD will permit a use that is suitable in view of the use and development of the adjacent and nearby property. Infill Residential is consistent with the character of downtown Suwanee.

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
The proposed use of single family residential will not adversely affect the existing use or suitability of adjacent or nearby property.

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
The property has a reasonable economic use as currently zoned.

(D) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:
The zoning proposal will not result in a use that would cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools since it is only 4 single family homes.

(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:
The zoning proposal of single family residential is consistent with the intent of the land use plan.

(F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:
The IRD zoning classification is to allow for planned infill of housing within the downtown area.

Date Received: 6/3/21 CITY OF SUWANEE USE ONLY Case No. RZ-2021-006 Accepted By: [Signature]



5074 BRISTOL INDUSTRIAL WAY, SUITE A
 BUFORD, GA 30518 | 770.271.2868
 WWW.THOMASANDHUTTON.COM

Letter of Intent

City of Suwanee
 Alyssa Durden
 Planning Department
 330 Town Center Avenue
 Suwanee, Georgia 30024

RE: 653 White Street
 7-237-052

Dear Ms. Durden:

Please let this letter serve as our letter of intent to accompany our Rezoning Application for the project located in the 653 White Street in the City of Suwanee. The proposed use for the .85-acre property is a four-lot exemption plat that will be single family residences. We are requesting the subject property be rezoned from the existing R-100 zoning to IRD Infill Residential District.

We request to have the following Development Standards for the proposed project. This illustrates Bill Stark Communities commitment to building quality homes for the City of Suwanee and surrounding neighbors.

Proposed Development Standards

Sidewalks	<ul style="list-style-type: none"> If required by the City of Suwanee
Landscaping	<ul style="list-style-type: none"> A minimum of one 3-inch caliper tree planted in the front yard
Driveways	<ul style="list-style-type: none"> Rear entry driveways with a minimum width of 16 feet
House Square Footage	<ul style="list-style-type: none"> 2000 Square Feet Minimum
Minimum Setbacks and Lot Square Footage	<ul style="list-style-type: none"> Minimum 6,500 Square Feet Front Setback 5 feet Side Setback 3 feet (10 feet separation between buildings) Rear Setback 20 feet

RZ-2021-006

Architecture	<ul style="list-style-type: none"> • All Facades to be a combination of brick, stone, and/or concrete siding • Minimum 2-foot brick water table • Architectural Shingles • Minimum of a Two Car Garage • Consistent with submitted architectural elevations
Landscaping	<ul style="list-style-type: none"> • Front, Side and Rear Yards shall be sodded • Street trees along White Street as required by the City

According to the City of Suwanee comprehensive plan, housing within the Old Town Overlay District should provide creative infill that "historic Old Town will be characterized by a mixture of old and new quaint smaller scale development integrated into the exiting traditional fabric." We believe that the White Street project will accomplish the intent of the Comprehensive Plan by providing housing that is architecturally consistent within Old Town Suwanee.

We appreciate your consideration of this rezoning request and please do not hesitate to give us a call if you have any questions.

Sincerely,



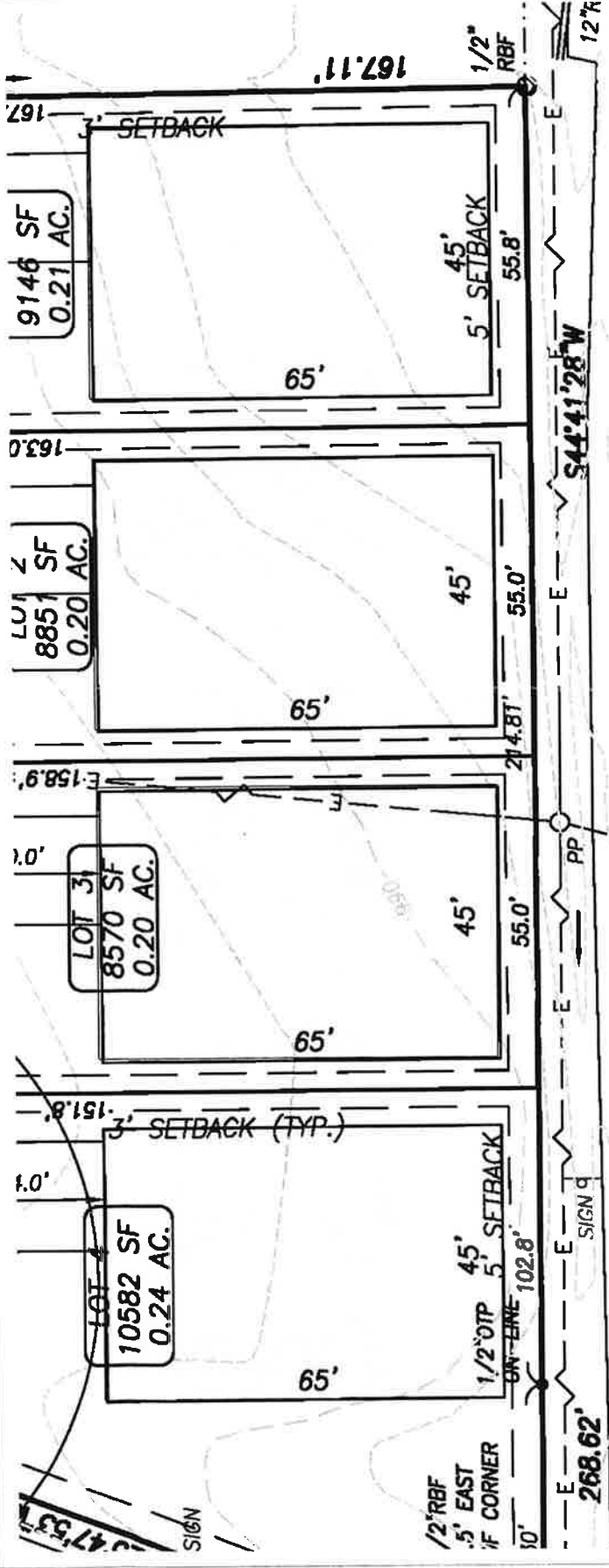
Tonya Woods
Thomas and Hutton

RZ-2021-006

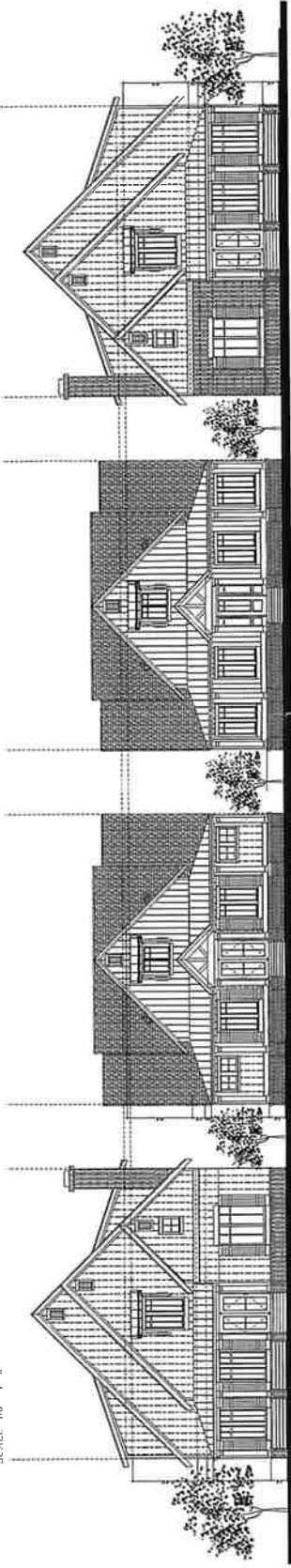
ISSUE HISTORY	
NO.	DESCRIPTION

RESIDENTIAL DEVELOPMENT FOR:
WHITE STREET TRACT
 STARK LAND DEVELOPMENT 3719 WINDER HIGHWAY
 FLOWERY BRANCH, GEORGIA 30542
 JOHN A. GRAMIGNA & ASSOCIATES ARCHITECTS, PC
 182 WINDO STREET, NORCROSS, GEORGIA 30071 (478) 279-1266 www.jagarchitects.com

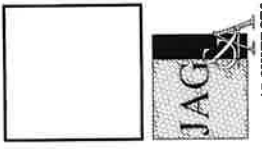
REVISIONS		
NO.	DATE	DESCRIPTION



WHITE STREET PARTIAL SITE PLAN
 SCALE: 1/8" = 1'-0"



WHITE STREET ELEVATION
 SCALE: 1/8" = 1'-0"



SHEET TITLE		SHEET NUMBER	
WHITE STREET ELEVATION		A.1	
PROJECT NO.	DATE	ISSUED FOR CONSTRUCTION	DATE

Sample of proposed elevations
 PZ-2021-006

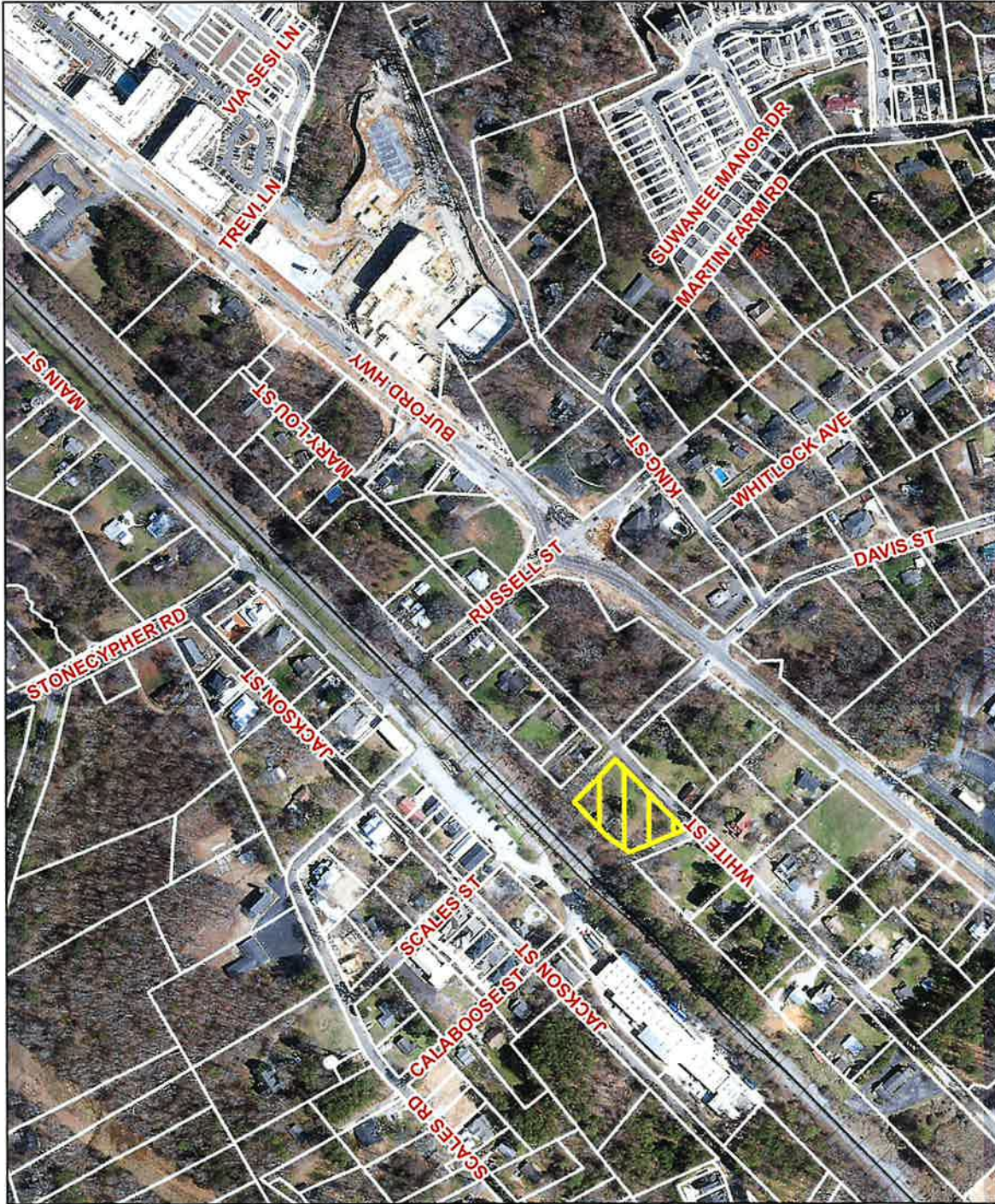


**Location Map
RZ-2021-006**

Legend



Site Location



1,000 Feet

500

250

0



Zoning Map RZ-2021-006

Legend

Site Location

ZONING

- C-1
- C-2
- C-2A
- C-3
- GCA
- IRD
- M-1
- OI
- OTCD
- PMUD
- R-100
- R-140
- R-75
- R-85
- RM6
- RM8

