

MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
May 4, 2021

PLANNING AND ZONING MEMBERS: Present: Michelle Budd, Glenn Weyant, Brad Cox, Muthu C. Naryanan, and Alan Dandar. Staff members present: Alyssa Durden, and MaryAnn Jackson.

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 Brad Cox. Motion carried 5 - 0.

ADOPTION OF THE MINUTES: April 6, 2021

Brad Cox moved to approve the April 6, 2021 minutes, second by Glenn Weyant. Motion carried 5-0.

OLD BUSINESS

RZ-2021-004— Owner: Keith and Barbara Maddox. Applicant: Edward M. Townsend. The applicant requests a rezoning from R-100 (Residential Single Family District) to IRD (Infill Residential District) to allow for detached single family homes. The site is located in Land Lot 236 of the 7th District at 481 Main Street and contains approximately 1.38 acres.

Josh Campbell presented the staff report as follows: Last month RZ-2021-004 was postponed for more information. The applicant indicated that the renovation cost could range between \$15,000.00 to \$20,000.00. It is difficult to give an exact cost without ripping up the floor of the home. The applicant is willing to attempt to save the home but would like the flexibility to tear it down if the price becomes exorbitant.

The applicant indicated that the cost associated with connecting to sewer ranges from \$35,000.00 to \$50,000.00. The cost to put in a septic tank is \$13,000.00 per tank.

Finally, there was concern about preservation of the trees along the northeast side of the property. The arborist for the City of Suwanee indicated that construction should be 10 feet off the property line. The trees should be treated 30 days before construction begins.

Alan Dandar asked about the cost associated with the treatment of the trees. Josh Campbell explained that the cost will be minimal.

Michelle Budd called upon the applicant.

Ed Townsend, 564 Scales Road, Suwanee, GA. Mr. Townsend stated that he is in agreement with staff recommended conditions.

Shelly Owen, 467 Main Street, Suwanee, GA. Ms. Owen stated that she is not in opposition but she is very concerned with the treeline. Ms. Owen lives in a 100 year old home that will never be up to code. She believes the existing home can be preserved.

Brad Cox moved to approve RZ-2021-004 with amended conditions condition 3a, condition 7, conditions 8 and condition 9, second by Alan Dandar (additions = bold, deletions = ~~strikethrough~~). Motion carried 5-0.

1. Prior to issuance on 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.
2. Maximum building height shall be 35 feet.
3. ~~Attempts shall be made to preserve at least 3 of the 4 significant old growth trees on the property. Prior to issuance of a building permit or demolition permit, the applicant shall provide an arborist report detailing measures that can be taken to minimize impacts to the 4 significant old growth trees and the trees along the adjacent property to the north. No trees shall be removed from the property without first consulting with the Planning Department.~~

The existing home on the property will be retained. If the home is renovated, then efforts shall be made to maintain the architectural style and significant features of the home that contribute to the historical character of Main Street as determined by the Planning Department.

4. Trees found on Suwanee's list of approved street trees should be installed along the road separated by approximately 25 feet on centers. Said street trees should be approximately 3" caliper. Said trees should be selected from the list of understory or ornamental trees (due to the presence of overhead power lines). Trees should be installed on each lot prior to the issuance of a certificate of occupancy for any single family home.
5. If provided, fencing facing Main Street shall be decorative and subject to the approval of the Planning and Inspections Department.
6. The height and material of any retaining any walls facing Main Street shall be subject to the approval of the Planning and Inspections Department.

7. ~~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 1) the proper location of proposed homes, accessory structures, or driveways, and 2) the proper location and height of any wall, fence, structure, or parking.~~

Provide a house location plan (HLP) prior to issuance of a building permit for the property. Said plan shall detail the location of any **trees along the adjacent property and trees identified as significant by the Planning Division, driveways, structures, walls, or fences, or any proposed land disturbance**; 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. **The HLP shall note the distance of all structures and or land disturbance from trees on the adjacent property and any trees identified as significant.** Said HLP shall be subject to the review and approval of the Planning and Inspections Department. The intent of the HLP is to ensure 1) the proper location of proposed homes, accessory structures, or driveways, and 2) the proper location and height of any wall, fence, structure, or parking.

8. **No land disturbance may occur within 10 feet of the property line to the northeast. Prior to issuance of a building permit, the recommendations of the Suwanee Environmental Manager shall be implemented for the trees along said property line. No construction or land disturbance may occur for a minimum of 30 days after the Environmental Manager's treatment of the trees on the property. During construction, tree protection fencing shall be in place 10 feet from the northeast property line.**
9. **Any new homes constructed on the property shall be connected to sewer.**

NEW BUSINESS

RZ-2021-005 – Owner: J&J Commercial Ventures, LLC. Applicant: Jeff Jones. The applicant requests a rezoning from O-I (Office-Institutional District) to O-I (change of conditions) to allow for the use of existing parking for clients as well as employees. The site is located in Land Lot 237 of the 7th District at 897 Eva Kennedy Road and contains approximately 0.39 acre.

Josh Campbell presented the staff report as follows: The applicant requests rezoning of a 0.39 acre tract from O-1 (Office Institutional) to O-1 with a change of conditions in order to allow for customer parking associated an existing 2,200 square foot professional office. The subject property is located at 897 Eva Kennedy Road east of Peachtree Industrial Boulevard and across from the U.S. Post Office.

The subject property currently contains an approximately 2,200 square foot building that was formerly used a single-family house. The building is served by a driveway off Eva Kennedy Road and parking lot that can hold up to 10 vehicles.

In 1999, the subject property was rezoned from R-100 to O-1 as part of a larger request that included the adjacent property to the north. The rezoning included a request to construct a 5,700 square foot medical office building with customer parking that would be accessible off of Peachtree Industrial Boulevard.

The subject property contained a single family residence that was proposed to be used as an office by staff and employees associated with the medical office. The rezoning was approved with several conditions including a condition of zoning which limited parking on the subject property to employee and staff only.

The medical office building was subsequently constructed and has since been used as a medical office every since, with the existing building being used for administrative purposes for several years. A deceleration lane and 8-10 parking spaces were constructed during the development of the project.

Michelle Budd called upon the applicant.

Jeff Jones, 690 Silver Peak Parkway, Suwanee, GA. Mr. Jones stated that the seller of 897 Eva Kennedy Road did not inform him of the parking restriction on the property. He is seeking a few other tenants to occupy the building. He is not planning to have a ground sign.

Michelle Budd asked if the parking lot is striped. Mr. Jones indicated that the parking lot is striped. Muthu C. Naryanan asked about the number of parking spaces that currently exist. Josh Campbell stated that there are 8 existing spaces. Mr. Jones stated that the parking lot has the ability to have 10 spaces now.

Michelle Budd called for opposition.

Mr. Bible, 887 Eva Kennedy, Suwanee, GA. Mr. Bible stated that the new owner of the property is making exaggerated claims. There is no evidence that the parking lot has 10 spaces. Mr. Bible stated that the new owner is hoping no one will notice that he is converting the location into a multi-tenant building.

Mr. Bible explained that he has spent over \$3,000.00 due to runoff from the property. The medical building has used this parking lot for 22 years. The applicant's letter of intent does nothing to guarantee how the property will be used in the future.

Muthu C. Naryanan moved to approve RZ-2021-005 with staff conditions, second by Glenn Weyant. Motion carried 4 – 1 (Alan Dandar voted to deny the request).

1. Any ground sign provided for the subject property shall be a monument style sign that complies with Section 1612.A.(5) of the Zoning Ordinance.
2. Any new outdoor lighting provided on the property shall be subject to the review and approval of the Planning Department. The purpose of this review is to minimize lighting impacts on adjacent or nearby properties. The source of outdoor lights should be concealed and not be visible from the right-of-way or the adjacent residential project.
3. Parking for the property shall not be expanded. Parking shall not be allowed on any surface not treated and intended to accommodate vehicles. No parking is allowed on the road or the deceleration lane in front of the subject property.
4. Trees and shrubs within the vegetated area between the existing parking and the adjacent residential property shall be maintained and replaced as needed in order to keep adequate screening as long as the adjacent property is residentially zoned.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

Glenn Weyant moved to adjourn the meeting at 7:14 PM.