

**REZONING:  
RZ-2022-001  
REVISION SUMMARY**

**CITY OF SUWANEE  
REZONING ANALYSIS – REVISED PLAN SUMMARY**

**CASE NUMBER:** RZ-2022-001  
**REQUEST:** R-100 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-8 (RESIDENTIAL MULTI-FAMILY DUPLEX DISTRICT)

**LOCATION:** SOUTHEAST CORNER OF THE INTERSECTION OF LAWRENCEVILLE-SUWANEE ROAD AND SUWANEE AVENUE

**TAX ID NUMBER:** 7-212-039, 040, AND 041

**ACREAGE:** APPROXIMATELY 3.06 ACRES

**PROPOSED DEVELOPMENT:** 20 SINGLE FAMILY ATTACHED TOWNHOMES

**APPLICANT:** BRUCE RIPPEN, DR HORTON  
8800 ROSWELL ROAD, BUILDING B  
SUITE 100  
SANDY SPRINGS, GA 30350

**OWNER:** FRANKLIN PROPERTY GROUP, LLC  
927 HALLETS PEAK PLACE  
LAWRENCEVILLE, GA 30044

JENNIFER WINTERS THOMPSON  
(FOR 3805 317 LLC)  
117 TIMBERLOST TRAIL  
SUWANEE, GA 30024

**CONTACT:** MICHELLE MACAULEY  
**PHONE:** 678-257-1908

**RECOMMENDATION:** APPROVAL WITH CONDITIONS

**PROJECT DATA:**

In an effort to improve the quality of design for the proposed development, the applicant has submitted a revised concept plan (“Exhibit A”) that incorporates staff’s recommended conditions.

The revised proposal includes 20 townhomes on the 3.06 acre property (2.83 acres for purposes of calculating density) instead of 24 as originally proposed. This would reduce the density of the project from 8.5 units per acre to 7.1 units per acre.

The revised concept plan still shows 6 townhomes facing Lawrenceville-Suwanee Road, but the green space in the plan has been moved to the front of the project along Suwanee Avenue instead of the interior of the project, and the remaining 14 units front this greenspace. No units will face the interior of the property. This design will create a much more inviting green space that is more consistent with other neighborhood pocket parks in Town Center. The greenspace is approximately 95 feet wide and an average of approximately 68 feet deep.

Instead of a formal greenspace, the southeastern portion of the property adjacent to the Suwanee Lake Estates neighborhood will include an undisturbed buffer exceeding 50 feet. This would preserve some of the mature trees on the site. The buffer along the property to the southwest has been increased from 8 feet to 10 feet. A portion of this buffer will be an enhanced landscape instead of undisturbed similar to the original concept plan. Another enhanced landscape strip has been added along the power line easement to the northeast to screen the alley from nearby residential properties.

The mail kiosk will still be located in the interior of the project along the alley. 9 guest parking spaces are proposed near the kiosk instead of the 6 originally proposed.

The applicant has submitted proposed architecture for the mail kiosk as well as the townhomes. (See "Exhibit B.") The proposed architecture would be 3 stories, have flat roofs, and use only brick on all front and side facades.

The proposed changes are consistent with the modifications recommended by staff. The Planning Department recommends approval with conditions of RZ-2022-001.

## RZ-2022-001

If the board wants to approve the most recent concept plan, modify Planning Department conditions as follows:

(additions = **bold**, deletions = ~~strikethrough~~)

1. **Develop in accordance with the concept plan dated January 20, 2022 (“Exhibit A”).** ~~Residential development shall be limited to single family attached or detached development at a density of no more than 7 units per acre. The proposed concept plan for the project shall be redesigned for a maximum of 7 units per acre and address the provision of a centrally located open space. Final concept plan is subject to the review and approval of the City.~~
2. Development standards for single family attached homes:
  - a) Minimum unit width shall be 20 feet.
  - b) Minimum unit size shall be 1,800 square feet.
  - c) Maximum building height shall be 3 stories.
  - d) Minimum yard abutting a street: 20 feet. The area between the front of a unit and the adjacent public road shall be enclosed with fence constructed of a combination of brick and simulated wrought iron (anodized aluminum for example). Said space shall be graded and landscaped to maximize functionality for occupants of the home.
  - e) Minimum side yard setback shall be 0 feet.
  - f) Minimum rear yard setback shall be 0 feet.
  - g) Minimum distance between buildings shall be 10 feet.
3. Provide a 10-foot-wide buffer along the eastern and southern exterior property lines. Intrusion into the buffer shall be limited to disturbance needed to construct access to the property, perpendicular utility crossings and storm water facilities. Where sparsely vegetated, said buffer shall be planted with trees intended to provide screening. No buffer shall be required along Lawrenceville-Suwanee Road or along Suwanee Avenue.
4. All residential units shall have 2-car, rear-loaded garages that are accessed via rear alleys. Driveways shall be a minimum of 22 feet long. Back porches constructed on the driveways shall be constructed in such a manner as to minimize risk of vehicles impacting porch supports.
5. Along Suwanee Avenue, on street parking spaces shall be provided. All overhead utilities shall be relocated underground. Curbing shall be provided along the length of project. Behind the curb a minimum 6-foot-wide landscape strip shall be provided. Said landscape strip shall be planted with 3-inch caliper overstory trees on 40-foot centers. Behind the landscape strip a minimum 5-foot wide sidewalk shall be provided. Improvements listed above shall be located within the right of way. If additional right-of-way is necessary to accommodate said improvements this shall be provided with the

approval of the final plat. The City's consulting engineer shall approve the final design of said improvements.

6. Along Lawrenceville-Suwanee Road any improvements within the right-of-way are subject to the final approval of the Georgia Department of Transportation (GDOT). Provide a minimum 5-foot-wide sidewalk along Lawrenceville-Suwanee Road. Provide 3-inch caliper overstory trees planted on 40-foot centers. Said trees may be located either within the right-of-way or on private property depending upon the final approval of GDOT.
7. Provide landscaping to screen rear-loaded driveways from view of public streets. Plants used for this shall be anticipated to grow to a minimum of 4 to 6 feet in height. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.
8. Site design shall include one open space that is a minimum of 80 feet wide and centrally located with easy pedestrian access from Suwanee Avenue. This should be designed as usable open spaces that serves as focal point for the development. This should create a sense of place and identity for the development.
9. Prior to issuance of a development permit, the grading plan, landscape plan, and detailed hardscape plan for the central open space and the pedestrian network must be reviewed and approved by the City of Suwanee Planning and Inspections Director. Said plans shall be stamped by a professional engineer and a registered landscape architect.
10. Prior to the issuance of a development permit, the applicant/developer shall submit architectural renderings which shall be subject to the review and approval by the Planning Department and memorialized in an enforceable agreement between the two parties which shall run with the land. No development permit shall be issued until such agreement has been executed by the parties. **Said architecture shall be substantially similar to the architecture shown in "Exhibit B."**
11. All new utilities shall be located underground.

# Concept Plan 1-20-22 "Exhibit A"



**GENERAL SITE NOTES:**  
 ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE SPECIFIED.  
 ALL UTILITIES SHALL BE PROTECTED BY CONSTRUCTION METHODS APPROVED BY THE CITY OF SUWANEE. ALL UTILITIES SHALL BE PROTECTED BY CONSTRUCTION METHODS APPROVED BY THE CITY OF SUWANEE. ALL UTILITIES SHALL BE PROTECTED BY CONSTRUCTION METHODS APPROVED BY THE CITY OF SUWANEE. ALL UTILITIES SHALL BE PROTECTED BY CONSTRUCTION METHODS APPROVED BY THE CITY OF SUWANEE.

**CONCEPT PLAN DISCLAIMER:**  
 THE CONCEPT PLAN IS PREPARED FOR THE CITY OF SUWANEE, GEORGIA, FOR THE PURPOSE OF THE CONCEPT PLAN. THE CONCEPT PLAN IS NOT TO BE USED AS A BASIS FOR THE DESIGN OF ANY OTHER PROJECTS. THE CONCEPT PLAN IS NOT TO BE USED AS A BASIS FOR THE DESIGN OF ANY OTHER PROJECTS. THE CONCEPT PLAN IS NOT TO BE USED AS A BASIS FOR THE DESIGN OF ANY OTHER PROJECTS.

**SITE SUMMARY**

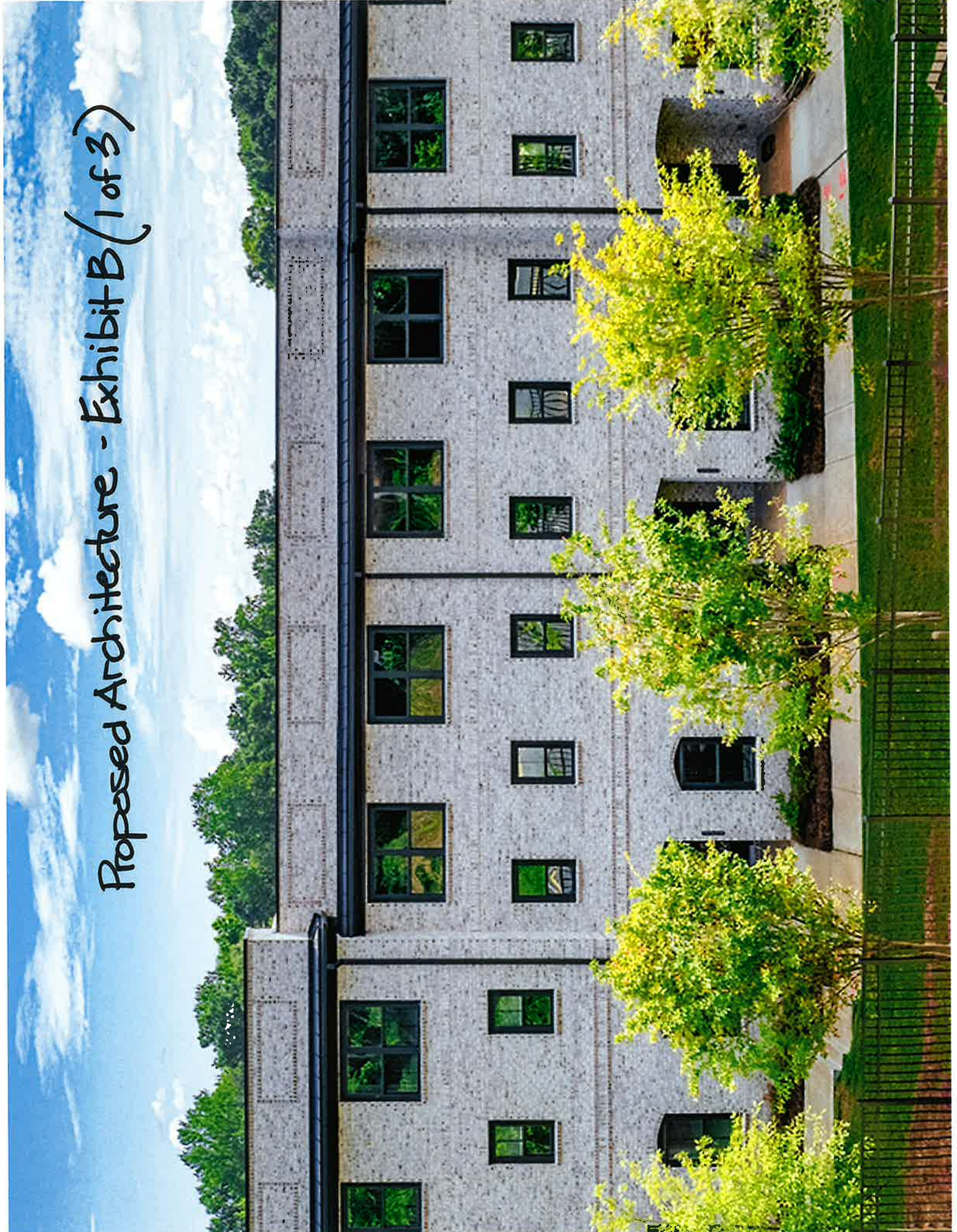
| ITEM                   | DESCRIPTION | QUANTITY |
|------------------------|-------------|----------|
| TOTAL SITE AREA        | SQ FEET     |          |
| SPACE SITE AREA        | SQ FEET     |          |
| TOTAL PARKING AREA     | SQ FEET     |          |
| TOTAL IMPERVIOUS AREA  | SQ FEET     |          |
| TOTAL NUMBER OF STAMPS |             |          |
| TOTAL NUMBER OF STAMPS |             |          |
| TOTAL NUMBER OF STAMPS |             |          |
| TOTAL NUMBER OF STAMPS |             |          |
| TOTAL NUMBER OF STAMPS |             |          |
| TOTAL NUMBER OF STAMPS |             |          |

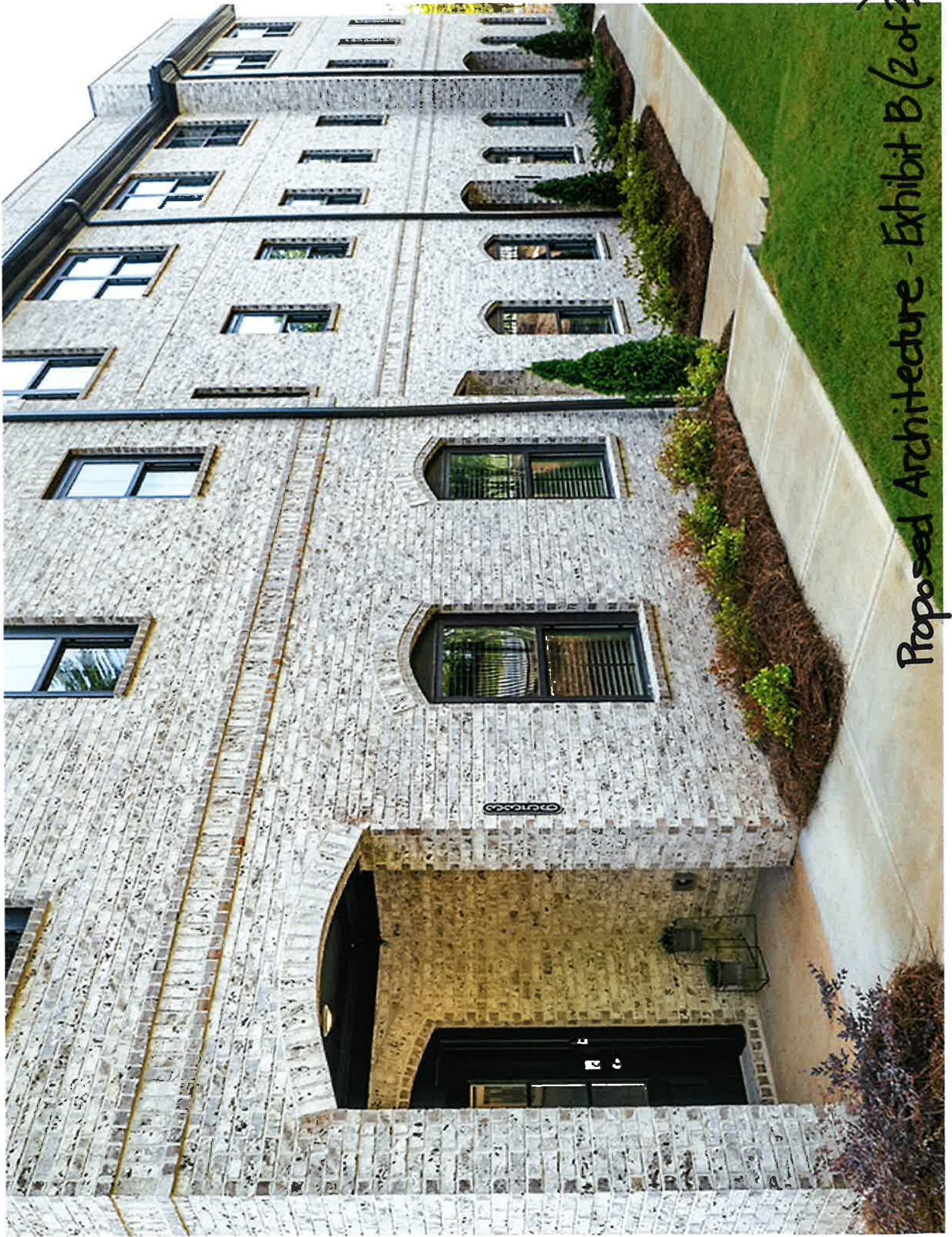


|                                 |  |        |     |              |     |             |     |
|---------------------------------|--|--------|-----|--------------|-----|-------------|-----|
| <b>CLIENT</b>                   | DR HORTON, INC.<br>8600 ROSWELL ROAD, SUITE 100<br>SANDY SPRINGS, GEORGIA 30355<br>SUWANEE AVENUE<br>LANOLIS 217 DISTRICT<br>SUWANEE, GWINNETT COUNTY, GA      |        |     |              |     |             |     |
| <b>DESIGN TEAM:</b>             | <table border="1"> <tr> <td>OWNER:</td> <td>HMC</td> </tr> <tr> <td>DESIGNED BY:</td> <td>JMC</td> </tr> <tr> <td>REVISED BY:</td> <td>JMC</td> </tr> </table> | OWNER: | HMC | DESIGNED BY: | JMC | REVISED BY: | JMC |
| OWNER:                          | HMC  |        |     |              |     |             |     |
| DESIGNED BY:                    | JMC  |        |     |              |     |             |     |
| REVISED BY:                     | JMC  |        |     |              |     |             |     |
| <b>SCALE:</b>                   | AS SHOWN   |        |     |              |     |             |     |
| <b>SCALE &amp; NORTH ARROW:</b> |  |        |     |              |     |             |     |
| <b>CONCEPT SITE PLAN</b>        | CS-1   |        |     |              |     |             |     |

This document is prepared for the City of Suwanee, Georgia, for the purpose of the Concept Plan. It is not to be used as a basis for the design of any other project. The City of Suwanee, Georgia, is not responsible for the accuracy of the information provided in this document.

# Proposed Architecture - Exhibit B (1 of 3)





Proposed Architecture - Exhibit B (2 of 3)





Proposed Architecture - Exhibit B (3 of 3)

**REZONING:  
RZ-2022-001  
ORIGINAL ANALYSIS**

REZONING(S):

RZ-2022-001

**CITY OF SUWANEE  
REZONING ANALYSIS**

**CASE NUMBERS:** RZ-2022-001  
**REQUEST:** R-100 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-8 (RESIDENTIAL MULTI-FAMILY DUPLEX DISTRICT)

**LOCATION:** SOUTHEAST CORNER OF THE INTERSECTION OF LAWRENCEVILLE-SUWANEE ROAD AND SUWANEE AVENUE

**TAX ID NUMBER:** 7-212-039, 040, AND 041

**ACREAGE:** APPROXIMATELY 3.06 ACRES

**PROPOSED DEVELOPMENT:** 24 SINGLE FAMILY ATTACHED TOWNHOMES

**APPLICANT:** BRUCE RIPPEN, DR HORTON  
8800 ROSWELL ROAD, BUILDING B  
SUITE 100  
SANDY SPRINGS, GA 30350

**OWNER:** FRANKLIN PROPERTY GROUP, LLC  
927 HALLETS PEAK PLACE  
LAWRENCEVILLE, GA 30044

JENNIFER WINTERS THOMPSON  
(FOR 3805 317 LLC)  
117 TIMBERLOST TRAIL  
SUWANEE, GA 30024

**CONTACT:** MICHELLE MACAULEY  
**PHONE:** 678-257-1908

**RECOMMENDATION:** APPROVAL WITH CONDITIONS

**PROJECT DATA:**

The applicant requests a rezoning from R-100 (Single Family Residential District) to RM-8 (Residential Multi-family Duplex District) to allow for development of 24 townhomes on 3.06 acres, over three parcels, located on the southeast corner of the intersection of Lawrenceville-Suwanee Road. The applicant proposes to construct all of the homes as rear loaded units served by an alley that accesses directly off Suwanee Avenue.

The proposed concept plan depicts 6 townhomes facing Lawrenceville-Suwanee Road, 10 units facing Suwanee Avenue, and 8 units facing into the interior of the property. All units are

proposed to be 20 feet wide. A small green space is shown between the 8 units facing the interior of the property and homes on the adjacent property. There are a number of mature trees dispersed throughout the property. No indication is given about efforts to preserve any of the existing trees.

The concept plan also shows 6 parking spaces located on the rear alley next to the neighborhood mail kiosk. The kiosk is located to the rear of the 2 buildings closest to the corner of Suwanee Avenue and Lawrenceville-Suwanee Road. The applicant proposes to build a new sidewalk along the frontage of their property along both Lawrenceville-Suwanee Road and Suwanee Avenue. Finally, the concept plan indicates an 8-foot-wide undisturbed buffer along the length of the southern property line. A 150-foot section of this boundary line includes an 8 foot wide enhanced landscape strip instead of a buffer.

### **ZONING HISTORY:**

The subject property has not been part of any prior rezoning requests. The property across Suwanee Avenue, to the north, was rezoned to Old Town Commercial District in 2006 per RZ-2006-018. That land was developed with a bank. The proposed concept at the time of the rezoning indicated a second building to be constructed closer to Suwanee Avenue. This building has not been constructed.

### **DEVELOPMENT COMMENTS:**

The following comments are provided to make the applicant aware of certain pertinent issues. This is not intended to serve as an all-inclusive list of comments: If the requested rezoning is approved, the City will formally review the project for compliance with applicable regulations during the development review process.

The application indicates that the subject property totals approximately 3.06 acres. The survey for the property indicates there is a powerline easement approximately 50 feet wide and 400 feet long. If this is the case then only 50 percent of this acreage may be counted as part of the overall acreage for the density calculation.

The RM-8 Zoning District requires a 50 undisturbed buffer where adjacent to existing residential development or where residential uses are across the street. The subject property has residential uses to the south and east and across Lawrenceville-Suwanee Road, to the west.

### **ANALYSIS:**

The applicant requests a rezoning of the subject property from R-100 to RM-8. The RM-8 zoning district is intended for residential development at a maximum density of 8 units per acre. RM-8 allows for single family attached, duplexes, triplexes, quadruplexes, and multifamily dwelling units. In this case, the purpose of the applicant's request is to build townhomes; therefore, the request is for RM-8 zoning that would limit the use of the property to a maximum of 24 single family attached townhomes.

The property contains a 50-foot-wide powerline easement along the eastern property line. There are currently 2 single family homes and 5 accessory structures on the property. There does not

appear to be any notable environmental encumbrances on the property. However there do appear to be a number of significant trees. It may be worth exploring the practicality of preserving at least some of these more mature trees. The Zoning Ordinance only allows 50 percent of the acreage contained within a powerline easement to go towards the density calculation for the property. As such, it would appear the property will not accommodate all of the units proposed within the proposed district.

The subject property is located on Lawrenceville-Suwanee Road near Buford Highway and is surrounded by a mixture of commercial and residential uses. To the east and south of the subject property are single family homes (zoned R-100) that were developed as part of the Suwanee Lake Estates neighborhood. To the north, across Suwanee Avenue, is a commercially zoned property (OTCD) property with a bank. Also, to the north, there are a couple of residentially zoned homes (Zoned R-100) within the Suwanee Lake Estates neighborhood. To the west of the subject property, across Lawrenceville-Suwanee Road, is a mixture of townhomes, single family detached homes, and commercial uses that were developed as part of the Shadowbrook planned mixed-use development. In light of the fact that Lawrenceville-Suwanee Road is now a major arterial road, the proposed zoning district is consistent with the surrounding uses and offers a good buffer between Lawrenceville-Suwanee Road and the single family residential on the interior of the Suwanee Lake Estates neighborhood.

The City's Future Land Use Plan recommends mixed-use village for the subject property. The 2040 Comprehensive Plan defines mixed-use village as, "residential developments that include a variety of medium density housing types, both single-family and/or multi-family, and/or limited, small-scale nonresidential uses such as a church, corner market or other neighborhood-oriented service uses. Residential developments may contain live-work units with an office or store on the ground level and residential on the upper floors or entirely residential but located within walking distance of existing commercial development." (2040 Comprehensive Plan, p. 26-27). A small townhome development would be consistent with this designation.

The framework plan in the 2040 Comprehensive Plan indicates that this area should be developed with medium density residential. The mixed-use village designation includes a recommended density of 7 to 15 units per acre. During the Comprehensive Planning Process multiple scenarios were envisioned, including development at the upper end of the recommended densities and development at the lower end of the recommended densities. After reviewing the different scenarios, the City decided the lower density scenario was more consistent with the vision for the City. As such, the density for the property should not exceed 7 units per acre.

The 2040 Comprehensive Plan also defines a policy for the creation of new neighborhoods to ensure new neighborhoods will offer a similar quality of life and quality of design that Suwanee's established neighborhoods do. The policy states that "new neighborhoods should be well designed with quality architecture, have unique identities, provide inviting public spaces, and connect to surrounding properties and roads. (2040 Comprehensive Plan, p. 33). The proposed neighborhood concept plan shows one green space at the rear of the property and seems to be geared more towards maximizing the number of units as opposed to maximizing the quality of the design. Ideally open space would be more centrally located and more up front. Open space similar to those found in the Shadowbrook neighborhood would create a more inviting green space appropriate for this area.

The subject property is located within the Town Center character area. The Comprehensive Plan states that, "Town Center is characterized by high quality multi-story mixed-use buildings fronting public spaces with neighborhoods of medium density, small lot single family homes and townhomes." The proposed use is generally consistent with this element of the Comprehensive Plan. However, "high quality" is a key component of development in the City in general, and in Town Center in particular. The current application does not adequately convey how the project will meet the expectations for quality project design and building design. The details of the final architecture should be subject to review and approval of the City of Suwanee Planning and Inspections Department to ensure that the quality of architecture is compatible with the quality of other architecture in Town Center.

Furthermore townhomes would be consistent with the townhomes located across Lawrenceville-Suwanee Road in the Shadowbrook neighborhood and serve as a transition from Lawrenceville-Suwanee Road, an arterial road, and the detached single family homes located to the east of the proposed development.

In conclusion, the requested rezoning of RM-8 with uses limited to townhomes is appropriate with a maximum density of 7 units per acre. The design of the project should be rearranged to address density concerns and open space issues. Architecture for the project needs to be addressed. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of **RZ-2022-001**.

**RZ-2022-001**

Planning Department Recommendation:

Approval of the request for RM-8 subject to the following conditions:

1. Residential development shall be limited to single family attached or detached development at a density of no more than 7 units per acre. The proposed concept plan for the project shall be redesigned for a maximum of 7 units per acre and address the provision of a centrally located open space. Final concept plan is subject to the review and approval of the City.
2. Development standards for single family attached homes:
  - a) Minimum unit width shall be 20 feet.
  - b) Minimum unit size shall be 1,800 square feet.
  - c) Maximum building height shall be 3 stories.
  - d) Minimum yard abutting a street: 20 feet. The area between the front of a unit and the adjacent public road shall be enclosed with fence constructed of a combination of brick and simulated wrought iron (anodized aluminum for example). Said space shall be graded and landscaped to maximize functionality for occupants of the home.
  - e) Minimum side yard setback shall be 0 feet.
  - f) Minimum rear yard setback shall be 0 feet.
  - g) Minimum distance between buildings shall be 10 feet.
3. Provide a 10-foot-wide buffer along the eastern and southern exterior property lines. Intrusion into the buffer shall be limited to disturbance needed to construct access to the property, perpendicular utility crossings and storm water facilities. Where sparsely vegetated, said buffer shall be planted with trees intended to provide screening. No buffer shall be required along Lawrenceville-Suwanee Road or along Suwanee Avenue.
4. All residential units shall have 2-car, rear-loaded garages that are accessed via rear alleys. Driveways shall be a minimum of 22 feet long. Back porches constructed on the driveways shall be constructed in such a manner as to minimize risk of vehicles impacting porch supports.
5. Along Suwanee Avenue, on street parking spaces shall be provided. All overhead utilities shall be relocated underground. Curbing shall be provided along the length of project. Behind the curb a minimum 6-foot-wide landscape strip shall be provided. Said landscape strip shall be planted with 3-inch caliper overstory trees on 40-foot centers. Behind the landscape strip a minimum 5-foot wide sidewalk shall be provided. Improvements listed above shall be located within the right of way. If additional right-of-way is necessary to accommodate said improvements this shall be provided with the approval of the final plat. The City's consulting engineer shall approve the final design of said improvements.
6. Along Lawrenceville-Suwanee Road any improvements within the right-of-way are subject to the final of approval of the Georgia Department of Transportation (GDOT).



Provide a minimum 5-foot-wide sidewalk along Lawrenceville-Suwanee Road. Provide 3-inch caliper overstory trees planted on 40-foot centers. Said trees may be located either within the right-of-way or on private property depending upon the final approval of GDOT.

7. Provide landscaping to screen rear-loaded driveways from view of public streets. Plants used for this shall be anticipated to grow to a minimum of 4 to 6 feet in height. Landscaping shall be approved by the City of Suwanee Planning and Inspections Director.
8. Site design shall include one open space that is a minimum of 80 feet wide and centrally located with easy pedestrian access from Suwanee Avenue. This should be designed as usable open spaces that serves as focal point for the development. This should create a sense of place and identity for the development.
9. Prior to issuance of a development permit, the grading plan, landscape plan, and detailed hardscape plan for the central open space and the pedestrian network must be reviewed and approved by the City of Suwanee Planning and Inspections Director. Said plans shall be stamped by a professional engineer and a registered landscape architect.
10. Prior to the issuance of a development permit, the applicant/developer shall submit architectural renderings which shall be subject to the review and approval by the Planning Department and memorialized in an enforceable agreement between the two parties which shall run with the land. No development permit shall be issued until such agreement has been executed by the parties.
11. All new utilities shall be located underground.

## 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 rezoning for the construction of townhomes would permit a use that is suitable in view of adjacent commercial and residential uses.

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

Approval of the request would not adversely affect the existing uses or usability of 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 townhomes are compatible with the City's Future Land Use Plan, which recommends Mixed-Use Village for the subject property. However, the density of 8 units per acre exceeds the recommended density. Additionally, the project does not meet the design expectations outlined by the Comprehensive 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;

There are no 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 proposals.

## REZONING APPLICATION

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

| APPLICANT INFORMATION*  | OWNER INFORMATION*  |
|---|---|
| NAME: <u>Bruce Rippen, DR Horton</u>                              | NAME: <u>Jennifer Winters Thompson</u>                            |
| ADDRESS: <u>8800 Roswell Road, Building B</u><br><u>Suite 100</u> | ADDRESS: <u>(for 3805 317 LLC)</u><br><u>117 Timberlost Trail</u> |
| <u>Sandy Springs, GA 30350</u>                                    | <u>Suwanee, GA 30024</u>  |
| PHONE: <u>770-730-7900</u>  | PHONE: _____  |

CONTACT PERSON: Sonia Linton CONTACT PHONE: 614-961-7630

EMAIL ADDRESS: sonia.linton@lecraweng.com FAX NUMBER: \_\_\_\_\_

**PROPERTY INFORMATION**

PRESENT ZONING DISTRICT(S): R100 REQUESTED ZONING DISTRICT RM-8

PROPOSED DEVELOPMENT: Townhome

TAX PARCELNUMBER(S): R7212 041

ADDRESS OF PROPERTY: 212 Suwanee Ave.

TOTAL ACREAGE: \_\_\_\_\_ PUBLIC ROADWAY ACCESS: Suwanee Avenue

**FOR RESIDENTIAL DEVELOPMENT:** NO. OF LOTS/DWELLING UNITS: 24 total

**FOR NON-RESIDENTIAL DEVELOPMENT:** NO. OF BUILDINGS/UNITS: \_\_\_\_\_

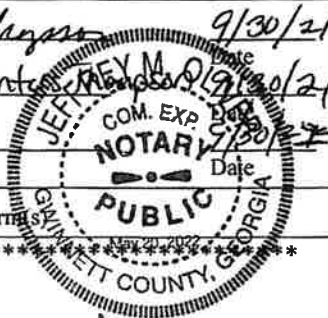
DWELLING UNIT SIZE (SQ. FT.): \_\_\_\_\_ TOTAL GROSS SQUARE FEET: \_\_\_\_\_

### 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.

|  |  |
|--|--|
| <p><u>[Signature]</u><br/>Signature of Applicant</p> <p><u>Bruce A Rippen</u><br/>Print Name*</p> <p><u>[Signature]</u><br/>Signature of Notary</p>        | <p><u>10-6-21</u><br/>Date</p> <p><u>10-6-21</u><br/>Date</p> <p><u>10-6-21</u><br/>Date</p> |
| <p><u>[Signature]</u><br/>Signature of Owner</p> <p><u>Jennifer Winters Thompson</u><br/>Print Name*</p> <p><u>[Signature]</u><br/>Signature of Notary</p> | <p><u>9/30/21</u><br/>Date</p> <p><u>9/30/21</u><br/>Date</p> <p><u>9/30/21</u><br/>Date</p> |

\* If the information in the Owner Information is Needed Please Complete Additional Application Forms



CITY OF SUWANEE USE ONLY

Date Received: 12/1/21 Case No.: R2-2022-001 Accepted By: AD

## REZONING APPLICATION

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

| APPLICANT INFORMATION*  | OWNER INFORMATION*   |
|---|--|
| NAME: <u>Bruce Rippen, DR Horton</u>  | NAME: <u>Franklin Property Group LLC</u>                                 |
| ADDRESS: <u>8800 Roswell Road, Building B</u><br><u>Suite 100</u><br><u>Sandy Springs, GA 30350</u> | ADDRESS: <u>927 Hallets Peak Place</u><br><u>Lawrenceville, GA 30044</u> |
| PHONE: <u>770-730-7900</u>  | PHONE: _____   |

CONTACT PERSON: Sonia Linton CONTACT PHONE: 614-961-7630  
 EMAIL ADDRESS: sonia.linton@lecraweng.com FAX NUMBER: \_\_\_\_\_

**PROPERTY INFORMATION**

PRESENT ZONING DISTRICT(S): R100 REQUESTED ZONING DISTRICT RM-8  
 PROPOSED DEVELOPMENT: Townhome  
 TAX PARCELNUMBER(S): R7212 039 & R7212 040  
 ADDRESS OF PROPERTY: 0 Lawrenceville Suwanee Rd. & 220 Suwanee Ave.  
 TOTAL ACREAGE: \_\_\_\_\_ PUBLIC ROADWAY ACCESS: Suwanee Avenue

**FOR RESIDENTIAL DEVELOPMENT:**                      **FOR NON-RESIDENTIAL DEVELOPMENT:**  
 NO. OF LOTS/DWELLING UNITS: 24 total                      NO. OF BUILDINGS/UNITS: \_\_\_\_\_  
 DWELLING UNIT SIZE (SQ. FT.): \_\_\_\_\_                      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.

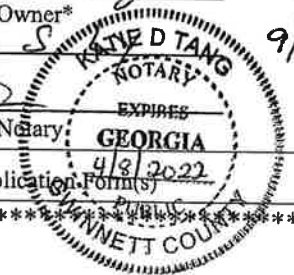
|  |  |
|--|--|
| Signature of Applicant* <u>[Signature]</u><br>Date <u>10-6-21</u><br>Print Name* <u>BRUCE A RIPPEN</u><br>Date <u>10-6-21</u><br>Signature of Notary <u>[Signature]</u><br>Date <u>10-6-2021</u> | Signature of Owner* <u>[Signature]</u><br>Date <u>9/24/2021</u><br>Print Name* <u>TONI S</u><br>Date <u>9/24/2021</u><br>Signature of Notary <u>[Signature]</u><br>Date <u>9/24/2021</u> |
|--|--|

\* If Additional Application or Notary Information is Needed Please Complete Additional Application Form(s)

\*\*\*\*\*

CITY OF SUWANEE USE ONLY

Date Received: 12/1/21 Case No.: RZ-2022-001 Accepted By: AD





December 1, 2021

Josh Campbell, Director  
Planning & Inspections Department  
City of Suwanee  
330 Town Center Avenue  
Suwanee, GA 30024

LETTER OF INTENT: 220 Suwanee Avenue Rezoning

Dear Mr. Campbell:

On behalf of our client, D.R. Horton, Inc., I am submitting this Letter of Intent to request the rezoning of 3.06 acres comprised of three parcels R7212 039, R7212 040 and R7212 041, (collectively, the "Subject Property") for the development of a single-family residential townhome community.

DR Horton has decided to request to rezone the Subject Property from the current R100 zoning to RM-8 for the purpose of developing 24 single-family attached townhomes at a density of 7.84 units to the acre. As the Subject Property is also located within the Old Town Overlay District and the Town Center Character Area, the site has the unique opportunity to exceed the general standards required of townhomes.

As will be presented in the Impact Analysis, this rezoning request is consistent with, and improves upon, the intent of the RM-8 Zoning District. Approval of this request will allow this property to be developed with townhomes in harmony with the general purpose and policies of the City of Suwanee Zoning Ordinance and the 2040 Comprehensive Plan.

Sincerely,

*Michelle Macauley*

Michelle Macauley

**Michelle Macauley**

**LeCraw Engineering, Inc.**

3475 Corporate Way, Suite A I Duluth, GA 30096

O: 678.546.8100 I C: 404.784.1049

E: [michelle.macauley@lecraweng.com](mailto:michelle.macauley@lecraweng.com) I W: [www.lecrawengineering.com](http://www.lecrawengineering.com)

3475 CORPORATE WAY - SUITE A - DULUTH, GA 30096 - 678546.8100

WWW.LECRAWENGINEERING.COM

RZ-2022-001



## IMPACT ANALYSIS

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

This proposed rezoning supports the intent of the general provisions for Multi-Family Duplex dwellings in its accessibility and connectivity to adjacent uses. The proposal will also allow for efficient usage of a smaller acreage of land for residential development. Having townhomes in this location provides a transition from the low density single-family detached homes to the west and south of the Subject Property, and the commercial and mixed-use districts to the north and southwest.

### **B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:**

The rezoning of this property will not negatively impact the existing use or usability of the adjacent or nearby property. The location of the Subject Property will allow for future residents to have ease of access to both the downtown area to the northwest and George Piece Park to the east.

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

The Subject Property as currently zoned has limited reasonable economic use. The site is currently made up of three separate parcels, two of which have older single-family homes on them, while the third is lying in an undeveloped state. The largest parcel, located on the northeast side of the Subject Property abuts a Georgia Power easement.

Rezoning the three parcels to RM-8 will allow for a cohesive project that will be compatible with the surrounding commercial and residential development of Suwanee. The city's 2040 Comprehensive Plan speaks to a population increase which in turn mean more density to support restaurants and businesses. The proposed development will mean a compact community in walkable distance to the previously mentioned commercial uses, as well as supporting the preservation of open space through focused development.

### **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:**

This zoning proposal will not result in a use that would be a burden on the existing streets and utilities. The Subject Property will not result in an excessive burden on the existing school system



and previous research has confirmed the location of water and sewer connections to the Subject Property.

**E. Whether the zoning proposal is in conformity with the policy and intent of the land use plan:**

The proposed zoning is consistent with the Town Center Character Area as it is characterized by neighborhoods with medium density, small lot single-family homes and townhomes. The proposed development of 24 townhomes at 7.84 dwelling units per acre is also consistent with the Town Center Character Framework of 7 to 15 du/acre.

Townhomes at this location will employ the design standards of the Old Town Overlay District, creating homes that enhance the character of the area, and a desired connection of local streets lined with sidewalks and street trees. This will support an overall sense of community well-being within a livable and walkable neighborhood.


**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 Suwanee Comprehensive Plan's Community Vision conveys that the neighborhoods farther from downtown will be more traditionally suburban, whereas "development types closer to downtown will be taller, denser and highly walkable." The development of townhomes on the Subject Property will provide additional opportunities for homeownership and give the future homeowners direct access to the features of downtown.

Based on the Old Town Overlay District design standards and the Comprehensive Plan's vision, the proposed townhome development will be able to smoothly integrate into the existing fabric of the city. Additionally, DR Horton will work with City Officials and City Staff to add value to the community through landscaping, signage and building design so that these townhomes add to Suwanee's sense of place.

## CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, has read and complied with the Official Code of Georgia Section 36-67A-1, et.seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

  
 Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_  
 Bruce Rippen \_\_\_\_\_ Type or Print Name and Title \_\_\_\_\_  
 10-6-21 \_\_\_\_\_ Date

\_\_\_\_\_ Date \_\_\_\_\_  
 Signature of Applicant's Attorney or Representative Type or Print Name and Title

  
 Signature of Notary Public \_\_\_\_\_ Date \_\_\_\_\_  
 10-6-2022 \_\_\_\_\_



### Disclosure of Campaign Contributions

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City Council or a member of the city of Suwanee Planning Commission?

yes/no NO

Your Name \_\_\_\_\_

If the answer is yes, please complete the following section:

| Name and Official Position of Government Official | Contributions (list all which aggregate to \$250 or more) | Date Contributions was made (within last two years) |
|---|---|---|
|   |   |   |
|   |   |   |
|   |   |   |
|   |   |   |
|   |   |   |

\*Attach additional sheets, if necessary to disclose or described all contributions.

\*\*\*\*\*

CITY OF SUWANEE USE ONLY

Date Received: 12/1/21 Case No.: RZ-2022-001 Accepted By: AD





**TRCRAW**  
ENGINEERING  
10000 Peachtree Dunwoody Ave., Suite 100  
Atlanta, GA 30338  
PHONE: (770) 426-1100  
FAX: (770) 426-1129  
WWW.TRCENG.COM

|             |  |  |
|-------------|--|--|
| NO.         |  |  |
| DATE        |  |  |
| DESCRIPTION |  |  |
|             |  |  |
|             |  |  |
|             |  |  |
|             |  |  |
|             |  |  |
|             |  |  |
|             |  |  |
|             |  |  |

**CLIENT**  
DR HORTON, INC.  
6800 ROSWELL ROAD, BUILDING B, SUITE 100,  
SANDY SPRINGS, GEORGIA 30320  
PROJECT  
SUWANEE AVENUE  
LANDLOT 212, 7TH DISTRICT  
SUWANEE, GWINNETT COUNTY, GA

DESIGN TEAM  
PROJECT MANAGER  
ARCHITECT  
ENGINEER  
LANDSCAPE ARCHITECT  
PLANNING  
TRCRAW ENGINEERING

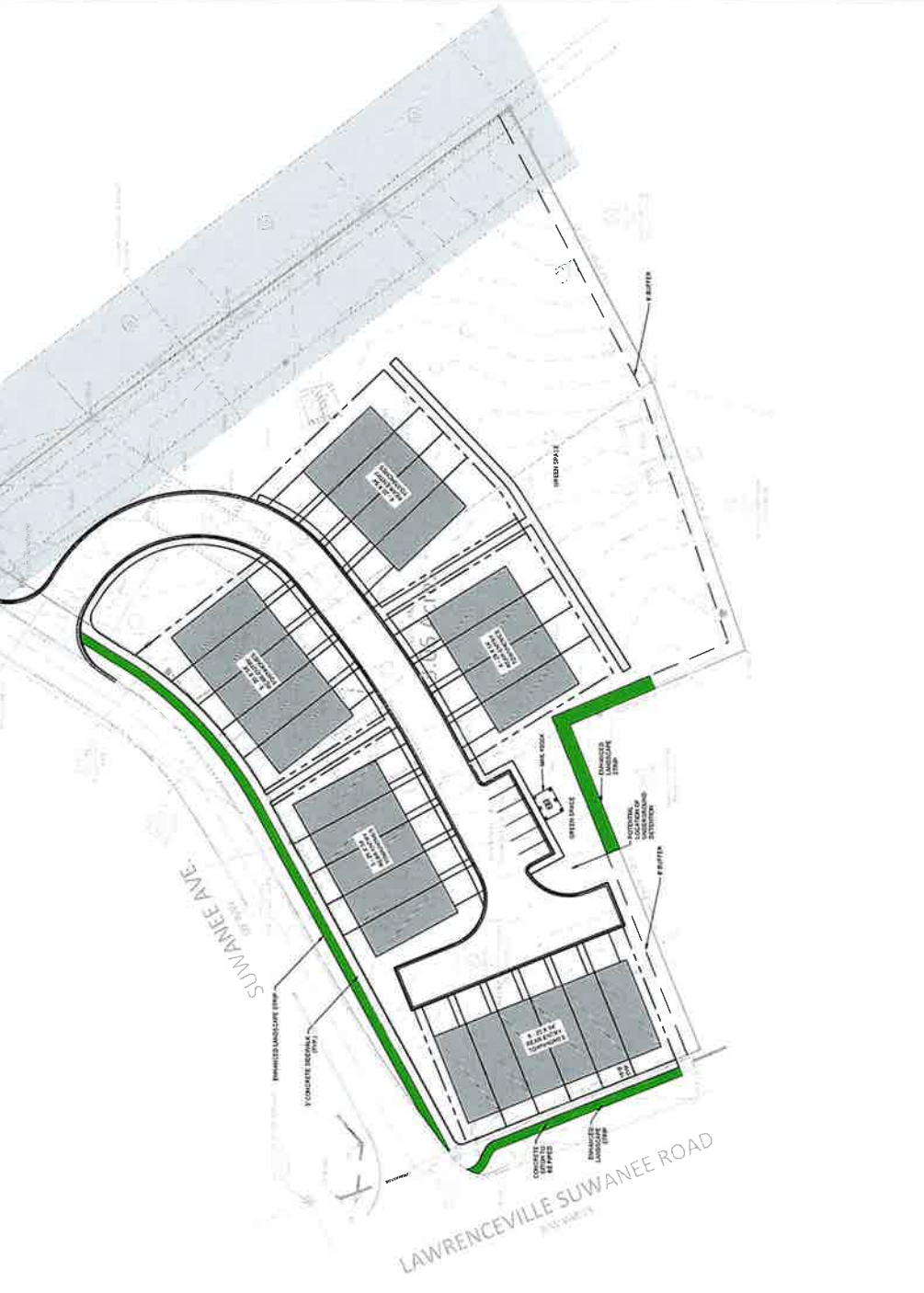
**SCALE & NORTH ARROW:**  
1" = 20'-0"

**SITE SUMMARY**

|                       |                                  |
|-----------------------|----------------------------------|
| SITE AREA             | 3.8 ACRES                        |
| TOTAL NUMBER OF UNITS | 74                               |
| PROPOSED DENSITY      | 1.94                             |
| ZONING CLASSIFICATION | RS-D                             |
| JURISDICTION          | CITY OF SUWANEE, GWINNETT COUNTY |
| EXISTING ZONING       | RS-D                             |
| BUILDING HEIGHTS      | 35'-0"                           |
| REQUIREMENTS          | RS-D                             |
| DATE                  | 06/24/14                         |
| SCALE                 | AS SHOWN                         |
| PREPARED BY           | TRCRAW ENGINEERING               |
| CHECKED BY            |                                  |
| DATE                  |                                  |

**CONCEPT PLAN REGULANCES:**  
 1. THE CONCEPT PLAN REGULANCES ARE SUBJECT TO ALL APPLICABLE REGULATIONS AND PERMITS REQUIRED BY THE CITY AND STATE OF GEORGIA AND ANY OTHER AGENCIES WITH RESPECT TO ZONING, CITY, COUNTY, STATE AND FEDERAL APPLICABLE REGULATIONS. THE CLIENT HAS OBTAINED ALL NECESSARY PERMITS FROM THE CITY AND STATE OF GEORGIA AND ANY OTHER AGENCIES.  
 2. THE CONCEPT PLAN REGULANCES ARE SUBJECT TO ALL APPLICABLE REGULATIONS AND PERMITS REQUIRED BY THE CITY AND STATE OF GEORGIA AND ANY OTHER AGENCIES. THE CLIENT HAS OBTAINED ALL NECESSARY PERMITS FROM THE CITY AND STATE OF GEORGIA AND ANY OTHER AGENCIES.  
 3. THE CONCEPT PLAN REGULANCES ARE SUBJECT TO ALL APPLICABLE REGULATIONS AND PERMITS REQUIRED BY THE CITY AND STATE OF GEORGIA AND ANY OTHER AGENCIES. THE CLIENT HAS OBTAINED ALL NECESSARY PERMITS FROM THE CITY AND STATE OF GEORGIA AND ANY OTHER AGENCIES.

**GENERAL SITE NOTES:**  
 1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.  
 3. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY FOR THE PROJECT AND HAS NOT VERIFIED THE ACCURACY OF THE SURVEY DATA. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY FOR THE PROJECT AND HAS NOT VERIFIED THE ACCURACY OF THE SURVEY DATA.  
 4. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY FOR THE PROJECT AND HAS NOT VERIFIED THE ACCURACY OF THE SURVEY DATA. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY FOR THE PROJECT AND HAS NOT VERIFIED THE ACCURACY OF THE SURVEY DATA.



This document is the property of TRCRAW ENGINEERING. It is intended solely for the specific project and shall not be used for any other purpose. TRCRAW ENGINEERING, INC. is not responsible for the accuracy of the data used in this document.

100-2202-27

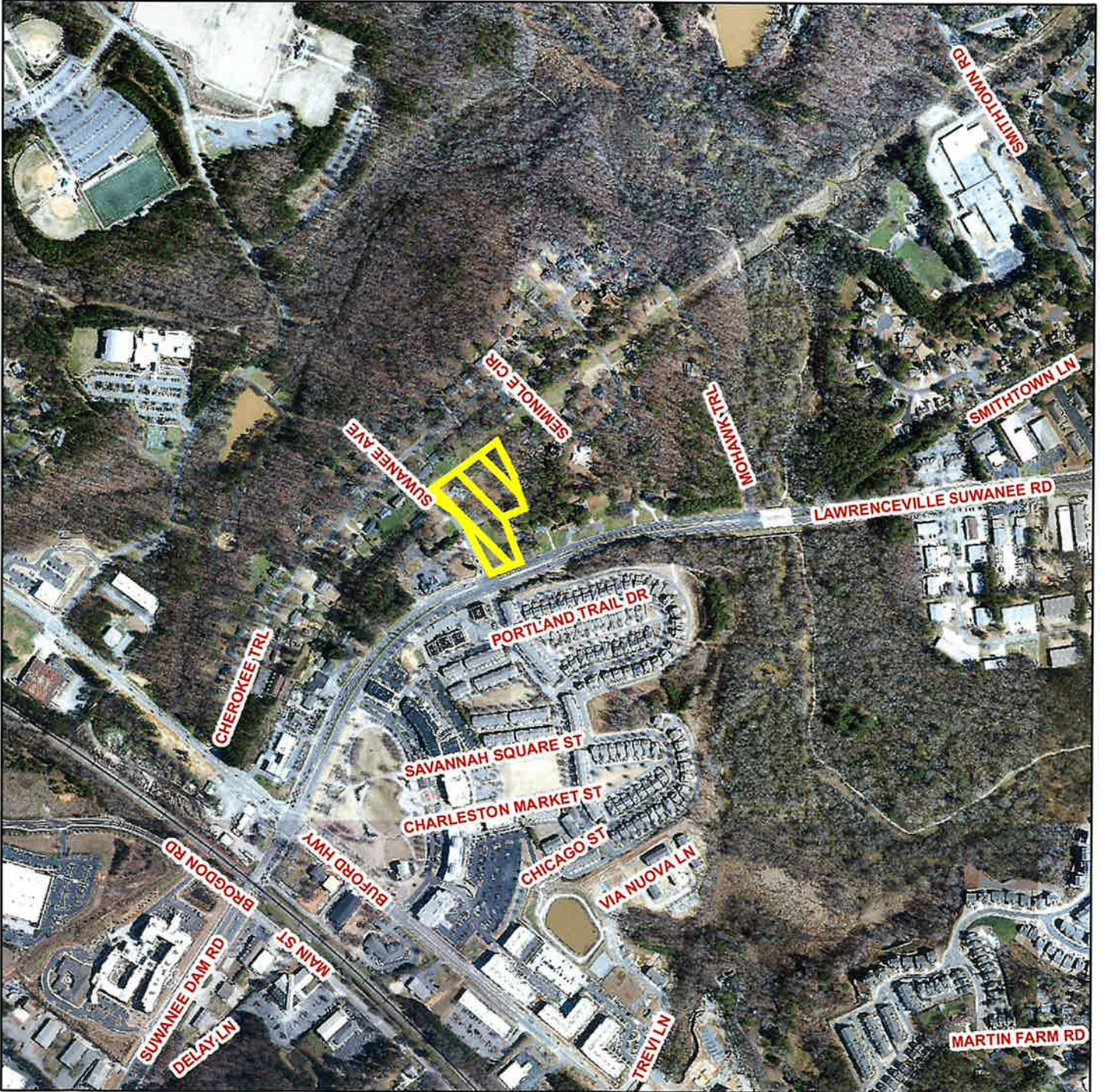


# Location Map RZ-2022-001

## Legend



RZ-2022-001





# Zoning Map RZ-2022-001

## Legend

| Site ZONING | Color/Pattern                    |
|-------------|----------------------------------|
| C-1         | Red                              |
| C-2         | Orange                           |
| C-2A        | Red and white vertical stripes   |
| C-3         | Dark red                         |
| GCA         | Green and white diagonal stripes |
| IRD         | Orange                           |
| M-1         | Blue                             |
| OI          | Grey                             |
| OTCD        | Light pink                       |
| PMUD        | Pink                             |
| R-100       | Yellow                           |
| R-140       | Light green                      |
| R-75        | Yellow-green                     |
| R-85        | Yellow                           |
| RM6         | Brown                            |
| RM8         | Dark brown                       |

