

**REZONING(S):**

**RZ-2022-003**

**CITY OF SUWANEE  
REZONING ANALYSIS**

**CASE NUMBER:** RZ-2022-003

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

**LOCATION:** 781 WHITE STREET

**TAX ID NUMBER:** 7-210-258

**ACREAGE:** 0.42 ACRE

**PROPOSED DEVELOPMENT:** 2 SINGLE FAMILY DETACHED HOMES

**APPLICANT/OWNERS:** TANYA SOLA CHRISTIANO  
791 WHITE STREET  
SUWANEE, GA 30024

JENNIFER SPENCER  
801 WHITE STREET  
SUWANEE, GA 30024

**CONTACT:** TANYA SOLA CHRISTIANO  
PHONE: 678-907-4031

**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 2 detached single family houses with a minimum size of 3,500 square feet on White Street just north of the Harvest Park neighborhood. The applicant proposes to subdivide the 0.42 acre lot into 2 lots that would each be over 9,000 square feet.

The applicant proposes to construct 2 single family detached homes, each 2 stories with a basement. Both lots would also include a detached two-car garage located in the rear yard. An approximately 10-foot-tall concrete wall is proposed for the rear of the property running parallel to the Norfolk Southern railroad line. The wall would be located behind the detached garages.

On the proposed concept plan, the houses are located approximately 30 feet from the right-of-way, considerably further back than the 5 foot minimum for the IRD zoning district but not quite as far setback as the home on the adjacent lot to the south.

## **ZONING HISTORY:**

The subject property is a small part of a larger tract that was part a rezoning request in 2017. In 2017, the applicant requested rezoning from R-100 to OTCD (Old Town Commercial District) in order to allow for a wedding/event facility. The request was denied and the property owner subsequently subdivided the property into 3 R-100 lots. Single family homes have since been constructed on 2 of the lots. The applicant is now seeking to rezone the remaining lot from R-100 to IRD to allow for 2 lots.

## **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.

If the rezoning request is approved, the subdivision of the subject property into 2 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 applicants request rezoning from R-100 (Residential Single Family District) to IRD (Infill Residential District) to allow for the construction of 2 detached single family homes. The IRD (Infill Residential District) may only be used within the Old Town Overlay District (OTOD). The subject property is in the OTOD and has the sewer infrastructure to allow for the smaller lots allowed within an IRD. IRD allows for lots that are a minimum of 6,500 square feet. The 2 proposed lots are approximately 9,532 and 9,116 square feet. The lot is undeveloped with no significant vegetation and slopes up steeply approximately 20 feet from White Street toward the Norfolk Southern railroad that sits behind the property to the northwest.

The subject property is located at 781 White Street in a predominantly residential area. Directly across White Street, to the south, is the Harvest Farm barn in White Street Park (zoned R-140). To the north, is the Norfolk Southern rail line. Across the rail tracks is the Old Suwanee neighborhood (zoned RM-6). Directly to the north of the subject property is a parcel that contains a vacant church (Zoned R-100). However, the church building and subject property are separated by about 200 feet. Further north, White Street is lined with mostly older single family detached homes on R-100 lots. The adjacent property to the south and west is zoned R-100 and contains a single family home owned by the applicant. Further to the west is the Harvest Park neighborhood, a planned development that includes smaller lot single family attached and detached homes.

The proposed 2 home development can be accommodated by the subject property and is compatible with the surrounding area.

The proposed lots for the subject property are 56 and 60 feet wide, which would provide a good transition between the small lots of the Harvest Park neighborhood and the slightly larger lots

along the older portion of White Street. The applicant is proposing neo-rural style architecture for the homes, which would also be compatible with the character of White Street, the Harvest Farm barn and community garden, and the Harvest Park neighborhood.

The Downtown Suwanee Master Plan (DSMP) calls for White Street to preserve this semi-rural character while incorporating a mix of small lot single family housing types. The 2040 Comprehensive Plan recommends 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). 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 surrounding area.

The IRD (Infill Residential District) was created to provide infill opportunities in Old Town as recommended by the Comprehensive Plan. Several properties in Old Town 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 2 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-2022-003**.

**RZ-2022-003**

Recommended Conditions:

1. Development shall not exceed 2 lots.
2. 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 surrounding area.
3. Maximum building height shall be 35 feet.
4. If provided, fencing facing a public street shall be decorative and subject to the approval of the Planning and Inspections Department.
5. The height and material of any retaining wall located in front of a primary structure and facing a public street shall be subject to the approval of the Planning and Inspections Department.
6. Provide a house location plan (HLP) prior to issuance of a building permit for new construction on 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 that any wall, fence, structure, or parking facility does not create any negative visual impacts.
7. Provide a residential drainage plan (RDP) prior to issuance of a building permit for new construction on the property. The RDP is subject to the review and approval of the Planning and Inspection Department.

## 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 for 2 homes 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;

Infill single family residential is encouraged in the Old Town Character Area in the 2040 Comprehensive Plan, and use of the IRD zoning district is appropriate for infill in the Old Town Overlay District where the subject property is located.

### REZONING APPLICATION

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

|  |   |
|--|---|
| <p><b>APPLICANT INFORMATION*<sup>+ co/owner</sup></b></p> <p>NAME: <u>Tanya Sola Christiano</u></p> <p>ADDRESS: <u>791 White Street</u><br/><u>Suwanee, GA 30024</u></p> <p>PHONE: <u>678-907-4031</u></p> | <p><b>CO/OWNER INFORMATION*</b></p> <p>NAME: <u>Jennifer Spencer</u></p> <p>ADDRESS: <u>801 White Street</u><br/><u>Suwanee, GA 30024</u></p> <p>PHONE: <u>404-914-1800</u></p> |
|--|---|

CONTACT PERSON: Tanya Christiano CONTACT PHONE: 678-907-4031

EMAIL ADDRESS: Belleweddings@yahoo.com FAX NUMBER: —

**PROPERTY INFORMATION**

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

PROPOSED DEVELOPMENT: 2 residential lots

TAX PARCEL NUMBER(S): 7210-257

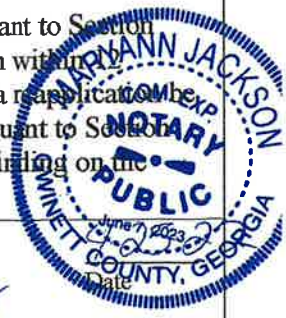
ADDRESS OF PROPERTY: 781 White Street

TOTAL ACREAGE: .428 PUBLIC ROADWAY ACCESS: White Street

|   |   |
|---|---|
| <b>FOR RESIDENTIAL DEVELOPMENT:</b>             | <b>FOR NON-RESIDENTIAL DEVELOPMENT:</b> |
| NO. OF LOTS/DWELLING UNITS: <u>2</u>            | NO. OF BUILDINGS/UNITS: <u>—</u>        |
| DWELLING UNIT SIZE (SQ. FT.): <u>3,500 each</u> | TOTAL GROSS SQUARE FEET: <u>—</u>       |

#### 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>Signature of Applicant* <u>Tanya Sola Christiano</u></p> <p>Date <u>4-25-22</u></p> | <p>Signature of Owner* <u>Jennifer Spencer</u></p> <p>Date <u>4/25/22</u></p> |
| <p>Signature of Notary <u>Maryann Jackson</u></p> <p>Date <u>4/25/22</u></p>           | <p>Signature of Notary <u>Maryann Jackson</u></p> <p>Date <u>4/25/22</u></p>  |

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

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#### CITY OF SUWANEE USE ONLY

Date Received: 4-25-22 Case No.: RZ-2022-003 Accepted By: AD

**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:

yes  
\_\_\_\_\_  
\_\_\_\_\_

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

NO  
\_\_\_\_\_  
\_\_\_\_\_

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

yes  
\_\_\_\_\_  
\_\_\_\_\_

(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:

NO  
\_\_\_\_\_  
\_\_\_\_\_

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

yes  
\_\_\_\_\_  
\_\_\_\_\_

(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:

IRD Zoning is consistent with area development.  
\_\_\_\_\_  
\_\_\_\_\_

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CITY OF SUWANEE USE ONLY

Date Received: 4-25-22 Case No.: RZ-2022-003 Accepted By: AD



Jennifer Spencer and Tanya Christiano  
801 White Street  
Suwanee, GA 30024  
404-914-1800

City of Suwanee  
330 Town Center Avenue  
Suwanee, GA 30024

LETTER OF INTENT – 781 White Street

Dear Sir or Madam,

The purpose of this letter of intent is to state the applicant's desire and rationale for requesting the division of his property as well as stipulating what the resulting property would be appropriately used for. First, the resulting property would be taking the applicants .428 acre of property, located at 781 White Street, which is currently zoned R 100, and dividing it into 2 tracks.

This request is to produce one additional residential home qualified under the IRD zoning in criteria that would support two single-family dwelling units. The size of the home would be approximately 3500 ft which is in line with the other homes in the area.

Finally, continuing the aesthetic of the unique custom homes built next to this land, two additional luxury farm house style homes will complement and enhance the character of the area across from Harvest Farm Park & Orchard near downtown Suwanee.

Sincerely,

*Jennifer Spencer*  
Jennifer Spencer

RZ-2022-003

- 1- THE ESCAPE OF SEDIMENT FROM THIS SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- 2- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.
- 3- EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION AND SEDIMENTATION FOR DEFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

NOTE:  
 APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION, LAND DISTURBANCE AND / OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.  
 NOTE:  
 AN ARCHITECTURAL ELEVATIONS FOR ALL LOTS SHALL BE SUBMITTED FOR THE DIRECTOR'S APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

- NOTES:
- 1- TOPOGRAPHY IS BASED ON FIELD RUN DATA BY MANSUR ENG., INC. DATED 01-24-20
  - 2- NO DECKS, PATIOS OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
  - 3- NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA AS PER PANEL NUMBER 13135C 0032G DATED 03-04-13
  - 4- GASWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000011950

REFERENCE EXEMPTION PLAT RECORDED IN PLAT BOOK 147 PAGES 36 & 37, DATED 12-12-19

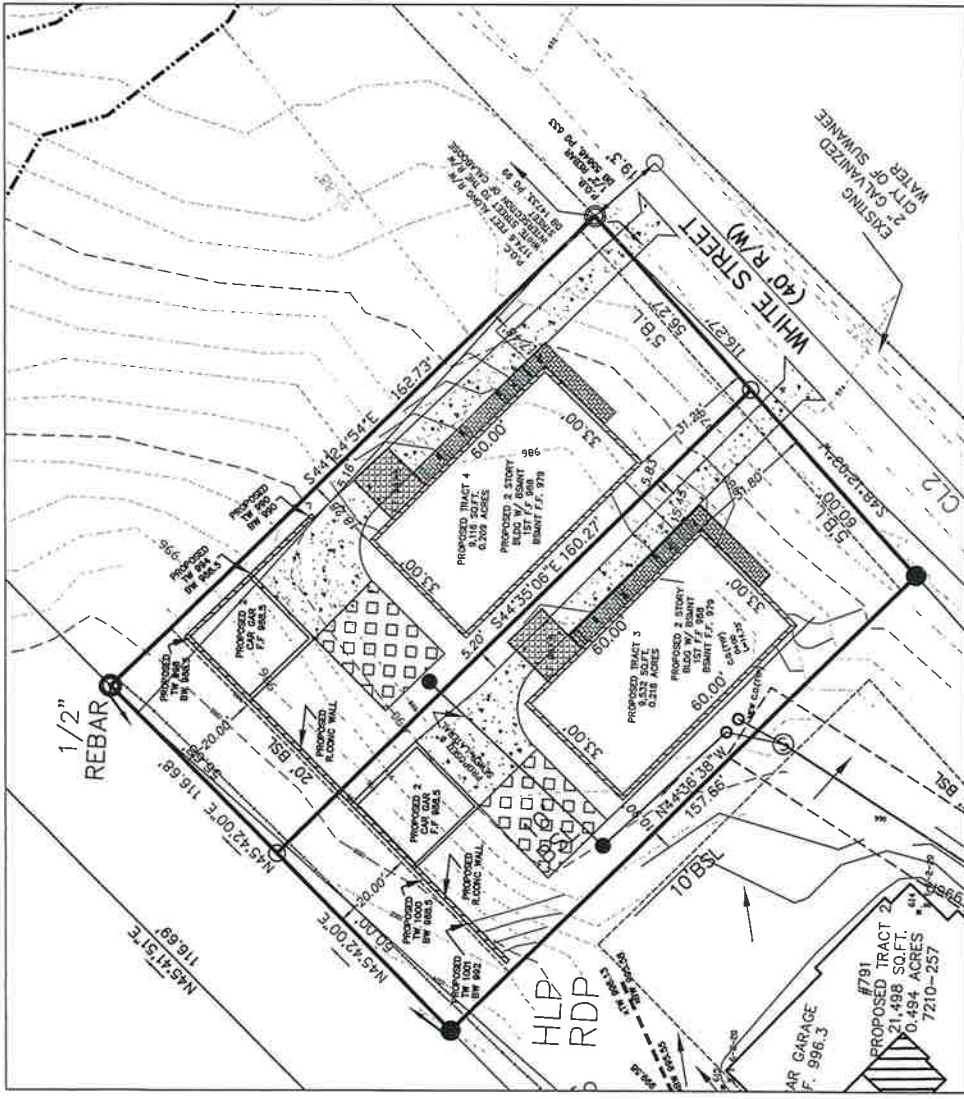


- NOTES:
- A- PROPERTY ZONED: (R-100) (PROPOSED DISTRICT DEVELOPMENT)
  - B- AREA = 0.428 ACRES
  - C- BUILDG SETBACKS:
    - 1- FRONT: 5 FT.
    - 2- REAR: 20 FT.
    - 3- SIDE: 3 FT. 10 FT. BETWEEN BLDGS
  - D- TOTAL NO OF LOTS: 4
  - E- MAX HEIGHT OF BLDG: 2 1/2 ST.
  - F- MIN LOT SIZE = 6,500 S.F.T.
  - G- MIN LOT FRONTAGE = 20 FT.
  - H- MIN HEATED FLOOR AREA = 1,600 S.F.T.

- NOTES:
- 1- THERE IS NO STREAM BUFFERS ON THIS SITE.
  - 2- THERE IS NO FLOODPLAIN ON THIS PROPERTY, FROM A WATER COURSE WITH DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM 13135C.0032G DATED 03-04-13
  - 3- THERE ARE NO WETLAND BEING DISTURBED ON THIS SITE.



( IN FEET ) ID# 7-210-258



NOTE : ALL EXISTING UTILITIES THAT ARE UNDER GROUND ARE SHOWN AND WILL BE LOCATED ALL UNDER GROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY

| NO. | DATE     | REVISIONS | BY  | DATE     |
|-----|----------|-----------|-----|----------|
| 1   | 08-14-20 |           | AMM | 08-14-20 |
|     |          |           | AMM | 08-14-20 |
|     |          |           | AMM | 08-14-20 |
|     |          |           | AMM | 08-14-20 |

PREPARED BY:  
**MANSUR ENGINEERING, INC.**  
 1810 PINECREEK BLVD., SUITE 110  
 ATLANTA, GEORGIA 30307  
 Phone: (770) 476-7814 Facsimile: (770) 476-7263  
 ENGINEER: MANSUR MANUSURANGEL ESTIMATOR

OWNER/BUILDER  
 TANYA CHRISTIAND AND JENNIFER SPENCER  
 801 & 791 WHITE STREET  
 SUWANEE, GA. 30024  
 PHONE: (678) 907-4031 CELL

PROJONING SITE PLAN 4  
 781 WHITE STREET  
 SUWANEE, GA. 30024  
 CITY 210 27TH DIST  
 COUNTY GAVANETT COUNTY, GEORGIA  
 SCALE 1"=30'  
 SHEET NO. 1/1  
 FILE NO.

Proposed Site Plan



REVISION table with columns for DATE, REVISION, and a blank column for description.

HIP - HOUSE LOCATION PLAN  
RBP - RESIDENTIAL DRAINAGE PLAN  
RSE - RESIDENTIAL SEWER STORM

OWNER ACKNOWLEDGMENT AND DECLARATION  
CITY OF GEORGIA (COUNTY OF GWINNETT)

FINAL PLAT APPROVAL  
CITY OF SUMNER

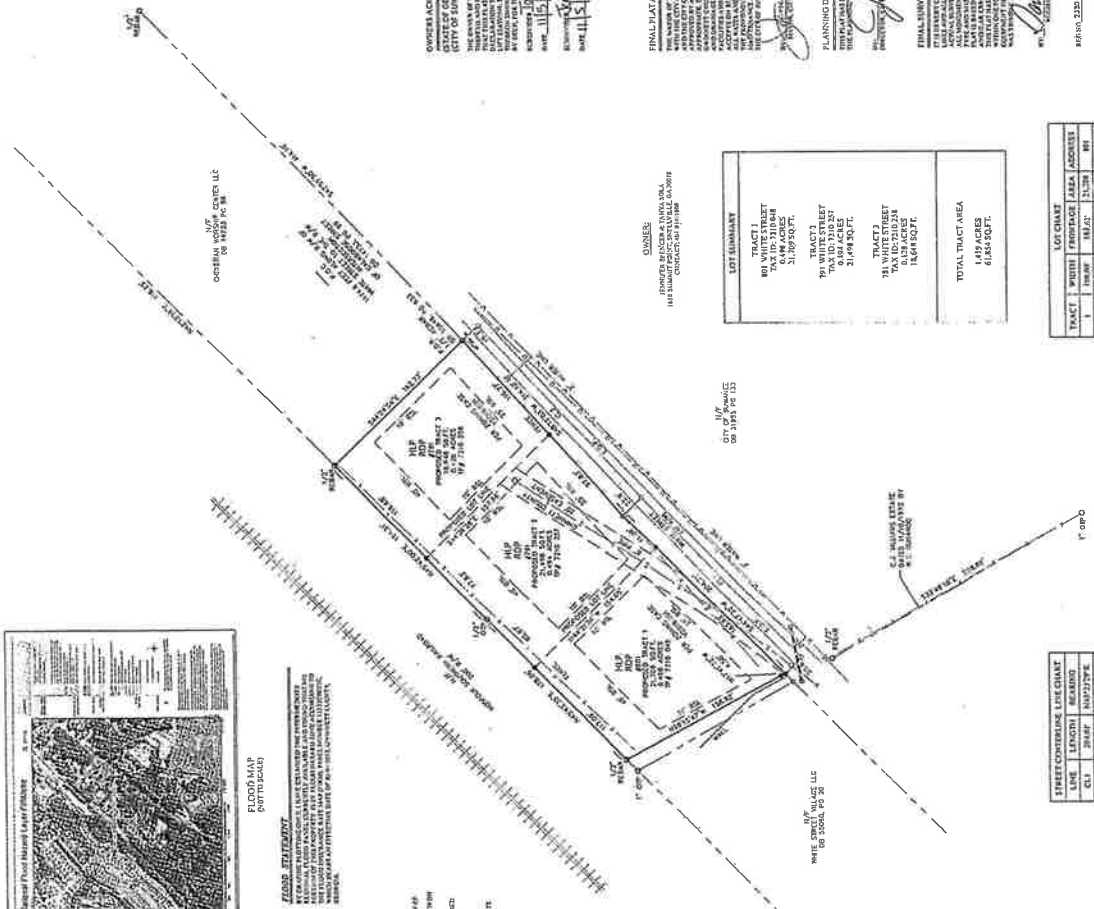
PLANNING DEPARTMENT APPROVAL CERTIFICATE  
CITY OF SUMNER

FINAL SURVEY CERTIFICATE  
CITY OF SUMNER

APPROVED DATE OF EXEMPTION: 12/17/2019

FP-2019-001

BOUNDARY ZONE INC. LAND SURVEYING & ENGINEERING  
1000 W. BUCKLEBURY DRIVE, SUITE 100, LAWRENCEVILLE, GA 30046  
770.962.8888



FLOOD MAP (NOT TO SCALE)

LEGEND  
1. EXISTING UTILITIES (SOLID LINE)  
2. PROPOSED UTILITIES (DASHED LINE)  
3. EXISTING LOT LINES (DOTTED LINE)  
4. PROPOSED LOT LINES (DASHED LINE)



VICINITY MAP (NOT TO SCALE)

GENERAL NOTES  
1. PLANNING DEPARTMENT APPROVAL IS REQUIRED FOR ALL LOTS TO BE EXEMPTED FROM PLANNING DEPARTMENT REVIEW.  
2. THE EXEMPTION PERMIT IS VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE.  
3. THE EXEMPTION PERMIT IS VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE.  
4. THE EXEMPTION PERMIT IS VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE.

ZONING: R-100

PROPERTY DEVELOPER: BOUNDARY ZONE, INC.  
NOT VALID WITHOUT: [Signature]

LOT SUMMARY table with columns for TRACT, AREA, and TOTAL TRACT AREA.

STREET CENTERLINE LINES CHART table with columns for LINE, LENGTH, and AREA.

STORM SEWER PIPE CHART table with columns for PIPE SIZE, LENGTH, and AREA.

SEWER SEWER PIPE CHART table with columns for PIPE SIZE, LENGTH, and AREA.



811  
Know what's below.  
Call before you dig.

LEGEND  
1. EXISTING UTILITIES (SOLID LINE)  
2. PROPOSED UTILITIES (DASHED LINE)  
3. EXISTING LOT LINES (DOTTED LINE)  
4. PROPOSED LOT LINES (DASHED LINE)

STORM SEWER PIPE CHART  
SEWER SEWER PIPE CHART

BOUNDARY ZONE, INC. LAND SURVEYING & ENGINEERING  
1000 W. BUCKLEBURY DRIVE, SUITE 100, LAWRENCEVILLE, GA 30046  
770.962.8888

# PROPOSED ARCHITECTURE

MIX OF SIDING + BRICK WITH METAL ACCENTS. GAS LANTERNS AND LANDSCAPING DESIGN CONTINUOUS TO ADJOINING HOMES - 3500 SQUARE FT MINIMUM

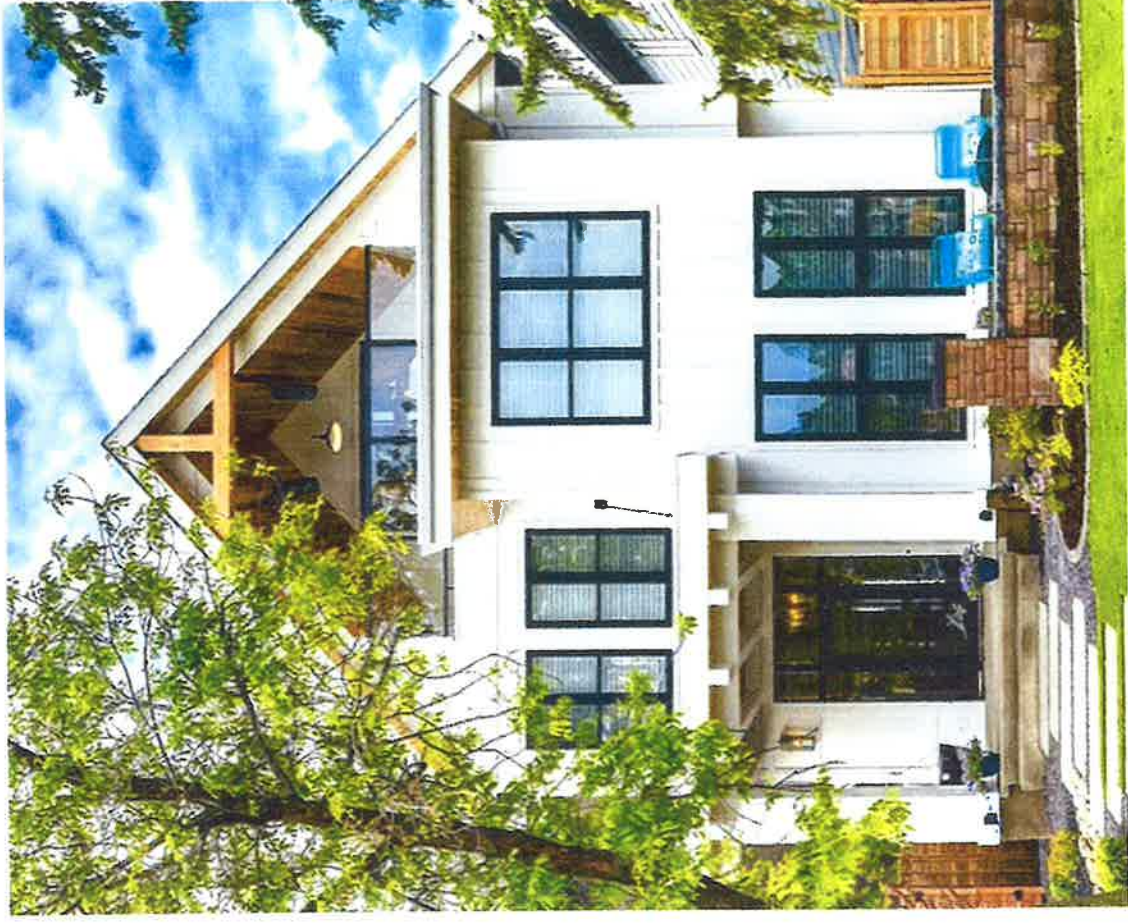


RZ-2022-003

# PROPOSED ARCHITECTURE

MIX OF SIDING + BRICK WITH METAL ACCENTS. GAS LANTERNS AND LANDSCAPING DESIGN CONTINUOUS TO ADJOINING HOMES - 3500 SQUARE FT MINIMUM

WE ARE GOING TO HAVE THE PLANS CUSTOM DESIGNED FOR OUR LOT SPECIFICATION BUT IN LINE WITH THIS MODERN FARMHOUSE ARCHITECTURE



# DETACHED GARAGE / CARRIAGE HOUSE



CONCEPT ONLY - NOT TO SCALE



R2-2022-003



RZ-2022-003

# Location Map

## Legend



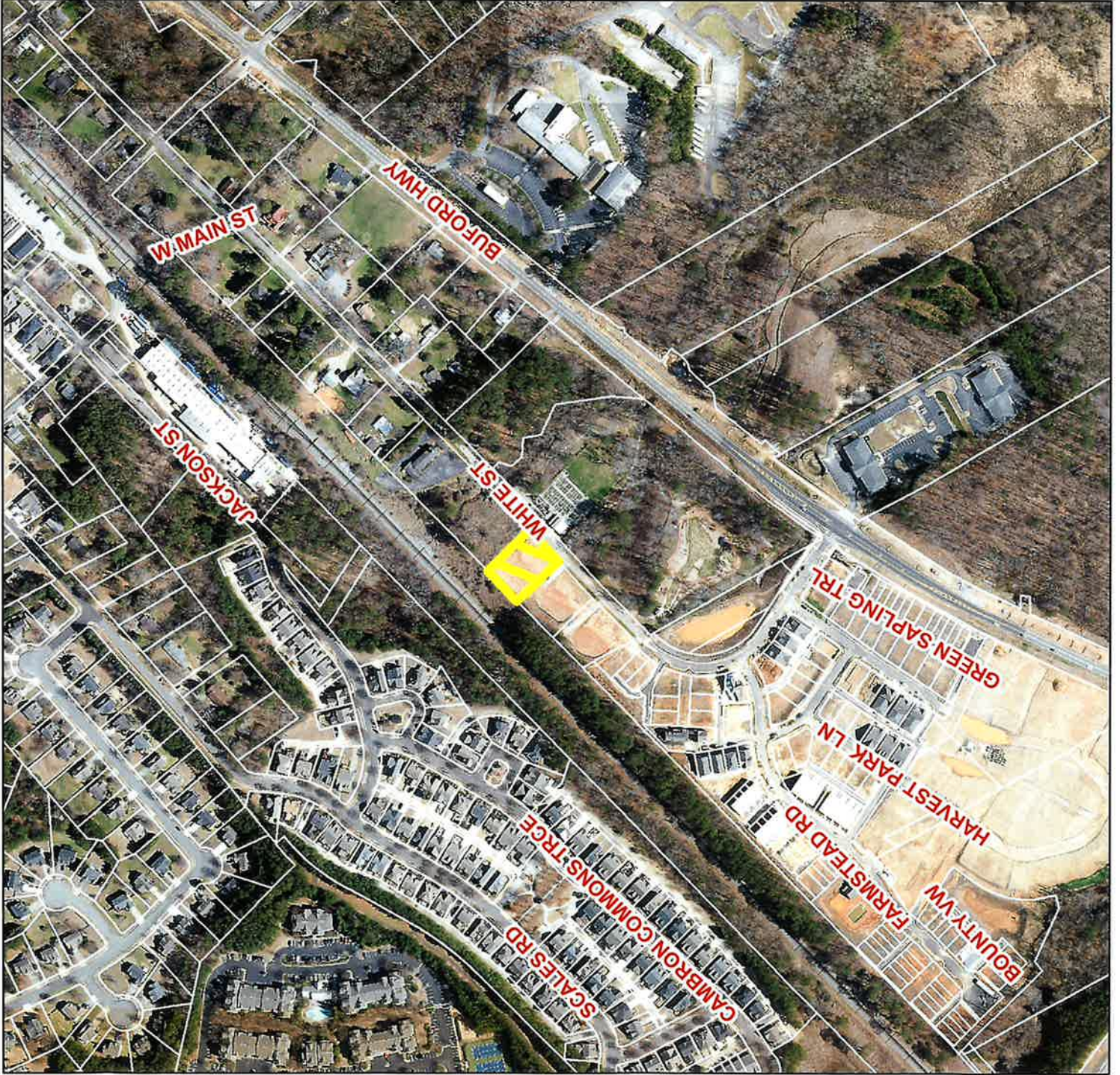
Subject Property



Parcels

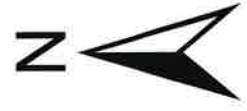


0 195 390 780 Feet





**RZ-2022-003  
Zoning Map**



0 135 270 540 Feet

**Legend**



Subject Property

**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

