

**MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
February 1, 2022**

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

CALL TO ORDER

Josh Campbell called the meeting to order at 6:30p.m.

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Glenn Weyant nominated Michelle Budd for Chairperson, second by Brad Cox. Motion carried 5-0.

Josh Campbell turned the meeting over to Michelle Budd.

Muthu C. Narayannan nominated Glenn Weyant for Vice Chairperson, second by Alan Dandar. Motion carried 5-0.

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: January 4, 2022

Brad Cox moved to approve the January 4, 2022 minutes, second by Glenn Weyant. Motion carried 5-0.

OLD BUSINESS

RZ-2022-001– Owner: Franklin Property Group LLC and Jennifer Winters Thompson. Applicant: Bruce Rippen, DR Horton. The applicant requests a rezoning from R-100 (Residential Single Family District) to RM-8 (Residential Multi-Family Duplex District) to allow for townhomes. The site is located in Land Lot 212 of the 7th District at the intersection of Suwanee Avenue and Lawrenceville-Suwanee Road and contains approximately 3.06 acres.

Josh Campbell presented the staff report as follows: 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.

Glenn Weyant asked about architecture. Josh Campbell stated that the applicant is proposing 3 sides brick.

Michelle Budd called upon the applicant.

Michelle Macauley, LeCraw Engineering, 3475 Corporate Way, Duluth, GA. Ms. Macauley stated that revisions have been made to the concept plan. The number of units has been reduced to 20. The open space has been moved to the front of the project. There will be nine guest parking spaces near the mail kiosk. The square footage will be approximately 2000 square feet.

Michelle Budd asked about the price point of the homes. Ms. Macauley stated that the price point has not been determined yet.

Brad Cox asked about landscaping. Ms. Macauley indicated that a landscape plan will be provided to the City of Suwanee for approval.

Michelle Budd called for opposition.

Janette Pierce, 3853 Davis Street, Suwanee, GA. Ms. Pierce asked about on-street parking and a red light at Lawrenceville Suwanee Road.

Josh Campbell explained the on-street parking to Ms. Pierce and her father, David Pierce. Mr. Pierce stated that he does not like on street parking.

Paul Dzikowski, 526 Overbend Trail, Suwanee, GA. Mr. Dzikowski asked that a buffer be required all the way around the property. His parents live in the area and would like to have some separation from higher density use and single family.

Brad Cox indicated that he agrees with Mr. Dzikowski.

Discussion ensued amongst Planning Commission and staff regarding conditions.

Brad Cox moved to approve RZ-2022-001 with revised conditions, second by Glenn Weyant. Motion carried 5-0 (bold = new, strikethrough = deletion).

1. **Develop in accordance with the concept plan dated January 31, 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, **such as evergreen trees planted on 10 foot centers on two staggered rows**. 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 **subject to the approval of the City Engineer and Georgia Department of Transportation**. All overhead utilities (**excluding existing utilities located in the power line easement**) shall be relocated underground **as much as practical as determined the City**. 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.

NEW BUSINESS

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

Muthu C. Narayanan, moved to adjourn 7:01p.m.