

MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
August 1, 2017

PLANNING AND ZONING MEMBERS: Present: Anthony Manners, Glenn Weyant, Lila Kelley, Pete Charpentier, and Michelle Budd. Staff members present: Josh Campbell, Alyssa Durden and MaryAnn Jackson.

CALL TO ORDER

Anthony Manners called the meeting to order at 6:35pm

ADOPTION OF THE AGENDA

Glenn Weyant moved to approve the amended agenda as follows, RZ-2017-007 and RZ-2017-008 will be presented before RZ-2017-006, second by Michelle Budd. Motion carried 5-0.

ADOPTION OF THE MINUTES: July 11, 2017

Glenn Weyant moved to approve the July 11, 2017 minutes, second by Michelle Budd. Motion carried 5-0.

OLD BUSINESS

RZ-2017-004 – Owner: Kuang Hu Chien. Applicant: HomeSouth Communities. The applicant requests a rezoning from C-2 (General Commercial District) to PMUD (Planned Mixed-Use Development) to allow for townhomes. The site is located in Land Lot 251 of the 7th District at the northwest corner of the intersection of Peachtree Industrial Boulevard and Village Crest Drive and contains approximately 7.3 acres.

RZ-2017-005 – Owner: Kuang Hu Chien. Applicant: HomeSouth Communities. The applicant requests a rezoning from C-2 (General Commercial District) to PMUD (Planned Mixed-Use Development) to allow for townhomes. The site is located in Land Lot 251 of the 7th District at the northeast corner of the intersection of Peachtree Industrial Boulevard and Village Crest Drive and contains approximately 7.6 acres.

Josh Campbell presented the staff report as follows: The applicant is HomeSouth Communities. There are two rezoning cases, RZ-2017-004 and RZ-2017-005. The properties are about 15 acres combined. The applicant is requesting to rezone the properties from C-2 to PMUD. The properties are located on both sides Village Crest Drive. The reason the applicant is requesting PMUD zoning district is because they are proposing to develop 146 lot townhome neighborhood. RZ-2017-004 abuts both Stoneridge subdivision and Village Grove subdivision. RZ-2017-005 abuts a portion of Village Grove and some undeveloped land on Peachtree Industrial Boulevard. Stoneridge is zoned R-85. Village Grove is zoned PMUD. The undeveloped land is zoned M-1 and across Peachtree Industrial Boulevard there are some commercial uses.

The proposed neighborhood will be about 10 units per acre. A section of Village Grove that has townhouses is about 12 units per acre. The proposed project offers a good transition from more intensity along Peachtree Industrial Boulevard to the existing single family within Village Grove and Stoneridge. It is compatible with the surrounding uses.

Josh Campbell presented the amended site plan to the Planning Commission. A roundabout was added for traffic calming purposes. The applicant also changed the mix from front to rear loaded so that it is more even. There are 73 rear loaded and 73 front loaded. There are 30 parallel parking spaces, 32 off street parking spaces for a total of 62 parking spaces.

Josh Campbell shared the proposed architecture for both front and rear loaded units.

The Future Land Use Plan envisioned a mixed-use center for the subject property. Mixed-use center allows for a mixture of commercial/office and more intensive residential uses. The proposed use of the property for attached residential units is consistent with this designation as it offers a transition from the more intensive Peachtree Industrial Boulevard to the Village Grove neighborhood. The subject property is in the PIB Suwanee Junction Character Area. The requested rezoning is appropriate for this location. The addition of 146 townhome units is complementary to the adjacent Village Grove neighborhood and offers a less intensive transition from Peachtree Industrial Boulevard than the current commercial zoning designation. Staff has recommended approval with a series of conditions.

Anthony Manners called upon the applicant.

Mitch Peevy, Mill Creek Consulting, 4480 Commerce Drive, Buford, GA. Mr. Peevy stated that he is requesting postponement of the request. Mr. Peevy is working with staff and Village Grove Homeowners Association.

Anthony Manners called for opposition.

Becca Wilson, 4798 Arbor Crest Drive, Suwanee, GA. Ms. Wilson stated her concern for the lack of amenities and open space. Ms. Wilson stated that she would rather have a restaurant and hear the trash trucks emptying the dumpsters than townhomes.

Joe Briggs, 201 Hailwood Court, Suwanee, GA. Mr. Briggs asked questions about the zoning process. Josh Campbell explained the zoning process.

Rebecca Jubon, 4885 Backbay Street, Suwanee, GA. Ms. Jubon expressed concern for traffic. Ms. Jubon also asked if it was necessary to rezone both properties to the same zoning district. She requested that the property closest to Stoneridge Subdivision have lower density.

Alex Cox, 750 Village Field Court, Suwanee, GA. Mr. Cox asked if the developer is planning to level the entire site. Josh Campbell explained that the road will stay the same but most of the trees will be removed.

Mr. Cox asked about the amount of time it will take to remove the trees. Josh Campbell explained that the developer will include a schedule with their development plans. There should not be a need to close the road because there is plenty of room on the site for construction vehicles.

Anilkuman Tellakula, 887 Village Manor Place, Suwanee, GA. Mr. Tellakula asked if there will be an over supply of houses. Mr. Tellakula also stated that it does not make sense to cater to millennials since they are unemployed and have other options.

Steven Giles, 767 Village Manor Place, Suwanee, GA. Mr. Giles asked if the developer planned to share the latest site plan with the HOA before the next planning commission meeting. Mr. Peevy indicated that he planned to share the site plan with the Village Grove HOA.

Jeff Loyd, 4444 Lassen Court, Suwanee, GA. Mr. Loyd asked if the rezoning request is denied what control does Village Grove have on what goes on the property. Josh Campbell explained that if someone wants to develop the property with a use allowed in the C-2 Zoning District, there would not be a need for a public meeting. As long as the developer complies with the zoning ordinance, development regulations and architectural standards, a permit will be issued. If a developer would like to develop the property with a use that is not allowed in the C-2 Zoning District, the project would need to go through the zoning process again.

Pete Charpentier asked if a gas station is an allowable use in the C-2 Zoning District. Josh Campbell stated that a gas station is allowed in the C-2 Zoning District and does not require a public meeting.

Michelle Budd moved to postpone RZ-2017-004 until the next regularly scheduled meeting, second by Pete Charpentier. Motion carried 5-0.

Michelle Budd moved to postpone RZ-2017-005 until the next regularly scheduled meeting, second by Pete Charpentier. Motion carried 5-0.

NEW BUSINESS

RZ-2017-007 – Owner: Noble Corner, LP. Applicant: Lennar Georgia, Inc. The applicant requests a rezoning from M-1 (Light Industry District) and C-2A (Special Commercial District) to PMUD (Planned Mixed-Use Development) to allow for townhomes. The site is located in Land Lot 239 of the 7th District on Peachtree Industrial Boulevard between the two shopping centers of McGinnis Crossing and Plaza at Suwanee Station and contains approximately 16.3 acres.

Josh Campbell presented the staff report as follows: The applicant requests a rezoning from C-2A and M-1 to PMUD for the construction of 92 townhomes as an extension of the Suwanee Walk neighborhood. The neighborhood will contain both front and rear loaded townhomes, with a majority of the townhomes being front loaded. The site has a number of environmental issues. There are streams, flood plain, wetlands. It is part of the Metropolitan River Protection Corridor. There will probably be some areas on the site that will be undeveloped. Staff recommends approval with conditions.

Anthony Manners called upon the applicant.

Marian Adeimy, Anderson, Tate & Carr, 1960 Satellite Boulevard, Duluth, GA. Ms. Adeimy is representing the applicant, Lennar Georgia, LLC. Ms. Adeimy stated that her client is working on easement updates and would like to request a postponement.

Anthony Manners called for opposition.

Joe Briggs, 201 Hailwood Court, Suwanee, GA. Mr. Briggs expressed concern about the lack of parks for the children in Suwanee.

Brian Wheeler, 1388 Pointview Court, Suwanee, GA. Mr. Wheeler stated that more townhomes will cause additional pollution and run off into the creek.

Megan Bove, 727 Village Manor Place, Suwanee, GA. Ms. Bove stated there are too many townhomes being constructed in Suwanee.

Marla Iaryczower, 1425 Briar Point, Suwanee, GA. Ms. Iaryczower is concerned with the increased traffic on McGinnis Ferry.

West Debose, 787 Village Manor Place, Suwanee, GA. Mr. Debose asked if there will be amenities for Suwanee Walk Subdivision. Ms. Adeimy indicated that there would be amenities.

Lila Adams asked Ms. Adeimy if the developer had considered cluster homes. Ms. Adeimy indicated that cluster homes would be problematic because of the environmental issues.

Pete Charpentier moved to postpone RZ-2017-007 until the next regularly scheduled meeting, second by Glenn Weyant. Motion carried 5-0.

RZ-2017-008 – Owner: Halifax Enterprises, LLC. Applicant: Corridor Development, Inc. The applicant requests a rezoning from C-2 (General Commercial) to RM-8 (Residential Multi-Family Duplex District) to allow for townhomes. The site is located in Land Lot 237 of the 7th District at 760 Peachtree Industrial Boulevard and contains approximately 6.1 acres.

Josh Campbell presented the staff report as follows: The applicant wishes to rezone the property from C-2 to RM-8 to allow for the development of 49 townhomes. This is about 8 units per acre. The proposed townhomes will be rear loaded. Staff proposed a condition that would allow for a future connection through the townhomes to Eva Kennedy Road from Peachtree Industrial Boulevard. Staff recommends approval with conditions. The applicant is requesting postponement in order to deal with architectural details.

Pete Charpentier expressed concern about the space between the two commercial parcels on Peachtree Industrial. Josh Campbell explained that it may be difficult to get a sidewalk on both sides of the road. Pete Charpentier asked if the entrance would be appropriate for the 49 townhomes. Josh Campbell stated that the entrance would be appropriate.

Anthony Manners called upon the applicant.

Grey Brantly, Anderson, Tate and Carr, 1960 Satellite Boulevard, Duluth, GA. Mr. Brantly explained that the applicant is requesting postponement to allow time to incorporate staff recommendations into the site plan. Mr. Brantley stated that the applicant can do sidewalks and landscaping at the entrance of the subdivision.

Michelle Budd asked if there will be any open space. Mr. Brantly stated that the applicant is working on adding the greenspace back into the site plan. Josh Campbell explained that the RM-8 zoning district does not require open space.

Anthony Manners called for opposition.

Joe Briggs, 201 Hailwood Court, Suwanee, GA. Mr. Briggs stated that a hotel would be a good use for this property.

Kelly Vanscoy, 725 Amberton Close, Suwanee, GA. Ms. Vanscoy stated that she is opposed to more townhomes.

Jennifer? Inaudible. Expressed concern for traffic and the impact on the schools.

Tim Wilson, 4798 Arbor Crest Place, Suwanee, GA. Mr. Wilson stated that he is opposed to all of the requests on the agenda.

John Coloe, 921 Cotton Mill Place, Suwanee, GA. Mr. Cole is opposed to the rezoning. The additional traffic will cause issues.

Michelle Budd moved to postpone RZ-2017-008 until the next regularly scheduled meeting, second by Pete Charpentier. Motion carried 5-0.

RZ-2017-006 – Owner: White Street Village, LLC. Applicant: White Street Village, LLC. The applicant requests a rezoning from PMUD (Planned Mixed-Use Development)

to PMUD (change of conditions) to allow for a planned mixed-use development with a mix of single family attached, single family detached, and stacked flats. The site is located in Land Lots 209 and 210 along White Street and White Lane at the northwest corner of the intersection of Buford Highway and McGinnis Ferry Road and contains approximately 32.2 acres.

Josh Campbell presented the staff report as follows: The applicant requests a change of conditions to RZ-2015-005, which rezoned the subject property to PMUD (Planned Mixed Use Development) in 2016. The property is now under new ownership and the current owner/developer wishes to modify the concept plan to change the arrangement of housing units. Some of the proposed modifications would not comply with conditions of zoning and the original site plan. Changing or eliminating conditions of zoning requires the project to go through the zoning process.

The revised plan would still include single family detached, single family detached cottages, and single family attached townhomes, but the developer also proposes to include some stacked townhomes instead of any previously proposed stacked flats. These units would have the form of a townhome but would have a two story townhome stacked on top of a one story flat. The two units would both still have rear-entry garages on the ground level of each unit.

The proposed concept plan illustrates a mix of housing types including 80 single family detached lots, which could be cottages or small lot single family detached homes, and 128 townhomes (19 of which could be stacked townhomes). All lots would be served by rear alleys with the exception of 5-7 larger lots that back up to the stream between the neighborhood and McGinnis Ferry Road.

The proposed revised concept plan still creates significant new park space within the neighborhood. While the previous concept had one much larger central park, the new plan has one medium sized park and several scattered smaller but usable open spaces. The plan also still includes a natural open space of approximately 4.5 acres that is adjacent to McGinnis Ferry Road and a park area directly adjacent to White Street Park. The area new McGinnis Ferry Road is heavily wooded with mature hard wood trees and a spring running through the bottom of a ravine.

One of the biggest changes in this project is access point is removed from Buford Highway. All access will now be off relocated White Street. This allows Buford Highway to maintain a rural feel, which is one of the goals of the Comprehensive Plan.

The developer would like to have a courtyard area in front of the townhomes. This would shorten the driveways. A lot of the existing neighborhoods have 20 to 22 foot driveways. The driveways in this particular neighborhood will be shorter.

The requested changes to conditions of are appropriate for the subject property. Ultimately, the mix of uses and number of units is very similar to the original proposal. The new plan is simply a different approach with more integration of the housing types

and a different approach to how the project addresses Buford Highway. As such, the Planning Department recommends approval with conditions of RZ-2017-006.

Josh Campbell reviewed proposed conditions. Discussion ensued amongst staff and the Planning Commission regarding the conditions, parking spaces, and architecture of the stacked units.

Michelle Budd asked how many cottages were in the original plan. Josh Campbell stated there were about 40 cottages in the original plan.

Anthony Manners called upon the applicant.

John Bonanno, JTG Holdings, 1000 Peachtree Industrial Boulevard, Suwanee, GA. Mr. Bonanno stated that there will be 605 parking spaces, which includes 192 on street parking spaces. The stacked homes will have 22' single car garages with 22' foot driveways.

Anthony Manners called for opposition.

Tim Wilson, 4798 Arbor Crest Place, Suwanee, GA. Mr. Wilson stated that he would like to see a plan like this behind Village Grove.

Tim Olson, 870 Landover Crossing, Suwanee, GA. Mr. Olson asked how the stacked units would be accessed. Mr. Bonanno stated that there will be stairs. Mr. Olson express concern for traffic.

Becka Jubon, Ms. Jubon asked about the homes with the master on the main and expressed concern about traffic and parking.

Joe Briggs, 201 Hailwood Court. Mr. Briggs stated that a traffic light will be needed.

Martha Harin, address inaudible. Ms. Harin expressed concern for the traffic.

Discussion ensued amongst staff and the Planning Commission regarding traffic, parking and garages.

Pete Charpentier moved to approve RZ-2017-006 with amended conditions, second by Michelle Budd. Motion carried 5-0 (additions = bold, deletions = ~~striketrough~~).

1. Develop in accordance with the concept plan (dated June 28, 2017) and associated attachments and exhibits approved by City of Suwanee, and incorporated herein by reference, with changes as necessary to meet conditions of zoning or other development requirements. This shall include all proposed densities, roadways, land uses, planting, sidewalks, multi-use paths, detention areas, or other proposed features shown on the submitted plan. If needed due to conditions of zoning that require substantial changes to the concept plan, within 180 days of approval,

submit revised plans to the City that reflect the changes required herein by the conditions of zoning. Said plan shall be subject to the review and approval of the City Council.

2. Development shall occur consistent with the uses and development standards outlined as follows. Development shall be limited to a maximum 110 single family detached units, a maximum of 130 single family attached units. ~~that may include up to 19 stacked townhomes (each with 2 units).~~

A. Single Family Detached shall be subject to the following development standards:

- i. Minimum lot width: 35 feet
- ii. Minimum lot size: 2,500 square feet
- iii. Minimum front yard: 5 feet from the back of the sidewalk but not within the right-of-way
- iv. Minimum side yard setback: 0 feet
- v. Minimum building separation: 5 feet
- vi. Minimum rear yard setback: 5 feet
- vii. Minimum unit size: 1,400 square feet
- viii. Maximum building height: 35 feet
- ix. Minimum parking required: 2 spaces per unit within a garage.
- x. All units shall be rear loaded, unless noted differently elsewhere.
- xi. Carriage homes shall be allowed as accessory use on single family detached lots larger than 4,000 square feet subject to the following standards:
 - a. Minimum unit size: 800 square feet
 - b. Maximum building height: 2 stories
 - c. Building or structure shall comply with section 604.A, B, and C of the City of Suwanee Zoning Ordinance.
 - d. Exterior finish shall be consistent with the finish of the primary residence.

B. Single Family Attached shall be subject to the following development standards:

- i. Minimum unit width for attached units: 22 feet
- ii. Minimum front setback from Buford Highway: 15 feet
- iii. Minimum front yard: 0 feet
- iv. Minimum building separation: 20 feet
- v. Minimum unit size: 1,700 square feet
- vi. Minimum driveway length for attached units: 5 feet
- vii. Maximum building height: 3 stories

- viii. Minimum parking required: 2 spaces per unit within a rear entry garage accessed by a private alley
- ix. **A minimum of 70% of the units should be served by minimum 15' long driveway**

~~C. Stacked Townhomes shall be subject to the following development standards:~~

- ~~i. Minimum unit width for attached units: 22 feet~~
- ~~ii. Minimum front setback from Buford Highway: 15 feet~~
- ~~iii. Minimum front yard: 0 feet~~
- ~~iv. Minimum building separation: 20 feet~~
- ~~v. Minimum unit size: 900 square feet. The 2 stacked units combined shall have a minimize size of 2,000 square feet.~~
- ~~vi. Minimum driveway length: 22 feet~~
- ~~vii. Maximum building height: 3/4 split~~
- ~~viii. Minimum parking required: 4 spaces per stacked townhome. Each staff townhome shall include a minimum 2 car garage. Driveways shall be a minimum of 22 feet long in order to be able to count towards the minimum parking requirement. On street parking spaces directly adjacent to the stacked townhomes may also count towards minimum parking requirements.~~

- 3. Overall development shall not exceed ~~227~~ **208** residential units.
- 4. A minimum of 20 Single Family Detached units shall be designed as 1.5 story cottages. A majority of units located along the White Street extension, including all those that front onto the open space across the street from the White Street Park, should be cottages.
- 5. A maximum of 7 units may be front loaded. This allowance only applies to lots that back up to the creek adjacent to McGinnis Ferry Road. Where front loaded lots are developed the use of shared driveways, narrow driveways, ribbon driveways or other options that minimum the presence of the driveways should be explored. Garages on these lots should be located at least 10 feet behind the front plain of the house.
- 6. Prior to issuance of a development permit the developer shall prepare a plan book for review and approval by the City. The goal of the plan book will be to convey the architectural style, character, and vision for the new neighborhood. The plan book will include potential elevations, building materials, colors and conceptual illustrations of open spaces. The plan book should include illustrations and sections that clearly illustrate the relationship of the buildings to the street. The plan book for this project will seek to achieve a neo-rural/farmhouse style.

The neighborhood should seek to feature single family homes with cementitious fiber siding, complimenting existing homes in Old Town. Buildings should

minimize the number of materials and the number of roof pitches with the goal of keeping the architecture simple. Roofs should have a pitch between 6:12 and 12:12. Brick and stone should be allowed as materials but their use should be minimized and they should not be used in combination. Usable (minimally 6 feet deep and ideally 8 feet deep) front porches are encouraged throughout the neighborhood.

Townhomes should feature the use of molded brick (or comparable) as the primary material for 3 sides.

The color palette should include “pops” of color dispersed throughout the neighborhood. The first floor elevation of homes should seek an elevation of 18 inches to 3 feet (townhomes 18 inches to 6 feet) above grade as allowed by site conditions. Simulated divided lite windows should be used. Metal or architectural shingled roofs should be used. Any side of a building that faces a street is subject to additional architectural scrutiny. Garages should not be visible from the street. The architecture of non-residential buildings and structures (mail kiosks, amenity area buildings, etc.) shall adopt the same neo-rural character as the residential buildings in the project.

7. A minimum of 30 percent of all single family detached units shall have the master bedroom on the main floor.
8. Street Standards: All streets within the development shall be public and constructed to City standards as approved by the City Engineer. Road sections should be consistent with those shown in Exhibit ‘A’ with the City Engineer having final approval of the road design. Street Trees shall be planted on 40 foot centers and be a minimum of 3 inch caliper at the time of planting. Root barriers shall be provided for all street trees.
9. All rear alleys shall be constructed as approved by the City Engineer and shall be located on private property.
10. Should traffic signalization be determined to be needed, signals shall be mast-arm style signals subject to the review and approval of Georgia Department of Transportation. Any signals installed to serve development of property shall be installed at the expense of the developer.
11. All new utilities shall be located underground.
12. The developer shall provide a comprehensive signage plan prior to issuance of a Development Permit. Said signage plan shall minimally address sign standards for any ground signs, wall signs, directional signs, street signs, entrance monuments, and any on-site marketing signs (temporary or permanent) for the project.

13. Provide bicycle racks with a minimum of 5 spaces near the entrance of any non-residential building.
14. Explore meeting detention requirements off site where feasible.
15. A direct hard surface bicycle and pedestrian connection will be made into White Street Park connecting the multi-use trail at the corner of Buford Highway and McGinnis Ferry Road to the trail within the park.
16. A 5-foot-wide sidewalk shall be provided along the western side of Buford Highway from McGinnis Ferry Road to the northern property line of subject property. Said sidewalk shall connect to the multi-use trail along McGinnis Ferry Road.
17. Existing trees along Buford Highway shall remain undisturbed to the greatest extent possible. Where the existing tree canopy is sparse or is eliminated trees shall be planted in a manner that recreates the environment that existed prior to development. The landscape plan for the project shall address the provision of trees along Buford Highway. Said plans shall be reviewed for compliance prior to issuance of a development plan for the project and is subject to the approval of the Planning and Inspections Director.
18. Landscaping for the project shall be subject to the approval of the Planning and Inspections Director.
19. Include parks as shown in the concept plan dated June 28, 2017. At least one park shall include at a building constructed as a community facility that is a minimum of 800 square feet. Said facility shall serve as the mail kiosk for the development or a gathering place. A 25-yard-long swimming pool shall be included within this park.
20. On the portion of the project adjacent to White Street Park, construct an open space that includes hard surface paths that connect to White Street Park. The landscaping and design of the open space shall be coordinated with the City plans for White Street Park. If a water quality facility is constructed within this open space, said facility shall be designed as either a subsurface facility or a wet pond as much as practical. Minimally the facility shall be landscaped with the landscaping approved by the City. For the purpose of clarity of ownership and future maintenance, the developer or homeowner's association shall donate said land to the City at no cost. Said land shall be donated to the City no later than prior to issuance of the last Certificate of Occupancy within the development. Once donated the City will maintain the land for public use as an extension of White Street Park.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

Lila Kelley moved to adjourn at 9:19 p.m.