

MINUTES
CITY OF SUWANEE, GEORGIA
PLANNING AND ZONING COMMISSION
October 3, 2017

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

CALL TO ORDER

Anthony Manners called the meeting to order at 6:32pm

ADOPTION OF THE AGENDA

Michelle Budd moved to approve the agenda as presented, second by Glenn Weyant. Motion carried 3-0.

ADOPTION OF THE MINUTES: September 5, 2017

Glenn Weyant moved to approve the September 5, 2017 minutes, second by Michelle Budd. Motion carried 3-0.

OLD BUSINESS

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 requests a rezoning from C-2 (General Commercial) to RM-8 (Residential Multi-family Duplex District) to allow for development of 49 townhomes. The subject property is approximately 6.1 acres north of Silver Peak Parkway, behind the Sherwin Williams store.

The Original proposal dated May 22, 2017 included a total of 49 rear loaded townhomes. The revised concept plan includes a total of 49 rear loaded townhomes between 22 and 24 feet wide. The plan includes a total 157 parking spaces including 98 garage spaces, 29 on street parallel parking spaces and 30 grass/gravel parking spaces disturbed throughout the project. This total does parking that would be available. The site plan does show shorter driveways, but also includes wider rear alleys than are typically provided. Many of the units include a more substantial front courtyard. The revised plan includes a small open space that is strategically located as a focal point for the entrance to the neighborhood. The applicant has provided updated architectural renderings and product description. If the request is approved conditions should be updated to require architecture consistent with the renderings and the description provided.

Anthony Manners called upon the applicant.

Shaun Adams, Andersen, Tate and Carr, 1960 Satellite Boulevard, Duluth, GA. Mr. Adams stated that the applicant has worked closely with staff on the revised site plan. The development is consistent with the 2030 Comprehensive Plan.

The parking ratio is 3 to 1. There are 29 bulb out parallel parking spaces, and more parking around the garden tree save area.

Anthony Manners asked about space for children to gather and ride bikes. Mr. Adams stated that since there will be rear load garages there will be greenspace in the front of the homes for children to ride bikes.

Paul Springer, 1034 Redfield Lane, Dunwoody, GA. Mr. Springer elaborated on the greenspace area in the front of the homes.

Anthony Manners called for opposition.

Kelley Vanscoy, 725 Amberton Close, Suwanee, GA. Ms. Vanscoy asked about parking spaces. Ms. Vanscoy stated that she is opposed to the development.

Michelle Budd moved to approve RZ-2017-008 with amended conditions, second by Glenn Weyant. Motion carried 3-0 (additions = **bold**, deletions = ~~strikethrough~~).

1. Develop in accordance with the concept plan (dated ~~May 22,~~ **September 11,** 2017) and associated attachments and exhibits approved by City of Suwanee.
2. All regulations of zoning district RM-8 shall apply. Residential development shall be limited to single family attached or detached development.
3. All residential units shall have 2-car, rear-loaded garages that are accessed via rear alleys.
4. All proposed new streets shall be private including the access easement through the adjacent property and shall have a minimum 5 foot wide sidewalk on both sides of the street/drive connecting all residential units to Peachtree Industrial Boulevard via a connected pedestrian network. Trees shall be planted on 40 foot centers within a 5 foot wide minimum planting strip located between the curb and the sidewalk. Trees shall have a minimum caliper of 3 inches. A root barrier shall be planted with all trees adjacent to a sidewalk. Final design of the roads shall be approved by the City Engineer. Alleys shall be private and are subject to the approval of the City Engineer.
5. On-street parallel parking shall be provided per the concept plan. Said on-street parking shall be delineated by bulb-outs.

6. Provide for future interparcel access to the adjacent property to the east by extending one of the proposed new streets and corresponding sidewalks to the eastern property. Said connection shall be located within an inter-parcel access easement.
7. District Development Standards:
 - a) Minimum unit size shall be 2,000 square feet.
 - b) Townhomes shall be located on fee simple lots with a minimum width of 22 feet.
 - c) Units shall have a minimum setback of 5 feet from the back of the sidewalk. Stoops, steps and landscaping may be located within this setback.
8. Provide landscaping to screen all rear-loaded driveways from view of public or private 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.
9. ~~Architecture for all units should be 3 sided brick units, except units with a side facing Peachtree Industrial Boulevard. Units that have a side facing Peachtree Industrial Boulevard, should be 4 sided brick. All units should have a front stoop or porch between 18 inches and 6 feet above the grade of the sidewalk in front of each unit.~~ **Architecture shall be consistent with the renderings and description identified as 9-20-17 Revision Exhibit A.** Final architecture for all units shall be subject to the approval of the Planning Department.
10. Any plats for the project shall clearly denote the required inter-parcel access easement and include a note that makes it clear that the purpose of the inter-parcel access easement is to allow for future development to connect to the project and allow for vehicular traffic through the easement.

NEW BUSINESS

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

Glenn Weyant moved to adjourn at 6:55 p.m.