

**MINUTES**  
**CITY OF SUWANEE, GEORGIA**  
**PLANNING AND ZONING COMMISSION**  
**September 5, 2017**

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

**CALL TO ORDER**

Anthony Manners called the meeting to order at 6:34pm

**ADOPTION OF THE AGENDA**

*Pete Charpentier moved to approve the amended agenda as follows: remove RZ-2017-007 and move RZ-2017-008 to the top of the agenda. Second by Glenn Weyant. Motion carried 4-0.*

**ADOPTION OF THE MINUTES: August 1, 2017**

*Glenn Weyant moved to approve the August 1, 2017 minutes, second by Pete Charpentier. Motion carried 4-0.*

**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 7<sup>th</sup> District at 760 Peachtree Industrial Boulevard and contains approximately 6.1 acres.

Josh Campbell informed the Planning Commission that the applicant would like to postpone the request until the next regularly scheduled Planning Commission meeting.

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. Staff has recommended approval of the request.

Anthony Manners called upon the applicant.

Grey Brantley, Andersen, Tate and Carr, 1960 Satellite Boulevard, Duluth, GA. Mr. Brantley explained that the applicant is working on revising the site plan. The renderings should be ready by the next Planning Commission meeting.

Anthony Manners called for opposition.

Joe Cody, 4916 Gathering Place, Suwanee, GA. Mr. Cody asked how the rezoning process works. Josh Campbell gave Mr. Cody a brief overview of the rezoning process.

Kelly Vanscoy, 725 Amberton Close, Suwanee, GA. Ms. Vanscoy stated that townhomes are not a good fit for the area.

Soni Santosh, 4769 Terquay Court, Suwanee, GA. Mr. Santosh expressed concern for increase in traffic.

***Pete Charpentier moved to postpone RZ-2017-008, second by Glenn Weyant. Motion carried 4-0.***

**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 7<sup>th</sup> 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 7<sup>th</sup> 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:

Josh Campbell presented the staff report as follows: This is a request that has come before the board a few times. It was on the agenda in July and August. The properties are about 15 acres combined. The applicant is requesting to rezone from commercial to PMUD on both sites. The project is located on the northwest and northeast corners of Peachtree Industrial Boulevard and Village Crest Drive at the entrance of Village Grove. The initial application included a total of about 146 townhomes with a mixture of 102 front loaded townhomes and 44 rear loaded townhomes. In July, the applicant produced a revised site plan that modified the mix to 73 front loaded and 73 rear loaded townhomes and included a roundabout along Village Crest Drive to address recommended staff conditions. Since then the applicant has been meeting with residents and has received feedback. The applicant has modified the site plan again, dated August 23, 2017. This plan includes 131 units. There will be 110 townhomes. There will be 67 rear loaded 43 front loaded, and 21 front loaded single family detached homes. Those units will be located along the property line adjacent to Village Grove. There is another subtle change towards the front of the project on the site that is RZ-2017-004. This site is closest to Stoneridge Subdivision. They have flipped the driveway of the townhomes to provide more separation between Stoneridge and the residential units on the subject property.

The rear loaded units are 22 feet wide, the front loaded units are 24 feet wide. The single family detached units will be on 35 foot wide lots. There are approximately 50 on street parking spaces. Staff has recommended approval of the requests.

Anthony Manners asked if there has been an addition of amenities. Josh Campbell stated that no amenities had been added.

Lila Kelley asked about the percentage of rear loaded townhomes. Josh Campbell indicated that the percentage of rear loaded townhomes is about 60-65 percent.

Anthony Manners called upon the applicant.

Matt Benson, Mahaffey Pickens and Tucker, 1515 North Brown Road, Lawrenceville, GA. Mr. Benson represents the applicant. Mr. Benson stated that the project is approximately 16 acres. It is located along Peachtree Industrial Boulevard and Village Crest Drive. The property is currently zoned C-2. Village Grove, located to the north, is zoned PMUD. To the west is Stoneridge Subdivision which is zoned R-85. To the east there is an undeveloped property which is zoned M-1. Across Peachtree Industrial there are commercial uses.

This property is located in the PIB Corridor character area. The 2030 Comprehensive Plan directs the staff to think about this corridor in the manner of Village Grove. The 2030 Comprehensive plan states that city should advocate adding single family attached or higher density single family detached housing as part of any future development. The applicant would like to rezone the property from C-2 to PMUD. Currently, the by right uses in the C-2 zoning district include businesses like Home Depot, Pep Boys, commercial laundry business, or funeral home. However, C-2 zoning has proven to be untenable on this property. It has sat vacant for the entirety of its life in the City of Suwanee. The property is located mid-block. The State Department of Transportation has no intention of installing a traffic light. In this corridor there is 34,300 square feet of vacant office space. There is not a demand for office, commercial or a restaurant at this location.

The proposed requests asks for 131 single family homes, 21 of which will be detached, and 110 attached units. 67 of the units will be rear entry. The density is 8.1 units per acre. We are in full compatibility with surrounding uses and future land use plan.

Pete Charpentier asked if the property has been marketed as commercial property. Matt Benson stated that the property was actively marketed to be sold.

Pete Charpentier asked what about the design warrants the density requested versus RM-8 zoning district. Matt Benson stated that the density is in line with the 2030 Comprehensive Plan and the Future Land Use Plan.

Pete Charpentier asked about green space. Matt Benson stated that this property is not as large as Village Grove. The applicant is limited in what can be done.

Discussion ensued amongst the Planning Commission and Mr. Benson regarding density and the lack of an amenity area.

Anthony Manners called for those in support. There was none.

Anthony Manners called for opposition.

Patty Cody, 4916 Gathering Place, Suwanee, GA. Ms. Cody stated that she sent letters to each Planning Commission member. Ms. Cody read her letter to the Planning Commission and staff.

Pete Charpentier asked Ms. Cody if a Pep Boys Auto Repair were to go in on the site would that be a better option than the townhomes. Ms. Cody stated that she would like to see a restaurant.

Becca Wilson, 4798 Arbor Crest Place, Suwanee, GA. Ms. Wilson stated that the majority of townhomes that are being constructed now are rear loaded. Ms. Wilson stated that there are no amenities for the townhome residents.

Kelly Vanscoy, 725 Amberton Close, Suwanee, GA. Ms. Vanscoy asked what is the percentage of greenspace for this project. Suwanee Green notated 20 percent requirement for greenspace. Ms. Vanscoy does not see 20 percent greenspace in this project.

Debbie Elliott, 4372 Hansboro Way, Suwanee, GA. Ms. Elliott stated that the proposed units are not quality. Ms. Elliott would like to have a restaurant on the property.

Rohin Santosh, 4769 Terquay, Suwanee, GA . Mr. Santosh stated that his concern is for traffic and the schools.

William Blair, 4603 Pine Manor Bluff, Suwanee, GA. Mr. Blair indicated that he is new to Suwanee. Mr. Blair is concerned with traffic coming through Village Grove Subdivision.

Megan Bovay, 727 Village Manor Place, Suwanee, GA. Ms. Bovay stated that the applicant is trying to scare the residents of Village Grove. She is not opposed to commercial.

Denise Harrison, 683 Village Field Court, Suwanee, GA. Ms. Harrison stated that Suwanee is being saturated with townhomes. The schools will be over crowded.

Bob Hogberg, 665 Silver Peak Parkway, Suwanee, GA. Mr. Hogberg asked about the price point of the homes.

Jeff Street, 4815 Prestbury, Suwanee, GA. Mr. Street indicated that he would like to see a restaurant on this site.

Helen Chang, 897 Village Manor Place, Suwanee, GA. Ms. Chang expressed concern for traffic.

Matt Benson addressed questions from opposition. Mr. Benson stated that he is unsure of the exact price point of the homes. The lots are \$100,000 each. The townhomes may be between \$280,000 and \$350,000. The single family detached homes may be close to \$400,000. The residents will not be told that they can use the Village Grove amenities.

Discussion ensued amongst Planning Commission members and Mr. Benson regarding front loaded and rear loaded units, parking, landscape buffer and square footage of homes.

Pete Charpentier asked Mr. Benson if he would prefer a significant decrease in density or denial of the request. Mr. Benson stated that he would prefer a denial of the request.

*Pete Charpentier moved to deny RZ-2017-004, second by Lila Kelley. Motion carried 4-0.*

*Pete Charpentier moved to deny RZ-2017-005, second by Lila Kelley. Motion carried 4-0.*

#### **NEW BUSINESS**

#### **OTHER BUSINESS**

#### **ANNOUNCEMENTS**

Suwanee Fest is September 16<sup>th</sup>.

Final Open House for the 2040 Comprehensive Plan is September 28<sup>th</sup> from 4:00 p.m. to 7:30 p.m.

#### **ADJOURNMENT**

Glenn Weyant moved to adjourn at 7:58 p.m.