

**AMENDMENT(S):**  
**AMD-2008-003**

**Ordinance Number: AMD-2008-003**

A RESOLUTION/ORDINANCE TO AMEND **ARTICLE III. DEFINITIONS** and  
**ARTICLE XVI. SIGNS** OF THE CITY OF SUWANEZ ZONING ORDINANCE;  
AND OTHER PURPOSES

**WHEREAS**, the Mayor and Council of the City of Suwanee have adopted and enacted the 1998 Zoning Ordinance of the City of Suwanee, Georgia in order to promote the health, safety, morals, convenience, order, prosperity, and general welfare of the present and future inhabitants of the City of Suwanee; and

**WHEREAS**, the City of Suwanee Zoning Ordinance provides rules, regulations, requirements and standards for various land uses within the City of Suwanee; and

**WHEREAS**, the Mayor and Council of the City of Suwanee find that the City of Suwanee Zoning Ordinance serves to promote the health, safety, morals, convenience, order, prosperity or the general welfare of the present and future inhabitants of the City of Suwanee; lessen congestion in the streets; secure safety from fire, panic and other danger; provide adequate light and air; prevent the overcrowding of land, avoid both undue concentration of population and urban sprawl; facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; protect property against blight and depreciation; encourage the most appropriate use of land, buildings and other structures throughout the City; secure economy in government expenditures; and other purposes; and

**WHEREAS**, the Mayor and Council find that the regulation of electronic signs and the exemption from regulation of certain signs used for official government purposes in the city directly affect the public health, safety, welfare and property values. The city finds that many signs are distracting and dangerous to motorists and pedestrians, are confusing to the public, and can substantially detract from the beauty and appearance of the city and associated property values. The city finds that there is a substantial need directly related to the public health, safety and welfare to address these concerns through the amendment of the sign ordinance.

**WHEREAS**, the Mayor and Council find that the attached amendment accomplishes said goals; and

**WHEREAS**, notice of said amendment has been duly advertised as required by local rules and State laws in the City's legal organ; and

**WHEREAS**, a duly advertised public hearing was held on the \_\_\_\_ of \_\_\_\_, 2008 by the Suwanee City Council; and

**NOW THEREFORE**, be it ordained and resolved and it is hereby resolved by the Mayor and Council of the City of Suwanee this the \_\_\_\_ day of \_\_\_\_\_, 2008, that the City of Suwanee Zoning Ordinance, specifically Article III & Article XVI Sections 1604 and 1611, presented on the following Attachment "A", which is adopted and herein incorporated by reference, is hereby approved.

SUWANEE CITY COUNCIL, A  
GEORGIA MUNICIPAL  
CORPORATION  
By:

\_\_\_\_\_  
Dave Williams, Mayor

By:

\_\_\_\_\_  
Jimmy Burnette, Mayor Pro Tem

By:

\_\_\_\_\_  
Jace Brooks, Councilmember

By:

\_\_\_\_\_  
Kevin McOmer, Councilmember

By:

\_\_\_\_\_  
Dan Foster, Councilmember

By:

\_\_\_\_\_  
Jeannine Rispin, Councilmember

ATTESTED TO BY:

\_\_\_\_\_  
Elvira Rogers, City Clerk

APPROVED AS TO FORM BY:

\_\_\_\_\_  
Gregory D. Jay, City Attorney  
Chandler & Britt, LLC

Attachement "A"

Deletions to existing text shown as strikethrough (~~strikethrough~~)

Additions to existing text shown as bold and underline (**bold and underline**)

All other text remains unchanged

**ARTICLE III**  
**DEFINITIONS**

For the purposes of this Ordinance, certain words or terms used herein shall be defined as follows:

**Electronic Sign.** Any sign wherein the message can be electronically programmed or modified by an electronic or automated means. This includes, but is not limited to, signs commonly known as LED, LCD, and other similar technologies.

~~Variable Message Board.~~ A programmable sign that provides changing information more often than once each one (1) hour period.

**ARTICLE XVI.**  
**SIGNS**

**SECTION 1604. Definitions.**

**Electronic Sign. Any sign wherein the message can be electronically programmed or modified by an electronic or automated means. This includes, but is not limited to, signs commonly known as LED, LCD, and other similar technologies.**

~~Variable Message Board. A programmable sign that provides changing information more often than once each one (1) hour period.~~

**SECTION 1611. Prohibited Signs.**

Except as otherwise provided, the following types of signs or advertising devices are prohibited in the city:


- (1) Roof signs.
- (2) Rotating signs.
- (3) Animated and intensely lighted signs. No sign shall be permitted which is animated by means of flashing, blinking or traveling lights or any other means not providing constant illumination.
- (4) ~~Variable message boards~~ **Electronic signs** used for purposes other than traffic management **and official government signs.**
- (5) Signs which purport to be, or are an imitation of, or resemble an official sign, traffic sign or signal.
- (6) Signs which are painted on or attached to any courtesy bench, trash can, or similar object on which advertising is displayed.
- (7) Search lights or beacons.
- (8) Window signs that exceed twenty-five (25) percent of the window area.
- (9) Wind activated devices other than flags, banners and streamers.
- (10) A-frame signs, sandwich boards, sidewalk or curb signs except when placed within ten (10) feet of the front door of the tenant's business.
- (11) Signs occupying a parking space required under the minimum parking requirements of this chapter, other than signs designating the space as reserved for handicapped or other use.
- (12) Signs which by reason of their size, location and manner of illumination cast light directly on streets and roads so as to adversely affect traffic movement and safety.
- (13) Signs which emit audible sound, odor or visible matter.
- (14) Portable signs.

- (15) Pylon or pole signs between 6 square feet and 192 square feet in sign or copy area
- (16) Signs attached to any street signs, signs directing or controlling traffic, or poles and posts supporting such signs; or any sign attached to trees, rocks or shrubbery.
- (17) Dilapidated or neglected signs.
- (18) Any sign exceeding two hundred (200) square feet in copy area.
- (19) Any ground sign in excess of twenty (20) feet in height except Interstate Visible Signs.
- (20) Signs located within a public right-of-way except for street signs, traffic signs, or public interest signs.
- (21) Signs located on back-lit awnings.

# **Architectural Review**



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To: Planning Commission  
From: Josh Campbell   
RE: Suwanee Station Multi-family  
Date: 8/22/08

Suwanee Station is a PMUD (Planned Mixed Use Development) zoned, 141 acre, mixed use development located between McGinnis Ferry Road and Peachtree Industrial Boulevard. The plan was originally approved May 9, 2000 by the Suwanee City Council. A change in conditions for the development was approved on January 21, 2003.

The project is a mix of single family attached, single family detached, apartments, commercial and office. The project is divided into seven phases. The multifamily development, currently under consideration, is Phase V of the development. According to the conditions of approval, this phase shall be limited to no more than 400 multifamily residential and/or townhouse units. Currently 108 townhouse units have been constructed from this phase. The current plan includes 200 multifamily units on 8.32 acres. As part of the original zoning change application, the following condition of zoning was included:

*Prior to issuance of a Development Permit for each phase of the project, the applicant shall submit architectural elevations in the form of a "Plan Book" for typical structures for review and approval by the City of Suwanee Planning Commission. At a minimum, the "Plan Book" shall include allowed building elevations, exterior colors, materials, and other pertinent information.*

Due to this condition, the applicant has prepared an architectural plan book to be considered by the Planning Commission. The Planning Commission must approve a plan book prior to the issuance of a Development Permit for the multi-family complex.

An additional condition of zoning states that this phase of development "shall be redesigned to reflect an integrated, non-gated Traditional Neighborhood Design." The applicant, Tunnell Spangler Walsh (a land planning firm that specializes in new urbanist design), and the City have been working on the site plan to accomplish the goals of this condition. The architecture of the buildings makes a central contribution to the traditional neighborhood feel of the project. As such, the City obtained additional input from Tunnell Spangler Walsh regarding the architecture



of the buildings. Attached is a copy of the “Plan Book” for the multi-family project and comments from Tunnell Spangler Walsh.

The Planning Commission can approve the proposed plan book, approve the plan book subject to additional changes, deny the plan book, or postpone the request.