

**REZONING(S):**

**RZ-2018-002**

**CITY OF SUWANEE  
REZONING ANALYSIS**

**CASE NUMBER:** RZ-2018-002

**REQUEST:** IRD (INFILL RESIDENTIAL DISTRICT) TO  
IRD (CHANGE OF CONDITIONS)

**LOCATION:** SCALES ROAD, JACKSON STREET AND  
SCALES STREET BLOCK

**TAX ID NUMBER:** 7-237-033, 022, 023, 024 AND 080

**ACREAGE:** 2.36 ACRES

**PROPOSED DEVELOPMENT:** 6 SINGLE FAMILY RESIDENTIAL DETACHED  
UNITS

**APPLICANT/OWNER:** OLD TOWN SUWANEE PARTNERS, LLC  
385 PANDEMAR TRAIL  
LAWRENCEVILLE, GA 30043

**CONTACT:** MARK BROCK  
770-560-0545

**RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

**PROJECT DATA:**

The applicant is requesting a change of conditions to allow for the renovation and/or construction of 6 detached single family houses. The subject property includes the entire block bound by Scales Road, Scales Street, and Jackson Street in Old Town. The property was zoned to IRD (Infill Residential District) in 2006 to allow for 14 detached, single family dwelling units.

The subject property includes 5 separate parcels that total approximately 2.36 acres. There are 4 houses on the subject property and one undeveloped lot. The applicant proposes to renovate/add on to these houses. In addition to the 4 houses, the applicant proposes to build 2 new homes. These new homes would be constructed on the northeastern side of the property on the existing empty lot and a newly formed lot. The result would be a total of 6 homes on 6 separate lots with a density of 2.5 units per acre.

The applicant proposes to renovate the 4 existing homes including expansion of the footprints and the addition of front porches facing Scales Road or Scales Street on each home. In addition to the 4 existing houses, the applicant proposes to build 2 new homes that would be a minimum of 2,000 square feet. The style of the homes would be farm and cottage style houses with front porches and front or side entry garages behind the main structure. Access to each lot would be

via individual driveways off of Scales Road and Scales Street, but not Jackson Street. Scales Road and Scales Street are currently paved, but Jackson Street is unpaved. The applicant is requesting removal of conditions that require improvements to Jackson Street and limit access to garages via rear alleys internal to the development.

### **ZONING HISTORY:**

The subject property was rezoned in July of 2006 to Infill Residential District (IRD). This zoning district allows for reduced building setbacks, narrower lots, and smaller lots to allow for infill development in the Old Town Overlay District that is compatible in intensity and style to existing neighboring development. The conditions of zoning included improvements to Jackson Street including paving, on-street parking, street trees and a sidewalk; all residential units being accessed via a rear alley with no front entry garages; and architecture consistent with that submitted.

### **DEVELOPMENT COMMENTS:**

The following comments are provided to make the developer aware of certain pertinent issues. This list is not exhaustive of all development issues.

The project would be served by the City of Suwanee Water System. The system can handle the project, but certain improvements may be necessary to serve the project.

### **ANALYSIS:**

The applicant requests a change in conditions to allow for the renovation and/or construction of 6 single family detached homes. The subject property is currently zoned IRD (Infill Residential District) with a condition of zoning allowing up to 14 units on the subject property. Due to the increased density of the previously proposed project, RZ-2006-001 included conditions on the property requiring improvements to Jackson Street to serve the development and limiting access to garages via rear alleys internal to the development. The applicant is proposing a much less intense development than the previously proposed project and is requesting that these conditions be removed.

Southwest of the subject property, across Scales Street, is another block of new single family homes, zoned IRD, and a church and some older single family homes zoned R-100. Across Jackson Street, to the east, are the backs of shops and offices zoned C-1 (Neighborhood Commercial) along Suwanee's historic Main Street.

There are several large trees on the property. The applicant has indicated a desire to preserve as many trees as practical. The project would reuse existing houses, garages and driveways, and add only 2 new homes. The proposed development is similar to existing surrounding residential in Old Town that have front loaded garages located behind the front façade of the main house

accessed by driveways off of the street. Creating alleys would require regrading of the site and the loss of many old growth trees that the applicant desires to preserve. Due to the preservation of existing buildings and trees proposed, the condition to require alley access is not recommended. However, efforts should be made to identify and protect specimen trees where feasible and practical.

The subject property is bound by Scales Road, Scales Street and Jackson Street. Two of the proposed units will front Scales Street and four will front Scales Road. There is an existing sidewalk along Scales Road, but the proposed site plan does not include sidewalks along Scales Street or Jackson Street. In this case, Jackson Street functions as an alley behind the commercial businesses that front Main Street and runs along the southeastern side of the subject property. The proposed project is not utilizing Jackson Street for access or putting more of a burden on Jackson Street than any other homes in Old Town; therefore, improvements to Jackson Street, which are currently required as a condition of zoning, are not essential. Sidewalks should be required on Scales Street, but they should meander as necessary to preserve existing significant trees along the street.

The 2030 Comprehensive Plan states that in Old Town, “historic preservation should be balanced with new construction and infill development encouraged but designed and built in ways that maintain and enhance the environment and unique small-town character” (2030 Comprehensive Plan, p. 99). The plan further states, “the growth strategy for Old Town should be carefully-crafted infill responding to the unique context in the historic areas” (2030 Comprehensive Plan, p. 101). The proposed single family development is consistent with the Comprehensive Plan and the 2015 Downtown Suwanee Master Plan and exemplifies this contextual infill strategy by adaptively reusing existing homes and adding similarly scaled homes preserving the scale and character of Old Town while making improvements that could have the potential to stimulate economic development and other appropriately scaled infill development in the Old Town area.

In conclusion, the requested change of conditions to allow for the remodel of 4 single family homes and addition of 2 single family homes is appropriate for the proposed development. The proposal is consistent with surrounding single family residential uses in the area and includes the preservation of small scale housing in Old Town, which is consistent with the Downtown Suwanee Master Plan. The changes of conditions would not negatively impact surrounding uses. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of **RZ-2018-002**.

Recommended Conditions  
**RZ-2018-002**

The Planning Department recommends approval of the request for IRD zoning subject to the following conditions:

1. The architecture of any building shall be approved by the Planning Department.
2. Maximum building height shall be 35 feet.
3. Maximum porch height should be 3 feet above grade.
4. Only new construction will be subject to the IRD zoning district development regulations. Existing garages that remain may be front loaded and be single or double car garages.
5. A 5-foot sidewalk shall be provided along Scales Street. Said sidewalk may meander in order to allow for the preservation of existing significant trees along the road. Where the tree canopy along the street is maintained no additional street tree plantings shall be required. Sidewalk shall be completed prior to approval of a certificate of occupancy for any improvements on lots adjacent to Scales Street.
6. Prior to approval of any plat creating 7 or more lots, Jackson Street shall be reconstructed. Plans for the reconstruction of Jackson Street shall be subject to the approval of the City Engineer and the Planning Department.

## Standards Governing Exercise of Zoning Power

**Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.**

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed single family development is compatible with surrounding single family developments.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

It is unlikely that the zoning proposal will adversely affect the existing uses of adjacent or nearby property.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject property has a reasonable economic use as currently zoned.

- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

Approval of the request likely would not result in excessive or burdensome use of existing streets, transportation facilities, utilities or schools. The proposed rezoning would allow less residential units than currently zoned.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;

The proposed development is consistent with the designation recommended by the Future Land Use Plan and the 2015 Downtown Suwanee Master Plan, which is single family residential.

- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

The proposed development has the potential to stimulate contextual private investment in Old Town.

## REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>Old Town Suwanee Partners, LLC</u>	NAME: <u>Old Town Suwanee Partners, LLC</u>
ADDRESS: <u>385 Pandema Trail</u> <u>Lawrenceville, GA 30043</u>	ADDRESS: <u>385 Pandemar Trail</u> <u>Lawrenceville, GA 30043</u>
PHONE: <u>(770) 560-0545</u>	PHONE: <u>(770) 560-0545</u>

CONTACT PERSON: Mark Brock CONTACT PHONE: (770) 560-0545  
 EMAIL ADDRESS: Mark.Brock55@gmail.com FAX NUMBER: \_\_\_\_\_

**PROPERTY INFORMATION**

PRESENT ZONING DISTRICT(S): IRD REQUESTED ZONING DISTRICT IRD  
 PROPOSED DEVELOPMENT: Single Family Residential - change in conditions  
 TAX PARCELNUMBER(S): 7237 - 024,023, 022, 033, 080  
 ADDRESS OF PROPERTY: 564, 584 & 662 Scales Rd. & 3981, 3987 Scales St.  
 TOTAL ACREAGE: 2.36 PUBLIC ROADWAY ACCESS: Scales Road, Scales St. & Jackson St.

<b>FOR RESIDENTIAL DEVELOPMENT:</b>	<b>FOR NON-RESIDENTIAL DEVELOPMENT:</b>
NO. OF LOTS/DWELLING UNITS: <u>6</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>2,000</u>	TOTAL GROSS SQUARE FEET: _____

### CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that pursuant to Section 2004 no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that pursuant to Section 2003 of the Zoning Ordinance any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

<p><u>Mark Brock</u>                  Signature of Applicant*  <u>MARK S. BROCK</u>                  Print Name*  <u>Patricia C. Selby</u>                  Signature of Notary</p>	<p><u>Mark Brock</u>                  Signature of Owner*  <u>MARKS. BROCK</u>                  Print Name*  <u>Patricia C. Selby</u>                  Signature of Notary</p>
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\* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

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CITY OF SUWANEE USE ONLY

Date Received: 12-26-17 Case No.: PZ-2018-002 Accepted By: AD

**Old Town Suwanee Partners, LLC**

385 Pandemar Trail  
Lawrenceville, GA 30043  
Phone: (770) 560-0545  
Email: Mark.Brock55@gmail.com

12-19-17

**LETTER OF INTENT  
APPLICATION FOR REZONING**

The Applicant, Old Town Suwanee Partners, LLC, requests a Rezoning, Change In Conditions, on the site encompassed on the northeast and northwest by Scales Road, on the southwest by Scales Street and on the southeast by Jackson Street. The current 2.34 acre site is zoned IRD and is made up of five (5) tracts:

- 564 Scales Road, R7237 022;
- 584 Scales Road, R7237 023;
- 662 Scales Road, R7237 024;
- 3981 Scales Street, R7237 033; and
- 3987 Scales Street, R7237 080.

The property was previously rezoned from R-100 to IRD (RZ-2006-010) on June 29, 2006 allowing 14 single family lots along with other conditions. This applicant proposes the same zoning of IRD, but requests to change the conditions to six (6) lots, no improvements to Jackson Street, driveway direct access to Scales Road and Scales Street with both side and front entry garages. We propose to remodel the existing four (4) houses and build two (2) new houses on the existing empty lot (R7237 024) and a newly formed lot adjacent to 3987 Scales Street – R7237 080 (proposed Lot 6). The styles of the remodeled homes and new construction will be farm style / cottage style homes. The proposed density will be 2.56 lots per acre.

The property is primarily surrounded by R-100 zoning, with the property to the southeast being zoned PMUD.

RZ-2018-002



**REZONING APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING EXERCISE OF THE ZONING POWER**

Pursuant to section 2006 of the 1998 Zoning Ordinance, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:  
Yes. The existing zoning (RZ-2006-010) allows for 14 residential lots/units. A reduction in residential lots is proposed.

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:  
No. There will be a reduction in impact.

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:  
Yes.

(D) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:  
No. A reduction of impact will result due to the reduction in the number of proposed lots.

(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:  
Yes.

(F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:  
Yes. To the extent that there is greater demand for larger lot sizes as compared to the lot sizes of the currently zoned property (RZ-2006-010).

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CITY OF SUWANEE USE ONLY  
Date Received: 12-26-17 Case No.: RZ-2018-002 Accepted By: AD

**OLD TOWN SUWANEE DEVELOPMENT**

OWNER: OLD TOWN SUWANEE PARTNERS, LLC  
 ADDRESS: 385 PANDEMAR TRAIL  
 LAWRENCEVILLE, GA 30043

PHONE: (770) 560-0545  
 TOTAL AREA: 2.34 ACRES

PROPOSED NUMBER OF LOTS = 6

EXISTING NUMBER OF LOTS = 5

PROPOSED DENSITY = 2.56 LOTS PER ACRE

MINIMUM LOT SIZE = 0.29 ACRES

MINIMUM LOT SIZE = 12,700 SF

PROPOSED ZONING = IRD

EXISTING ZONING: IRD, RZ-2006-010

MINIMUM BUILDING SEPARATION = 10 FEET

MINIMUM SIDE YARD = 3 FEET

MINIMUM FRONT YARD = 5 FEET

MINIMUM REAR YARD = 20 FEET

MINIMUM DWELLING SIZE = 2,000 SF

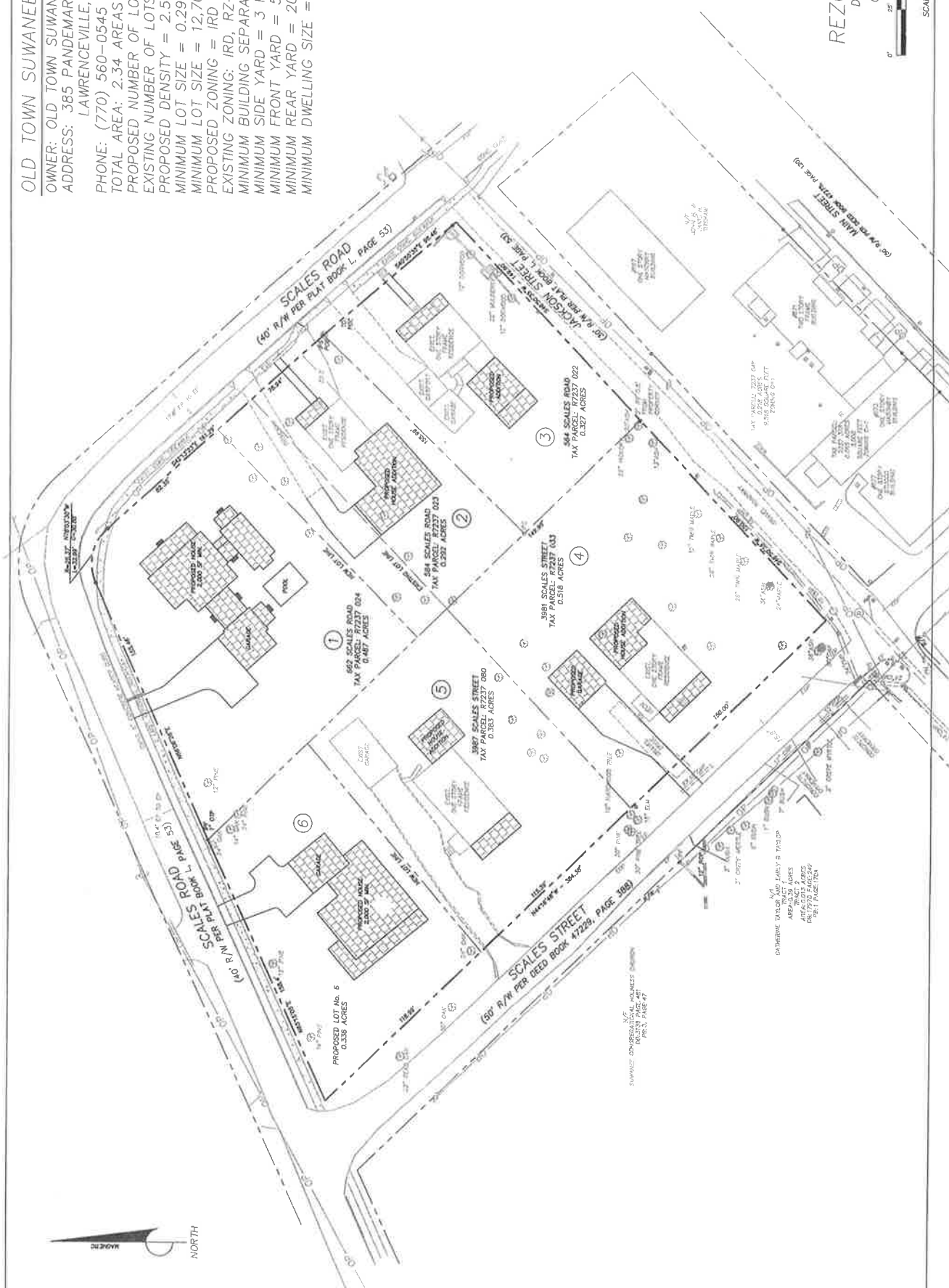
**REZONING PLAN**

DATE: 12-24-17

GRAPHIC SCALE



SCALE: 1 INCH = 50 FEET



**Proposed Site Plan**



# City of Suwanee Official Location Map RZ-2018-002



## Legend



This is a representation of the Official Zoning Map for the City of Suwanee. Do not rely solely on this map for parcel or zoning information. It is provided for general information purposes only. Please contact the City of Suwanee and refer to official documents to verify any and all information contained herein.  
Printed October 2017



# City of Suwanee Official Zoning Map RZ-2018-002

**Legend**

- RZ-2018-002
- roads

**ZONING**

- C-1
- C-2
- C-2A
- C-3
- GCA
- IRD
- M-1
- OI
- OTCD
- PMUD
- R-100
- R-140
- R-75
- R-85
- RM6
- RM8



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