

City of Sugar Hill
Planning Staff Report
AX 16-004



DATE: June 27, 2016
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Annexation Request AX 16-004 | 612 North Price Road
Tax Parcel # 7-256-007A, & 7-256-007B

RECOMMENDED ACTION

Annex and rezone to Heavy Manufacturing District (HM-1).

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a scheduled public hearing on 6-20-16. One citizen expressed concerns about the proposed annexation with regards to project access.

Planning Commission recommends APPROVAL of the annexation and rezoning to Heavy Manufacturing (HM-1) District (4-0).

ISSUE Annexation of this 1.52 acre tract owned by MTI Whirlpools, Inc. was initiated by an application dated May 5, 2016. The parcels are currently zoned single family residential (R100) and Light Industry District (M1) in unincorporated Gwinnett County. The requested zoning classification is Heavy Manufacturing District (HM-1).

DISCUSSION

- The properties are adjacent to existing MTI Whirlpools, Inc. facilities.
- There are adjacent single-family residential parcels (located in unincorporated Gwinnett County).
- However, the area to the west of North Price Road (includes the subject parcels) is predominantly industrial in nature and most of the nearby properties area already zoned HM-1.
- The Land Use Plan (2009) shows this area as Mixed Use Office, but the area has already begun to redevelop as industrial.

BACKGROUND

Applicant / Owner:	MTI Whirlpools Inc.
Existing Zoning:	Single-Family Residential District (R100) and Light Industry District (M1) in Gwinnett County
Request:	Annex and rezone to Heavy Manufacturing District (HM-1).
Purpose:	To annex and rezone to conform with existing business for future expansion.
Property Size:	± 1.52 Acres
Location:	612 North Price Road, Tax Parcel #7-256-007A, and 7-256-007B
Public Notice:	Sign Posted on 6/2/16. Ad in Gwinnett Daily Post on 6/2, 6/9, 6/16, 6/23, 6/30, and 7/7/2016.
Public Comment:	The City has received no public comments.

FINDINGS OF FACT

MTI Whirlpools, Inc. is an existing business within the City limits of Sugar Hill. MTI Whirlpools, Inc. has acquired the two subject parcels for future expansion of the existing business. MTI Whirlpools, Inc. initiated an annexation to incorporate the parcels. They are currently zoned single family residential (R100) and Light Industry District (M1) in unincorporated Gwinnett County.

During a site, staff found an existing single family home, three accessory structures and a creek at the rear of the property. Railroad right of way also borders the property along the rear.

The subject annexation does not create any unincorporated islands. As required by Georgia law, Gwinnett County was notified of the application. The County has not returned any objections to this annexation. Adjacent properties are zoned as follows:

- To the East and West is Heavy Manufacturing (HM-1) in the City of Sugar Hill.
- To the North is Norfolk Southern Railroad.
- To the South, across N. Price Road, is Single Family Residential (R75) in unincorporated Gwinnett County.

ZONING ANALYSIS

1. Will the rezoning requested permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes, it is consistent with the adjacent properties on this side of N. Price Road.

2. Will the rezoning requested adversely affect the existing use or usability of adjacent or nearby properties?

No.

3. Does the property for which the rezoning is requested have a reasonable economic use as currently zoned?

Yes.

4. *Will the rezoning requested create an overcrowding condition with respect to the existing streets, transportation facilities, or schools?*

No.

5. *Does the rezoning requested conform to the Sugar Hill Land Use Plan?*

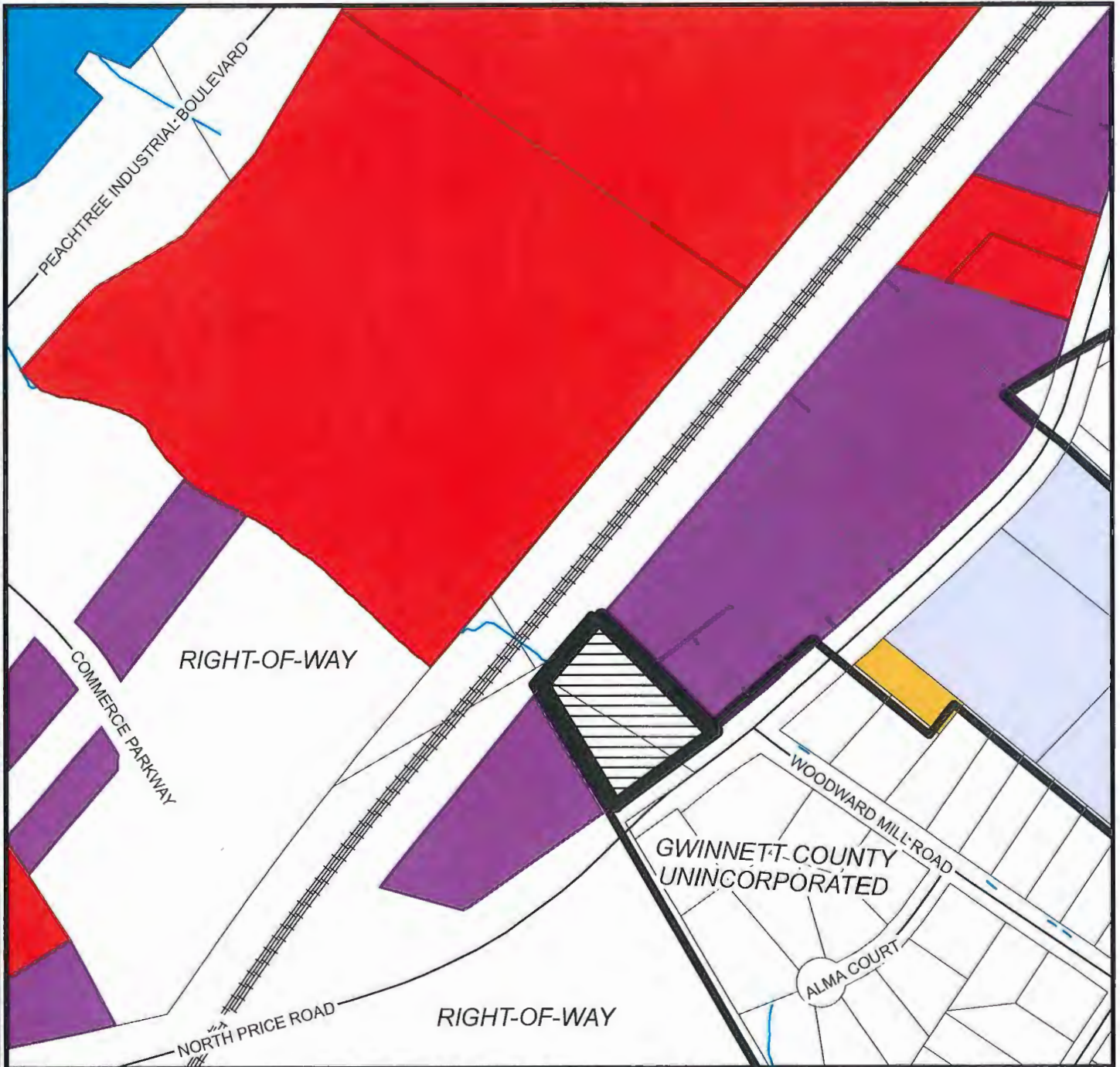
No. One parcel is identified as Mixed Use Office and the other as Suburban. However, the parcel is very near an area identified as Industrial (west of the railroad tracks along N. Price Road and Brogdon Road).

6. *Are there other existing or changing conditions affecting the use and development of the property which would give support to an approval or disapproval of the rezoning request?*

No.



Annexation Case
AX 16-004




Applicant: MTI Whirlpools, Inc.
Zoning: R-100 & M-1 **Location:** 612 N. Price Road
Request: HM-1 (1.52 acres)



Legend

Zoning District

-  RS100-Medium Density Single Family Residential
-  OI-Office - Institutional

-  BG-General Business
-  LM-Light Manufacturing
-  HM-1-Light Industry



1 inch = 300 feet

**WRITTEN EVALUATION
REGARDING ANNEXATION APPLICATION FOR
MTI WHIRLPOOLS INC.
FOR 1.52 ACRES DESIGNATED AS
TAX PARCELS R7256-007A & R7256-007B
SUGAR HILL, GEORGIA**

This statement is intended to comply with application procedures established by the City of Sugar Hill and is intended to set forth a preliminary development plan for the subject property, to evaluate the proposed development and new zoning classification, based upon factors set forth by Sugar Hill and is otherwise intended as a letter of intent for the Subject Property.

MTI Whirlpools Inc. (the "Applicant") intends to utilize the property for a future expansion of the overall MTI facility. To facilitate this use, the Applicant is requesting to annex and rezone the subject property under the jurisdiction of the City of Sugar Hill from Single-Family Residential (R-100) and Light Industry (M-1) zoning districts to a Heavy Manufacturing district (HM-1), with no variances to the setback and buffer requirements.

A 16,000 square foot industrial building with a height of 70 feet or less is proposed on 1.52 acres, the proposed density being 10,526 square feet per acre. The Applicant's Proposal is consistent with the adjacent property, which is comprised of heavy manufacturing and will not be adversely affected. There is no reasonable use of the Subject Property under any other use and no resulting benefit to the public from designation to any other classification. This rezoning conforms with the policy and Land Use Plan, and there are no existing or changing conditions that affect the use.

Permanent access to the subject property will be from North Price Road. Access and traffic are not considered to be a problem as the entrance will be at a location where sight distance is sufficient. There will be 28 parking spaces provided onsite in accordance with Sugar Hill standards.

The proposed use will not have any impact on the county school system.

The project should also have minimal environmental impact and will not require any changes to the existing layout of the land.

REFERENCES:

- 1) SURVEY FOR THELMA PUCKETT LOGGINS PREPARED BY THOMAS WOOD & ASSOCIATES, DATED DECEMBER 20, 2007. RECORDED IN PLAT BOOK 123, PAGE 200.
- 2) SURVEY FOR W.R. DAVIS ESTATE PREPARED BY THOMAS WOOD & ASSOCIATES, DATED OCTOBER 31, 1989. RECORDED IN PLAT BOOK 30, PAGE 188.

SURVEY NOTES:

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W's, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

ACCORDING TO F.I.R.M. MAP NO. 13135C 0024G, DATED 03-04-2013, THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH (GA. WEST ZONE).

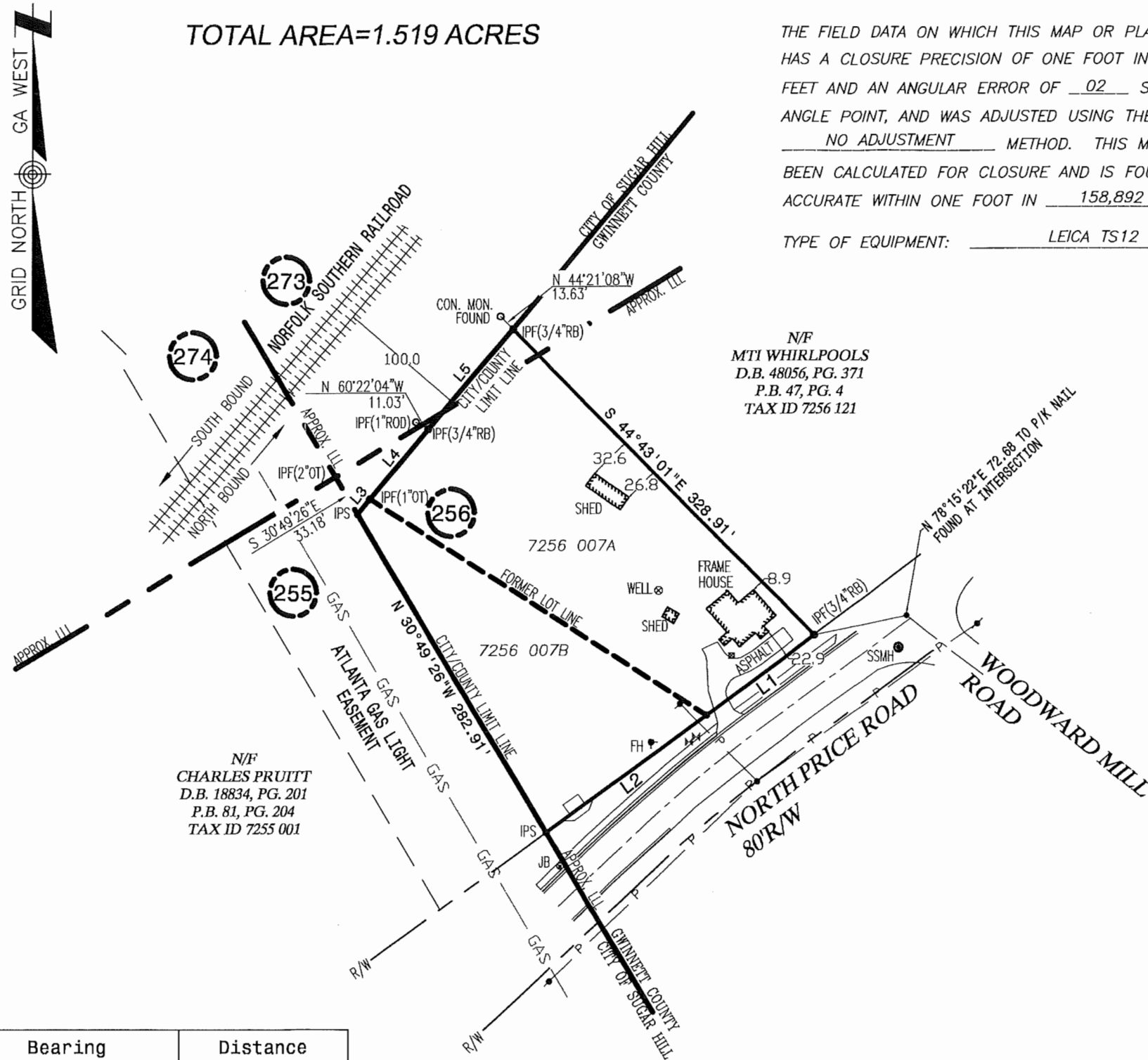
LEGEND

- I.P.F. = IRON PIN FOUND
- I.P.S. = IRON PIN SET 1/2" RB
- RB = RE-BAR
- JB = JUNCTION BOX
- DE = DRAINAGE EASEMENT
- R/W = RIGHT OF WAY
- C&G = CURB & GUTTER
- WM = WATER METER
- = POWER POLE
- FH = FIREHYDRANT
- SSMH = JSANITARY SEWER MANHOLE



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

TOTAL AREA=1.519 ACRES



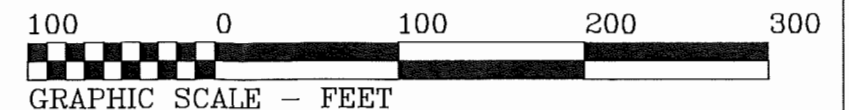
THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,177 FEET AND AN ANGULAR ERROR OF .02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE NO ADJUSTMENT METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 158,892 FEET.

TYPE OF EQUIPMENT: LEICA TS12 ROBOTIC

N/F
MTI WHIRLPOOLS
D.B. 48056, PG. 371
P.B. 47, PG. 4
TAX ID 7256 121

N/F
CHARLES FRUITT
D.B. 18834, PG. 201
P.B. 81, PG. 204
TAX ID 7255 001

Course	Bearing	Distance
L1	S 53°25'18" W	102.34'
L2	S 54°07'23" W	152.13'
L3	N 39°59'40" E	14.90'
L4	N 40°06'17" E	69.71'
L5	N 40°15'34" E	99.83'

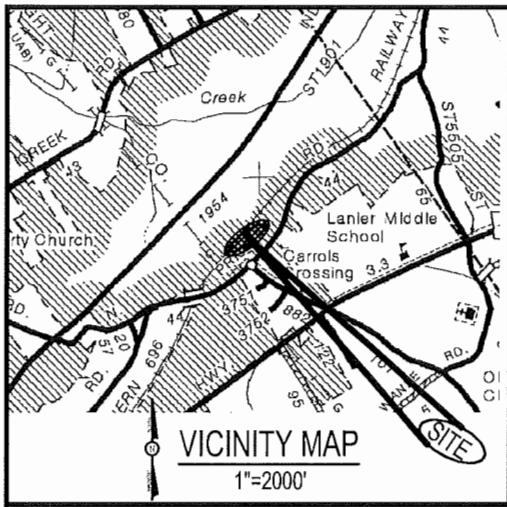


Surveyed by:

ROBBIE HENDERSON
Surveying & Planning

2990 HOLTZCLAW ROAD
CUMMING, GA 30041
PH: 706-654-2015
COA LSF #001242

STATE GEORGIA	SCALE 1"=100'	JOB # 16.032	FIELD DATE APRIL 11, 2016	BOUNDARY SURVEY FOR: MTI BATHS, INC
COUNTY GWINNETT	LAND LOT 256 & 273	DIST 7th	PLAT DATE APRIL 14, 2016	



NOTES:

BOUNDARY BY ROBBIE HENDERSON SURVEYING AND PLANNING, DATED 14APR16.
TOPOGRAPHY BY GWINNETT COUNTY GIS

- 1.) A 16 INCH WATER MAIN RUNS ALONG THE NORTHERLY NORTH PRICE ROAD RIGHT OF WAY.
- 2.) POWER IS AVAILABLE ALONG THE NORTH PRICE ROAD RIGHT OF WAY.
- 3.) THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM COMMUNITY PANEL NO. 13135C0024G - DATED MARCH 4, 2013.
- 4.) PROPOSED METHOD OF SEWERAGE DISPOSAL FOR THE PROJECT IS SEPTIC.

SUMMARY

PARCEL: R7256-007A & 007B
CURRENT ZONING: R-100 & M-1
PROPOSED ZONING: HM-1
TOTAL AREA: 1.52 ACRES

PROPOSED USE: INDUSTRIAL
MIN. LOT WIDTH: 100'
MIN. LOT AREA: 43,560 SQFT

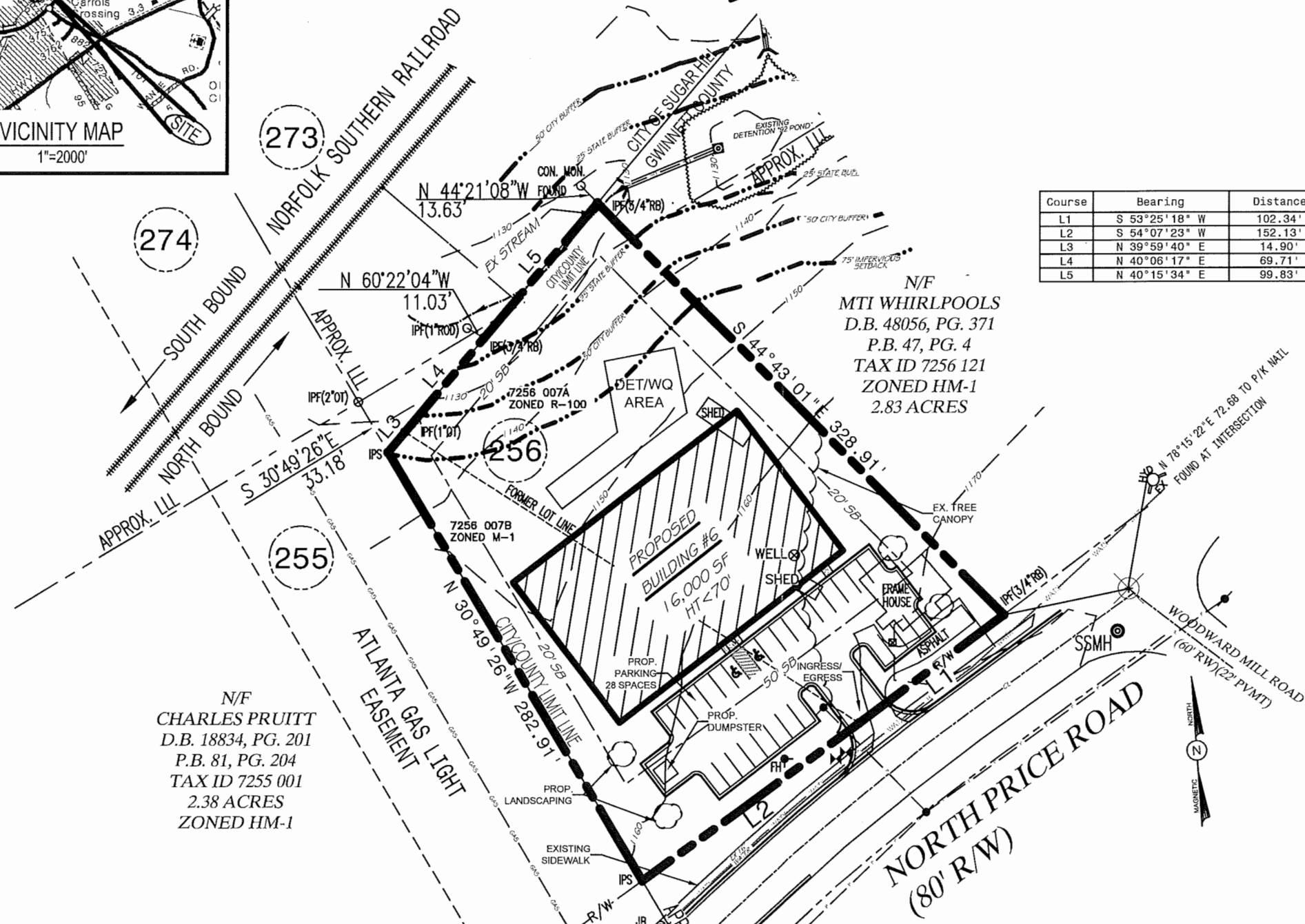
SETBACKS:
FRONT: 50'
SIDE: 20'
REAR: 20'

ANNEXATION FOR: MTI BUILDING #6

OWNER:
MTI WHIRLPOOLS INC
670 NORTH PRICE RD
SUGAR HILL GA 30518
404-281-7497
FAX: 800-438-8827

LAND LOTS 256 & 273
7th DISTRICT
SUGAR HILL
GWINNETT COUNTY
GEORGIA

Course	Bearing	Distance
L1	S 53°25'18" W	102.34'
L2	S 54°07'23" W	152.13'
L3	N 39°59'40" E	14.90'
L4	N 40°06'17" E	69.71'
L5	N 40°15'34" E	99.83'



N/F CHARLES PRUITT
D.B. 18834, PG. 201
P.B. 81, PG. 204
TAX ID 7255 001
2.38 ACRES
ZONED HM-1

PLAN
SCALE: 1" = 30'



BOUNDARY SHOWN IS FOR REZONING PURPOSES ONLY.



CONTRACTING ENGINEERS INCORPORATED

5605 ATLANTA HWY
SUITE 103-205
ALPHARETTA, GEORGIA
30004 478-773-1535

22APR2016