

City of Sugar Hill
Planning Staff Report
RZ 16-003



DATE: July 21, 2016
TO: Mayor and City Council
FROM: Planning Director *KX*
SUBJECT: Rezoning RZ-16-003 - 4719 East Broad Street from LM to HM-1

RECOMMENDED ACTION

Recommend no change in zoning classification but to modify the existing conditions to read as follows:

1. Temporary wood storage shelters shall be allowed for a maximum of three years.
2. *No more than three such temporary wood storage shelters shall be permitted on the subject property. No such shelter shall exceed 500 square feet in area (Added by planning staff 7/21/2016).*
3. Gravel parking shall be allowed for no more than 10 vehicles for a maximum of three years.
4. Gravel parking areas shall be effectively screened from view from the right-of-way by privacy fence and/or landscaping.
5. Provide an approval letter from Georgia Power allowing the applicant to construct a parking/storage area in the rear of the property prior to disturbing the land for such use.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a scheduled public hearing on 7/18/2016. No citizens appeared in opposition. The applicant's representative appeared in support of the proposal.

Planning Commission recommends no change in zoning classification but modify the existing conditions as presented by staff (noted above) 7/18/16. (3-0)

ISSUE The City of Sugar Hill has received an application dated May 5, 2016 from Licet E. Naranjo to rezone Tax parcel 7-292-123 and 7-292-196, containing \pm 2.00 acres, located at 4719 East Broad Street. The parcel is currently zoned Light Manufacturing (LM) and located within the Town Center Overlay.

The applicant proposes to rezone the parcels to Heavy Manufacturing District (HM-1) for a gravel parking lot and construction of three sheds for storage of equipment and future development of a Contractor's Office.

DISCUSSION

- Per the land use plan, this parcel is near the edge of the Town Center District.
- The parcel is located directly along the railroad tracks.
- Residential properties are located in this area; a few industrial and commercially zoned properties are also located along this street within the city of Sugar Hill and the city of Buford.

BACKGROUND

Applicant / Owner:	Licet E. Naranjo
Existing Zoning:	Light Manufacturing (LM).
Request(s):	Heavy Manufacturing (HM-1) to allow a gravel storage yard for parking and future development of a Contractor's office.
Purpose:	Temporary gravel parking storage for up to 10 vehicles. A future Contractor's Office is proposed for development within the next three years.
Property Size:	± 0.884 Acres
Location:	Tax Parcel Id Number: 7-292-123 & 7-292-196 Addresses: 4719 East Broad Street
Public Notice:	Letters to adjoining owners via USPS regular mail on 6-30-16 Sign posted at 4719 East Broad Street on 6-30-16 Ad in legal section of Gwinnett Daily Post on 6-30-16 & 7-21-16
Public Comments:	None as of 7/15/16

FINDINGS OF FACT

The property in question is currently a vacant property zoned Light Manufacturing (LM).

The parcel is surrounded by Mobile Home Park and Light Manufacturing zoned properties:

- To the North and West: zoned Mobile Home Park (MH)
- To the North: zoned RS-100
- To the South across East Broad Street is Norfolk Southern Railroad,
- To the East: Light Manufacturing District (LM).

The property was originally zoned Medium Density Residential (RS-100) and was rezoned to Light Manufacturing District (LM) October 13, 2003, for a Mini Warehousing/Boat Storage facility with conditions.

A conceptual site plan has been provided to show the proposed storage areas. The plan is rudimentary, but as no development is currently proposed, should be sufficient demonstration of the proposed intent.

Conditions for Rezoning Case: RZ 03 005

1. Provide a DOT approved (Gwinnett County) deceleration lane along East Broad Street.
2. Provide ten (10') feet wide densely landscaped side setback along the eastern and western property lines. The planting material must be 6' in height at the time of planting and shall grow to at least 15 feet at the time of maturity. The landscaping plans must be submitted to the Director of Planning & Development for approval prior to obtaining any permits.

3. Provide a ten (10') foot wide landscaped strip along the property line fronting East Broad Street.
4. Provide a solid or security fence along the eastern and western lines that shall be maintained all the times.
5. Provide a decorative fence along the front property line with brick columns and wrought iron design. The plans showing fence location, material, color, design, and height must be submitted to the Director, Planning & Development for approval prior to the installation of fence.
6. The dumpster site shall be enclosed with an eight foot high solid wall.
7. The exterior/security lights shall be cut off type luminaries and shall be installed away from the buildings directing in towards the subject property so as not to reflect on neighboring properties.
8. Provide a four foot wide sidewalk along the front property line along East Broad Street.
9. Provide an approval letter from Georgia Power allowing the applicant to construct an asphalt parking/storage area in the rear of the property prior to disturbing land for such use.
10. No clear cutting shall be permitted. The existing trees must be saved to the maximum possible extent. The applicant shall provide tree preservation plans to the Director, Planning and Development prior to obtaining any permits.
11. The front façade of the first mini warehouse building fronting East Broad Street shall be constructed with brick material.
12. The proposed plan showing a structure for office use shall be constructed of brick material.
13. All approved conditions must be deeded and recorded on the final plat.

RZ03-005 approved of Variance #1, # 2, and #3 (listed below) with the following condition:

The reduced buffer along the western property line is to allow building a structure for office use. The area from the northern building line of the structure to the rear property line and to the mini warehouse property line shall be maintained as a buffer.

1. A variance of 15 feet for a reduced front setback to 35 feet from the required 50 feet.
2. A variance of 40 feet for a reduced side buffer to 10 feet from required 50 feet along eastern property line.
3. A variance of 50 feet for a reduced side buffer to 0' from required 50 feet along western property line.

Proposal

The applicant proposes to install a gravel parking area for temporary parking for up to 10 vehicles. A future Contractor's Office is proposed for development within the next three years.

The applicant is proposing to move his existing Contractor's Office located in the City of Buford to this location and plans to build a permanent facility within the next three years. The applicant also has an existing Automobile Sales lot located in the City of Sugar Hill and needs temporary storage for overflow of vehicles.

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?

No.

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?

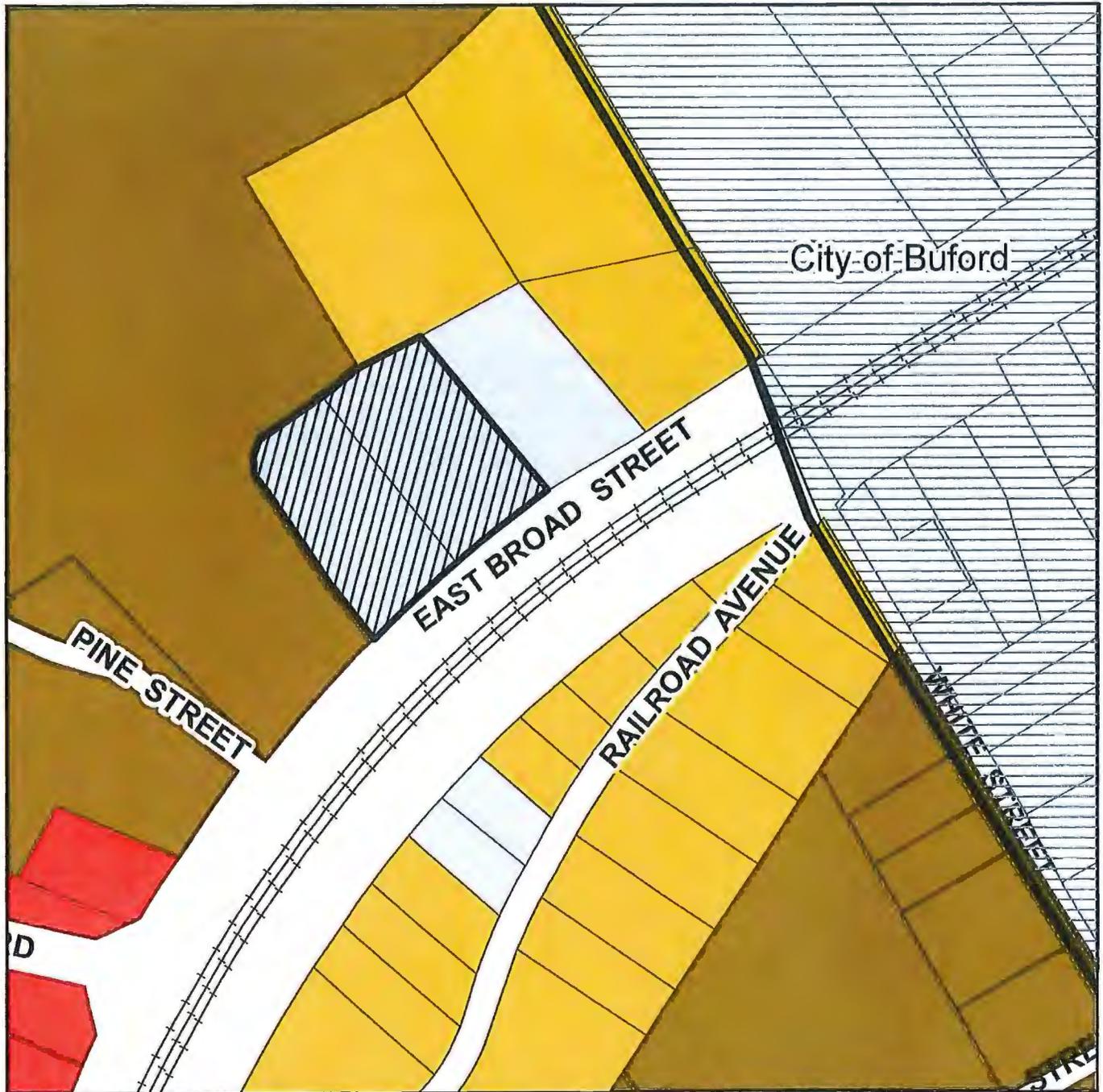
No, these parcels are identified by the Sugar Hill Character Area Map to be part of the Town Center District.

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.

**Rezoning
RZ 16-003**

**Applicant: Licet Naranjo
Zoning: LM
Location: 4719 East Broad Street
Request: HM-1**



Legend

Zoning District

AF- Agricultural - Forest

RS200-Low Density Single Family Residential

RS175-Low Density Single Family Residential

RS150-Low Density Single Family Residential

RS100-Medium Density Single Family Residential

RM-Residential Multi-Family Residential

CSD-Conservation Subdivision Residential

MH-Mobile Home Park

OI-Office - Institutional

HSB-Highway Service Business

BG-General Business

LM-Light Manufacturing

HM-1-Light Industry

HM-2-Heavy Industry



1 inch = 200 feet

