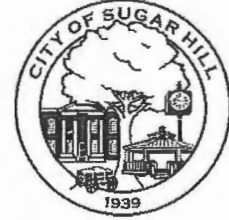


City of Sugar Hill  
Planning Staff Report  
RZ 16-004



**DATE:** July 21, 2016  
**TO:** Mayor and City Council  
**FROM:** Planning Director *KA*  
**SUBJECT:** Rezoning RZ 16-004 Rezoning from RM to BG/CBD

RECOMMENDED ACTION

**Approve rezoning RZ 16-004 and expansion of the Central Business District boundary with the following condition:**

- 1. Development plans shall substantially resemble the attached concept plan, labeled Exhibit 1.**

PLANNING COMMISSION RECOMMENDATION

*The Planning Commission held a scheduled public hearing on 7/18/2016. One citizen appeared in opposition. Representatives of Rosemary Diffley at 1072 Whitehead Road entered comments into the record that she would like the buffer increased to 75' with forest to remain in the buffer. No one was present for the applicant.*

**Planning Commission recommends approval of the rezoning and expansion of the Central Business District boundary, and conditions as presented by staff (noted above) 7/18/16. (3-0)**

**ISSUE** The City of Sugar Hill has received an application dated June 3, 2016 from Solomon Development Services to rezone Tax parcel 7-306-017, containing  $\pm$  6.5 acres, located at Whitehead Road. The parcel is currently zoned Residential Multi-Family District (RM).

The applicant proposes to rezone the parcel to General Business District (BG)/Central Business District Overlay (CBD) for senior living duplex cottages. Their current proposal expands the number of cottages associated with the adjacent senior living project at the southwest corner of Highway 20 and West Broad Street. This will add an additional 16 to 20 cottages to the previously approved 14 cottages.

DISCUSSION

- The requested zoning conforms to the Land Use Plan and provides an appropriate use for Downtown Sugar Hill.
- The project, as presented in the concept plan, will provide a usage very similar to the current zoning and will expand on the adjacent nursing home and independent living project.
- The current parcel does not have direct street frontage. Combining this parcel with the adjacent parcel allows it to be accessible from Highway 20.
- This zoning action will expand the Central Business District overlay by one parcel.
- *Standard zoning buffer for RM adjacent to RS150 = 50'. Standard zoning buffer for BG adjacent to RS150 = 75'. Proposed site plan maintains 50' zoning buffer.*

## BACKGROUND

Applicant / Owner:	Solomon Development Services
Existing Zoning:	Residential Multi-Family District (RM).
Request(s):	General Business District/Central Business District Overlay (BG/CBD) for senior living duplex cottages.
Purpose:	Senior living duplex cottages.
Property Size:	± 6.5 Acres
Location:	Tax Parcel Id Number: 7-306-017 Addresses: Whitehead Road
Public Notice:	Letters to adjoining owners via USPS regular mail on 6-30-16. Sign posted on Highway 20 on 6-30-16. Ad in legal section of Gwinnett Daily Post on 6-30-16 & 7-21-16.

## FINDINGS OF FACT

The property in question is currently a vacant property zoned Residential Multi-Family District (RM).

- To the North zoned General Business District (BG).
- To the South along Whitehead Road Single Family Residential District (RS-100 & RS-150).
- To the East: Single Family Residential District and Office Institutional District (RS-100 & OI).
- To the West: Single Family Residential District (RS-100).

## 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.

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

No. A 50' buffer is required between RM and OI properties (on the OI property). Rezoning this parcel from RM to BG will remove the 50' buffer from the adjacent OI property and allow more of that property to be utilized.

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

No. The parcel does not currently have street frontage. Allowing this parcel to become an extension of the adjacent project will make it usable.

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

No. The development will be restricted to senior living; therefore, the school systems will not be impacted. The parcels within the Central Business District are intended to be densely developed, and the streets and parking facilities are being designed to accommodate this.

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

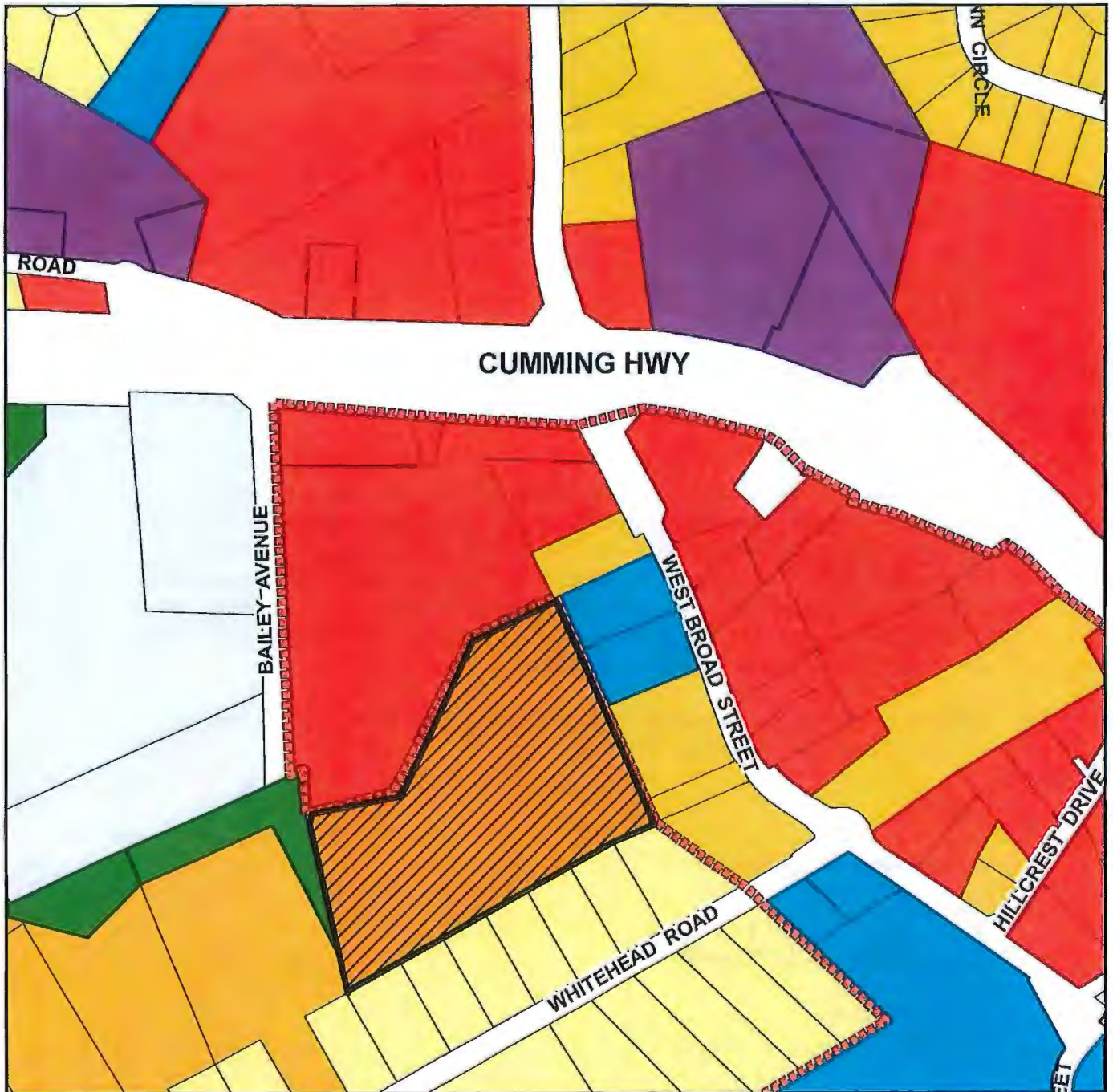
Yes. This area is within the Town Center District shown on the Sugar Hill Land Use Plan and BG is an appropriate use for this area.

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?***

Yes. The area will expand the Central Business District overlay. Some of the adjacent parcels that are zoned single family residential and front West Broad Street may likely be rezoned in the future to commercial uses to fit the needs and adjacent zonings in the Central Business District.

**Rezoning  
RZ 16-004**

**Applicant: Solomon Development Services  
Zoning: RM  
Location: Whitehead Road  
Request: Change to BG with CBD Overlay**



**Legend**

**Zoning District**

- AF- Agricultural - Forest
- RS200-Low Density Single Family Residential
- RS176-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
- Central Business District Overlay



1 inch = 300 feet



SOLOMON  
DEVELOPMENT  
SERVICES, LLC

June 2, 2016

Mayor and City Council  
Planning Commission  
City of Sugar Hill  
5039 West Broad Street  
Sugar Hill, GA 30518

Dear Sirs and/or Madams,

Solomon Development Services, LLC is pleased to present our zoning request adding additional land to our previously approved site. This site will be used to expand the number of cottages associated with our proposed Senior Living project at the southwest corner of Highway 20 and West Broad Street. We anticipate adding 16 to 20 additional cottages to the previously approved 14 cottages. The additional cottages will be tied in with the main building as the original 14 cottages were. The added land will give us the opportunity to create a more cohesive cottage community for our residents.

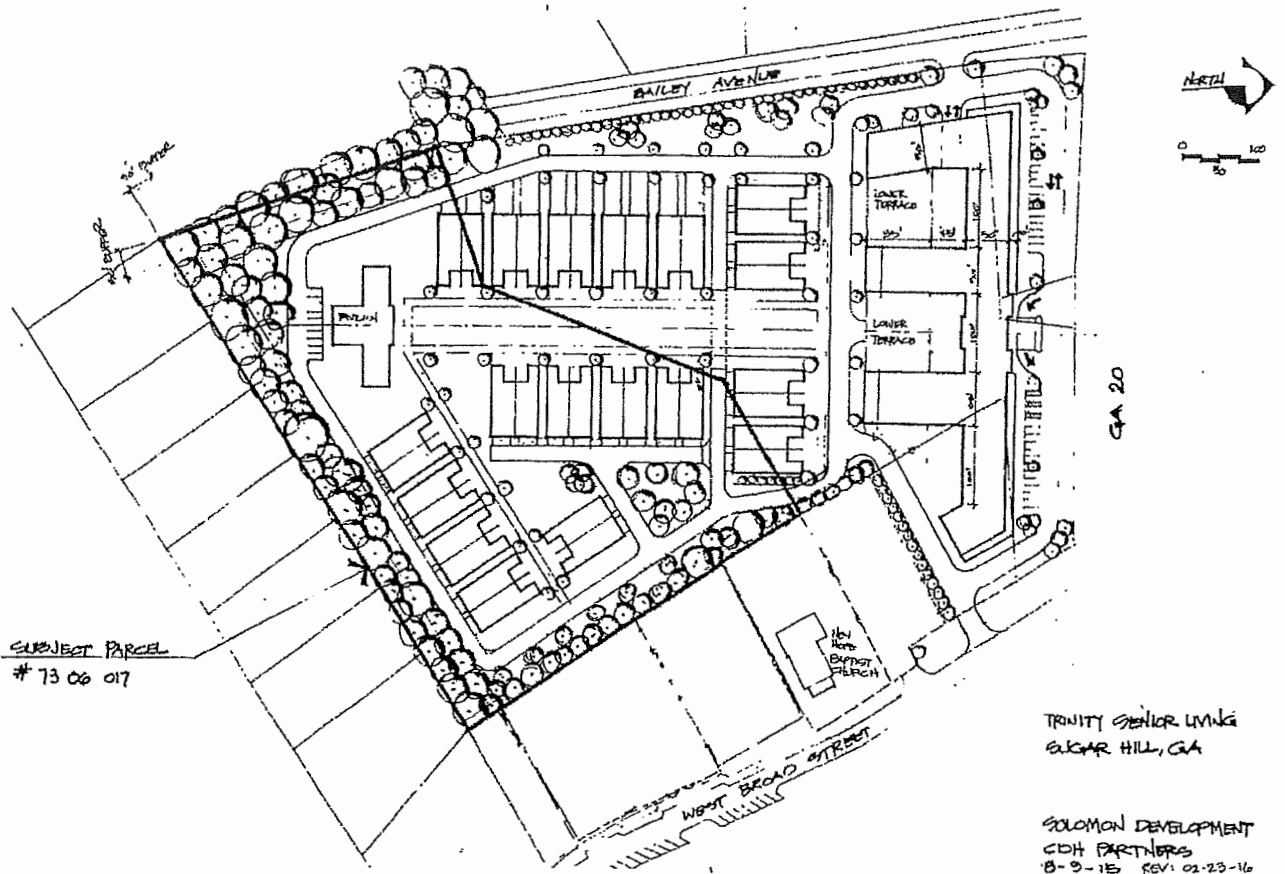
Please let us know if you have questions or additional comments. We continue to look forward to being a part of the Sugar Hill community.

Sincerely,

Solomon Development Services, LLC

A handwritten signature in black ink that reads "Davis Hunt". The signature is written in a cursive, flowing style.

V. Davis Hunt, Jr.  
President



SUBJECT PARCEL  
# 73 06 017

TRINITY SENIOR LIVING  
SUGAR HILL, GA

SOLOMON DEVELOPMENT  
CDH PARTNERS  
8-9-15 REV: 02-23-16