

City of Sugar Hill
Planning Staff Report
SUP 16-002



DATE: October 5, 2016
TO: Planning Commission
FROM: Planning Director *KA*
SUBJECT: Special Use Permit | SUP 16-002
6209 GRAND LOOP ROAD

RECOMMENDED ACTION

Recommend approval of change in conditions to allow addition of a garage and breezeway with a variance to allow two foot encroachment of the side setback with the condition that the garage and breezeway be constructed with similar materials and design as the existing house.

ISSUE The City of Sugar Hill has received an application dated September 9, 2016 from Anthony Faust for a Special Use Permit to allow construction of a 240 square foot garage and a breezeway to be installed in the side yard at 6209 Grand Loop Road, Sugar Hill, Georgia. The property is currently zoned Low Density Single Family Residential District (RS-150).

DISCUSSION

- The addition will require a variance to encroach approximately two feet upon the 7 foot setback. Typically, this type of encroachment can be handled administratively, but must be approved procedurally as a zoning action since the setback was a condition of zoning.
- The addition will not be an occupied space and the property already includes a fence; therefore, the two foot encroachment of the setback would not appear to greatly affect the use of the neighboring property.
- 5 foot setbacks are allowed and common under the Conservation Subdivision District (CSD) in our current Zoning Ordinance. This category was added in 2004, and therefore, not available at the time this subdivision was developed.
- The garage addition will be built adjacent to the current garage and, based on the design presented, should not impact the overall aesthetics of the property.

BACKGROUND

Applicant / Owner: Anthony Faust
Existing Zoning: Low Density Single Family Residential District (RS-150)
Request: Special Use Permit to allow a garage and breezeway to be constructed in the side yard.
Purpose: Addition/Garage Storage and Breezeway.
Property Size: ± 0.6500 Acres

Location: 6209 Grand Loop Road
Tax Parcel R7-341-153

Public Notice: Letters to adjoining owners via USPS regular mail on 9-29-16.
Signs posted on Buford Hwy frontage on 9-29-16.
Ad in legal section of Gwinnett Daily Post on 9-29-16.

Public Response: No public comments have been received.

FINDINGS OF FACT

The property in question is a Single Family Residential Home located in the Wild Timber Subdivision and is currently zoned Low Density Single Family Residential District (RS-150).

- To the North: Wild Timber Subdivision, zoned RS-150.
- To the South: Wild Timber Subdivision, zoned RS-150.
- To the East: Wild Timber Subdivision, zoned RS-150.
- To the West: Corps. Of Engineer Property, zoned R-100 modified.

Wild Timber was rezoned to a Planned Unit Development PUD on June 14, 1993 via RZ 93-002 with the following conditions: 25% of the lots will be allowed to be altered in one or more of the following ways: 1) no less than 85 feet between frontages; 2) a 25 foot minimum front setback; 3) a 7 foot side yard, but no less than 20 feet between houses. Additionally, all double frontage lots must be a minimum of 150' deep. Houses are to be a minimum of 2,000 square feet with a two-car enclosed garage. A change in conditions was approved on January 11, 1999 via RZ 98-007, which allowed for an increase in the number of lots that are 85 feet wide from 52 lots to 164 lots.

As the proposed garage structure is greater than 240 square feet in area, the setback from the side lot line is the same as the principal structure (7 feet). The proposed plan will encroach upon the side setback by approximately two feet so a variance for the side setback will also be required.

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.
- 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. No additional occupants are anticipated due to the addition.

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

Yes. There is no rezoning requested.

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.

SUP ANALYSIS

1. Appropriateness of the use based on the development of surrounding properties.

The garage addition is an appropriate structure in a the residential neighborhood.

2. Any benefit or harm to the surrounding properties and the CBD as a result of the use.

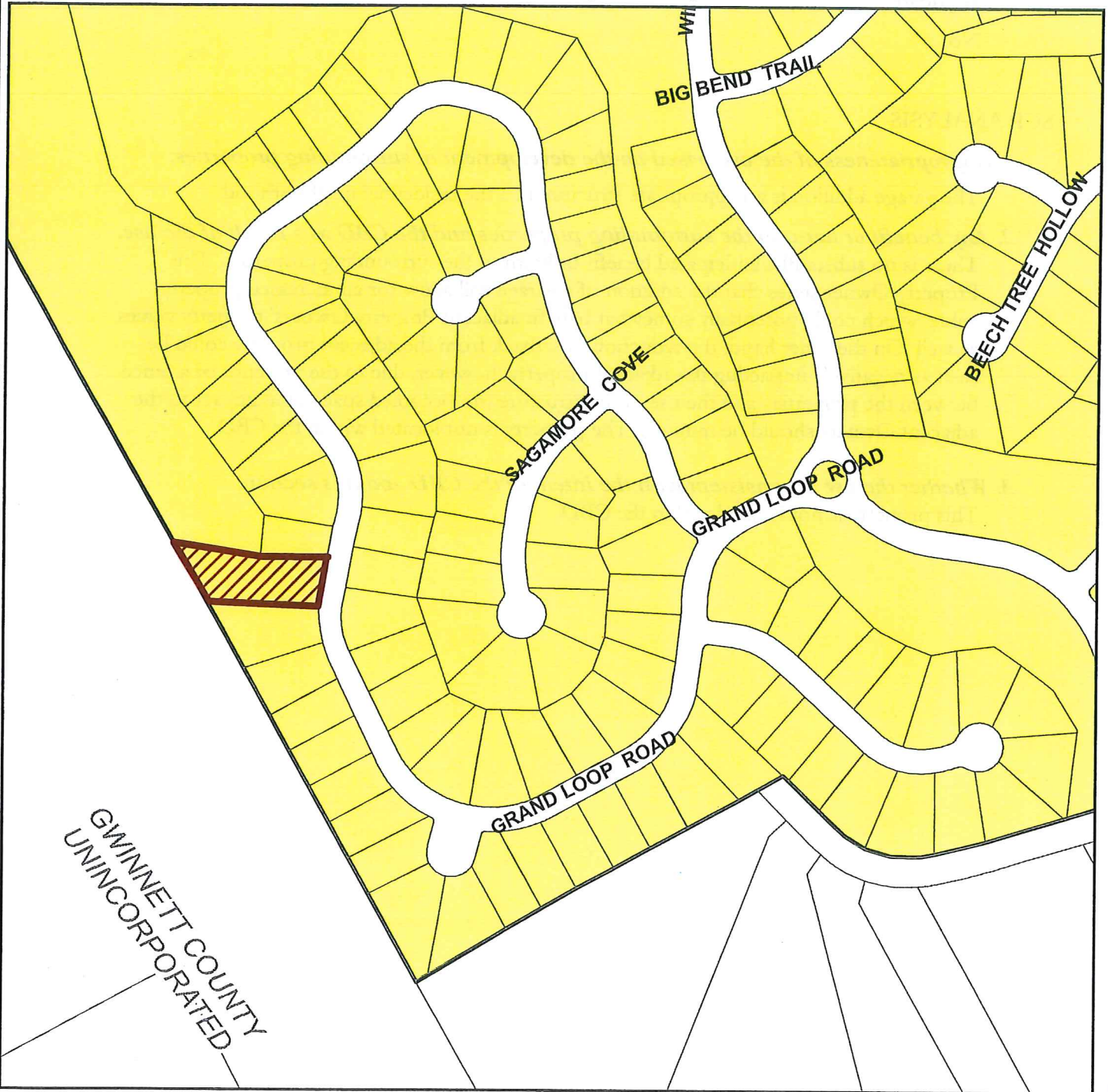
There is no substantial anticipated benefit or harm to the surrounding properties. The Property Owner states that the addition of a garage will allow for an increased property value, which could potentially somewhat benefit adjacent Property Owners' property values as well. On the other hand, the reduction in setback from the adjacent property could be seen as negatively impacting the adjacent property; however, due to the presence of a fence between the properties and the use of the structure (no occupied space), the impact to the adjacent Owners should be minimal. The property is not located within the CBD.

3. Whether the use is consistent with the intent of the CBD and this section.

This property is not located within the CBD.















Special Use Permit SUP 16-002

Applicant: Anthony Faust
 Zoning: RS-150 (PRD)
 Location: 6209 Grand Loop Road
 Request: Special Use Permit



Legend

Zoning District

 AF- Agricultural - Forest	 RS100-Medium Density Single Family Residential	 HSB-Highway Service Business
 RS200-Low Density Single Family Residential	 RM-Residential Multi-Family Residential	 BG-General Business
 RS175-Low Density Single Family Residential	 CSD-Conservation Subdivision Residential	 LM-Light Manufacturing
 RS150-Low Density Single Family Residential	 MH-Mobile Home Park	 HM-1-Light Industry
	 OI-Office - Institutional	 HM-2-Heavy Industry



1 inch = 300 feet

Letter Of Intent

For:

Anthony Faust
6209 Grand Loop Rd.
Sugar Hill, GA 30518
Wild Timber Subdivision – Lot#370

I am requesting to add a garage to the front of my property at the end of my driveway. We would like to be able to enter our backyard through a 4' breezeway which puts us over the 7' set back. We are trying to make this addition, while keeping it aesthetically pleasing.

We will follow up this letter with the required documents required as well.

THANK YOU for your consideration,



Anthony Faust

Dated: _____

9/12/16

- FIRE HYDRANT
- MANHOLE
- CATCH BASIN
- EXISTING SPOT ELEVATION
- FINISHED SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- SURFACE DRAINAGE FLOW

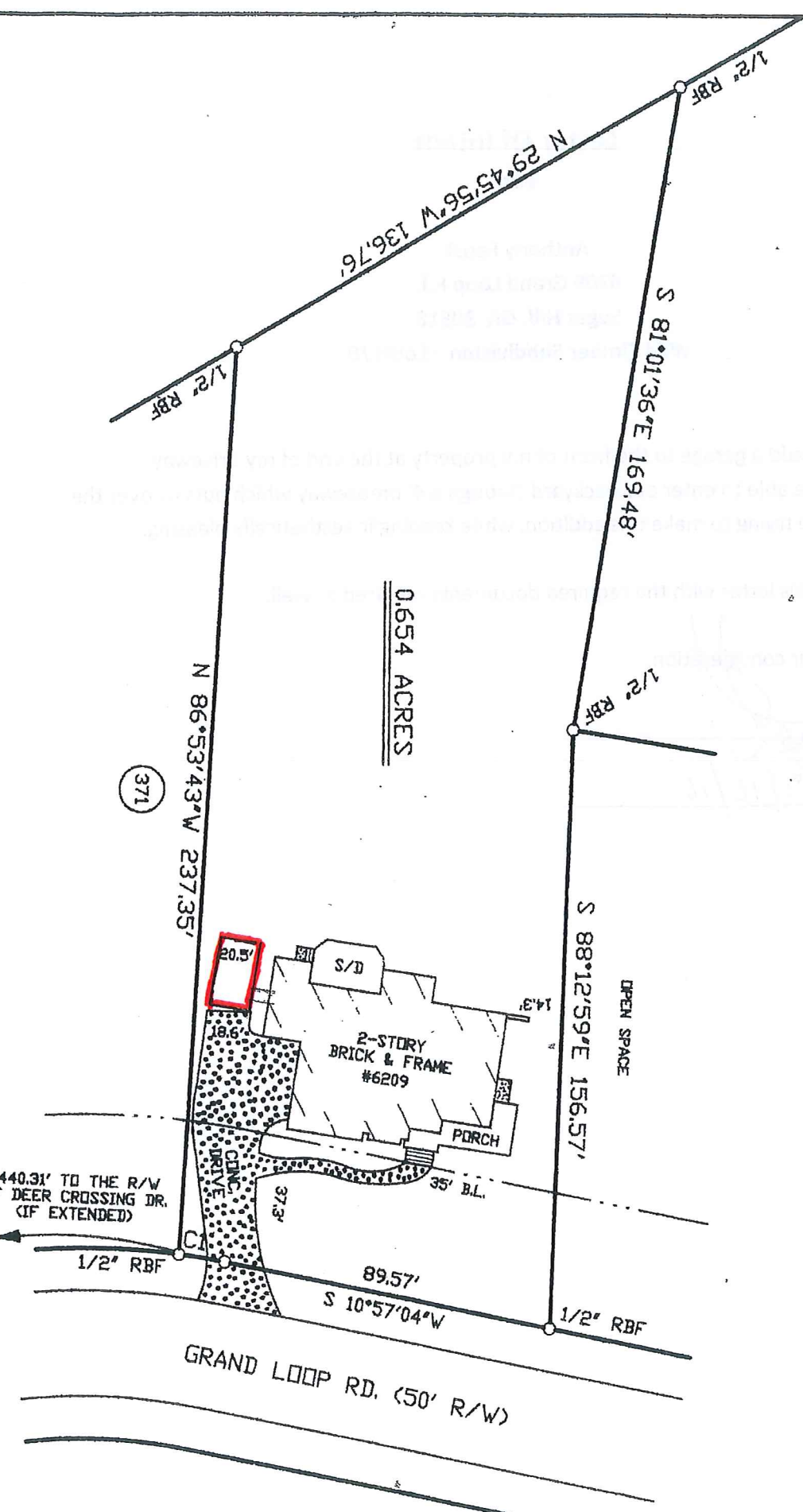
F.H.
M.H.
C.B.
999.0 E.
999.0 F.
999.0 P.
F.F.E.

R/W CURVE CHART

CURVE LENGTH	CHORD	CH. BEARING
C1 12.49'	12.49'	S 09°06'50"W

REFERENCE:
P.B. 88 PG. 7

SURVEY FTR.



0.654 ACRES

2-STORY
BRICK & FRAME
#6209

PORCH

N 86°53'43"W 237.35'

S 88°12'59"E 156.57'

S 10°57'04"W 89.57'

GRAND LOOP RD. (50' R/W)

(371)

1440.31' TO THE R/W
OF DEER CROSSING DR.
(IF EXTENDED)

20.5'

18.6'

37.3'

35' B.L.

14.3'

OPEN SPACE

S 81°01'36"E 169.48'

N 29°45'56"W 136.76'

1/2" RBF

1/2" RBF

1/2" RBF

1/2" RBF

1/2" RBF

LEFT ELEVATION
1/8"---1'-0"

REAR ELEVATION
1/8"---1'-0"

RIGHT ELEVATION
1/8"---1'-0"



FRONT ELEVATION
1/4"---1'-0"

THE *INSERT NAME
ELEVATIONS

PWL/SAM