

City of Sugar Hill
Planning Staff Report
AX 16-005



DATE: November 15, 2016
TO: City Manager
FROM: Planning Director
SUBJECT: Acceptance of Application for Annexation AX 16-005 |
6162 Suwanee Dam Road, Tax Parcel: 7-348-001

RECOMMENDED ACTION

Acceptance

ISSUE Annexation of this 2.42 acres owned by City of Sugar Hill was initiated by an application dated November 1, 2016. The property is currently zoned single family residential (R100) in unincorporated Gwinnett County. The requested zoning classification is Medium Density Single Family Residential District (RS-100). This annexation application meets State of Georgia requirements under the 100% method and does not create any unincorporated islands.

This is a summary for acceptance only. The first public hearing is scheduled for December 19, 2016 Planning Commission meeting. The second public hearing is scheduled for January 9, 2017 City Council meeting.

BACKGROUND

Applicant / Owner: City of Sugar Hill
Existing Zoning: Single family residential (R100) in Gwinnett County
Request: Medium Density Single Family Residential District (RS-100)
Purpose: Future Greenspace.
Property Size: ±2.42 Acres
Location: 6162 Suwanee Dam Road, Tax Parcel 7-348-001.



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

CASE #: AX-16-005 PERMIT FILE # 16-02017 DATE RECEIVED: 11/1/16

APPLICATION

CHECK ONE: ANNEXATION/REZONING REZONING CHANGE IN CONDITIONS SPECIAL USE PERMIT

Name: <u>City of Sugar Hill</u> Phone: <u>770-945-6716</u> Fax: _____ Signature: <u>[Signature]</u> *		APPLICANT INFORMATION Address: <u>5039 West Broad Street</u> <u>Sugar Hill, GA 30518</u> Email: <u>Pradford@cityofsugarhill.com</u> Date: <u>11/1/16</u>	
Name: <u>City of Sugar Hill</u> Phone: <u>770-945-6716</u> Fax: _____ Signature: <u>[Signature]</u> *		OWNER INFORMATION IF MULTIPLE PROPERTY OWNERS FILL OUT MASTER APPLICATION AND ONE APPLICATION FOR EACH APPLICANT. Address: <u>5039 West Broad Street</u> Email: <u>Pradford@cityofsugarhill.com</u> Date: <u>11/1/16</u>	
Name: <u>Paul Radford</u> Fax: _____		CONTACT INFORMATION Phone: <u>770-945-6716</u> Email: <u>Pradford@cityofsugarhill.com</u>	
* Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).			
PROPERTY INFORMATION: IF MULTIPLE PROPERTY OWNERS FILL OUT MASTER APPLICATION AND ONE APPLICATION FOR EACH APPLICANT.			
Map Reference Number(s) (Tax Parcel Identification Number or PIN #) <u>7-348-001</u>		Acreage: <u>2.42</u>	
Number of Existing Housing Units: <u>0</u>		Number of Proposed Housing Units: <u>0</u>	
Current Population: <u>none</u>			
Street Address: <u>1112 Suwanee Dam Road</u>			
PRESENT ZONING DISTRICT: <u>R-100</u>		REQUESTED ZONING DISTRICT: <u>RS-100</u>	
Proposed Development: <u>Future green space</u>			
Adjacent Zonings: NORTH: <u>Hm-2</u>		EAST: <u>RS-100</u>	
		SOUTH: <u>R-100</u>	
		WEST: <u>Hm-2</u>	

<u>Residential Development</u> # of Lots/Dwelling Units: _____ Dwelling Unit Size (sq. ft.): _____ Net Density: _____	<u>Non-Residential Development</u> # of Lots/Buildings: _____ Total Gross Square Feet: _____ Density: _____
PLEASE CHECK THE FOLLOWING IF APPLICABLE: <input type="checkbox"/> DRI (Development of Regional Impact) <input type="checkbox"/> Within 2,000 feet of the Chattahoochee River	

Request for Special Conditions or Variance(s) (Set back, Parking, Buffers, etc): none

NOTE: Special Conditions, and Variance Request must also be explained in the Letter of Intent.



Gwinnett County GIS
 75 Langley Dr.
 Lawrenceville, GA 30046



Details of " Land Parcels "

Attribute	Value
Parcel ID (PIN)	7348 001
Lot	
Assessor Information (sdewh1)	
Assessor Information	
PIN	7348 001
Address	6162 SUWANEE DAM RD
City, ZIP code	BUFORD
Owner / Property Information	
Property Information	
PIN	R7348 001
Owner Name 1	SHELTON RICHARD
Owner Name 2	
Owner Address	3824 POPLAR SPRINGS RD
Owner Address 2	
Owner City	GAINESVILLE