

City of Sugar Hill
Planning Staff Report
AX 16-005



DATE: November 30, 2016
TO: Planning Commission
FROM: Planning Director KA
SUBJECT: Annexation Request AX 16-005 | 6162 Suwanee Dam Road
Tax Parcel # 7-348-001

RECOMMENDED ACTION

Recommend annexation and rezoning to Medium Density Single Family Residential District (RS-100).

ISSUE Annexation of this 2.42 acre tract owned by the City of Sugar Hill was initiated by an application dated November 1, 2016. The parcel is currently zoned single family residential (R100) in unincorporated Gwinnett County. The requested zoning classification is Medium Density Single Family Residential District (RS-100).

DISCUSSION

- The area to the north and west of the parcel is owned by the City of Sugar Hill (City of Sugar Hill Golf Course) and is zoned Heavy Industry District (HM-2).
- There is an adjacent single-family residential parcel owned by the City of Sugar Hill.
- The Land Use Plan (2009) shows this area as Suburban, but the surrounding area is used as greenspace.

BACKGROUND

Applicant / Owner: City of Sugar Hill
Existing Zoning: Single-Family Residential District (R100) in Gwinnett County
Request: Annex and rezone to Medium Density Single Family Residential District (RS-100).
Purpose: To annex and rezone for future Greenspace.
Property Size: ± 2.42 Acres
Location: 6162 Suwanee Dam Road, Tax Parcel #7-348-001
Public Notice: Sign Posted on 11/25/16. Ad in Gwinnett Daily Post on 12/1, 12/8, 12/15, 12/22, 12/29, and 1/5/17
Public Comment: The City has received no public comments.

FINDINGS OF FACT

The City of Sugar Hill acquired the 2.42 acre parcel in 2016. It is currently zoned single family residential (R100) in unincorporated Gwinnett County. The city of Sugar Hill has initiated an annexation to incorporate the parcel.

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 North and West, Heavy Industry District (HM-2) in Sugar Hill.
- To the East, Medium Density Single Family Residential (RS-100) in Sugar Hill.
- To the South, Single Family Residential (R100) 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 and with the current county zoning.

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?*

Yes, this parcel is identified as 'Suburban' on the Sugar Hill Character Area Map, where the requested zoning is encouraged.

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.



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>7-318-001</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>			

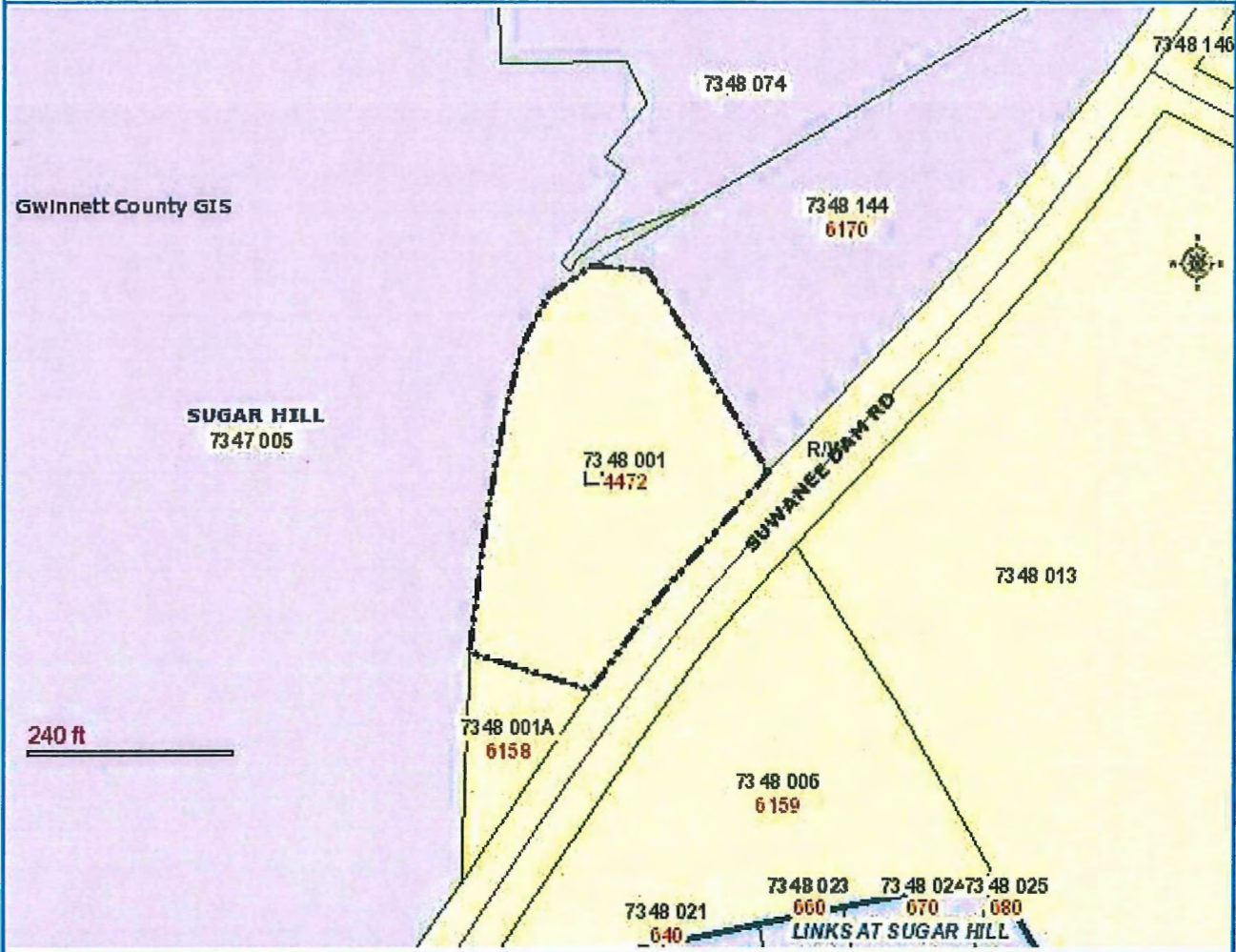
Residential Development # of Lots/Dwelling Units: _____ Dwelling Unit Size (sq. ft.): _____ Net Density: _____	Non-Residential Development # of Lots/Buildings: _____ Total Gross Square Feet: _____ Density: _____
PLEASE CHECK THE FOLLOWING IF APPLICABLE: <input type="checkbox"/> DRI (Development of Regional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

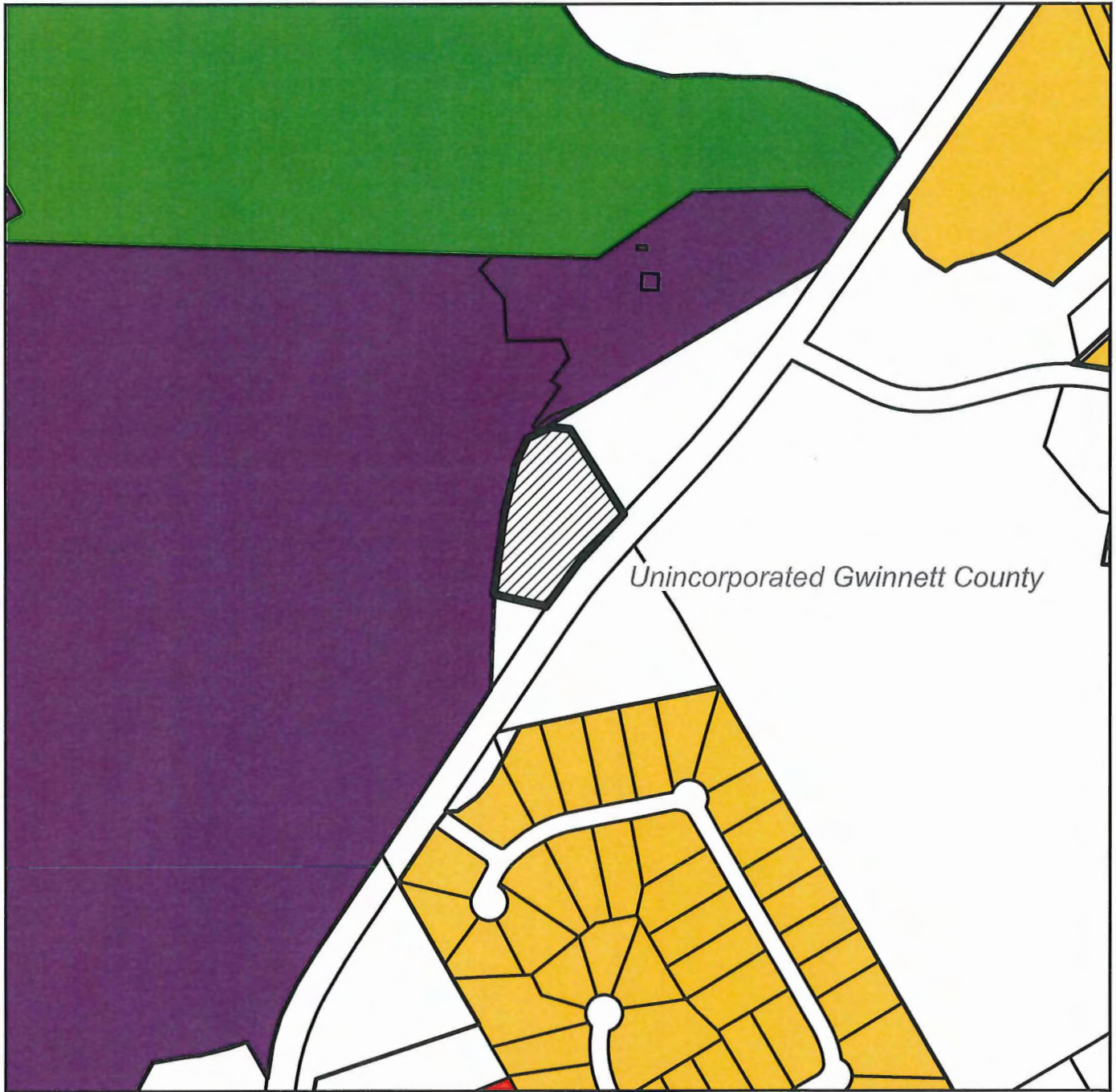


Details of " Land Parcels "

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

ANNEXATION AX 16-005

Applicant: City of Sugar Hill
 Zoning: R-100 Location: 6162 Suwanee Dam Road
 Request: Annexation



Legend

Layer

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

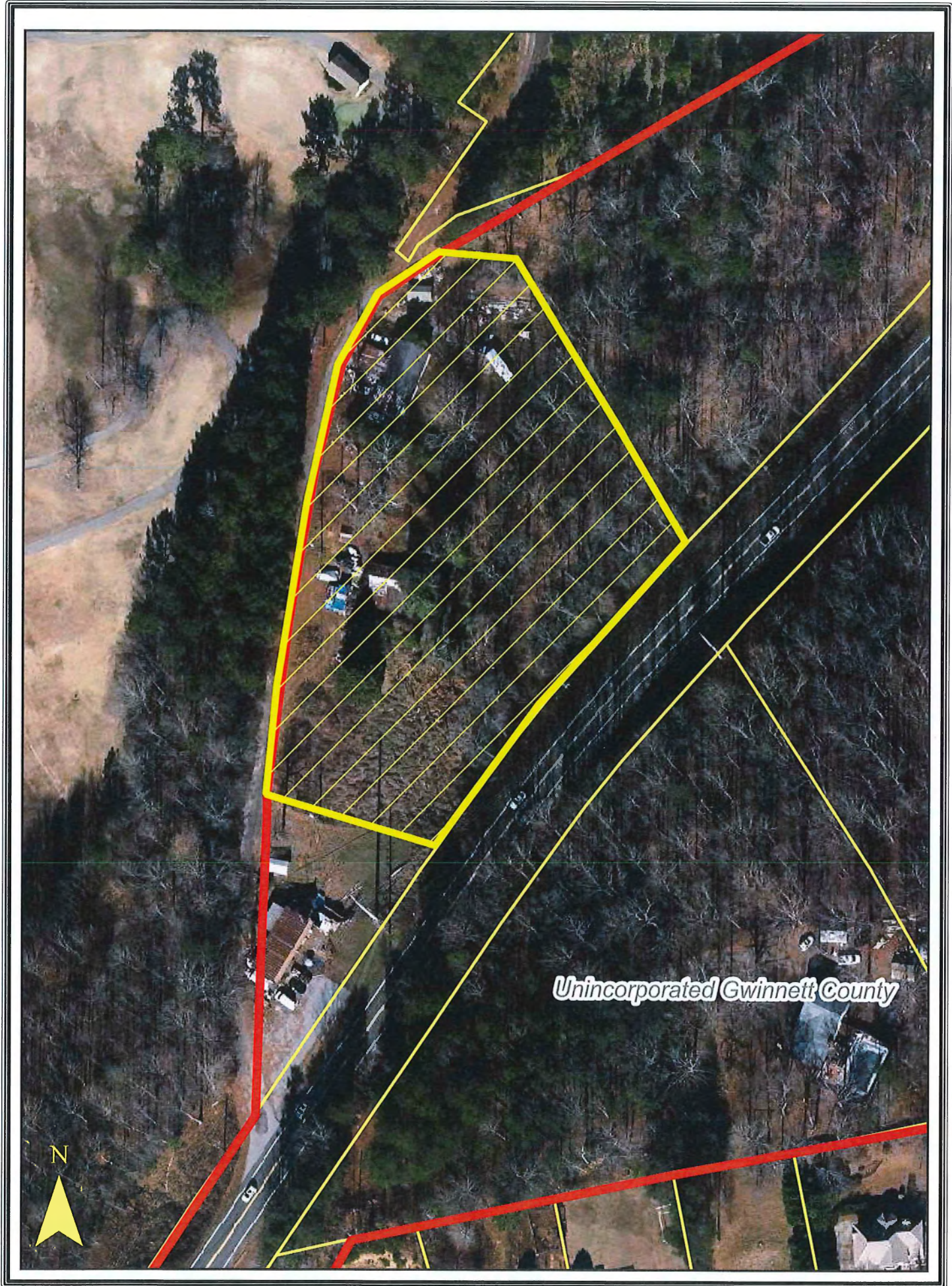
LM-Light Manufacturing

HM-1-Light Industry

HM-2-Heavy Industry

1 inch equals 400 feet





Unincorporated Gwinnett County

