

City of Sugar Hill
Planning Staff Report
AX 17-001



DATE: December 21, 2016
TO: City Manager
FROM: Planning Director
SUBJECT: Acceptance of Application for Annexation AX 17-001 |
5494 Cumming Highway, Tax Parcel: 7-321-016

RECOMMENDED ACTION

Acceptance

ISSUE Annexation of this 22.50 acres owned by City of Sugar Hill was initiated by an application dated December 20, 2016. The property is currently zoned single family residential (R75) in unincorporated Gwinnett County. The requested zoning classification is Office Institutional District (OI). 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 Tuesday, January 17, 2017 Planning Commission meeting. The second public hearing is scheduled for February 13, 2017 City Council meeting.

BACKGROUND

Applicant / Owner: City of Sugar Hill
Existing Zoning: Single family residential (R75) in Gwinnett County
Request: Office Institutional District (OI)
Purpose: Future Greenspace.
Property Size: ±22.50 Acres
Location: 5494 Cumming Highway, Tax Parcel 7-321-016.



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

CASE #: AX-17-001 PERMIT FILE # 16-02210 DATE RECEIVED: 12-20-16

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>12/20/16</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> <u>Sugar Hill, GA 30518</u> Email: <u>pradford@cityofsugarhill.com</u> Date: <u>12/20/16</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>7-321-016</u> Acreage: <u>22.50</u> Number of Existing Housing Units: <u>0</u> Number of Proposed Housing Units: <u>0</u> Current Population: <u>0</u> Street Address: <u>5494 Cumming Highway</u> PRESENT ZONING DISTRICT: <u>R75</u> REQUESTED ZONING DISTRICT: <u>OT</u> Proposed Development: <u>Future Greenspace</u> Adjacent Zonings: NORTH: _____ EAST: _____ SOUTH: _____ WEST: _____			

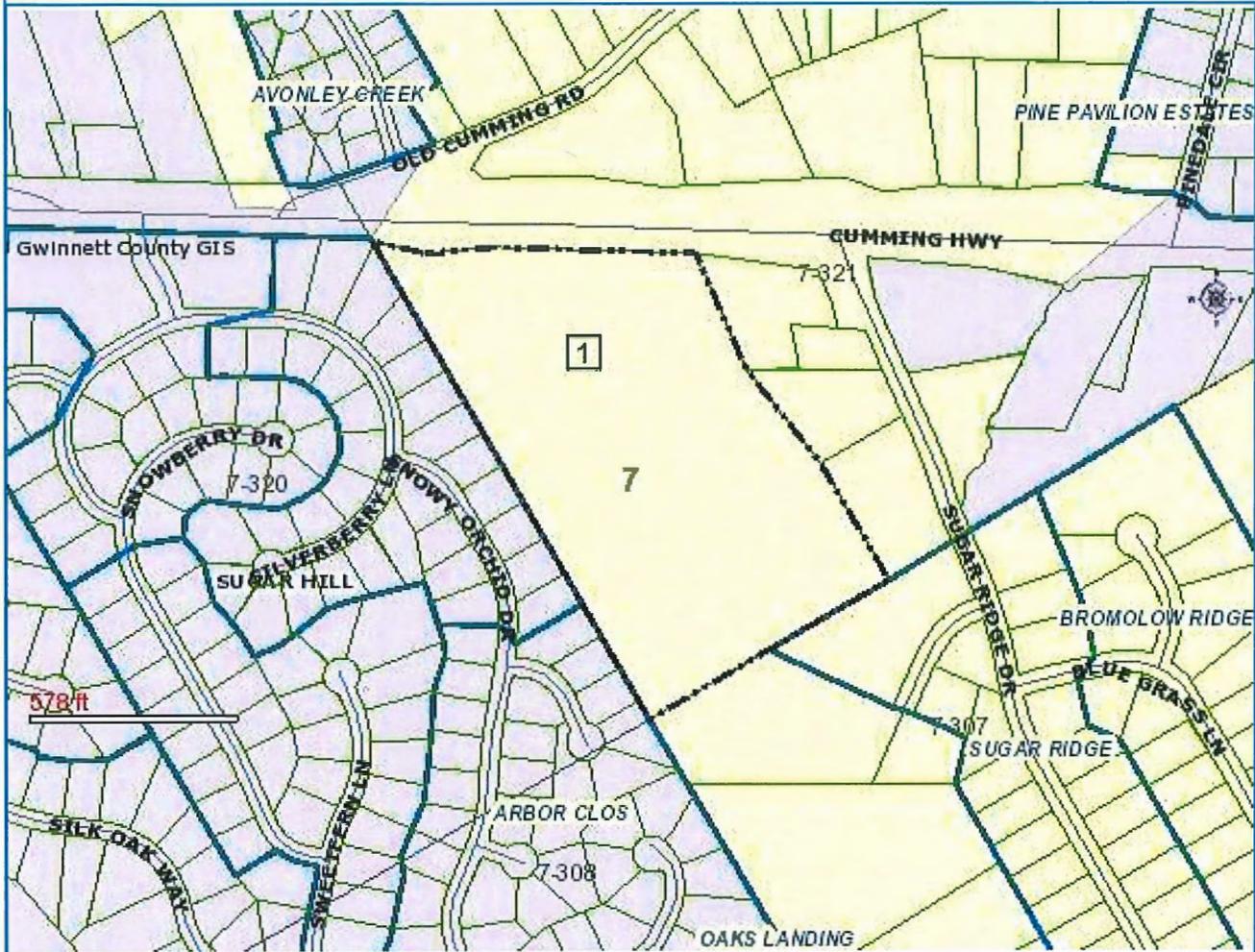
Residential Development # of Lots/Dwelling Units: <u>N/A</u> Dwelling Unit Size (sq. ft.): <u>1</u> Net Density: _____	Non-Residential Development # of Lots/Buildings: <u>N/A</u> Total Gross Square Feet: <u>1</u> Density: _____
PLEASE CHECK THE FOLLOWING IF APPLICABLE: <u>N/A</u> DRI (Development of Regional Impact) <u>N/A</u> Within 2,000 feet of the Chattahoochee River	

Request for Special Conditions or Variance(s) (Set back, Parking, Buffers, etc): N/A

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)	7321 016
Lot	
Assessor Information (sdewh1)	
Assessor Information	
PIN	7321 016
Address	5494 CUMMING HWY
City, ZIP code	SUGAR HILL
Owner / Property Information	
Property Information	
PIN	R7321 016
Owner Name 1	HIGGINS CAROL
Owner Name 2	
Owner Address	5515 CUMMING HWY
Owner Address 2	
Owner City	SUGAR HILL

Owner Country	
Tax District Tag	01
Assessment Neighborhood	8302
Property Class Description	Conservation Vacant
Legal acres	22.5000
Dwelling Value (appraised)	0
Land Value (appraised)	395000
Total Value (appraised)	395000
Dwelling Value (assessed)	0
Land Value (assessed)	158000
Total Value (assessed)	158000
Address	5494 CUMMING HWY
City	SUGAR HILL
Zip Code	30518

Sales Information**Sales Information**

1 - Sale Date
Sale Amount
Deed Book Page
2 - Sale Date
Sale Amount
Deed Book Page
3 - Sale Date
Sale Amount
Deed Book Page