

City of Sugar Hill
Planning Staff Report
AX 17-001



DATE: January 11, 2017
TO: Planning Commission
FROM: Planning Director
SUBJECT: Annexation Request AX 17-001 | 5494 Cumming Highway
Tax Parcel # 7-321-016

RECOMMENDED ACTION

Recommend annexation and rezoning to Office-Institutional District (OI).

ISSUE Annexation of this 22.50 acre tract owned by the City of Sugar Hill was initiated by an application dated December 20, 2016. The parcels is currently zoned single-family residential (R-75) in unincorporated Gwinnett County. The requested zoning classification is Office-Institutional District (OI).

DISCUSSION

- The area to the north, across Cumming Highway, is in unincorporated Gwinnett and zoned (R-100). The property to the east and south is a single-family subdivision (Sugar Ridge) located in unincorporated Gwinnett and zoned (R-75). The property to the west is a single-family subdivision (Arbor Clos) in the City of Sugar Hill zoned RS-150.
- The Land Use Plan (2009) shows this area as Residential Mixed-Use, and the surrounding areas are single-family residential homes.

BACKGROUND

Applicant / Owner: City of Sugar Hill
Existing Zoning: Single-Family Residential District (R-75) in Gwinnett County
Request: Annex and rezone to Office Institutional District (OI).
Purpose: To annex and rezone for future greenspace.
Property Size: ± 22.50 Acres
Location: 5494 Cumming Highway, Tax Parcel #7-321-016
Public Notice: Sign Posted on 12/29/5/16. Ad in Gwinnett Daily Post on 12/29/16, 1/5/17, 1/12/17, 1/26/17, 2/2/17, and 2/9/17
Public Comment: The City has received no public comments.

FINDINGS OF FACT

The City of Sugar Hill acquired the 22.50 acre parcel in 2016. It is currently zoned single-family residential (R-75) 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 Single Family Residential District (R-100) in unincorporated Gwinnett County.
- To the East and South, Single Family Residential (R-75) in unincorporated Gwinnett County.
- To the West, Single Family Residential (RS-150) in Sugar Hill.

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.

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

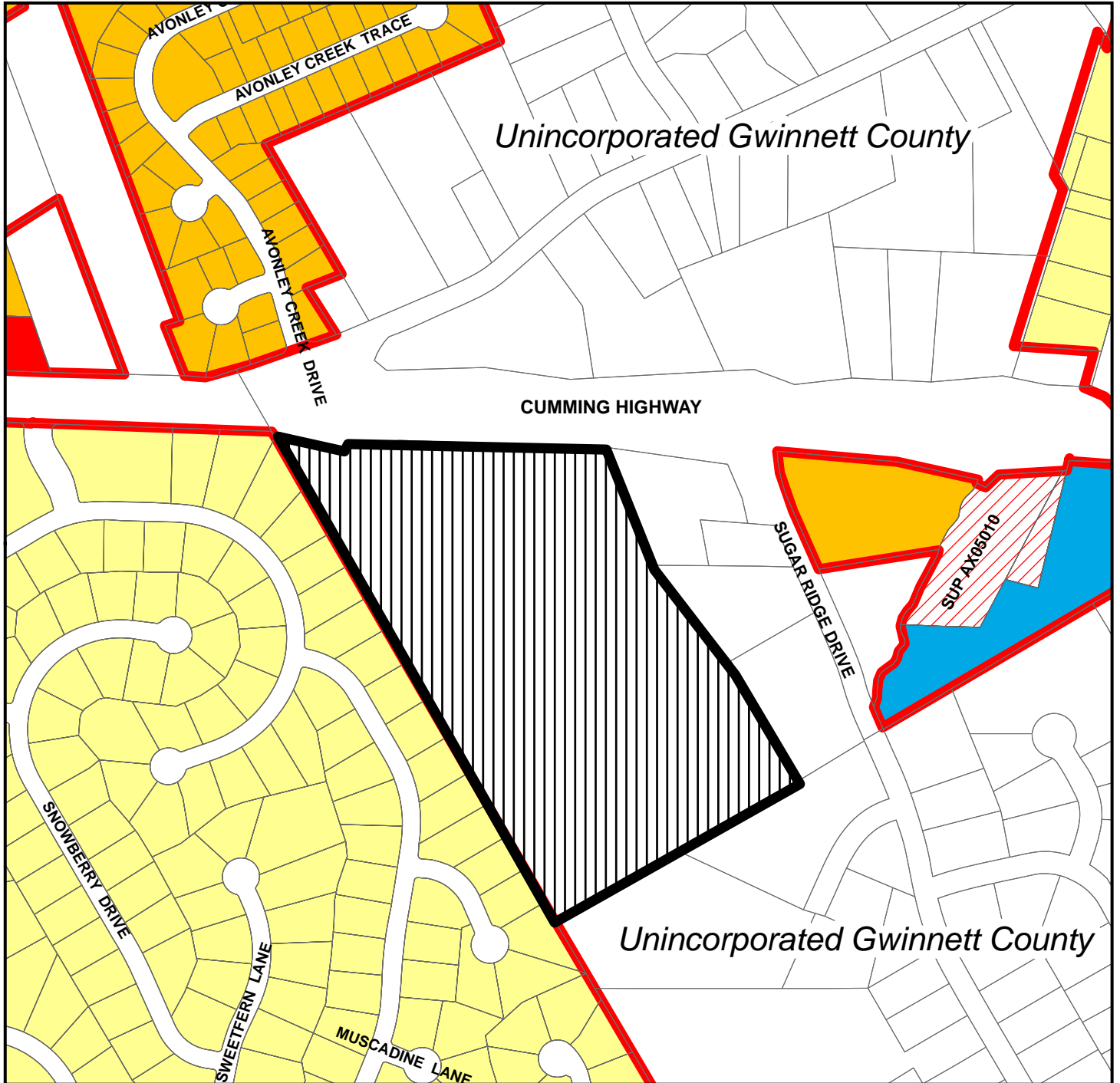
Yes, this parcel is identified as 'Residential Mixed-Use' on the Sugar Hill Character Area Map, where the requested zoning is encouraged.

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.















ANNEXATION AX 17-001

Applicant: City of Sugar Hill
 Zoning: R-75
 Location: 5495 Cumming Highway
 Request: Annex and rezone to OI



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 = 400 feet