

City of Sugar Hill  
Planning Staff Report  
**RZ 16-004**



**DATE:** July 11, 2016  
**TO:** Planning Commission  
**FROM:** Planning Director *KA*  
**SUBJECT:** Rezoning RZ 16-004 Rezoning from RM to BG/CBD

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RECOMMENDED ACTION

**Recommend approval of the rezoning and expansion of the Central Business District boundary with the following condition:**

- 1. Development plans shall substantially resemble the attached concept plan, labeled Exhibit 1.**

**ISSUE** The City of Sugar Hill has received an application dated June 3, 2016 from Solomon Development Services to rezone Tax parcel 7-306-017, containing  $\pm$  6.5 acres, located at Whitehead Road. The parcel is currently zoned Residential Multi-Family District (RM).

The applicant proposes to rezone the parcel to General Business District (BG)/Central Business District Overlay (CBD) for senior living duplex cottages. Their current proposal expands the number of cottages associated with the adjacent senior living project at the southwest corner of Highway 20 and West Broad Street. This will add an additional 16 to 20 cottages to the previously approved 14 cottages.

**DISCUSSION**

- The requested zoning conforms to the Land Use Plan and provides an appropriate use for Downtown Sugar Hill.
- The project, as presented in the concept plan, will provide a usage very similar to the current zoning.
- The parcel will expand on the adjacent nursing home and independent living project.
- The current parcel does not have direct street frontage. Combining this parcel with the adjacent parcel allows it to be accessible from Highway 20.
- This zoning action will expand the Central Business District overlay by one parcel.

**BACKGROUND**

Applicant / Owner: Solomon Development Services  
Existing Zoning: Residential Multi-Family District (RM).  
Request(s): General Business District/Central Business District Overlay (BG/CBD) for senior living duplex cottages.  
Purpose: Senior living duplex cottages.

Property Size: ± 6.5 Acres

Location: Tax Parcel Id Number: 7-306-017  
Addresses: Whitehead Road

Public Notice: Letters to adjoining owners via USPS regular mail on 6-30-16.  
Sign posted on Highway 20 on 6-30-16.  
Ad in legal section of Gwinnett Daily Post on 6-30-16 & 7-21-16.

Public Comments:

#### FINDINGS OF FACT

The property in question is currently a vacant property zoned Residential Multi-Family District (RM).

- To the North zoned General Business District (BG).
- To the South along Whitehead Road Single Family Residential District (RS-100 & RS-150).
- To the East: Single Family Residential District and Office Institutional District (RS-100 & OI).
- To the West: Single Family Residential District (RS-100).

#### 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. A 50' buffer is required between RM and OI properties (on the OI property). Rezoning this parcel from RM to BG will remove the 50' buffer from the adjacent OI property and allow more of that property to be utilized.

- 3. Does the property for which the rezoning is requested have a reasonable economic use as currently zoned?**

No. The parcel does not currently have street frontage. Allowing this parcel to become an extension of the adjacent project will make it usable.

- 4. Will the rezoning requested create an overcrowding condition with respect to the existing streets, transportation facilities, or schools?**

No. The development will be restricted to senior living; therefore, the school systems will not be impacted. The parcels within the Central Business District are intended to be densely developed, and the streets and parking facilities are being designed to accommodate this.

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

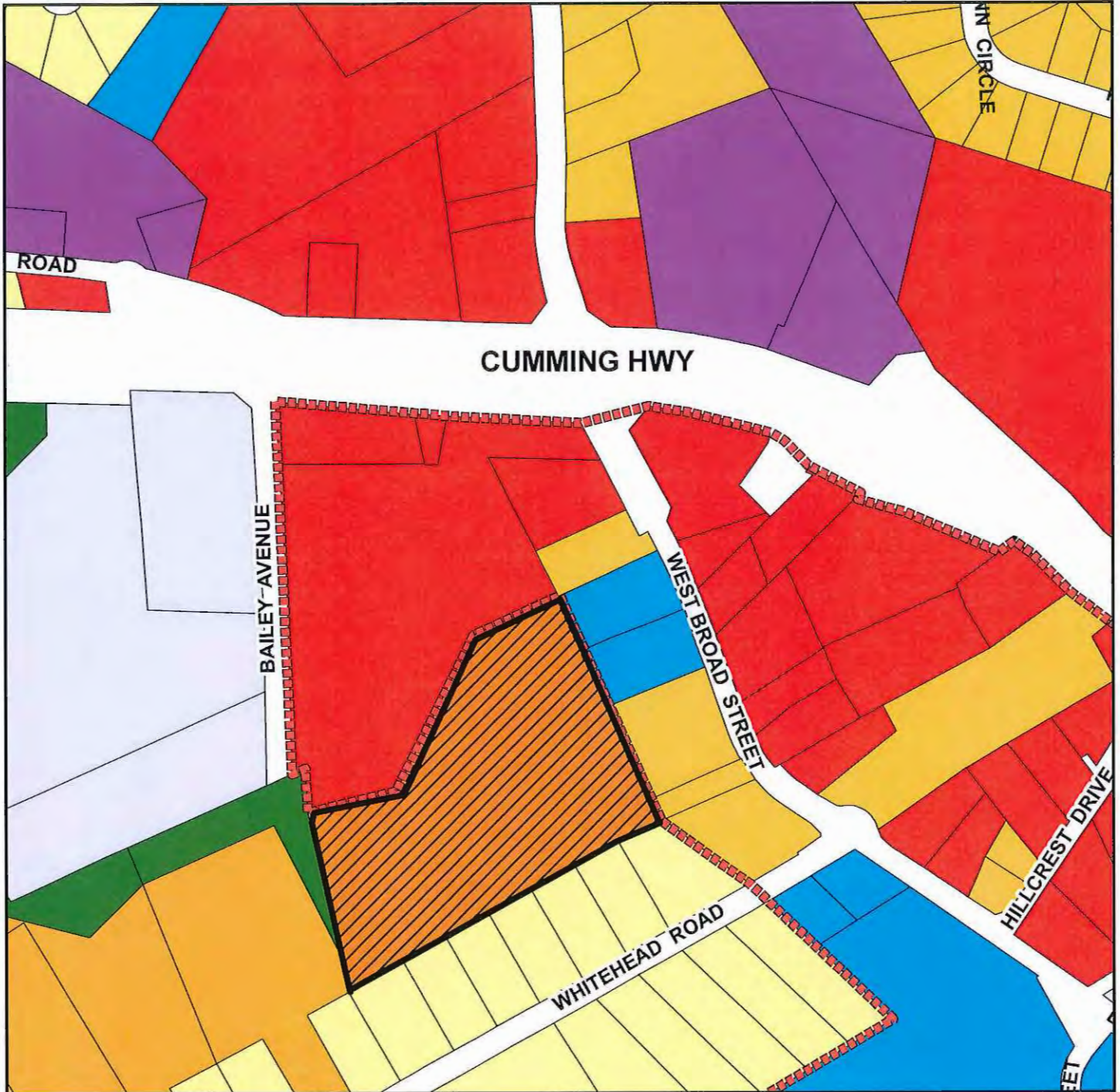
Yes. This area is within the Town Center District shown on the Sugar Hill Land Use Plan and BG is an appropriate use for this area.

- 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?**

Yes. The area will expand the Central Business District overlay. Some of the adjacent parcels that are zoned single family residential and front West Broad Street may likely be rezoned in the future to commercial uses to fit the needs and adjacent zonings in the Central Business District.

# Rezoning RZ 16-004

Applicant: Solomon Development Services  
 Zoning: RM  
 Location: Whitehead Road  
 Request: Change to BG with CBD Overlay



## Legend

### Zoning District

- AF- Agricultural - Forest
- RS200-Low Density Single Family Residential
- RS175-Low Density Single Family Residential
- RS150-Low Density Single Family Residential
- RM-Residential Multi-Family Residential
- CSD-Conservation Subdivision Residential
- MH-Mobile Home Park
- OI-Office - Institutional
- RS100-Medium Density Single Family Residential

- HSB-Highway Service Business
- BG-General Business
- LM-Light Manufacturing
- HM-1-Light Industry
- HM-2-Heavy Industry
- Central Business District Overlay



1 inch = 300 feet



SOLOMON  
DEVELOPMENT  
SERVICES, LLC

June 2, 2016

Mayor and City Council  
Planning Commission  
City of Sugar Hill  
5039 West Broad Street  
Sugar Hill, GA 30518

Dear Sirs and/or Madams,

Solomon Development Services, LLC is pleased to present our zoning request adding additional land to our previously approved site. This site will be used to expand the number of cottages associated with our proposed Senior Living project at the southwest corner of Highway 20 and West Broad Street. We anticipate adding 16 to 20 additional cottages to the previously approved 14 cottages. The additional cottages will be tied in with the main building as the original 14 cottages were. The added land will give us the opportunity to create a more cohesive cottage community for our residents.

Please let us know if you have questions or additional comments. We continue to look forward to being a part of the Sugar Hill community.

Sincerely,

Solomon Development Services, LLC

A handwritten signature in black ink that reads "Davis Hunt". The signature is written in a cursive, flowing style.

V. Davis Hunt, Jr.  
President

## EXHIBIT A

All that tract or parcel of land lying and being in the City of Sugar Hill in Land Lot 306 of the 7th District of Gwinnett County, Georgia, containing 7.147 acres as shown on a plat of survey made by Keck & Wood, Inc., dated October 24, 1984, revised October 26, 1984, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin on the southwesterly side of Broad Street, 449 feet southeasterly as measured along the southwesterly side of Broad Street, from the intersection formed by the southwesterly side of Broad Street with the centerline of Highway No. 20; thence South 26 degrees 31 minutes 35 seconds East along the southwesterly side of Broad Street, 124.84 feet to an iron pin; thence South 63 degrees 27 minutes 40 seconds West, 213.73 feet to an iron pin found; thence South 29 degrees 39 minutes 23 seconds East 133.64 feet to an iron pin found; thence South 29 degrees 14 minutes 18 seconds East 195.78 feet to an iron pin found; thence South 30 degrees 38 minutes 12 seconds East 48.63 feet to an iron pin found; thence South 60 degrees 05 minutes 05 seconds West 100.36 feet to an iron pin found; thence South 60 degrees 06 minutes 45 seconds West 99.57 feet to an iron pin found; thence South 59 degrees 56 minutes 22 seconds West 99.80 feet to an iron pin found; thence South 60 degrees 10 minutes 22 seconds West 97.80 feet to an iron pin found; thence South 59 degrees 36 minutes 42 seconds West 102.14 feet to an iron pin found; thence South 59 degrees 20 minutes 31 seconds West 102.39 feet to an iron pin found; thence South 60 degrees 41 minutes 21 seconds West 125.03 feet to an iron pin found; thence North 15 degrees 23 minutes 36 seconds West 373.15 feet to an iron pin found; thence North 73 degrees 41 minutes 22 seconds East 184.17 feet to an iron pin found; thence North 24 degrees 12 minutes 12 seconds East 355.08 feet to an iron pin found; thence North 63 degrees 22 minutes 20 seconds East 189.28 feet to an iron pin found; thence North 63 degrees 22 minutes 20 seconds East 217.43 feet to an iron pin set at the Point of Beginning on the Southwesterly side of Broad Street.

Less and Except the following described property:

All that tract or parcel of land lying and being in Land Lot 306 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia, containing 0.615 acres as shown on a plat of survey for Sugar Hill United Methodist Church by Keck & Wood, Inc. Registered Land Surveyor, dated October 24, 1984, and being more particularly described as follows.

BEGINNING at an iron pin on the Southwestern right-of-way of Broad Street where the property herein described joins the property of Donald K. Allen, said point being 449 feet southeasterly from the intersection of the right-of-way of Broad Street and the center line with Hwy. 20 as measured along the southwestern right-of-way of Broad Street; thence proceeding South 63 degrees 22 minutes 20 seconds West a distance of 217.43 feet to an iron pin; thence North 28 degrees 58 minutes 06 seconds West a distance of 99.88 feet to an iron pin; thence North 25 degrees 14 minutes 17 seconds West a distance of 24.72 feet to an iron pin and the property now or formerly owned by Tate; thence proceeding along the property of Tate North 63 degrees 27 minutes 40 seconds East a distance of 213.73 feet to an iron pin on the southwestern right-of-way of Broad Street; thence proceeding along the southwestern right-of-

