

City of Sugar Hill
Planning Staff Report
AX 16-005



DATE: December 20, 2016
TO: Mayor and City Council
FROM: Planning Director
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).

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a scheduled public hearing on 12-19-16. There were no public comments.

Planning Commission recommends APPROVAL of the annexation and rezoning to Medium Density Single Family Residential (RS-100) District (5-0).

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 parcels 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

APPLICANT INFORMATION

Name: City of Sugar Hill Address: 5039 West Broad Street
Phone: 770-945-6716 Sugar Hill, GA 30518
Fax: _____ Email: Pradford@cityofsugarhill.com
Signature: [Signature] * Date: 11/1/16

OWNER INFORMATION

IF MULTIPLE PROPERTY OWNERS FILL OUT MASTER APPLICATION AND ONE APPLICATION FOR EACH APPLICANT.

Name: City of Sugar Hill Address: 5039 West Broad Street
Phone: 770-945-6716 Email: Pradford@cityofsugarhill.com
Fax: _____ Date: 11/1/16
Signature: [Signature] *

CONTACT INFORMATION

Name: Paul Radford Phone: 770-945-6716
Fax: _____ Email: Pradford@cityofsugarhill.com

* 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 #) 7-348-001 Acreage: 2.42
Number of Existing Housing Units: 0 Number of Proposed Housing Units: 0 Current Population: none
Street Address: Lette 2 Suwanee Dam Road
PRESENT ZONING DISTRICT: R-100 REQUESTED ZONING DISTRICT: R5-100
Proposed Development: Future green space
Adjacent Zonings: NORTH: fm-2 EAST: R5-100 SOUTH: R100 WEST: fm-2

Residential Development

Non-Residential Development

of Lots/Dwelling Units: _____
Dwelling Unit Size (sq. ft.): _____
Net Density: _____

of Lots/Buildings: _____
Total Gross Square Feet: _____
Density: _____

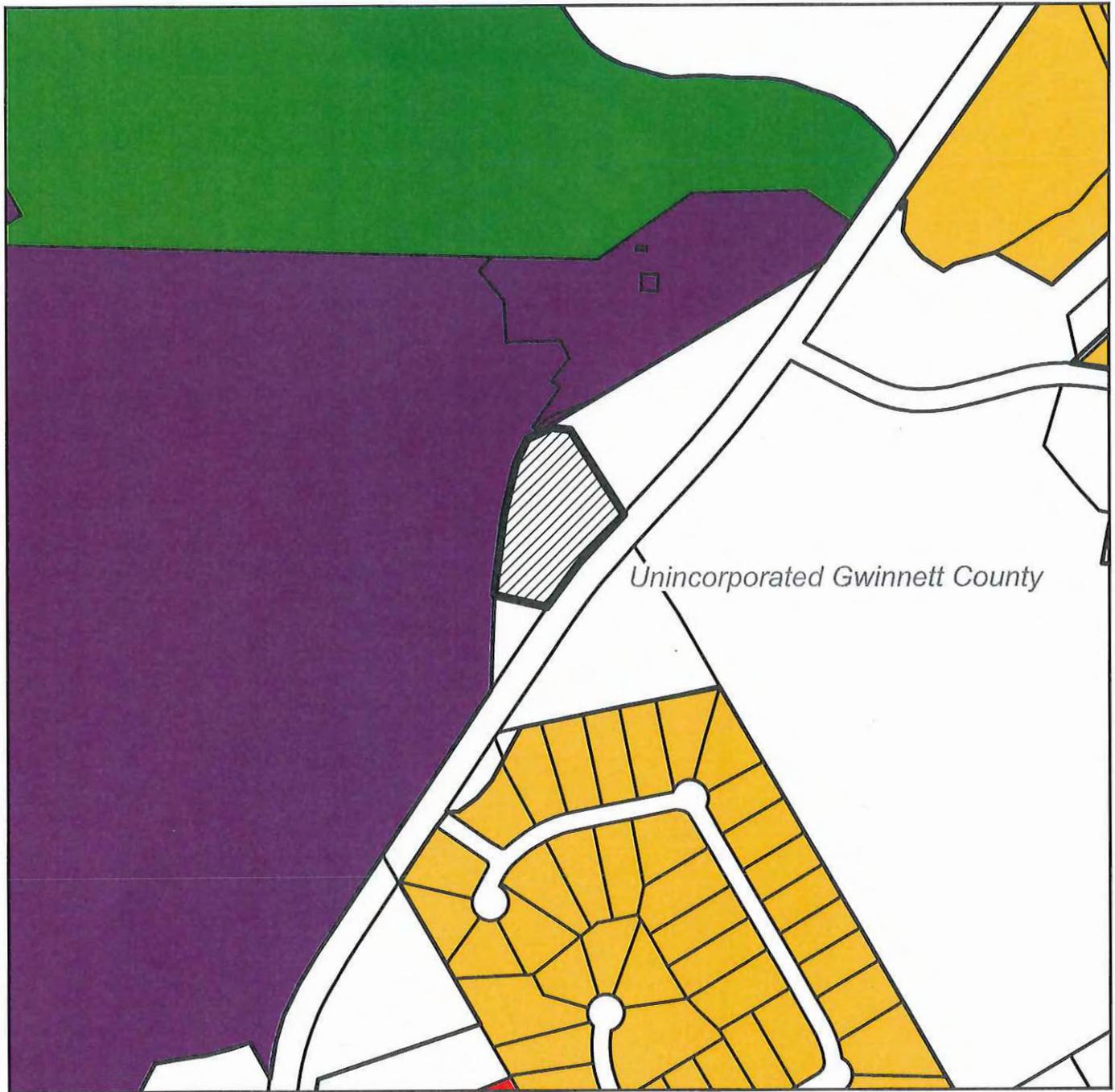
PLEASE CHECK THE FOLLOWING IF APPLICABLE: DRI (Development of Regional Impact) Within 2,000 feet of the Chattahoochee River

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.

ANNEXATION AX 16-005

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



Legend

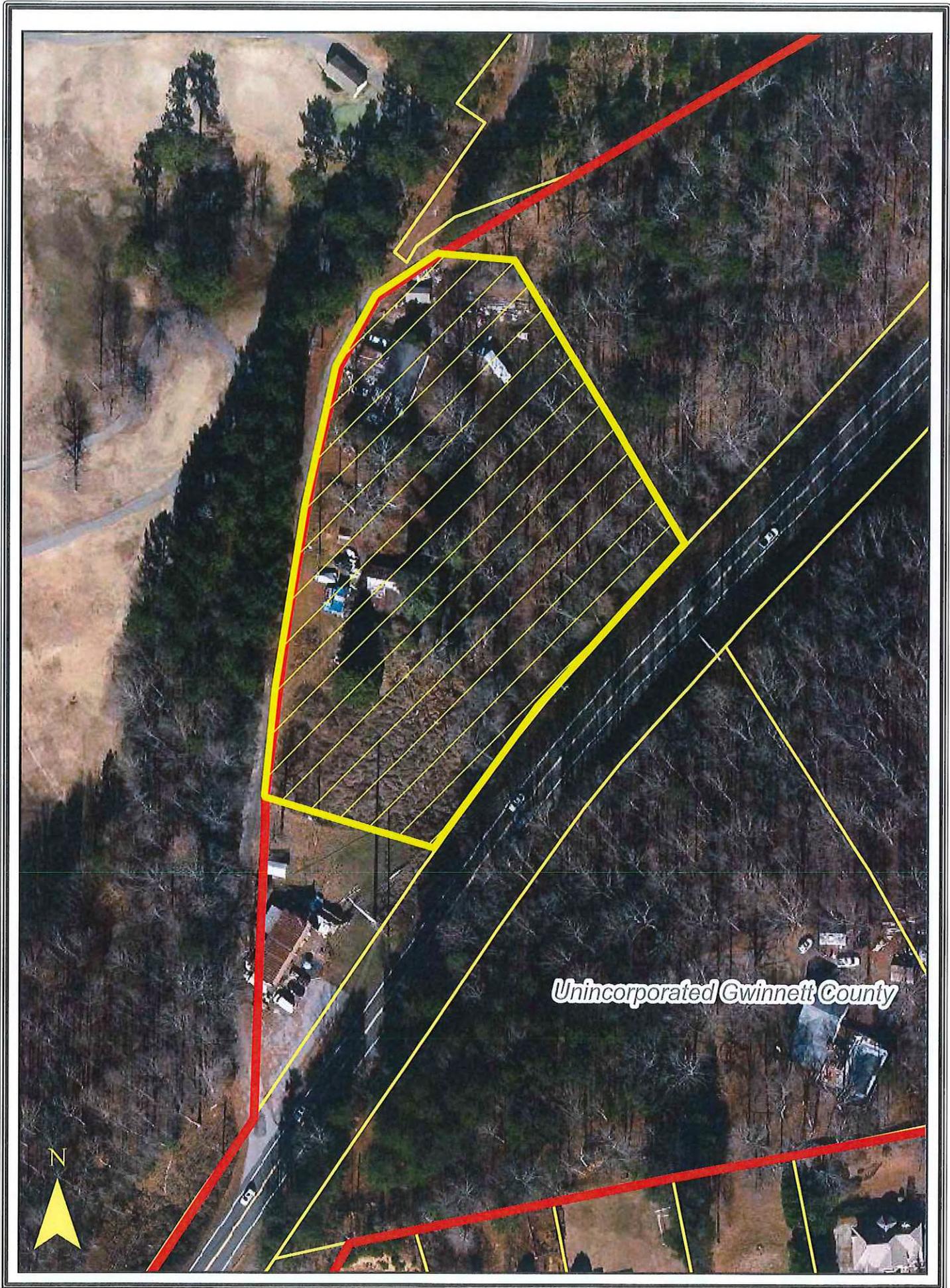
Layer

Zoning District

- | | | |
|---|--|------------------------|
| AF - Agricultural - Forest | RS100-Medium Density Single Family Residential | BG-General Business |
| RS200-Low Density Single Family Residential | RM-Residential Multi-Family Residential | LM-Light Manufacturing |
| RS175-Low Density Single Family Residential | CSD-Conservation Subdivision Residential | HM-1-Light Industry |
| RS150-Low Density Single Family Residential | MH-Mobile Home Park | HM-2-Heavy Industry |
| | OI-Office - Institutional | |
| | HSB-Highway Service Business | |

1 inch equals 400 feet



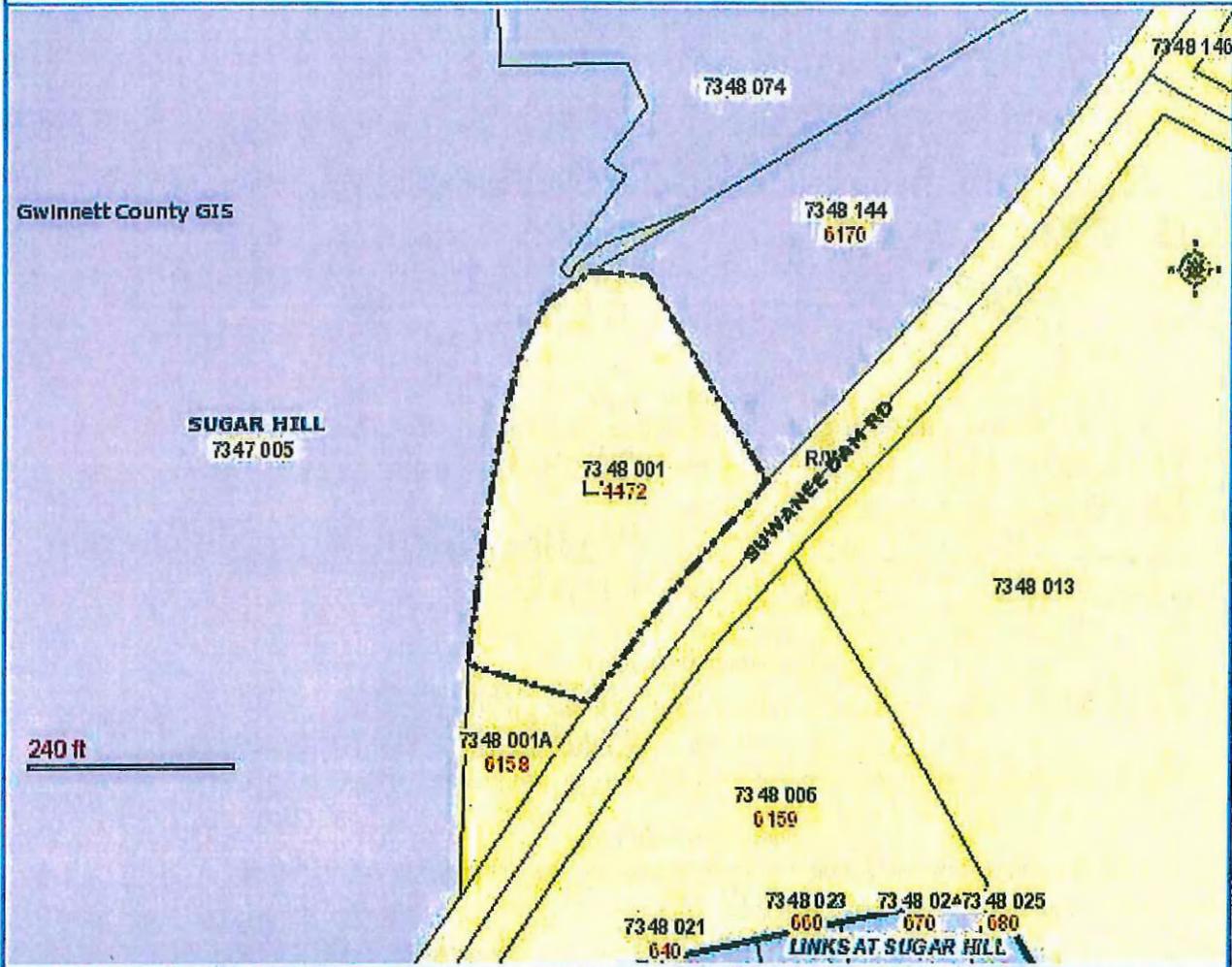


Unincorporated Gwinnett County





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