

City of Sugar Hill
Agenda Item Summary Planning Staff Report



DATE: April 26, 2017
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Reapplication Waiting Period | RZ 16-001

SUGGESTED ACTION

Waive 12 month reapplication waiting period for Home South Communities rezoning request RZ 16-001 denied in July 2016.

DISCUSSION

The zoning ordinance of the City of Sugar Hill, contains a provision which provides a Lapse of Time Requirement for an Amendment Re-application. Section 1705 allows the City Council to waive the 12 month period but requires at least six months pass before reapplication is accepted.

While only nine months have passed since the original request was denied, planning staff has been approached by representatives of the applicant requesting to resubmit a proposal. Recent updates in market research and policy discussions warrants receiving the application for processing and consideration ahead of the 12 month waiting period.

Section 1710. Lapse of Time Requirement for an Amendment, Variance or Special Use Permit Re-application.

The following shall apply to the applicable re-application: If an application is denied by the City Council, or Zoning Board of Appeals, as appropriate, no application or re-application for the same Zoning Map amendment, Variance, or Special Use Permit affecting the same land or any portion thereof shall be acted upon within twelve (12) months from the date of last action, unless such twelve (12) month period is waived by the City Council or Zoning Board of Appeals as appropriate, and in no case may such an application or re-application be reconsidered in less than six (6) months from the date of that action by the City Council or Zoning Board of Appeals, as appropriate. Administrative variances shall not be subject to this time lapse requirement as outlined in Article 15, Section 1508.