

City of Sugar Hill
Planning Staff Report
VAR 17-005



DATE: June 22, 2017
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Variance Request VAR 17-005 | Sugar Hill Auto Collision –
Gravel employee parking

RECOMMENDED ACTION

Denial.

ISSUE The City of Sugar Hill received an application dated May 24, 2017 from Sugar Hill Auto Collision requesting a variance to leave the gravel construction exit in place to be used as an employee parking lot.

DISCUSSION

- The Zoning Ordinance Article 11, Section 1101 requires all off-street parking lots whether public or private, for five (5) or more passenger or commercial vehicles to be concrete, asphalt, or another approved paving material.
- Within HM-1, graveled surface lots are allowed as storage yards for off-road construction equipment, with certain provisions, but not allowed solely for employee parking.
- Applicant plans to screen the parking lot with a privacy fence.
- This property is adjacent to Highway 20 and sits much lower than the grade of the road. Therefore, even with a privacy fence the parking lot will be visible from the street.

BACKGROUND

Applicant / Owner: Sugar Hill Auto Collision – Kevin Morland and Doug Duffee
Existing Zoning: Heavy Manufacturing District (HM-1)
Request: To allow existing gravel to remain for employee parking.
Property Size: ± 3.05 Acres
Location: 1090 Old Cumming Road, Tax Parcel's #7-306-045, 7-306-046, & 7-306-091
Public Notice: Sign Posted on 6/21/17. Ad in Gwinnett Daily Post on 6/21/17.

FINDINGS OF FACT

The property in question is the site of an automotive auto body repair and painting facility, zoned HM-1.

The gravel area was put in place for the construction of the new automotive body repair and painting facility as a construction exit for shipping and staging of construction materials.

The applicant is requesting to leave the gravel area and screen with a privacy fence to allow for employee parking.

VARIANCE CRITERIA

The applicant is requesting to continue to use the 100' X 90' gravel lot for employee parking. The applicant intends to add a privacy fence to screen the area.

There are no special conditions or circumstances existing on the property peculiar to the land, structure, or building(s) involved that are not applicable to other lands, structures, or building in the same vicinity.

The Zoning Ordinance does not allow gravel parking for more than five parking spaces.

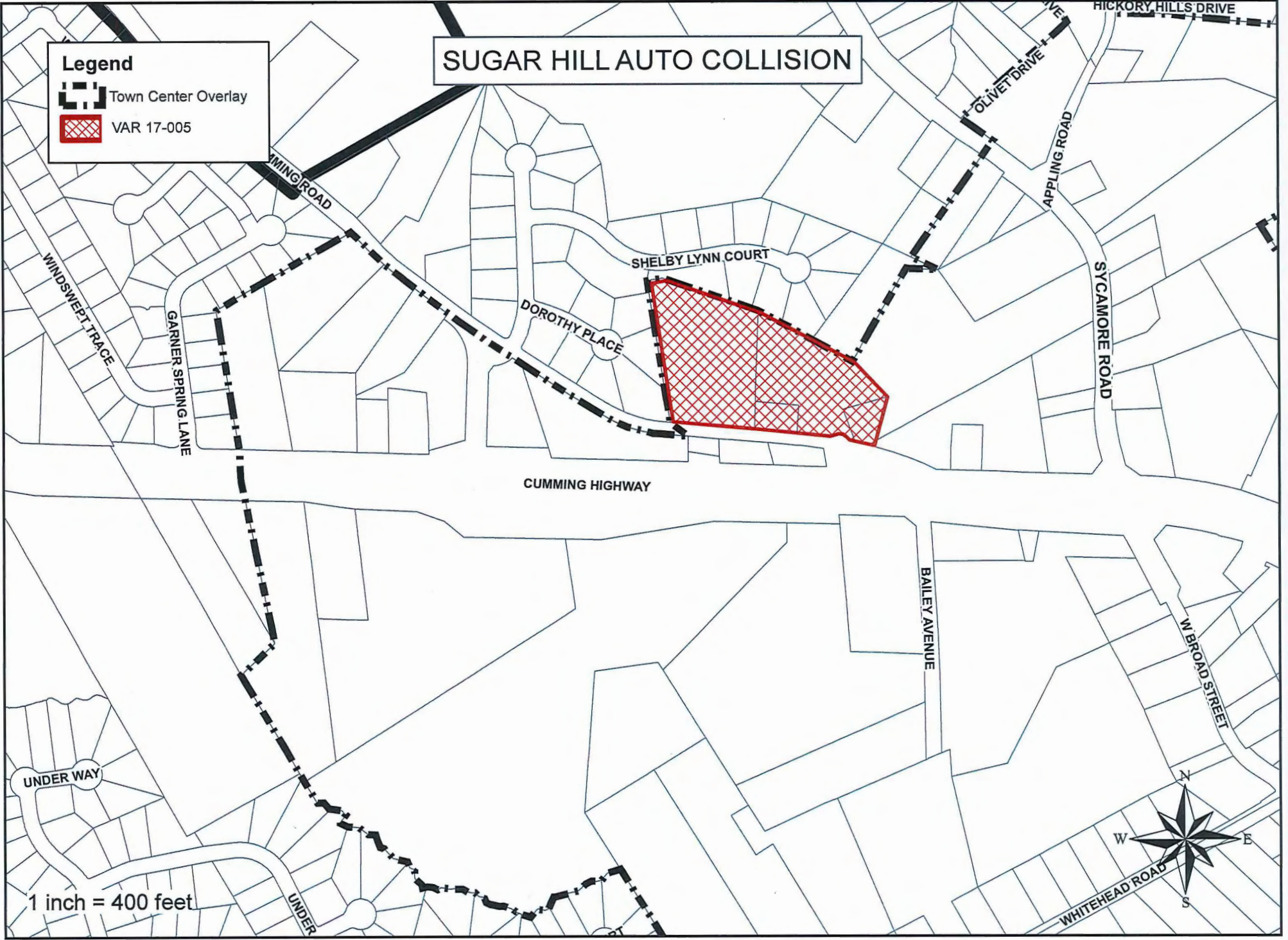
This property is adjacent to Highway 20 and sits much lower than the grade of the road. Therefore, even with a privacy fence, the parking lot will be visible from the street. Sufficient justification has not been provided to allow a variance for the applicant and the granting of this variance would set precedent to allow gravel parking lots on other properties throughout the city.

There are no special conditions and circumstances prohibiting the applicant from complying with the Zoning Ordinance requirements.

SUGAR HILL AUTO COLLISION

Legend

-  Town Center Overlay
-  VAR 17-005



1 inch = 400 feet

Letter of Intent

To whom it may concern,

This letter is to justify the application for a variance for 1090 N. Old Cumming Rd. Sugar Hill GA, 30518. There is a current gravel lot located on the property that was used for the shipping and staging of construction materials for the building located at this address. The variance request is to convert that lot into a area for employee parking during the day. The proposed lot would be fenced with privacy screen so that is does not impede the appearance to the community and surrounding neighbors. I feel this request if justified because the zoning of this property allows for this type of use along with the fact that gravel lots are already being used by surrounding properties. In addition, this will allow me to continue to better serve my customers and members of this community.

Sincerely,

Kevin Moreland
President
Sugar Hill Auto Collision

