

City of Sugar Hill
Planning Staff Report
TCO Design Review 17-01277

DATE: July 18, 2017; *August 3, 2017*
TO: Mayor and Council
FROM: Planning Director *KA*
SUBJECT: Sugar Hill Auto Collision Gravel Parking

RECOMMENDED ACTION

Denial.

ISSUE The City of Sugar Hill received an application Sugar Hill Auto Collision requesting design review board approval for a gravel lot for employee parking within the Town Center Overlay District.

DISCUSSION

- *The applicant has recently acquired the property at 5255 Nelson Brogdon Boulevard (Lanphear Motorsports) and initiated a request for a commercial driveway on Old Cumming Road to facilitate inter-parcel access from the Sugar Hill Auto Collision facility to Highway 20.*
- *The applicant has stated they only need the gravel on a temporary basis because they intend to develop the remaining property at 1090 Old Cumming Road (Sugar Hill Auto Collision) within the next one to two years.*
- *Should the Council wish to consider a conditional approval of the variance which would allow the gravel parking area to remain until the remaining property is developed, staff recommends the following conditions:*
 1. *The gravel parking area shall be allowed to remain for a period of time not to exceed 12 months or such time as the applicant secures a land disturbance permit for future development, whichever occurs earlier.*
 2. *The gravel surface shall be less than 10,000 square feet in area, maintained to a uniform depth of at least two (2) inches of crusher run or stone aggregate not larger than #57 stone; and kept free of debris, weeds and uneven holes or depressions; and be contained with concrete vertical curbing or minimum twelve inch height earthen berm; and graded to ensure storm water runoff does not violate storm water management requirements.*
 3. *Said gravel parking area shall be incorporated as a revision to the approved site development plans and storm water management report in accordance with standard development review policies.*
 4. *The gravel parking is intended to accommodate employee vehicles and is to be clearly posted "Employees Only".*
 5. *Landscaping or a 6' opaque privacy fence shall be provided to effectively screen the parking lot as viewed from Highway 20.*
- Town Center Overlay District requires design review approval by City Council.
- The applicant is requesting that a gravel lot that was used as the construction exit remain a gravel employee parking lot.
- The gravel parking lot will be screened 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.
- 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.
- 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 other approved paving method.

BACKGROUND

APPLICANT: Kevin Moreland and Doug Duffee

PROPERTY OWNER: Doug Duffee

EXISTING ZONING: Heavy Manufacturing District (HM-1).

REQUEST: Gravel lot for employee parking – Design Review Approval

PROPERTY SIZE: ± 3.05 Acres, Tax Parcel #7-306-091, 045, & 046

LOCATION: 1090 Old Cumming Road.

Section 1001.F. requires Mayor and City Council approval of all new construction or land improvements within the TCO and CBD. The TCO and CBD requirements are designed to promote attractive and integrated urban design features, small town urban character, and pedestrian-oriented public and commercial spaces.

These parcels are located at 1090 Old Cumming Road. It is an automotive auto body repair and painting facility.

DESIGN REVIEW CRITERIA

This request does not comply with Zoning Ordinance Article 11, Off-street Parking requirements for Off-Street Parking Lots, and the request does not meet the criteria for storage yard; this request is for an employee parking lot.

Zoning Ordinance, Article 11, Section 1101. Plan and Design Standards

4. Improvement of Off-Street Parking Lots. All off-street parking lots, whether public or private, for five (5) or more passenger or commercial vehicles required to be licensed for over-the-road use, including trailers, shall meet the following standards:

- They shall be graded to insure proper drainage, , installed on an approved four (4) inch graded aggregate base with a two (2) inch top course of concrete, asphalt, or other approved paving method. The parking lot shall be maintained in good condition free of weeds, dust, trash and debris. Alternative paving methods such as porous concrete/asphalt shall be constructed to minimum standards per American Society for Testing and Materials (ASTM) and shall provide a maintenance schedule for approval and recording.*

Exception: Within HM-1 and HM-2 Zoning Districts, Storage Yards for off-road construction equipment (no vehicle licensing required) may have a graveled surface and shall provide the following:

- i. maintained to a uniform depth of at least two (2) inches of crusher run or stone aggregate not larger than #57 stone; and*
- ii. kept free of debris, weeds and uneven holes or depressions; and*
- iii. be contained with concrete vertical curbing or minimum twelve inch height earthen berm; and*
- iv. graded to ensure rain water runoff flows into a detention facility as designed.*

1. *Is the proposed project consistent with the adopted design guidelines for the type of development, and/or the proposed use?*

From Section 1001, TCO Overlay, E. Design Criteria and Standards, 1. Design Criteria – Architectural Design: “Each individual building or project must contribute to a consistent architectural identity for the TCO by using traditional forms, authentic materials, and quality craftsmanship.”

The gravel parking lot would detract from the “attractive and integrated architectural and urban design features” required in the Town Center Overlay District.

2. *Are the site design, landscaping, general design, character, arrangement and scale of buildings, texture, materials and colors of the project similar to or compatible with features or structures in the area?*

A few existing, older properties in the Town Center Overlay District have gravel storage areas, but it is not anticipated that new developments in the TCO will have gravel parking lots for employees.

3. *Will the interior arrangement or use have any effect on exterior architectural features and otherwise complies with the standards of this ordinance?*

No.



4. *Does the project contribute or resemble the following criteria for considering a design inappropriate?*

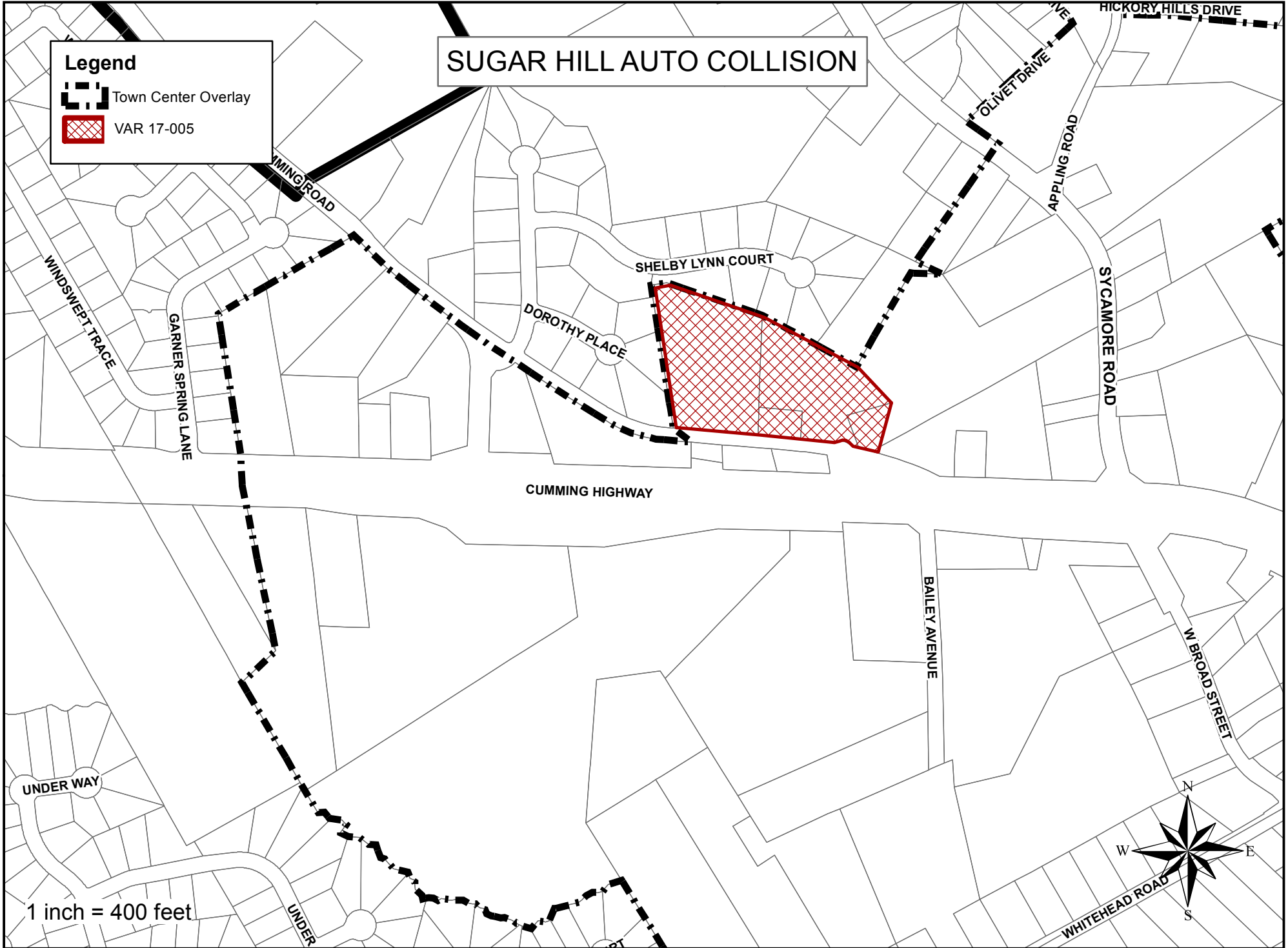
Character foreign to the area / Arresting and spectacular effects / Violent contrasts of material or color, or intense or lurid colors / A multiplicity or incongruity of details resulting in a restless and disturbing appearance / The absence of unity and coherence in composition not in consonance with the density and character of the present structure or surrounding area.

The gravel parking lot is atypical of the emerging character of the town center overlay.

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 it does not impede the appearance to the community and surrounding neighbors. I feel this request is 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

SURVYOR'S NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP OF SUGAR HILL, GA. COMMUNITY FLOOD, NO. 130474-0014-G, EFFECTIVE DATED MARCH 4, 2013. THE OFFICE IS NOT A CERTIFICATION OF FLOOD INSURANCE STATUS, BUT IF AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA OF THE FLOOD INSURANCE RATE MAP OF SUGAR HILL, GA. FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED SURVEY AND RECORD, THIS FIRM ASSUMES NO LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
2. THIS SURVEY WAS PROVIDED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, THROUGHOUT GEORGIA. THE STATE PLANE COORDINATE SYSTEM FOR THIS STATE IS GCS-GEORGIA, 1983. COORDINATE SYSTEM: GCS-GEORGIA, 1983. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE NOTED.
3. CONVENTIONAL SURVEYING METHODS WERE USED FOR MEASUREMENTS AND TOPCON PS 100 GPS EQUIPMENT USED FOR MEASUREMENTS WAS A CHECKED TWO WIRE RECEIVER USING REAL-TIME KINETIC OBSERVATIONS PROCESSED THROUGH THE SURVY NETWORK.
4. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL SYSTEM OF 1988 (NAVD8) AND WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE BASED AT 2-FOOT INTERVALS.
5. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLASSIFIED PRECISION OF ONE FOOT IN 30,000 FEET AND AN ANGULAR CLOSENESS OF CONTROL* FOR ANGLE POINTS, AND WAS OBTAINED USING LEAST SQUARES FIELD PARTY C.P. & J.J.
6. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 201,288 FEET.
7. THIS SURVEY WAS PROVIDED WITHOUT THE BENEFIT OF TITLE SEARCH AND IS SUBJECT TO ANY REVERSERS, RESTRICIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
8. THIS PLAN OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

TAX PARCEL NUMBERS:
 THE PARCEL, No. 73 08 046
 ADDRESS: 1098 OLD CUMMING ROAD SUGAR, GEORGIA 30818
 THE PARCEL, No. 73 08 048
 ADDRESS: 1098 OLD CUMMING ROAD SUGAR, GEORGIA 30818
 THE PARCEL, No. 73 08 081
 ADDRESS: 1098 OLD CUMMING ROAD SUGAR, GEORGIA 30818

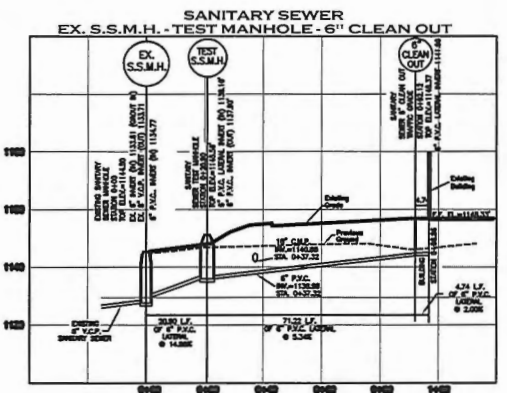
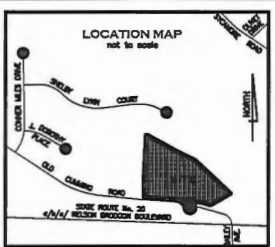
AREA: 3.05 ACRES

REFERENCES:

1. DEED BOOK 83844, PAGE 888
2. DEED BOOK 83844, PAGE 889
3. DEED BOOK 83844, PAGE 890-891
4. DEED BOOK 21722, PAGE 8
5. DEED BOOK 41, PAGE 1408
6. DEED BOOK 83183, PAGE 234
7. DEED BOOK 28011, PAGE 238
8. DEED BOOK 28011, PAGE 239
9. PLAT BOOK 12, PAGE 1044

ZONING AND SETBACKS:

CITY OF SUGAR HILL, ZONING B-2
 FRONT SETBACK 37' FROM 1/2" R.O.F.
 SIDE 5' R.O.F.
 REAR 5' R.O.F.



SEWER NOTES:

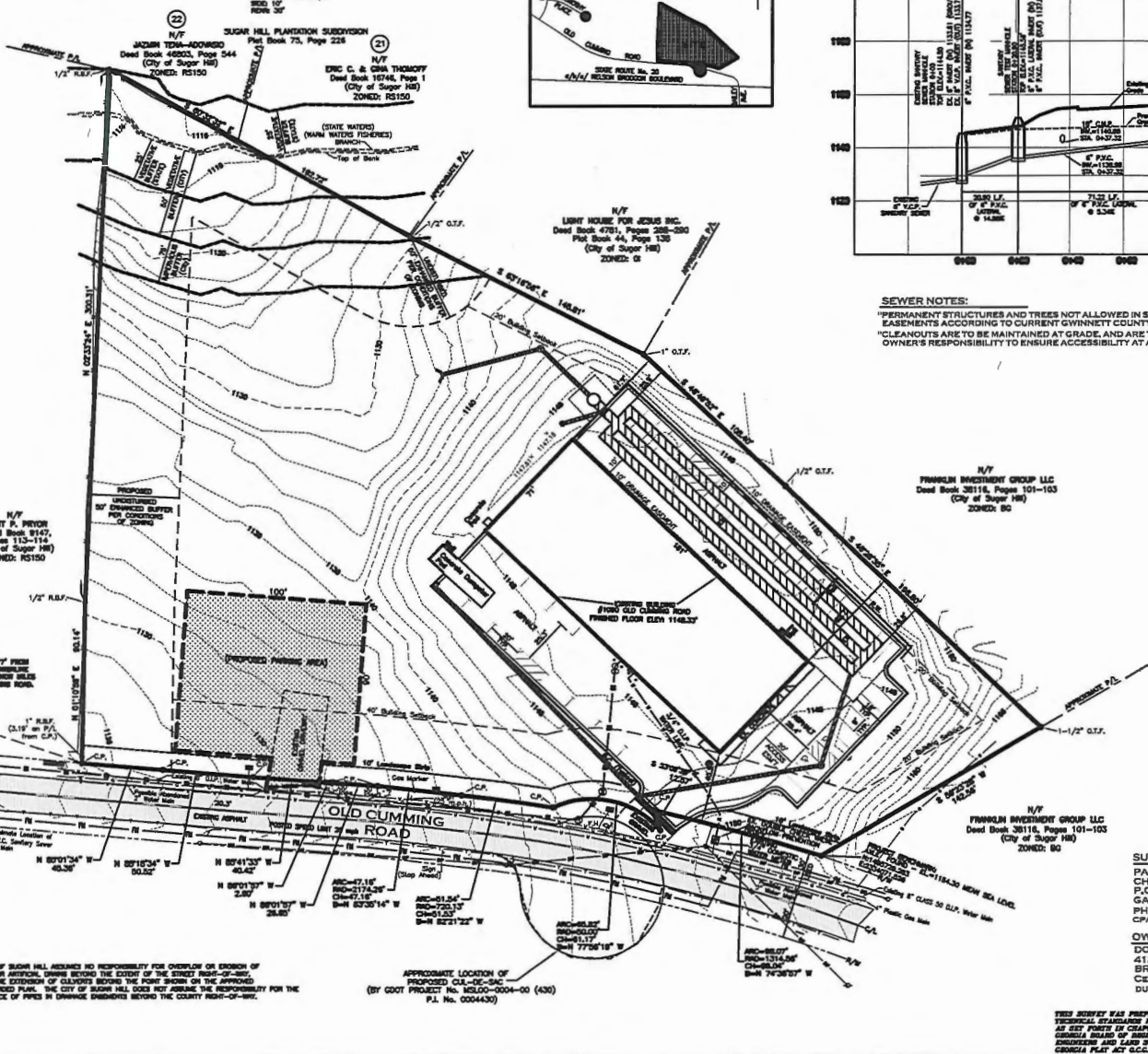
1. "PERMANENT" STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
2. "CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES."

STATE WATERS BUFFERS:
 THE ADJACENT BROWNS CREEK CITY AND STATE REGULATIONS WILL BE PROVIDED ALONGSIDE TO ALL BROWNS AND LAKE NATHERS IS TO BE MAINTAINED HORIZONTALLY FROM POINT WHERE VERTICAL LINE HAS BEEN INTERCEPTED BY NORMAL STRONG FLOW OR WIND ACTION.

WETLANDS CERTIFICATION:
 The single professional seal and stamp herein certifies that the following (1) is the National Wetlands Inventory Map has been consulted, (2) the appropriate plan sheet:

DOES DOES NOT indicate wetlands or other as shown on the map and (3) if wetlands are indicated the boundary of wetlands has been indicated but that changes of indicated wetlands shall not occur unless the appropriate State and Federal approval has been obtained.

- LEGEND:**
- | | |
|------------------------------------|---------------------------------|
| ▲ P.M.P. - ASSE FOUND | ○ R.P. - BOLLARD FOUND |
| ▲ C.M.P. - CONCRETE MONUMENT FOUND | ○ S.M.P. - STAFF MONUMENT FOUND |
| ○ C.P. - CONCRETE POINT FOUND | ○ S.C.P. - STAKE FOUND |
| ○ P.P. - PINE POST FOUND | ○ S.P. - STAKE FOUND |
| ○ M.P. - METAL POST FOUND | ○ S.M.P. - STAKE FOUND |
| ○ N.P. - NAIL FOUND | ○ S.N.P. - STAKE FOUND |
| ○ P.P.C. - PINE POST FOUND | ○ S.P.C. - STAKE FOUND |
| ○ P.P.S. - PINE POST FOUND | ○ S.P.S. - STAKE FOUND |
| ○ P.P.F. - PINE POST FOUND | ○ S.P.F. - STAKE FOUND |
| ○ P.P.L. - PINE POST FOUND | ○ S.P.L. - STAKE FOUND |
| ○ P.P.W. - PINE POST FOUND | ○ S.P.W. - STAKE FOUND |
| ○ P.P.B. - PINE POST FOUND | ○ S.P.B. - STAKE FOUND |
| ○ P.P.R. - PINE POST FOUND | ○ S.P.R. - STAKE FOUND |
| ○ P.P.T. - PINE POST FOUND | ○ S.P.T. - STAKE FOUND |
| ○ P.P.Y. - PINE POST FOUND | ○ S.P.Y. - STAKE FOUND |
| ○ P.P.Z. - PINE POST FOUND | ○ S.P.Z. - STAKE FOUND |
| ○ P.P.A. - PINE POST FOUND | ○ S.P.A. - STAKE FOUND |
| ○ P.P.M. - PINE POST FOUND | ○ S.P.M. - STAKE FOUND |
| ○ P.P.D. - PINE POST FOUND | ○ S.P.D. - STAKE FOUND |
| ○ P.P.N. - PINE POST FOUND | ○ S.P.N. - STAKE FOUND |
| ○ P.P.E. - PINE POST FOUND | ○ S.P.E. - STAKE FOUND |
| ○ P.P.O. - PINE POST FOUND | ○ S.P.O. - STAKE FOUND |
| ○ P.P.Q. - PINE POST FOUND | ○ S.P.Q. - STAKE FOUND |
| ○ P.P.U. - PINE POST FOUND | ○ S.P.U. - STAKE FOUND |
| ○ P.P.V. - PINE POST FOUND | ○ S.P.V. - STAKE FOUND |
| ○ P.P.W. - PINE POST FOUND | ○ S.P.W. - STAKE FOUND |
| ○ P.P.X. - PINE POST FOUND | ○ S.P.X. - STAKE FOUND |
| ○ P.P.Y. - PINE POST FOUND | ○ S.P.Y. - STAKE FOUND |
| ○ P.P.Z. - PINE POST FOUND | ○ S.P.Z. - STAKE FOUND |



N/T SCOTT P. PRYOR
 Deed Book 1147,
 Pages 113-114
 (City of Sugar Hill)
 ZONED: RS150

N/T FRANKLIN INVESTMENT GROUP LLC
 Deed Book 28116, Pages 101-103
 (City of Sugar Hill)
 ZONED: B3

UTILITY INFORMATION:
 THE LOCATION AND SIZE OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE GWINNETT COUNTY PLANNING DEPARTMENT AND GROUND RECORDS FROM THE CITY OF SUGAR HILL, GEORGIA. THE CITY OF SUGAR HILL, GEORGIA 30818 (878) 357-1848. THE ACTUAL LOCATION, SIZE, AND TYPE OF UTILITIES MAY VARY UPON EXCAVATION. THERE MAY BE OTHER UTILITIES ON THIS SITE THAT ARE NOT SHOWN ON THIS PLAN. THE PROPERTY OWNER IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR OBTAINING NECESSARY PERMISSIONS AND RECORDS FROM THE CITY OF SUGAR HILL, GEORGIA 30818 (878) 357-1848 BEFORE CONSTRUCTION. THE CITY OF SUGAR HILL ASSUMES NO LIABILITY FOR OVERLOOK OR ERROR OF RECORDS OR APPLICABLE, EITHER BEFORE THE EXISTENCE OF RECORDS OR FOR THE EXTENSION OF CLAIMS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF SUGAR HILL DOES NOT ASSUME THE RESPONSIBILITY FOR THE INTERFERENCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY. (BY GDOT PROJECT NO. H-600-0004-00 (430) P.L. NO. 0004430)

SURVEYOR:
 PATTON LAND SURVEYING, LLC
 CHRIS PATTON, RLS
 P.O. BOX 256
 GAINESVILLE, GEORGIA 30603
 PHONE: (770) 532-6492
 CPATTON@PATTONSURVEYING.COM

OWNER / DEVELOPER:
 DOUGLAS G. DUFFEE
 4124 COTTONWOOD DRIVE
 BRASELTON, GEORGIA 30517
 CELL: 770-318-9948
 DUFFEE@MINDSPRING.COM

THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING AS SET FORTH IN CHAPTER 860-3 OF THE RULES OF THE BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PRACTICE ACT O.C.G.A. § 86-9-1.

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 256
 GAINESVILLE, GA. 30603
 PHONE: (770) 532-6492
 FAX: (770) 532-1995
 www.pattonlandsurveying.com



GRAVEL PARKING VARIANCE PLAN FOR:
 "6'-8\"/>

DOUGLAS G. DUFFEE
 "SUGAR HILL AUTO COLLISION"
 LAND LOT 206, 7TH LAND DISTRICT
 CITY OF SUGAR HILL
 GWINNETT COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

SHEET NUMBER:	C1 of C1
SCALE:	1"=30'
SURVEY DATE:	01/17/2016
PLAT DATE:	01/26/2016
PLAN DATE:	05/22/2017
15-10-Uniform ground publishing JUN. 15-198	

17-01270

Rec. S/24/17

VAR-17-005