

City of Sugar Hill
Planning Staff Report
AX 17-002



DATE: February 16, 2018
TO: Mayor and City Council
FROM: Planning Director
SUBJECT: Annexation AX 17-002 | 918 Buford Highway
Tax Parcels # 7-256-154

RECOMMENDED ACTION

Annex and rezone to office-institutional (OI)

ISSUE Annexation of this 0.4 acre parcel owned by the Development Authority of Gwinnett County, was initiated by an application dated December 4, 2017. The parcel is currently zoned single-family residential (R-100) in unincorporated Gwinnett County. The requested zoning classification is office-institutional (OI). The parcel boundaries were recently discovered to be shown in the wrong place on city and county maps. As a result, the subject parcel was not incorporated when the Lanier High School grounds were annexed in 2014. This annexation is intended to incorporate the remaining .4 acres of unincorporated land associated with the Lanier High School grounds.

BACKGROUND

Applicant / Owner: Development Authority of Gwinnett County.
Existing Zoning: Single-family residential (R-100) in Gwinnett County
Request: Annex and rezone to OI.
Purpose: Undeveloped Lanier High School property.
Property Size: ± 0.4 Acres
Location: 918 Buford Highway, Tax Parcel #7-256-154
Public Notice: Sign Posted on 2/21/18. Ad in Gwinnett Daily Post on 2/21/18, 2/28/18, and 3/7/18.
Public Comment: The City has received no public comments.

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.

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.

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.