


City of Sugar Hill
Planning Staff Report
SUP 18-001

DATE: March 20, 2018
TO: Mayor and City Council
FROM: Planning Director 
SUBJECT: Special Use Permit | SUP 18-001
Gravel parking lot at 740 North Price Road.



RECOMMENDED ACTION

Approval of the special use permit for a gravel parking lot with the following conditions (3/27/18):

1. The gravel parking lot shall be allowed for a maximum of three (3) years or until a permanent principal use is permitted, whichever comes first.
2. No trees outside of the chain link fence shown on the submitted plan dated January 30, 2018 shall be disturbed prior to the development of the proposed future office.
3. Developer shall provide a six-foot high chain link fence with privacy netting along the side and rear as well as a six-foot high wood privacy fence along the front of the property.
- ~~4. Construction vehicle parking and trailer parking shall be paved with concrete or asphalt. There shall be no more than ten (10) vehicles parked on the property at any one time and the storage of junk vehicles shall be prohibited.~~
5. Hours of operation, including dumpster service, shall be limited to the hours between 7:00 AM and 7:00 PM Monday through Saturday and 9:00 AM and 4:00 PM on Sunday.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a scheduled public hearing on March 19, 2018. Applicant representative Juan Del Rio spoke on behalf of this request. There were no other public comments.

Planning Commission recommends APPROVAL of the special use permit with conditions as presented (4-0).

ISSUE The City of Sugar Hill has received an application dated February 2, 2018 from Alejandro Martinez for a special use permit to allow a parking lot for vehicles, equipment, outdoor storage and a variance to allow a gravel parking surface.

DISCUSSION

- The applicant proposes to move an existing business to this location. The initial phase is to allow for storage of materials, equipment and parking for company vehicles and employee vehicles.

- As such, an undeveloped lot in HM-1 with no structure, is regarded as a parking lot which requires a special use permit in HM-1 zoning. Parking lots for more than 5 vehicles are required to be paved necessitating the request for a variance.
- The letter of intent indicates two company trucks, a bobcat, forklift, four trailers and employee vehicles will use the lot.
- A permanent office building is planned in the future, but not proposed at this time.
- The Sugar Hill land use plan calls for mixed use office commercial. There are existing heavy commercial, manufacturing, and light industrial uses along North Price Road.

BACKGROUND

Applicant / Owner:	Alejandro Martinez
Existing Zoning:	Heavy Manufacturing (HM-1)
Request:	Special use permit to allow vehicle and equipment parking, outdoor storage and a variance for a gravel parking area.
Purpose:	Eagle Construction & Masonry, LLC.
Property Size:	± 1.0 Acres
Location:	740 North Price Road Tax Parcel R7-275-035
Public Notice:	Letters to adjoining owners via USPS regular mail on 2-28-18. Signs posted on Buford Hwy frontage on 2-28-18. Ad in legal section of Gwinnett Daily Post on 2-28-18, & 3-21-18.
Public Response:	No public comments have been received.

FINDINGS OF FACT

The property in question is currently a vacant piece of property located at 740 North Price Road and is currently zoned HM-1.

- To the North: Norfolk Southern Railway.
- To the South: Across North Price Road, single family residential (R-100, RS-100).
- To the East: HM-1.
- To the West: General Business (BG).

This area of North Price Road is characterized by a mix of office, office/warehouse and residential uses along North Price Road. The land use plan recommends this location for mixed use office/commercial.

The following requirements are taken from City of Sugar Hill Zoning Ordinance, Article 11. Off street Parking, 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:

a. 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:

1. Maintained to a uniform depth of at least two (2) inches of crusher run or stone aggregate not larger than #57 stone; and
2. Kept free of debris, weeds and uneven holes or depressions; and
3. Be contained with concrete vertical curbing or minimum twelve inch height earthen berm; and
4. Graded to ensure rain water runoff flows into a detention facility as designed.

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. The area along the northwest side of North Price Road is developed with similar uses. Residential uses are located across and along North Price Road. Appropriate conditions regarding screening will need to protect nearby residential uses.

2. *Will the rezoning requested adversely affect the existing use or usability of adjacent or nearby properties?*

No. A contractor's business involving storage of equipment, materials and vehicles could be expected to generate some noise, dust and vehicular traffic. Appropriate conditions should alleviate possible adverse impacts.

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?*

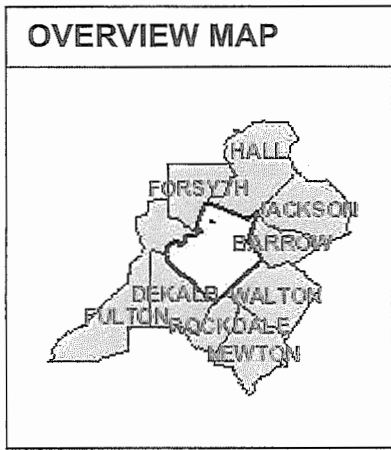
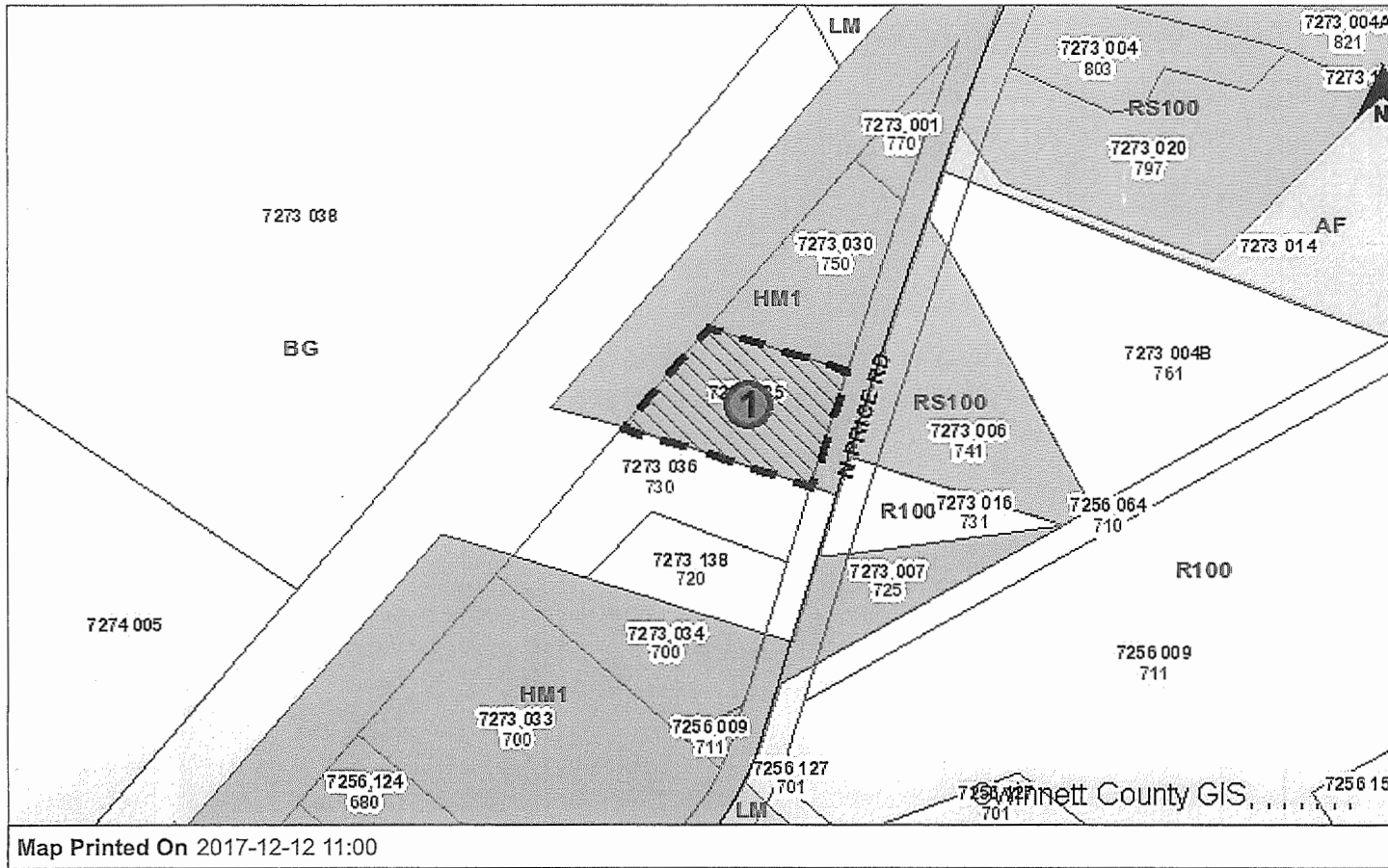
No. A small business is not expected to generate excessive traffic.

5. *Does the rezoning requested conform to the Sugar Hill Land Use Plan?*

Yes. This location is recommended for mixed use office/commercial/residential development.

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.



January 31, 2018



City of Sugar Hill, GA
5039 West Broad Street
Sugar Hill, GA 30518

Re: Letter of Intent for Special Use Permit for 740 North Price Road

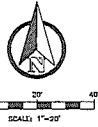
Dear City Council,

Eagle Construction & Masonry, LLC, is a contractor company that specializes in masonry installation for mayor projects mostly in the State of Georgia. We purchased the vacant property located at 740 North Price Road to be used as outdoor storage for the company vehicles and construction materials. We currently lease a lot in the City of Oakwood, GA for the company's storage needs and the office is located in Chamblee, GA, but due to the location and purchase opportunity we have decided to move.

The property is 1.0 acres and is zoned HM1. We are requesting a special use permit on the lot for vehicular parking which would fall under "Parking lot" as stated in the City ordinance for the parking of two company trucks, a bobcat, and a fork lift. Hours of operations will be between 7am and 5pm Monday through Friday, and 8am until 4pm on Saturdays with no expected use on Sundays. Since masonry installation crews meet directly at the different job sites, we do not expect to have an employee on the property at all times, and therefore no utilities are proposed. Employees will come during hours of operation to pick up and drop off material and vehicles. A variance for the impervious surface of the lot to be gravel, is also being requested to maintain minimum grading of the site, preserve trees and gravel requires less maintenance due to construction vehicle and material movement. Since the lot will also be used for outdoor storage we will comply with the restrictions set forth in the City ordinance to include perimeter fencing with black screening net, and will meet criteria for landscape requirements. The construction materials to be stored include scaffold equipment, ladders and masonry. We will also store four small trailers that are taken to the constructions sites to store equipment. Improvements to the property include the construction of a sidewalk, driveway entrance and fencing along the perimeter of the site while maintaining the existing tree line around the property. No buildings or structures are proposed at this time, but are intended for the future as the company grows.

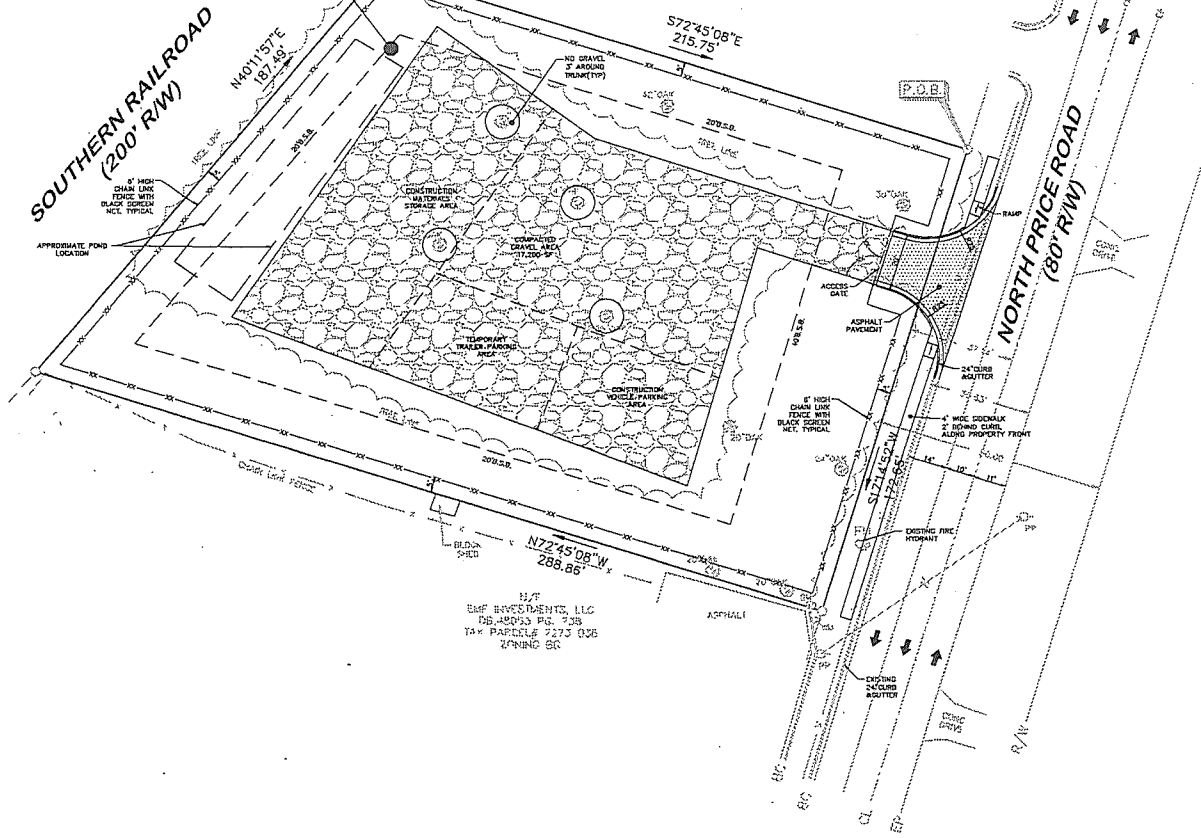
A handwritten signature in black ink, appearing to read "Alejandro Martinez", written over a horizontal line.

Respectfully,
Alejandro Martinez, Company Owner
Eagle Construction & Masonry, LLC
770-231-0766

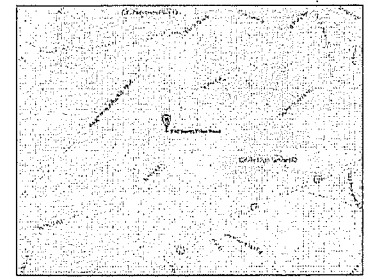


ALEX DENES
DB.31413 PG. 259
TAX PARCEL# 7273 035

N/T
GARRY ALBRECHT
AND MARY DENRO
DB. 34117 PG. 77
TAX PARCEL# 7273 019
CONRHS H&I



N/T
EMF INVESTMENTS, LLC
DB. 28053 PG. 238
TAX PARCEL# 7273 038
CONRHS H&I



VICINITY MAP
N.T.S.



SITE SUMMARY	
JURISDICTION	SUGAR HILL
ZONING	MU1 (HEAVY MANUFACTURING)
PROPERTY AREA	LD AC (43,360 SF)
PROPOSED PROPERTY USES	OUTDOOR STORAGE + PARKING LOT
BUILDING SIZE	N/A
FRONT SETBACK	40'
SIDE SETBACK	25'
REAR SETBACK	20'

PROJECT NARRATIVE:
BUILD DRIVEWAY ENTRANCE TO PROPERTY AND PLACE APPROXIMATELY 17,000 SQUARE FEET COMPACTED GRAVEL INSIDE TREE LINE. NO UTILITY CONNECTIONS OR PLACEMENT AT THIS TIME. THE PROPERTY WILL BE DEVELOPED IN THE FUTURE, BUT WITH THIS IMPROVEMENTS IT WILL BE USED AS OUTDOOR STORAGE FOR SCAFFOLD SYSTEMS, MASONRY MATERIALS, AND LIGHT CONSTRUCTION VEHICULAR EQUIPMENT. NO LANDSCAPE IMPROVEMENTS PROPOSED AT THIS TIME DUE TO HEAVY WOODED AREAS ALONG PROPERTY PERIMETER, BUT WILL COMPLY WITH LANDSCAPE IF DEEMED NECESSARY BY CITY REVIEWER.

PROJECT OWNER
EAGLE CONSTRUCTION & RESTORATION, LLC
P.O. BOX 3377
LEBRON, GA 30048
CONTACT: ALEJANDRO MARTINEZ

PROJECT ENGINEER
CONTINUED GROUP
CONTACT: JAM P. DEL RIO
(404) 358-5192



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AMARTINEZ@EAGLECON.COM

**NORTH PRICE ROAD
OUTDOOR STORAGE**
ISSUED FOR:
JURISDICTION: SUGAR HILL, GA
LOCATION: 740 NORTH PRICE ROAD,
SUGAR HILL, GA

#	DATE	REVISIONS

DRAWN: JPD
CHECKED: RTC
DATE: 01/30/18

SITE PLAN
SHEET

SUP-18-001

18-00194

Rev. 2/2/18

