

City of Sugar Hill
Planning Staff Report
SUP 18-002

DATE: April 17, 2018
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Special use permit for body art establishment,
4749 Nelson Brogdon Boulevard



RECOMMENDED ACTION

Approval of the special use permit for a body art establishment as long as the preceding ordinance amendment is approved.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a scheduled public hearing on April 16, 2018. No one was present for the applicant. There were no other public comments.

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

ISSUE The City of Sugar Hill has received an application dated February 20, 2018 from Amy Wilson for a special use permit to allow a body art establishment at 4749 Nelson Brogdon Boulevard, Sugar Hill Professional Park. The property is currently zoned General Business District (BG).

DISCUSSION

- The applicant owns and operates a business (Muze Salon Suites) whereby various independent health and beauty businesses lease space within an existing multi-tenant building. She is seeking special use approval for a body art establishment which will operate as a tenant under Muze Salon Suites.
- A recent zoning ordinance amendment allows body art establishments under BG zoning, with restrictions which included minimum separation requirements from residential uses zoning, alcoholic beverage sales and other body art establishments.
- Planning staff has researched policy implications of the current ordinance text and has recommended several revisions pertaining to the method of measurement associated with the separation requirements.
- This special use permit request does not meet the current restrictions but does satisfy the proposed requirements in the preceding zoning ordinance amendment.

BACKGROUND

Applicant / Owner:	Amy Wilson
Existing Zoning:	General Business District (BG)
Request:	Special use permit
Purpose:	Body art establishment
Property Size:	± 3.0 Acres
Location:	4749 Nelson Brogdon Boulevard Tax Parcel 7-271-157
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:	As of 4/11/2018, no public comments have been received.

FINDINGS OF FACT

The property in question is a 5,300 square foot multi-tenant building with various health and beauty businesses operating from leased suites. The applicant has operated Muze Salon Suites since 2016.

The property is currently zoned BG.

- To the North: Light Manufacturing (LM).
- To the South: Across Nelson Brogdon Boulevard Highway Service Business (HSB).
- To the East: BG.
- To the West: BG.

The Georgia Highway 20 corridor is characterized by a mix of commercial, institutional and office uses. The adjacent building to the rear is the Buford Medical Center.

As measured along the right of way, Simmons Mobile Home Park (MH) is located 4,530 feet away and Hidden Circle (RS-150) is 2,800 feet away. These distances meet the separation requirements proposed in the preceding zoning ordinance amendment.

ZONING ANALYSIS

1. *Will the requested rezoning permit a use that is suitable in view of the use and development of adjacent and nearby property?* The existing business in this space is a retail-service establishment. This request is seen as complimentary to the existing business in which it will be located.
2. *Will the rezoning requested adversely affect the existing use or usability of adjacent or nearby properties?*
No, there are restrictions associated with this particular special use which are designed to maintain compatibility with nearby properties. While there may be negative perceptions of this type of business in the community, there have been no public comments received.
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 addition to the existing business is not anticipated to create any noticeable increases to traffic.
5. *Does the rezoning requested conform to the Sugar Hill Land Use Plan?* Yes, this area of Georgia Highway 20 is shown as a Regional Commercial Corridor. The subject property is zoned BG and the use is allowed with a special use permit in BG zoning.
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?* Yes. This request does not meet minimum separation requirements if the preceding ordinance amendment is not approved.