

City of Sugar Hill  
Planning Staff Report  
RZ 18-002



**DATE:** May 24, 2018  
**TO:** Mayor and City Council  
**FROM:** Planning Director  
**SUBJECT:** Rezoning RZ 18-002, 679 Buford Highway

**RECOMMENDED ACTION**

**Approval of rezoning to light manufacturing (LM).**

**PLANNING COMMISSION RECOMMENDATION:**

*The Planning Commission held a scheduled public hearing on May 21, 2018. Applicant representative Jeff Timler spoke on behalf of this request. There were no other public comments.*

**Planning Commission recommends APPROVAL to change the zoning to LM as presented.**

**ISSUE** The City of Sugar Hill has received an application dated March 27, 2018 from Split Silk Properties, LLC (Jonathan Holland) requesting to rezone ± 0.64 acres to Light Manufacturing District (LM).

**DISCUSSION**

- The subject property is zoned BG and the applicant is requesting to rezone this corner parcel to LM.
- Recent market analysis suggests that light manufacturing uses are viable options for this section of Buford Highway.
- Precision Turf LLC recently purchased this property and an adjoining parcel. They've substantially cleaned up both properties and made significant improvements.
- The property is in a weak location for retail use and is mostly surrounded by heavy commercial / light manufacturing uses.

**BACKGROUND**

**Applicant / Owner:** Split Silk Properties, LLC / Precision Turf LLC  
**Existing Zoning:** General Business District (BG)  
**Request(s):** Light Manufacturing District (LM)  
**Purpose:** Continuation of existing business  
**Property Size:** ± 0.64 acres  
**Location:** Tax Parcel Id Number: 7-256-085  
Addresses: 679 Buford Highway

Public Notice: Letters to adjoining owners via USPS regular mail on 5/2/18  
Sign posted at 1162 Buford Highway 5/2/18  
Ad in legal section of Gwinnett Daily Post on 5/2/18 & 6/23/18

Public Comments: No comments as of 5/16/2018

## FINDINGS OF FACT

The proposed development is surrounded by a mix of single-family, general business, and office/institutional properties:

- (North): C-2 and M-1 in unincorporated Gwinnett County.
- (South): Precision Turf zoned LM.
- (East): Precision Turf zoned LM.
- (West): Russell Millworks zoned LM.

## 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 LM zoning district restricts the business to operate wholly indoors and the adjacent properties are also zoned LM.

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

No. The use of the property will not substantially change as the request is for continuance of an existing business.

**3. *Does the property for which the rezoning is requested have a reasonable economic use as current zoned?***

Yes.

**4. *Will the rezoning requested create an overcrowding condition with respect to the existing streets, transportation facilities, or schools?***

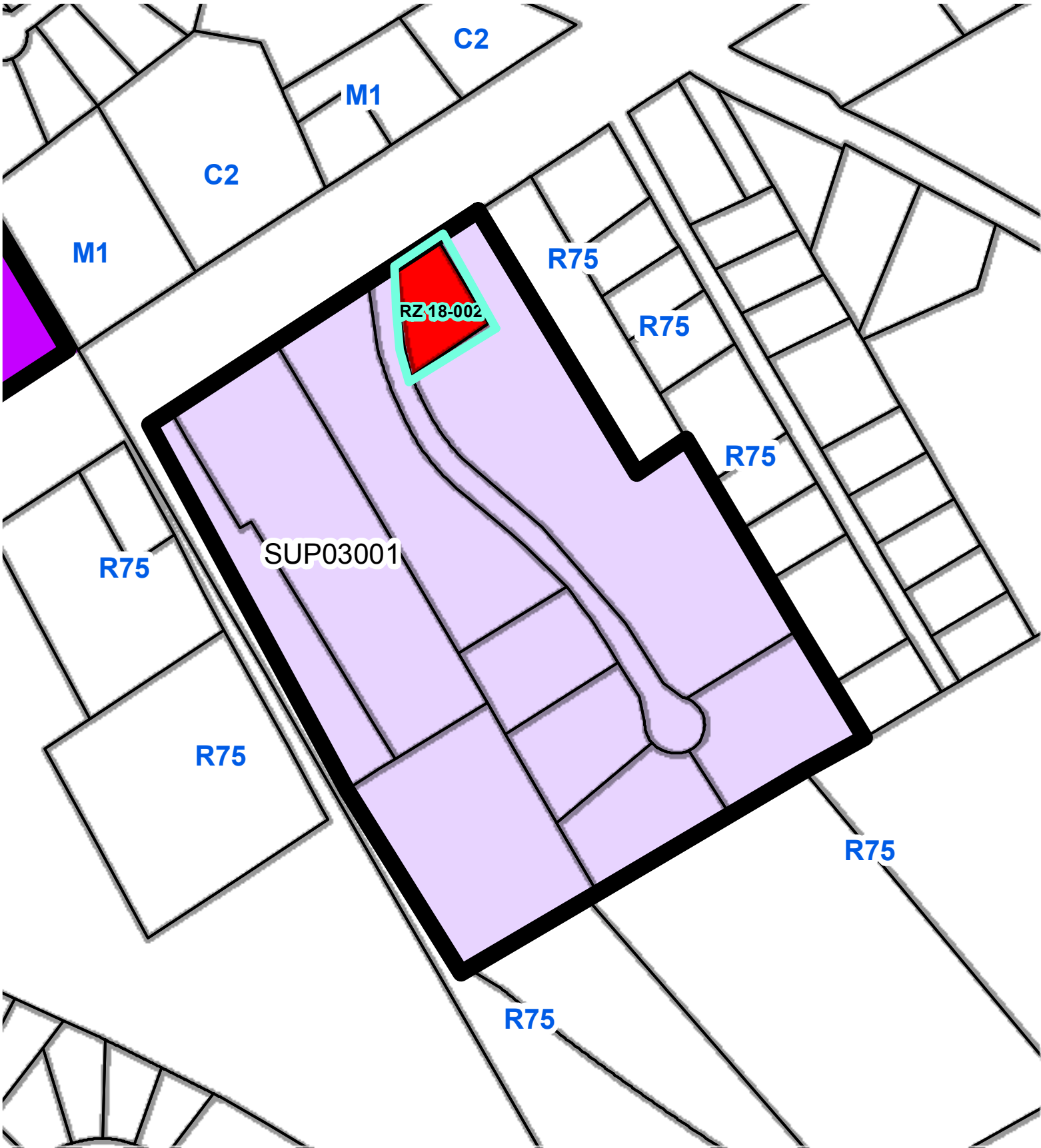
No. Continuation of the existing business should not change the traffic.

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



No. The Sugar Hill Land Use Plan calls for Mixed Office uses at this location.

**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?***

None



**Zoning Classification**

-  General Business (BG)
-  Light Manufacturing (LM)



SPLIT SILK PROPERTIES, LLC.

P.O. BOX 1725

LOGANVILLE, GA 30052



March 23, 2018

Mr. Kaipo Awana

Department of Planning & Development

5039 West Broad Street

Sugar Hill, GA 30518

RE: Letter of Intent for rezoning, Tax Parcel R 7256 085 (0.6300 acres zoned BG)

Dear Mr. Awana:

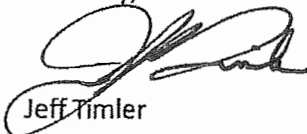
The undersigned (the applicant) is representing Precision Turf, LLC (the owners), who are seeking rezoning for the subject property. The owners purchased the 0.6300-acre BG zoned track along with the 5.63-acre LM zoned track in August of 2017 which represented a 1.4-million-dollar investment in Sugar Hill.

The intent of this application is to rezone the 0.63-acre BG portion to LM which is consistent with the properties that surround it. Since their purchase, the owners have cleaned up the property, moved their Precision Turf operations to the 5.63 acres track and leased out the existing building on the subject property to HiTech Utility Construction. HiTech recently obtained a business license for the existing BG zoning and expects to remain in operation there after the zoning. The new zoning will grant HiTech some additional parking flexibility and allow future tenants to operate more consistently with surrounding properties.

While this request is somewhat of a "housekeeping" measure, it is very much consistent with the findings and recommendations of the Buford Highway Corridor Land Use Market Analysis. The analysis points out that traffic is a negative feature which makes it "an unattractive location for retail". The potential opportunity for more retail is "low" and industrial is "moderate to high". Finally, the executive summary pointed out that Light Industrial is one of the most attractive land uses for the corridor. Fortunately, the market analysis supports the requested zoning and will hopefully ensure the continued success of these two business.

We feel that the proposed rezoning will be a great asset to the community and a revitalization catalyst for the area. Please do not hesitate to contact me should you have any questions, comments, or concerns.

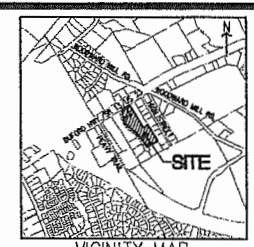
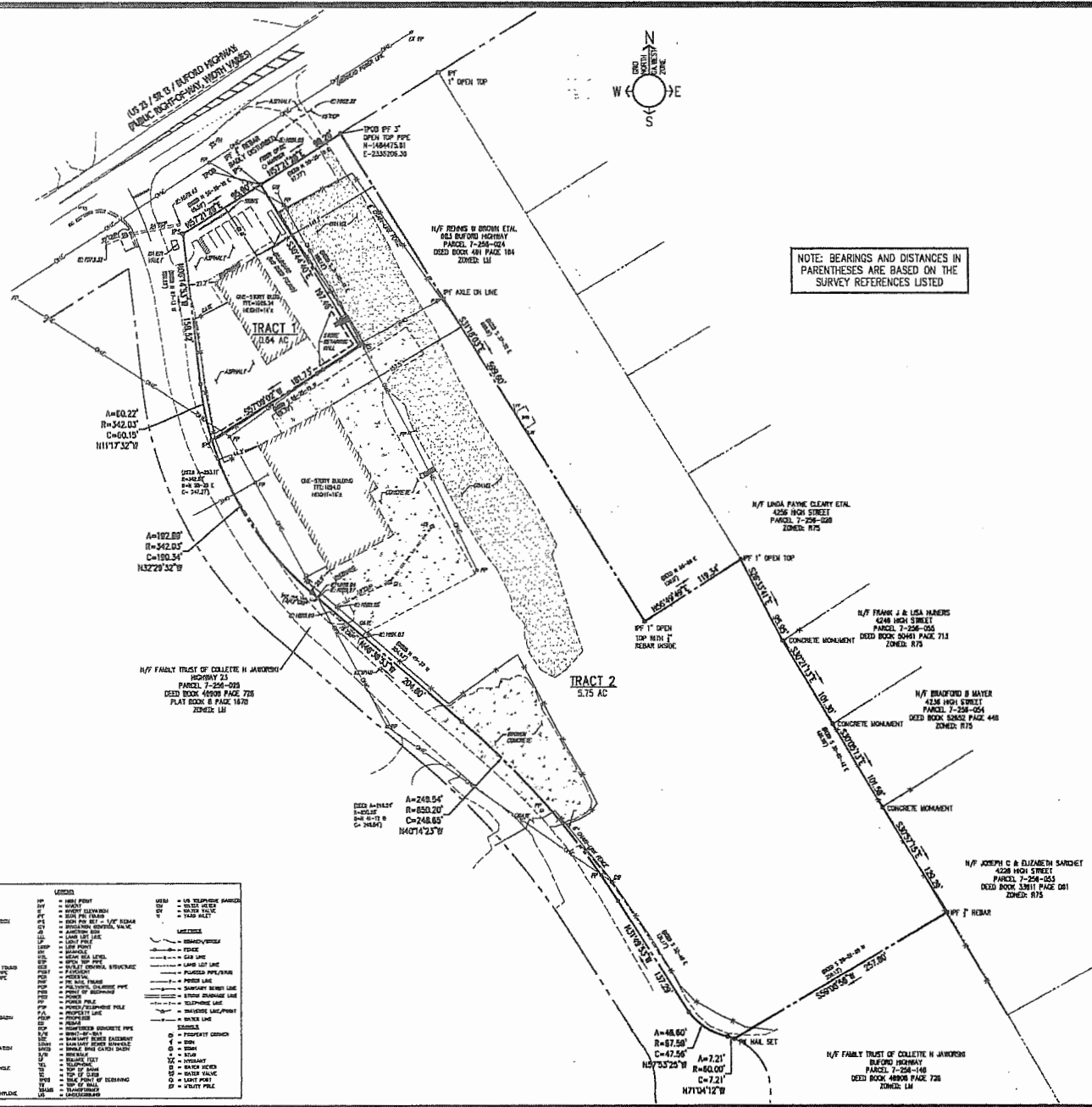
Sincerely,



Jeff Timler

Owner-Split Silk Properties, LLC

678-772-0202, splitsilkproperties@gmail.com



- GENERAL NOTES**
- OWNER: PRECISION TURF, LLC  
1327 WILLIAMS LANE NORTHWEST  
LAWREN, GA 30047  
303 (770) 851-0603  
CONTACT: LEO WELLS
  - ENGINEER: BLUE LANDWORKS, LLC  
4324 BLUE PINE PARKWAY  
SUITE 20  
SUMNER, GEORGIA 30084  
TEL: 878-284-8088  
CONTACT: TERESA HENNINGHILL, PLS. RES. ET
- THIS PROPERTY IS SHOWN ON DEWITT COUNTY TAX MAPS AS BEING PART OF THE 314 LAD SECURED LAND LOT 234, PARCEL 051 7-258-028 B 7-258-028 AND CONTAINED 2.3 ACRES.
  - THE DEED DOES NOT CONTAIN SURE EVIDENCE OF ENCUMBRANCES OF STATE-MADE EASEMENTS.
  - THE D.K. DOES NOT CONTAIN AERIAL SURVEYS AND/OR PORTS OF INTER-SECTION AS MEASURED ON THE U.S. GOVERNMENT OF AERIAL PHOTOS AND MEASUREMENTS.
  - BASED ON NO FLOORPLAN ON THIS PROPERTY FOR THE PARCEL NO. 133000000, DATED MARCH 4, 2014.
  - FIELD WORK FOR THIS SURVEY WAS PERFORMED BY BLUE LANDWORKS, LLC IN AUGUST 2015.

- SURVEY REFERENCES**
- DEED BOOK 3062 PAGE 10 SURVEY
  - DEED BOOK 4086 PAGE 772 SURVEY
  - DEED BOOK 1341 PAGE 18
  - DEED BOOK 449 PAGE 184
  - PLAT BOOK 8 PAGE 1870 FOR PRIVATE ROAD

**THE SURVEYOR'S CERTIFICATE**

The field notes and data for this survey were recorded utilizing a Trimble S910 GNSS receiver with Trimble SBC20 dual antenna system. All measurements were based on NAD83 (2011) and DEED 2014. Station 1000 correction was obtained from a nearby station. The line of survey was marked R.I.C. utilizing the Trimble SBC20 and Total Station operated by C.P.F. Services, Inc. The resulting coordinates, as obtained according to the National Geodetic Data Commission Part 2: National Standard for Spatial Data Accuracy, is 0.04 feet horizontal and 0.11 feet vertical at the 95% confidence level.

The field notes were prepared in accordance with the National Standards for Practice Accuracy in Georgia as set forth in Chapter 1300-F of the Rules of the Georgia Board of Registration for Professional Surveyors and Land Surveyors, set out herein in the Georgia State Code, 2014-2017. Authority: O.C.G.A. 2014-2017.

Field information for this survey was established with a 1:20000 2016 aerial satellite imagery instrument. The field data were taken with the use of a GPS to record the corner positions of one level to 0.12388 and no regular error of 2.2 millimeters per meter (1:50000) was achieved using the level square corners. The map was published as shown on the map and Tract 1 is shown in its entirety within one level to 0.12388 and one level to 2.2 in the field in its entirety within one level to 0.12388 and one level to 2.2 in the field in its entirety within one level to 0.12388.

By: Terence W. Woodcock  
*(Signature)*  
TERENCE W. WOODCOCK

Registered Georgia Land Surveyor No. 2282  
Address: 614 Blue Pine Park, Suite 20, Sumner, GA 30084  
Telephone Number: 878-284-8088  
Date: 8/21/2015

ABBREVIATION	LEGEND	SYMBOL	DESCRIPTION
APPX	APPROXIMATE	---	US REVERSE IMAGE
B	BUILDING	█	US REVERSE IMAGE
C	CONCRETE	█	US REVERSE IMAGE
D	DEED	---	US REVERSE IMAGE
E	EASEMENT	---	US REVERSE IMAGE
F	FENCE	---	US REVERSE IMAGE
G	GRASS	---	US REVERSE IMAGE
H	HIGHWAY	---	US REVERSE IMAGE
I	IRON PIPE	---	US REVERSE IMAGE
J	JUNCTION	---	US REVERSE IMAGE
K	KITCHEN	---	US REVERSE IMAGE
L	LAND	---	US REVERSE IMAGE
M	MATERIAL	---	US REVERSE IMAGE
N	NORTH	---	US REVERSE IMAGE
O	OCEAN	---	US REVERSE IMAGE
P	POST	---	US REVERSE IMAGE
Q	QUAD	---	US REVERSE IMAGE
R	RAILROAD	---	US REVERSE IMAGE
S	SEWER	---	US REVERSE IMAGE
T	TERRACE	---	US REVERSE IMAGE
U	UTILITY	---	US REVERSE IMAGE
V	VARIABLE	---	US REVERSE IMAGE
W	WATER	---	US REVERSE IMAGE
X	WOOD	---	US REVERSE IMAGE
Y	YARD	---	US REVERSE IMAGE
Z	ZONING	---	US REVERSE IMAGE

**BLUE LANDWORKS**  
CREATING CLARITY & CONFIDENCE  
LEWIS & POTTS  
LAW FIRM  
LAW OFFICES  
4184 BLUE PINE PARKWAY  
SUMNER, GEORGIA 30084  
TELEPHONE: 878-284-8088  
INFO@BLUELANDWORKS.COM  
WWW.BLUELANDWORKS.COM

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PREPARED BY:  
PRECISION TURF, LLC  
LAWYER: JAMES W. WOODCOCK  
1708 700 1100

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SCALE: 1" = 50'

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669 & 679 BUFORD HIGHWAY  
SUGAR HILL, GEORGIA  
78 LAD SECURED LAND LOT 234  
DEED BOOK 3062 PAGE 10  
PARCEL 051 7-258-028 B 7-258-028  
CITY OF SUGAR HILL  
DEWITT COUNTY, GA  
SECTION 13

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BOUNDARY SURVEY  
FOR  
PRECISION TURF, LLC

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PROJECT# 2017040  
V-101