

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 \pm 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: \pm 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?

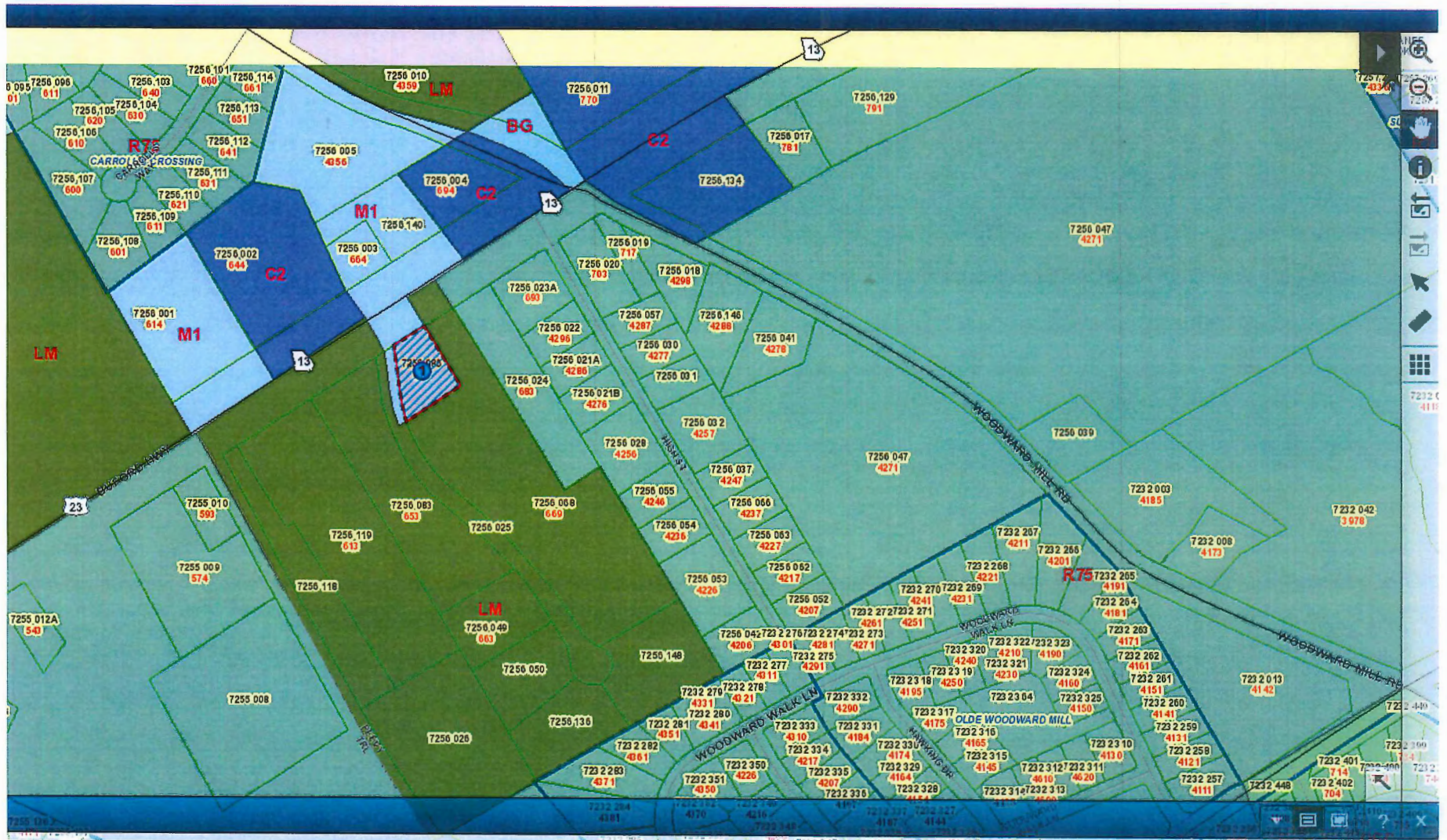
No. Continuation of the existing business should not change the traffic.

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?

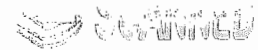
None



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:

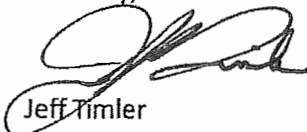
The undersigned (the applicant) is representing Precision Turf, LLC (the owners), who are seeking rezoning for the subject property. The owners purchased the 0.6300-acre BG zoned track along with the 5.63-acre LM zoned track in August of 2017 which represented a 1.4-million-dollar investment in Sugar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

22-13-002

PREPARED FOR
PRECISION TURF, LLC

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CONFIDENTIAL - E.O. 12958

679 & 679 BUFORD HIGHWAY

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