

City of Sugar Hill  
Planning Staff Report  
**RZ 18-005**



**DATE:** May 24, 2018  
**TO:** Mayor and City Council  
**FROM:** Planning Director *KA*  
**SUBJECT:** Rezoning RZ 18-005 City of Sugar Hill  
West Broad Street and Nelson Brogdon Boulevard

**RECOMMENDED ACTION**

**Approval of rezoning to OI for parcel four and BG for parcels one, two, three, five and six as shown on the attached exemption / recombination plat prepared by Precision Planning Inc. dated 3/22/2018.**

**PLANNING COMMISSION RECOMMENDATION:**

*The Planning Commission held a scheduled public hearing on May 21, 2018. Planner Randy Warren presented this request on behalf of the applicant City of Sugar Hill. Citizen who spoke on this request was adjacent property owner Dale Wren who was concerned the property lines might not be shown correctly. There were no other public comments.*

**Planning Commission recommends APPROVAL as presented.**

**ISSUE** The City of Sugar Hill has received an application dated April 2, 2018, from the City of Sugar Hill requesting to rezone and re-align properties per the exemption/recombination plat prepared by Precision Planning Inc., project 14217, dated 3-22-18. The current zonings are Light Manufacturing (LM) and Highway Service Business (HSB) and the requested zoning is Office-Institutional (OI) for Parcel 4 and General Business (BG) for Parcels 1, 2, 3, 5, 6 and future R/W. The properties are located in the Central Business District.

**DISCUSSION**

- This request is to bring the E Center and City Hall zoning to be more consistent with the actual use of the property.
- The City Hall property is proposed for OI zoning and the E Center is proposed for BG zoning.
- There is no new development proposed for the site.

**BACKGROUND**

**Applicant / Owner:** City of Sugar Hill  
**Existing Zoning:** Light Manufacturing District (LM) and Highway Service Business District (HSB)

Request(s): Office Institutional District (OI) and General Business District (BG).  
Purpose: Zoning map consistency  
Property Size: ± 9.415 acres  
Location: Current Tax Parcel Id Number to be reassigned: 7-291-081, 7-291-085, 7-292-066, 7-292-067, 7-292-202, 7-292-162 and 7-291-343.  
Addresses: 4979, 5009, 5019, 5039 West Broad Street and 5000 Nelson Brogdon Boulevard.  
Public Notice: Letters to adjoining owners via USPS regular mail on 5/2/18  
Sign posted at 5039 West Broad Street 5/2/18  
Ad in legal section of Gwinnett Daily Post on 5/2/18 & 5/23/18  
Public Comments: No comments as of 5/17/2018

#### FINDINGS OF FACT

- North: BG/Agricultural-Forest (AF)
- South: OI/BG
- East: BG
- West: BG

#### 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 use of the property will not be changing from this rezoning.

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

No. The E Center and City Hall are an asset to the City of Sugar Hill.

- 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?**

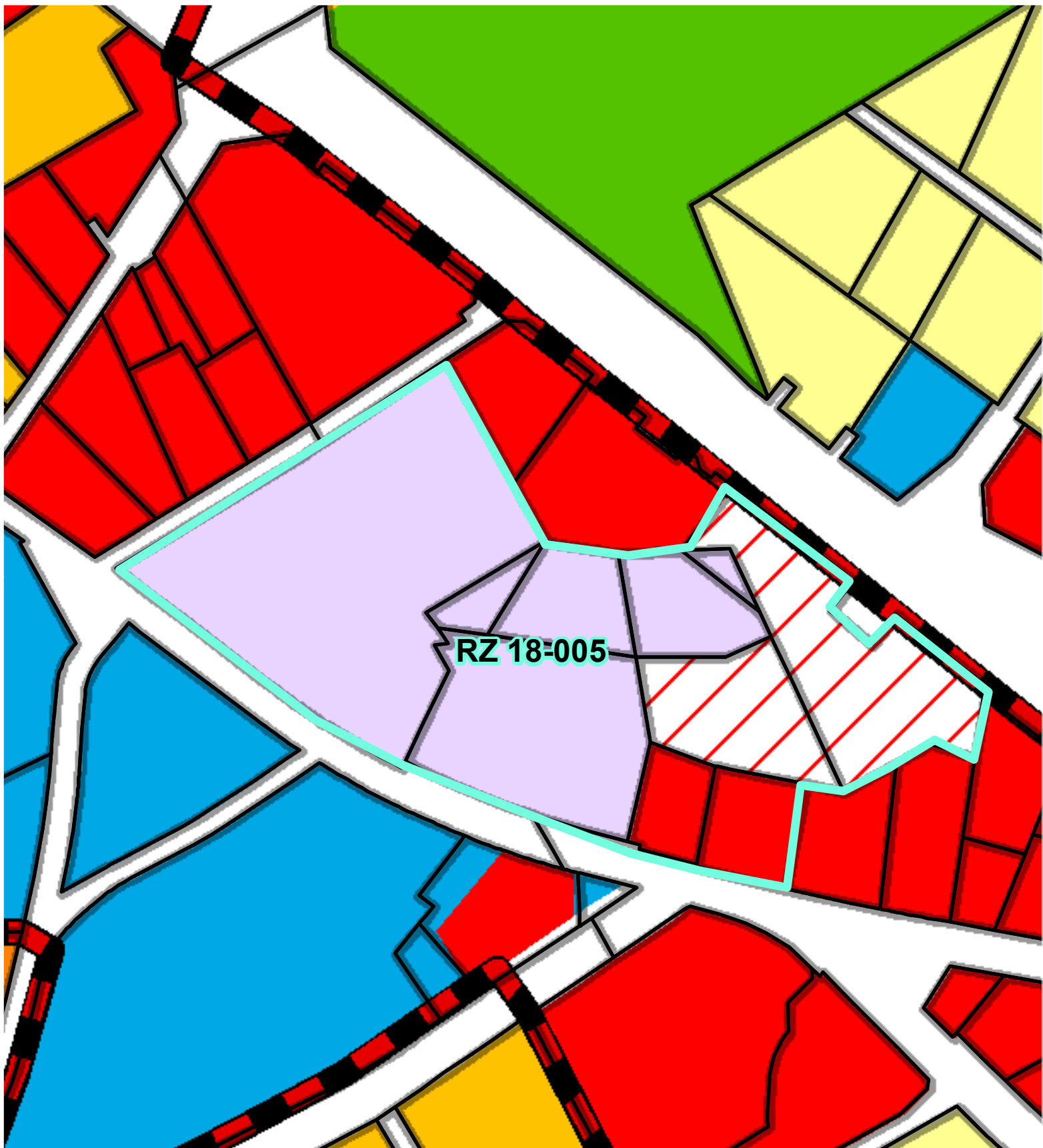
No. The new connector street will relieve some of the traffic off Level Creek Road.

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











Yes. This rezoning and underlying development are consistent with the policies of the Central Business District promoting urban character, pedestrian oriented public and commercial spaces.

- 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. The E Center and City Hall are integral parts of the downtown master plan. They serve as a catalyst for emerging downtown development.



**Zoning Classification**

- |   |  |  |
|---|--|--|
|  Agricultural - Forest (AF)                        |  Office - Institutional (OI)    |  CBD - Central Business District    |
|  Low Density Single Family Residential (RS-150)    |  Highway Service Business (HSB) |  TCO - Town Center Overlay District |
|  Medium Density Single Family Residential (RS-100) |  General Business (BG)          |  |
|  Residential Multi-Family (RM)                     |  Light Manufacturing (LM)       |  |

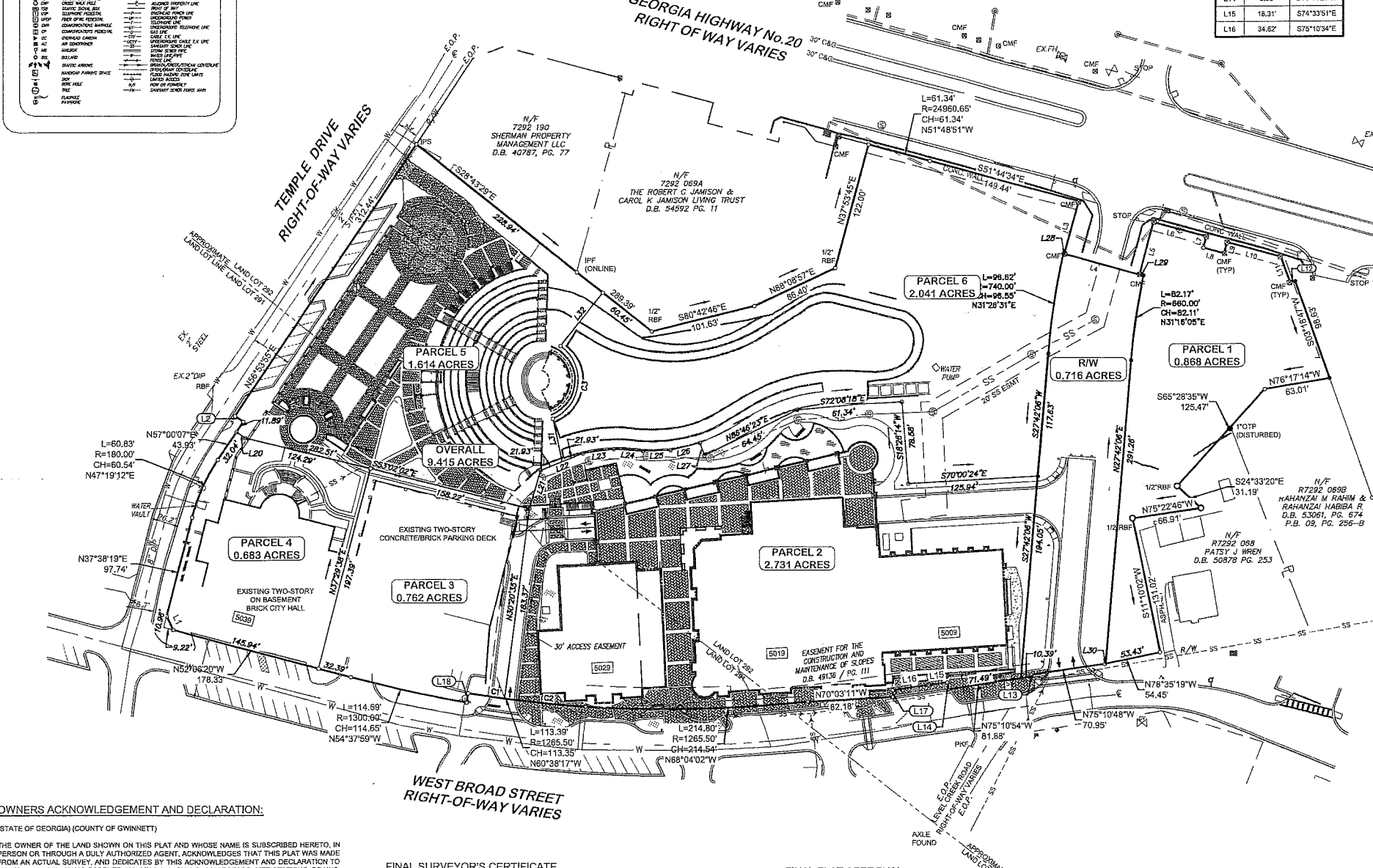
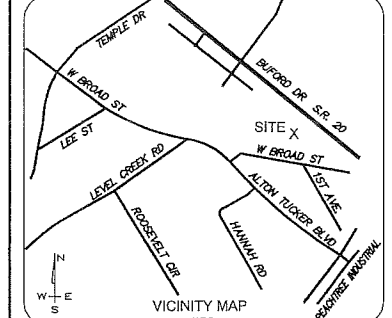


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CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	35.03'	1265.50'	35.03'	S58°51'51"E
C2	78.36'	1265.50'	78.35'	S61°25'51"E

LINE	LENGTH	BEARING
L1	14.35'	S02°20'45"E
L2	9.70'	S32°59'51"E
L3	52.00'	N38°15'52"E
L4	75.00'	N51°14'40"W
L5	52.01'	S38°15'55"W
L6	53.00'	N51°14'35"W
L7	11.00'	N38°15'02"E
L8	21.00'	N51°14'43"W
L9	11.00'	S38°15'02"W
L10	53.79'	N51°14'34"W
L11	25.93'	N03°25'59"E
L12	5.09'	N76°44'27"W
L13	2.01'	N20°02'58"E
L14	6.80'	S14°44'21"W
L15	18.31'	S74°33'51"E

LINE	LENGTH	BEARING
L17	6.35'	N19°52'33"W
L18	9.03'	N32°50'23"W
L19	10.15'	N32°59'53"W
L21	36.10'	S39°43'00"W
L22	21.93'	N89°00'44"W
L23	29.50'	N74°42'38"W
L24	26.46'	N62°37'27"W
L25	26.74'	N88°29'42"W
L26	29.24'	N80°29'35"W
L27	12.82'	N02°42'50"W
L28	1.04'	S54°49'00"W
L29	4.05'	N55°09'55"W
L30	1.02'	S78°35'19"W
L31	42.20'	N10°59'45"W



THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP OR PLAN FOR FILING.  
(OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

APPROVED	GWINNETT COUNTY TAX ASSESSOR
APPROVED	SUGAR HILL PLANNING & DEVELOPMENT
APPROVED	GWINNETT COUNTY D.O.T.

ITY NAMED IN THE "CERTIFICATE" HEREON, SAID "CERTIFICATE" DOES NOT  
STATED TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY  
THE SURVEYOR NAMING SAID PERSON, PURSUANT TO RULE 180-6.09 OF THE  
GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND  
AND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION RELATING TO LAND  
SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND  
KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR  
WARRANTY EITHER EXPRESSED OR IMPLIED.

CAUTION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS OWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING ITS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL REVERLY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

REQUIRE APPROVAL BY THE LOCAL GOVERNING AUTHORITY FOR  
 ISSUING ACCORDING TO O.C.G.A. 15-8-87(d)

USE DOCUMENTS AND PERMITS FOR CONDUCTIONS, IN WHOLE OR IN PART, AS INSTRUMENTS OF SERVICE AND AS THE SOLE PROPERTY OF PRECISION PLANNING, INC. UNLESS OTHERWISE AGREED TO, THEY SHALL NOT BE PRODUCED OR CONVEYED TO ANY OTHER PARTY NOR ARE THEY TO BE USED FOR THEIR PROJECTS OTHER THAN THOSE SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND OWE COMPENSATION TO PRECISION PLANNING, INC.



**PRECISION**  
Planning Inc.

Georgia Land Surveying Firm COA # LSF000313  
400 Pike Boulevard, Lawrenceville, Ga 30046  
770.338.8000 • [www.ppl.us](http://www.ppl.us) • [info@ppl.us](mailto:info@ppl.us)

ND LOT 291 & 292, SUGAR HILL DISTRICT  
Y OF SUGAR HILL, GWINNETT COUNTY  
GEORGIA

EXEMPTION /  
COMBINATION  
PLAT FOR

	DRAWN	CHE
	IRM	D

FILE NO.

DATE \_\_\_\_\_

PPI PROJECT NO.

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# FOI

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