

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?**

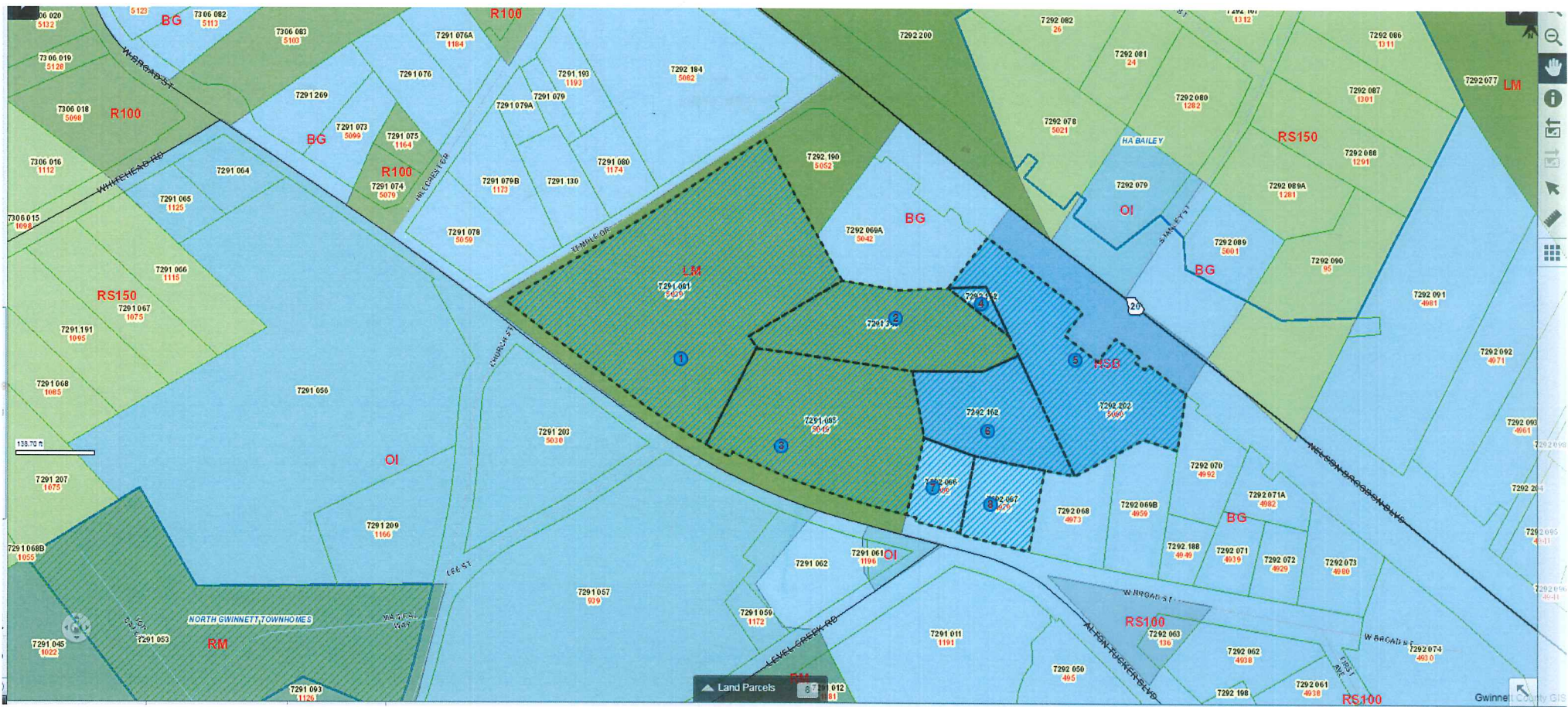
No. The new connector street will relieve some of the traffic off Level Creek Road.

- 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.



LEGEND

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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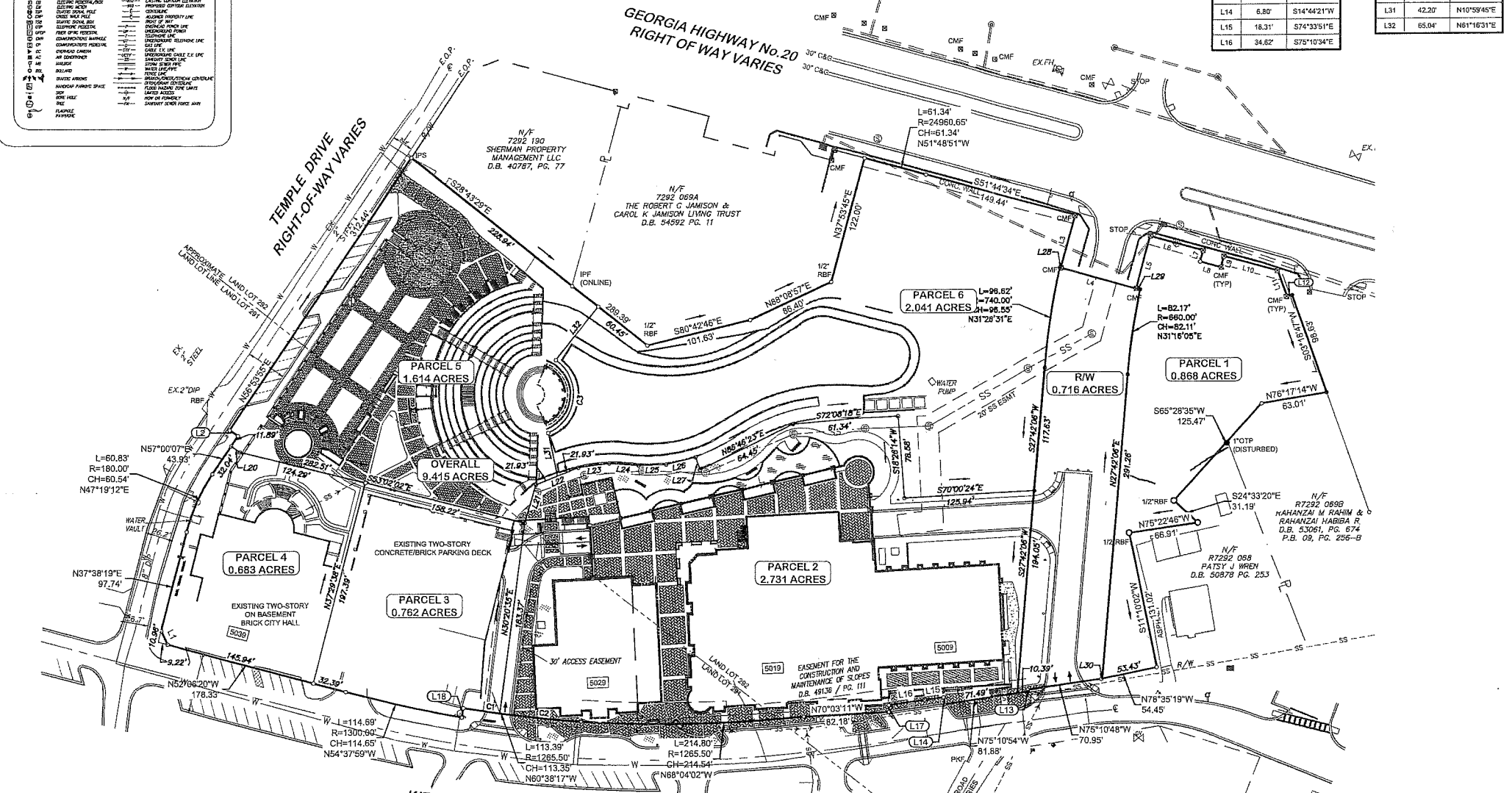
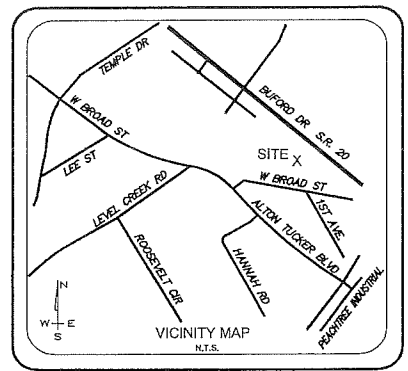
OWNER / DEVELOPER
CITY OF SUGAR HILL
5039 WEST BROAD STREET
SUGAR HILL, GA. 30518
CONTACT: TROY BESSECHE, ASST. CITY MANAGER
PHONE: 770-9456716
EMAIL: TBESSECHE@CITYOF SUGARHILL.COM

ENGINEER:
PRECISION PLANNING INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
PHONE: (770) 338-9000
CONTACT: JAMES MANEY

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	35.03'	1265.50'	35.03' S88°51'51"E
C2	78.36'	1265.50'	78.36' S61°25'51"E
C3	85.23'	40.00'	70.00' N28°54'59"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.35'	S62°20'45"E
L2	9.70'	S32°59'51"E
L3	52.00'	N38°15'52"E
L4	75.00'	N51°44'10"W
L5	62.01'	S38°15'55"W
L6	53.00'	N51°44'35"W
L7	11.00'	N38°16'02"E
L8	21.00'	N51°44'31"W
L9	11.00'	S38°16'02"W
L10	53.73'	N51°44'34"W
L11	25.93'	N03°29'59"E
L12	5.09'	N78°44'27"W
L13	2.01'	N20°02'55"E
L14	6.80'	S14°44'21"W
L15	18.31'	S74°33'51"E
L16	34.82'	S75°10'34"E

LINE TABLE		
LINE	LENGTH	BEARING
L17	6.39'	N19°52'33"E
L18	9.03'	N32°50'23"E
L19	10.15'	N32°59'53"W
L20	36.10'	S39°43'00"W
L21	21.93'	N89°00'44"W
L22	29.50'	N74°42'38"W
L23	28.46'	N82°37'21"W
L24	28.74'	N88°29'42"W
L25	29.24'	N80°29'35"W
L26	12.81'	N02°42'50"E
L27	1.04'	S54°49'03"E
L28	4.09'	N55°09'55"W
L29	1.02'	S78°35'19"E
L30	42.20'	N10°58'45"E
L31	65.94'	N51°16'31"E



SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

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

APPROVED	GWINNETT COUNTY WATER/SEWER/STORMWATER
APPROVED	GWINNETT COUNTY TAX ASSESSORS
APPROVED	SUGAR HILL PLANNING & DEVELOPMENT
APPROVED	GWINNETT COUNTY D.O.T.

DONALD G. HOLLAND, GA. RLS # 2537

OWNERS ACKNOWLEDGEMENT AND DECLARATION:
(STATE OF GEORGIA) (COUNTY OF GWINNETT)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, UTILITY STATIONS, DRAINAGE, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER _____ DATE SIGNED _____

PRINTED OR TYPED NAME OF SUBDIVIDER _____

SIGNATURE OF OWNER _____ DATE SIGNED _____

PRINTED OR TYPED NAME OF OWNER _____

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,083 FEET AND AN ANGULAR ERROR OF "40". PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 12,083 FEET AND CONTAINS A TOTAL OF 9.415 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE 56 ROBOTIC TOTAL STATION & A CHAMPION TWO GNSS ROVER.

BY: _____
REGISTERED GEORGIA LAND SURVEYOR

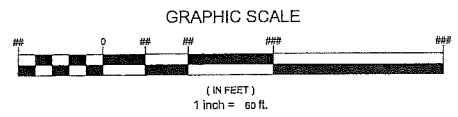
REG. NO. _____ DATE OF EXPIRATION _____

FINAL PLAT APPROVAL

THE CITY MANAGER OF THE CITY OF SUGAR HILL, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF SUGAR HILL ZONING ORDINANCE AND THE CITY OF SUGAR HILL DEVELOPMENT REGULATIONS, AS AMENDED, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. PENDING FINAL RATIFICATION BY THE CITY COUNCIL OF THE CITY OF SUGAR HILL, THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF SUGAR HILL.

PLANNING DIRECTOR, CITY OF SUGAR HILL
APPROVED THIS _____ DAY OF _____, 20____

CITY MANAGER, CITY OF SUGAR HILL



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STAMP

GEORGIA
REGISTERED
LAND SURVEYOR
NO. 2537
EXP. 12-31-18
DONALD G. HOLLAND

PRECISION
Planning Inc.

planners • engineers • architects • surveyors

Georgia Land Surveying Firm COA # LSP000013
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.9000 • www.ppplus • info@ppplus

CITY OF SUGAR HILL

LAND LOT 291 & 292, 5th LAND DISTRICT,
CITY OF SUGAR HILL, GWINNETT COUNTY,
GEORGIA

EXEMPTION / RECOMBINATION PLAT FOR

SHEET TITLE _____

DATE _____

NO. DESCRIPTION _____

DATE _____

03/22/18
DATE

14217
PROJECT NO.

1 of 1