

City of Sugar Hill
Planning Staff Report
SUP 18-003

DATE: June 21, 2018
TO: Mayor and City Council
FROM: Planning Director
SUBJECT: Special use permit for check cashing service
4450 Nelson Brogdon Boulevard



RECOMMENDED ACTION

Approval of the special use permit for a check cashing facility with the following conditions.

1. A copy of the current check cashers license from the Georgia Department of Banking and Finance shall be prominently displayed at all times.
2. Special use permit approval shall be limited to a permitted and approved retail/office space within the existing Mercado Fresco retail store.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a scheduled public hearing on June 18, 2018. Applicant Sameer Lani was present. 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 April 24, 2018 from All Check Solutions, LLC requesting a special use permit to allow a check cashing service to be located inside the Sugar Hill Farmers Market, also known as Mercado Fresco, located at 4450 Nelson Brogdon Boulevard, Suite A-11, Sugar Hill, Georgia. The property is currently zoned General Business District (BG).

DISCUSSION

- The applicant is leasing an eight by nineteen foot enclosed space in the Sugar Hill Farmers Market to operate a check cashing service.
- The market is zoned BG and a special use permit is required for a check cashing service in BG zoning.

BACKGROUND

Applicant / Owner: All Check Solutions, LLC – Sameer Lalani
Existing Zoning: General Business District (BG)
Request: Special use permit
Purpose: Check cashing facility

Property Size: ± 14.0 Acres
Location: 4450 Nelson Brogdon Blvd
Tax Parcel 7-258-008
Public Notice: Letters to adjoining owners via USPS regular mail on 5-30-18.
Signs posted on Buford Hwy frontage on 5-30-18.
Ad in legal section of Gwinnett Daily Post on 5-30-18 & 6-20-18.
Public Response: As of 6/12/18, no public comments have been received.

FINDINGS OF FACT

The property is currently zoned BG.

- To the North: across Nelson Brogdon Boulevard C2 in the City of Buford.
- To the South: Across Buford Highway OI in the City of Sugar Hill and C2 in the City of Buford.
- To the East: C2 in the City of Buford
- To the West: OI & C2 in the City of Buford, and RS-100 in the City of Sugar Hill.

The Georgia Highway 20 corridor is characterized by a mix of commercial, institutional and office uses. Sugar Hill Station has a variety of commercial/retail spaces leased, including the Sugar Hill Farmers Market. The space proposed for this use will need to be brought into compliance with current Sugar Hill Development Regulations and codes.

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 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.
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 increase in 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.
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. Check cashing services have gained popularity in recent years reflecting the need for the service they provide beyond the reach of traditional financial institutions.

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Zoning Projects 2018

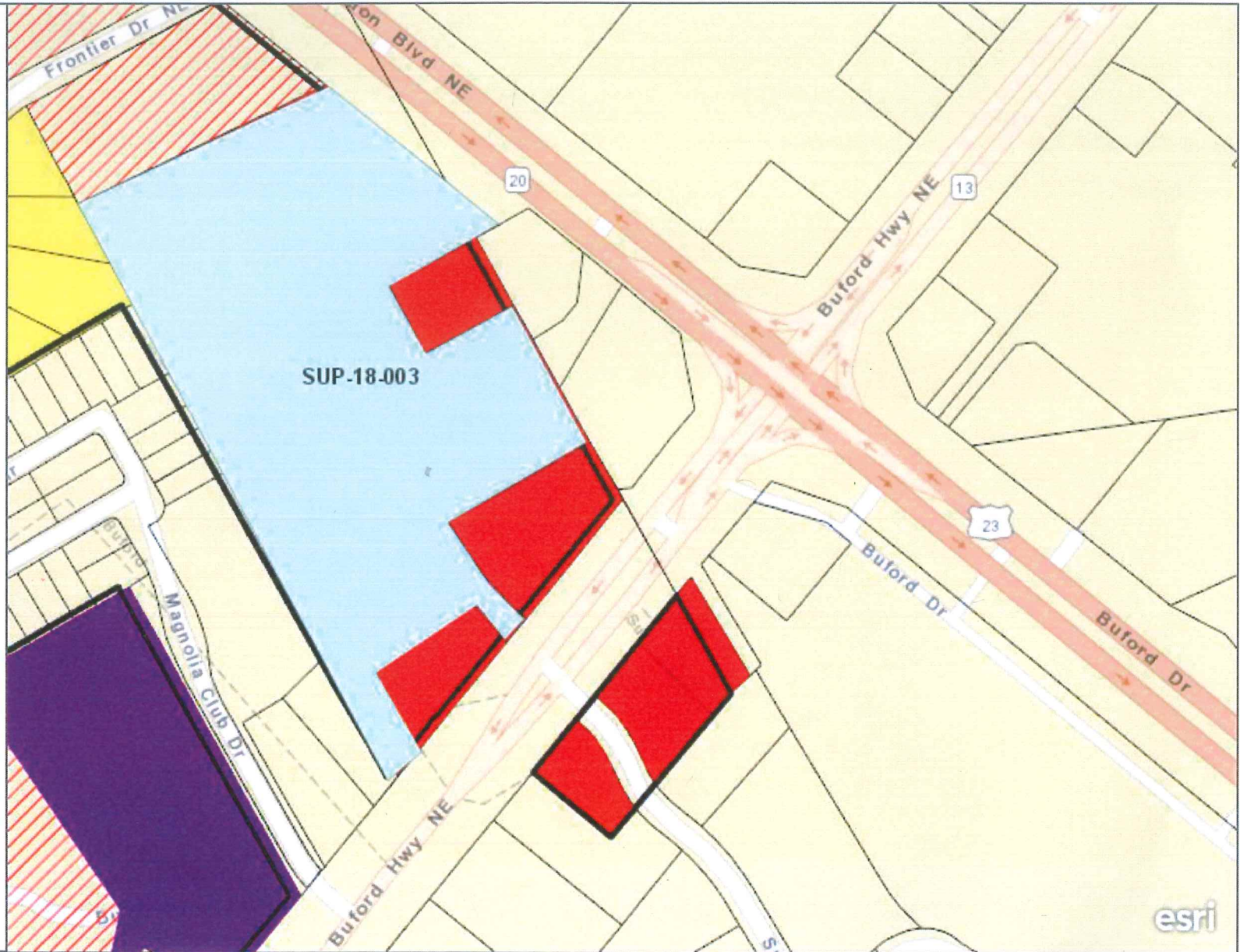


City Limits



Zoning

-  Agricultural - Forest (AF)
-  Low Density Single Family Residential (RS-200)
-  Low Density Single Family Residential (RS-175)
-  Low Density Single Family Residential (RS-150)
-  Medium Density Single Family Residential (RS-100)
-  Residential Multi-Family (RM)
-  Mobile Home Park (MH)
-  Office - Institutional (OI)
-  Highway Service Business (HSB)
-  General Business (BG)
-  Light Manufacturing (LM)
-  Heavy Manufacturing (HM1)



April 23, 2018

City of Sugar Hill Planning & Development Department
4988 West Broad St.
Sugar Hill, GA 30518

To Whom It May Concern:

We are writing this letter to request for special use permit to open a money-service business inside a Farmers Market, also known as Mercado Fresco in Sugar Hill, Georgia. We will be renting a small existing 8x19 booth inside the supermarket to conduct our business. We will only be offering three types of services to our clients: cashing checks, money transfers and bill payments.

Our company has a total of 9 locations, out of which 7 are in Gwinnett County. We always ensure that we follow all the rules and guidelines set by the city, county and the state that we operate in. We do not require any structural changes to the building nor we require any parking spaces. We will operate and conduct our business operations very peacefully and quietly, without affecting any residents of the city. Thus we request the authorized personnel to please take this into consideration and please grant us permission to conduct money-service business inside the supermarket.

Thank you. We look forward to your immediate action.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sameer', written over a horizontal line. The signature is stylized with a large initial 'S' and a long horizontal stroke extending to the right.

Sameer Lalani