

City of Sugar Hill
Planning Staff Report
SUP 18-004

DATE: September 20, 2018
TO: Mayor and City Council
FROM: Planning Director
SUBJECT: Special Use Permit | SUP 18-004
6002 Cumming Highway



RECOMMENDED ACTION

Approval of the special use permit for a self-storage warehouse with the following conditions:

1. These conditions shall replace and supersede all prior stipulations and conditions, including all prior zoning actions, variances, and special use permits that are currently in place on the subject property.
2. Final site plan and architectural designs shall substantially resemble the attached exhibits labeled Exhibit D1-D5.
3. Maximum building height shall be 65'.
4. Minimum number of parking spaces shall be 14.
5. Provide a minimum 30' inter-parcel access easement interconnecting the subject parcels.
6. All detention facilities except underground detention shall have a chain link fence (dark green or black vinyl coated) and enhanced buffer installed around the perimeter.
7. Allow 50' enhanced buffer as shown on the attached buffer diagram 7/14/2014 labeled Exhibit C.
8. Enhanced buffer is to consist of fencing as well as at least a staggered triple row of evergreen and semi-evergreen trees and shrubs native or adapted to the area. Trees shall be 8' tall at time of planting. Plantings shall be arranged to provide an effective visual screen of at least 20' in height at maturity. Buffer must not contain more than 30% of a single species and must be shown on a landscape plan to be approved by Planning and Development prior to receiving any permits. Planning Director shall inspect and approve materials prior to planting.
9. The following uses shall not be permitted:
 - a. automobile repair shops or tire stores including lubrication or tune up centers
 - b. service stations defined as a business with fuel pumps and garage stalls for vehicle maintenance
 - c. refueling stations except those businesses that retail alternative fuels such as those defined by the Energy Policy Act of 1992
 - d. convenience stores defined as a retail establishment selling fuel and sundries for the traveling consumer
 - e. funeral homes and mausoleums
 - f. mortuaries and crematories
 - g. motels, hotels
 - h. automotive sales lots and associated service facilities
 - i. equipment rental
 - j. moving van or truck rental
 - k. taxi/limousine service
 - l. boarding and rooming houses
 - m. contractors offices
 - n. transportation terminals for passengers
 - o. facilities engaging in the business, trade, or profession of psychic reading, fortune telling, astrology, phrenology, palmistry, clairvoyance, or related practices
 - p. pawn shops
 - q. businesses that primarily offer check cashing services for a fee to those who don't have traditional bank accounts
10. Dumpster hours are limited to the hours between 7:00 AM and 7:00 PM.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a scheduled public hearing on September 17 2018. Applicant Greg Sampson spoke on behalf of this request. Yoseph Ro, and his daughter Martine Lee Ro spoke about increased pedestrian traffic through their property at 488 Laurel Run Place and concerns with safety, noise and air pollution. They would like to have fencing and additional trees installed for additional buffering between their house and the commercial properties and would like this to extend from the Zaxby's across the entire property to keep traffic from coming through their property. There were no other public comments.

Planning Commission recommends APPROVAL with conditions as presented.

ISSUE The City of Sugar Hill has received an application dated August 3, 2018 from Gregory S. Sampson for a special use permit to allow for a climate controlled storage facility as well as a change in the existing conditions to accommodate the proposed use. The subject property was annexed into the City and zoned General Business (BG) with conditions on January 14, 2008 for future commercial development. The subject property was approved for a change in conditions of zoning on June 11, 2014 for the construction of the Zaxby's restaurant. The following conditions were placed on the property:

Conditions of Zoning for RZ 14-003, Approved 6-11-14

1. Provide a 30' inter-parcel access easement interconnecting the subject parcels.
2. All detention facilities except underground detention shall have a chain link fence (dark green or black vinyl coated) and enhanced buffer installed around the perimeter. *Refer to Development Regulations 8.2.7.*
3. Allow 50' enhanced buffer as shown on the attached buffer diagram 7/14/2014 labeled Exhibit C.
4. Enhanced buffer is to consist of fencing as well as at least a staggered triple row of evergreen and semi-evergreen trees and shrubs native or adapted to the area. Trees shall be 8' tall at time of planting. Plantings shall be arranged to provide an effective visual screen of at least 20' in height at maturity. Buffer must not contain more than 30% of a single species and must be shown on a landscape plan to be approved by Planning and Development prior to receiving any permits. Planning Director shall inspect and approve materials prior to planting.
- 4.5 Landscaping of the island behind the speaker shall be approved by the Planning Department and have plantings that are 6' high at time of planting to grow no more than 12' high at maturity.
5. Lighting shall be designed and maintained to 0.0 foot candles (fc) as measured at a 6' height perpendicular to the ground at the property line. Lamps shall have a color temperature rating between 75 and 100 CRI. All lamps must be shielded to prevent glare from any point along the property line so that no direct light source is visible from a sight line established at a distance between four feet (4') and six feet (6') perpendicular from the ground. The lighting plan must be approved by the City's Planning Director prior to receiving any land disturbance and/or building permit.
6. The following uses shall not be permitted:
 - a. automobile repair shops or tire stores including lubrication or tune up centers
 - b. service stations defined as a business with fuel pumps and garage stalls for vehicle maintenance
 - c. refueling stations except those businesses that retail alternative fuels such as those defined by the Energy Policy Act of 1992
 - d. convenience stores defined as a retail establishment selling fuel and sundries for the traveling consumer
 - e. funeral homes and mausoleums
 - f. mortuaries and crematories
 - g. motels, hotels
 - h. automotive sales lots and associated service facilities
 - i. equipment rental
 - j. mini-warehouse/personal storage facilities
 - k. moving van or truck rental
 - l. taxi/limousine service
 - m. boarding and rooming houses
 - n. contractors offices
 - o. transportation terminals for passengers

- p. facilities engaging in the business, trade, or profession of psychic reading, fortune telling, astrology, phrenology, palmistry, clairvoyance, or related practices
 - q. pawn shops
 - r. businesses that primarily offer check cashing services for a fee to those who don't have traditional bank accounts
7. Dumpster hours are limited to the hours between 7:00 AM and 7:00 PM. Delivery hours are limited to the hours between 7:00 AM and 9:00 PM.
 8. Proposed architecture shall match Concept C.
 9. For the Zaxby's, only one outdoor intercom or speaker shall be allowed. It shall be limited in decibel to less than 25dB measured at the property line. The speaker shall not operate between the hours of 10:00 pm and 10:00 am.

DISCUSSION

- This location is within the existing commercial node at Suwannee Dam Rd and Highway 20.
- This type of self-storage facility is generally quiet in operation and does not generate heavy traffic. Especially when compared to retail and fast food restaurant uses commonly found along a highway corridor.
- Plans show a single loading area in the farthest corner of the building from the adjoining homes in Twin Creeks subdivision. The loading area allows a maximum of three vehicles in the loading bay at any one time.
- An increased building height is appropriate since the building pad will sit well below Highway 20.

BACKGROUND

Applicant/Owner: Gregory S. Sampson

Existing Zoning: General Business District (BG)

Request: Special use permit to allow a climate controlled storage facility; change the existing conditions of zoning; and associated variances.

Purpose: Climate controlled storage facility.

Property Size: ± 1.79 Acres

Location: 6002 Cumming Highway
Tax Parcel R7-339-140

Public Notice: Letters to adjoining owners via USPS regular mail on 8-29-18.
Signs posted on Buford Hwy frontage on 8-29-18.
Ad in legal section of Gwinnett Daily Post on 8-29-18, & 9-19-18.

Public Response: Yoseph Ro and daughter Martine Lee Ro spoke at the Planning Commission Meeting on 9-17-18.

FINDINGS OF FACT

The property in question is vacant and currently zoned BG. Adjacent zoning and land uses:

- To the North: Shopping center across Cumming Highway, BG.
- To the South: Twin Creeks residential subdivision, Low Density Single Family Residential (RS150).
- To the East: Zaxby's, BG.
- To the West: Undeveloped single family residential, RS-150.

The proposed site plan shows an 80,000 square foot-4 story self-storage warehouse facility. The building is planned to be 64 feet in height, with the tallest part at the front adjacent to Hwy 20. Standard maximum building height is 45 feet under the BG zoning classification. A total of 26 parking spaces are shown, including one handicap space. Access is shown through the Zaxby's parking lot.

The applicant requests that condition 6.j. of RZ-14-003 restricting mini-warehouse/storage facilities be removed.

Along with the special use permit, the applicant is requesting the following variances.

Variance #1: Front yard setback. The applicant requests the front yard setback be reduced from 40 feet to 30 feet. Due to the grade difference, this request would not be noticeable from the street.

Variance #2: Maximum Building Height. The applicant is proposing a 64-foot-high building measured at its tallest point across the front. It is estimated that 1 ½ stories will be below grade as viewed from the south and east of the building. This would offset a 19'-20' increase in building height as viewed from the homes behind the subject property.

Variance #3. Minimum Parking. A total of 40 parking spaces are required. Twenty six are shown. Due to the usually small number of customers anticipated, the 26 spaces should be overly adequate. This number could be potentially reduced even further allowing the elimination of an entire parking bay at the rear of the building.

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. While the parcels are adjacent to property zoned for single family residential, this area is part of a developing commercial node centered about the intersection of Suwanee Dam Road and Highway 20.

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

No. The property is already zoned for commercial use. The proposed use would be one with limited traffic, likely less than many common uses allowed in BG zoning.

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.

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

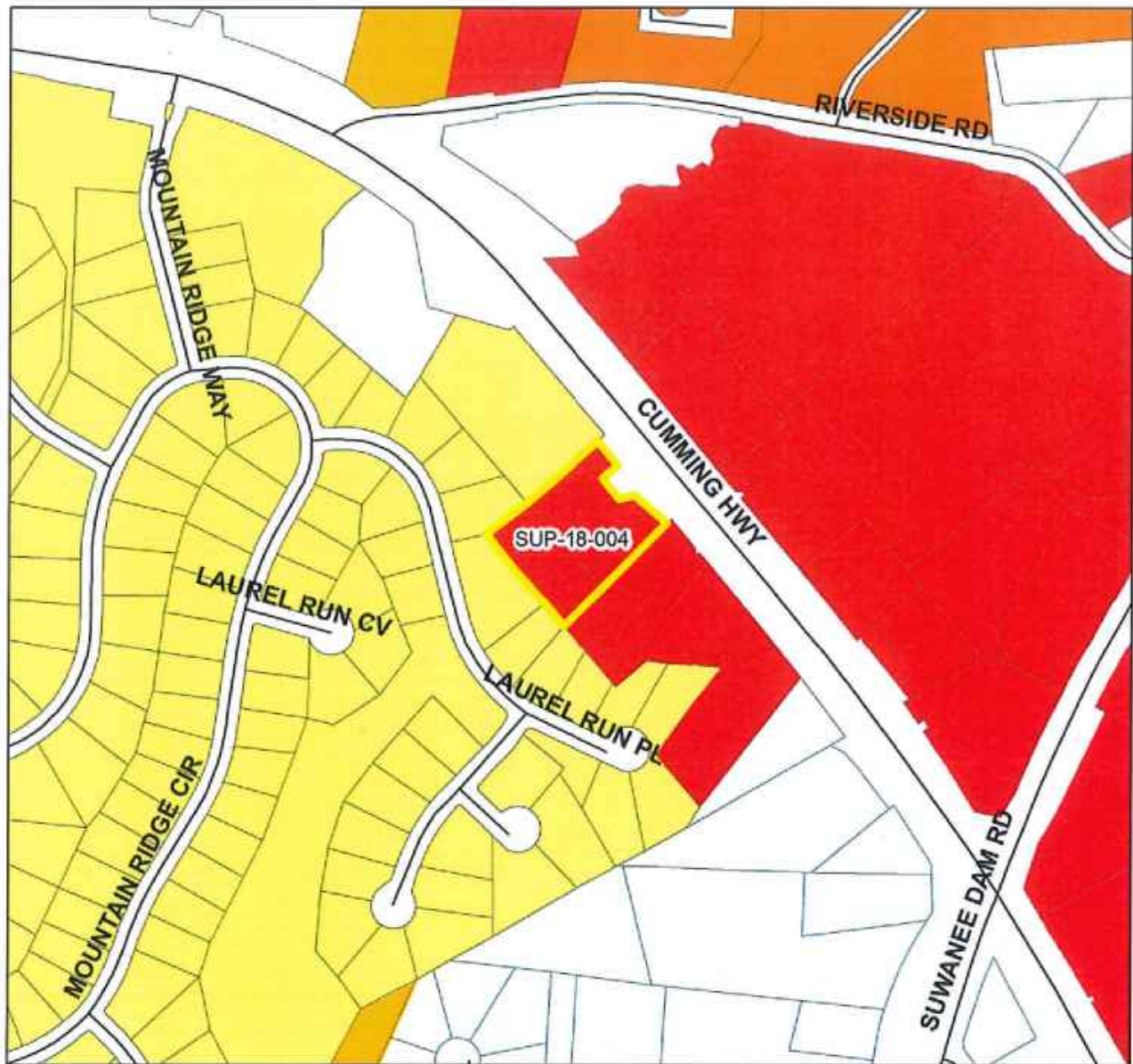
Yes. The Sugar Hill Land Use Plan recommends this location for neighborhood commercial uses. This use would provide a service for the surrounding neighborhoods.

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?*

No.

**Special Use Permit
SUP 18-004**

Applicant: Gregory S. Sampson
Zoning: BG
Location: 6002 Cumming Hwy
Request: Special Use Permit



Land Use Cases

Zoning Classification



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)



Heavy Industry (HM2)



1 inch = 333 feet

Sampson Properties
1417 Elgin way
Cumming, GA 30041

LETTER OF INTENT

Sampson Properties would like to submit an application to the town of Sugar Hill, to build an 80,000 square foot indoor, 4 level climate controlled storage facility located at 6002 Cumming Highway, Sugar Hill, GA 30518.

The acreage of this proposed property is 1.79 acres- or +/- 77,972 square feet. Current zoning classification is BG. The number of proposed parking spaces is 24 and one handicap space. Height of proposed building is 64 feet. 4 levels total, 2.5 stories above grade, at the Zaxbys curb line, which this property borders, and 1.5 stories in to the ground, with the 4 story exposure on one side only.

Hours of operation will be 7:00am — 10:00pm — for access to inside of building.

SPECIAL USE CONDITIONS

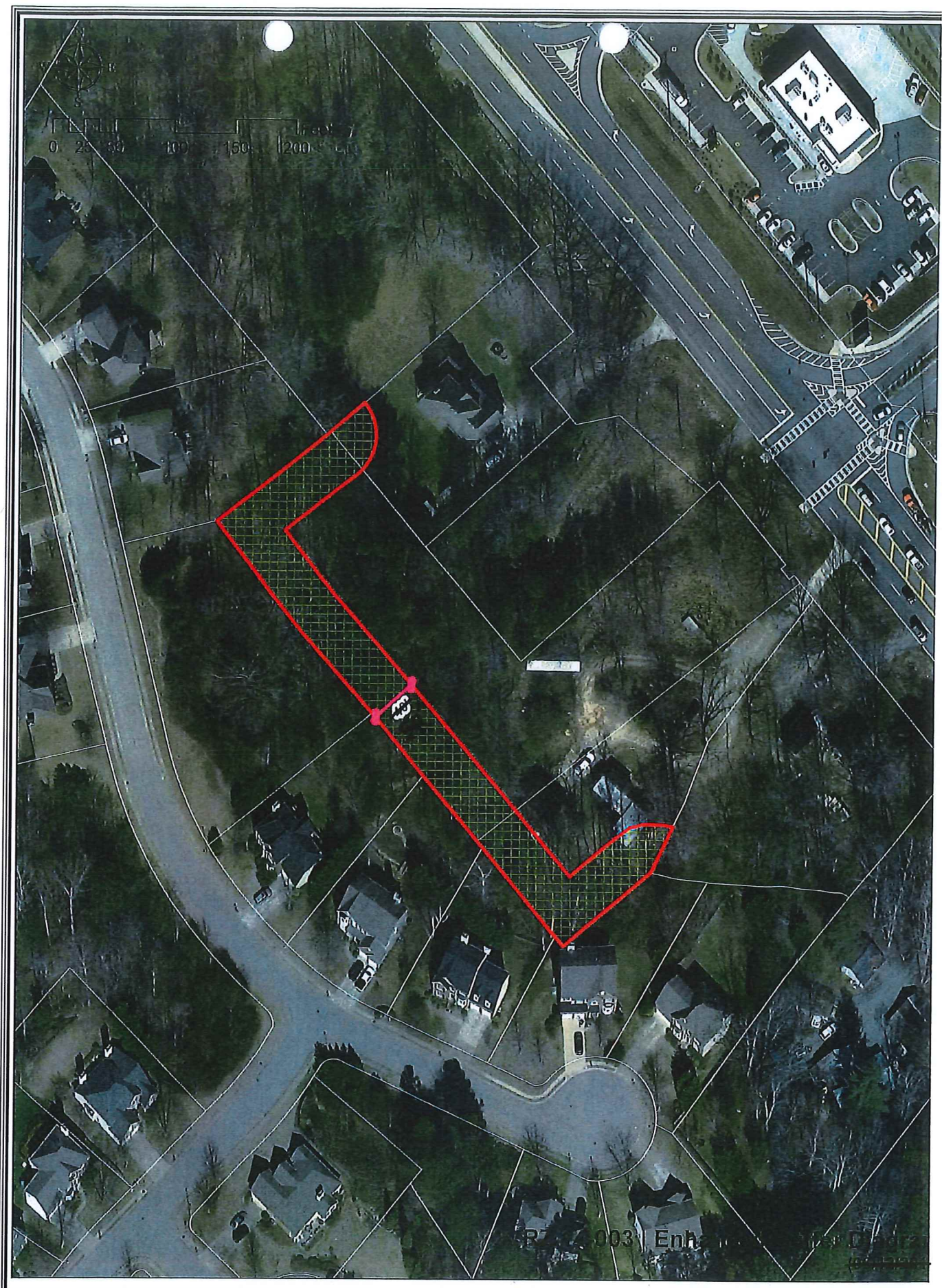
The special use conditions that we are asking to be lifted are as follows:

- 1.) Front yard setback reduction from 40' to 30'
- 2.) Lifting special condition "J" for construction of a climate controlled facility.
- 3.) Operating hour from 7:00am to 10:00pm daily

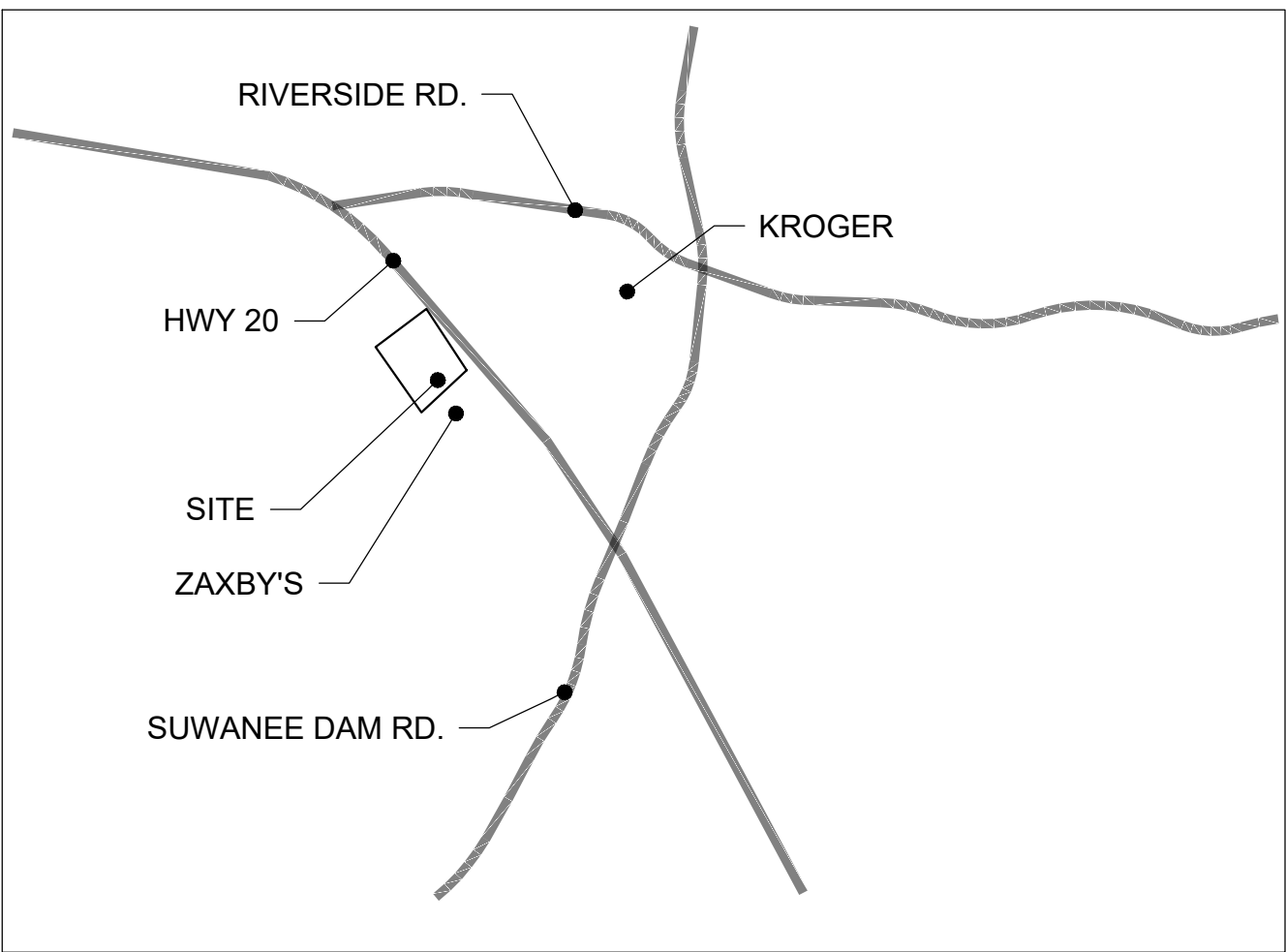
We would like to thank you in advance for your consideration in this matter of lifting the above conditions.

Sincerely,

Greg Sampson
Andrew Sampson
Sampson Properties, LLC



BR 2003 Enhance District



LOCATION MAP

NTS

SITE DATA TABLE

TOTAL PROPERTY AREA:	±1.79 AC (±77,972 sf)
PARCEL:	7339 140
PROPOSED USE:	Climate Controlled Storage Facility
ADDRESS:	5982 Cumming Hwy
EXIST. ZONING:	BG
TOTAL BUILDING AREA:	±20,000 sf
BUILDING HEIGHT:	64' (4 Levels with 2.5 stories visible from Hwy 20)
REQ. SETBACKS:	Front : 30' Rear : 30' West Side : 10' East Side: 0'
Proposed Parking:	Regular = 25 Spaces Handicap = 1 Spaces Total proposed = 26 Spaces
<u>PROPOSED SITE AREA BREAKDOWN:</u>	
Proposed Building:	±20,000 sf ~ 25.6 %
Proposed Asphalt / Concrete Pavement:	±17,000 sf ~ 21.8 %
Proposed Open Space:	±40,972 sf ~ 52.6 %
Total Proposed Impervious Area:	±37,000 sf ~ 47.4 %

UTILITIES:

Sewer service is proposed to come from connecting to the ex. sanitary sewer main located on site. Sewer service is owned by G.C.D.W.R.

There is NO floodplain located on this site per FEMA Panel # 13135C0013G dated March 4, 2013

Access by way of an access easement to this site will come through the adjacent Zaxby's site.



GASWCC LEVEL II
CERTIFICATION #21540
EXPIRATION DATE: 11/03/2018

Owner / Developer

SAMPSON
PROPERTIES, INC.

1417 Elgin Way
Cumming, GA 30041

Greg Sampson
770.314.9897

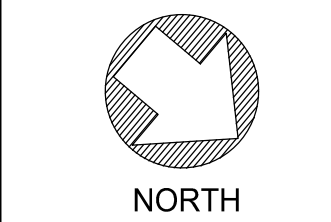
Site Plan for
ADVANCED STORAGE
5982 Cumming Hwy., Buford, GA 30518
L.L. 347 & 339 ~ DISTRICT 7
Sugar Hill, GA

No.:	Date:	Description:
(1)	8/2/18	Submitted to Sugar Hill
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		


Designed by WR

Checked by WRF

Project #	17081
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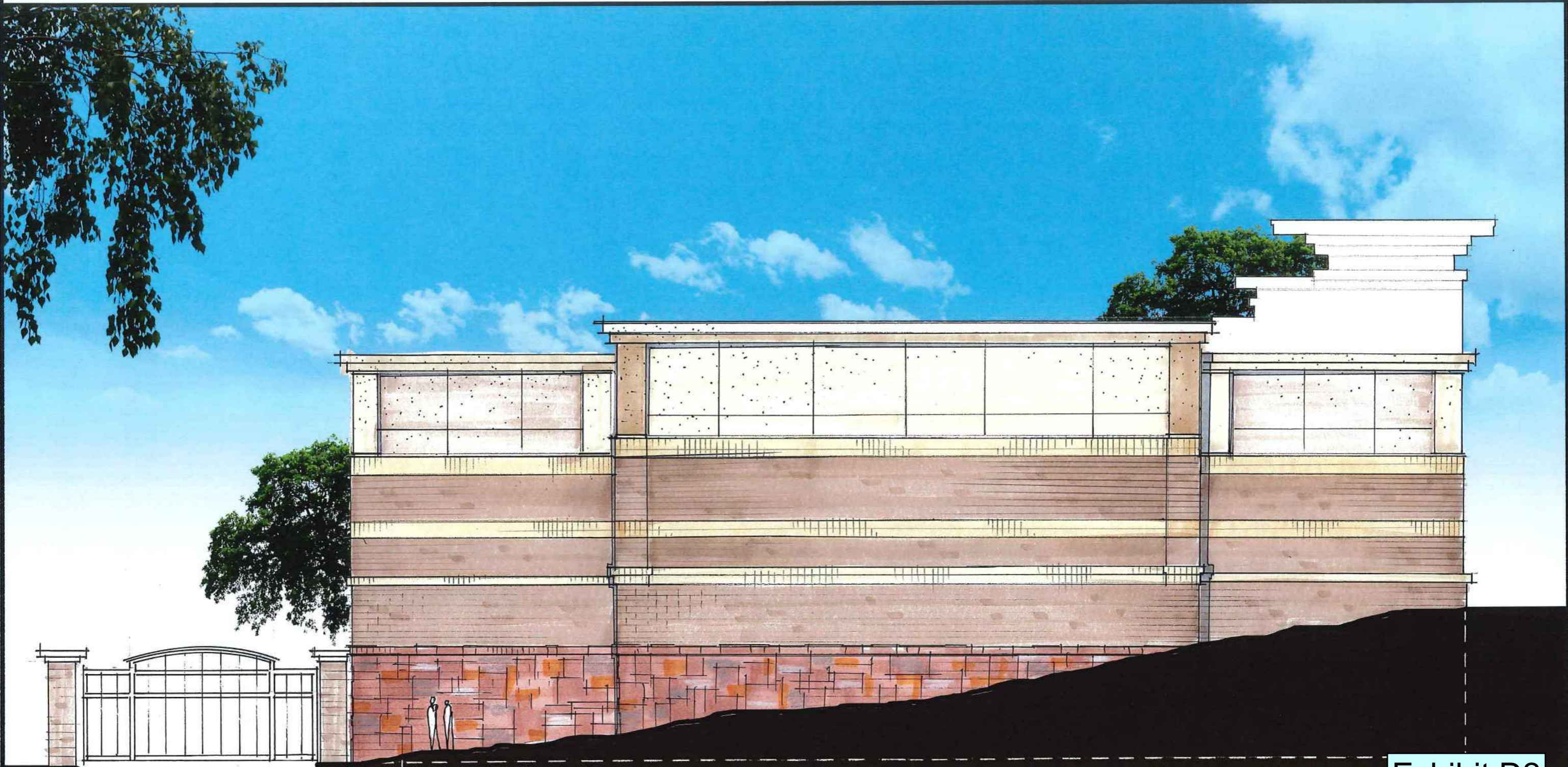
Scale: 1" = 20'



A horizontal scale bar with alternating black and white segments. The total length is 20 feet, with a midpoint at 10 feet. The bar is labeled '0' at the left end and '20' at the right end.

SITE PLAN

C-301

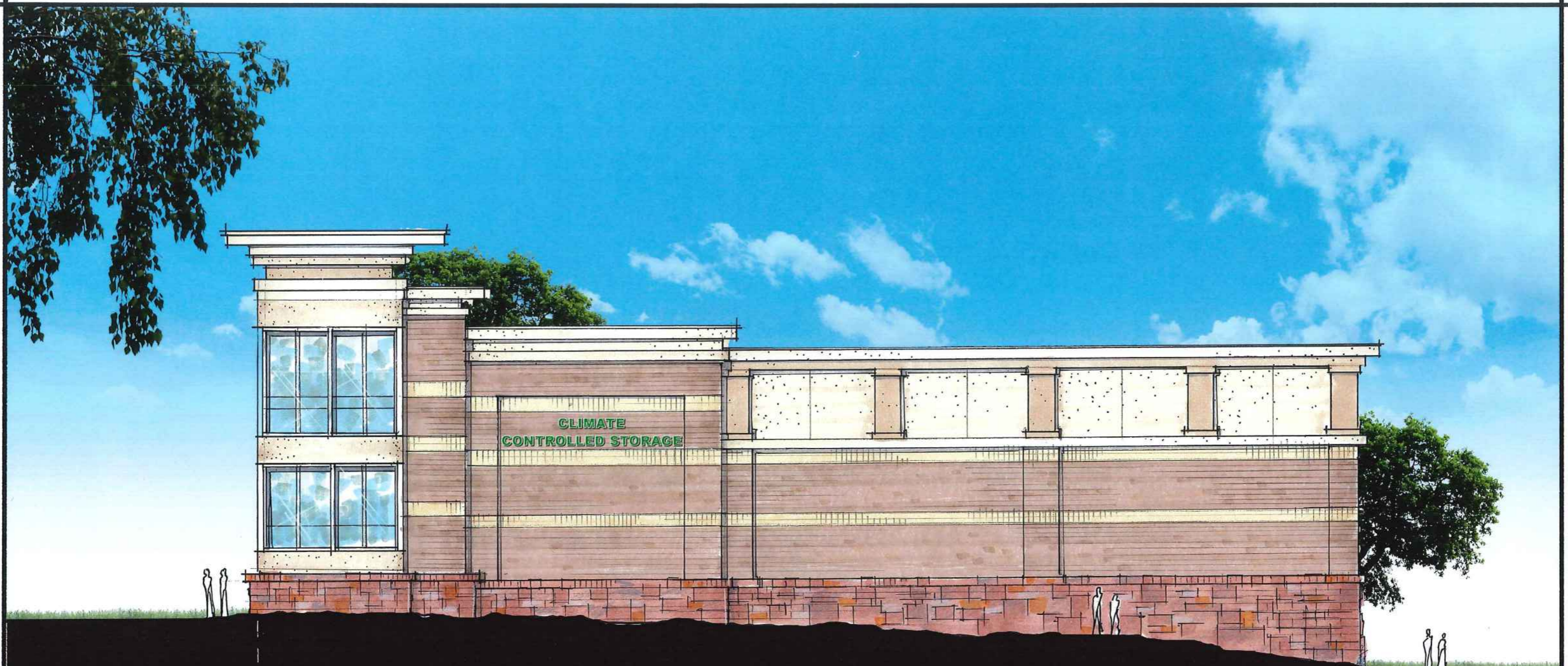


PROPOSED PUBLIC STORAGE
SUGAR HILL, GA

GREG & ANDREW
SAMPSON
CUMMING, GA

Exhibit D2

HFR ARCHITECTURE
ENGINEERING
HILLFOLLYROSSE & ASSOCIATES, LLC



GREG & ANDREW
SAMPSON
CUMMING, GA

PROPOSED PUBLIC STORAGE
SUGAR HILL, GA

Exhibit D3



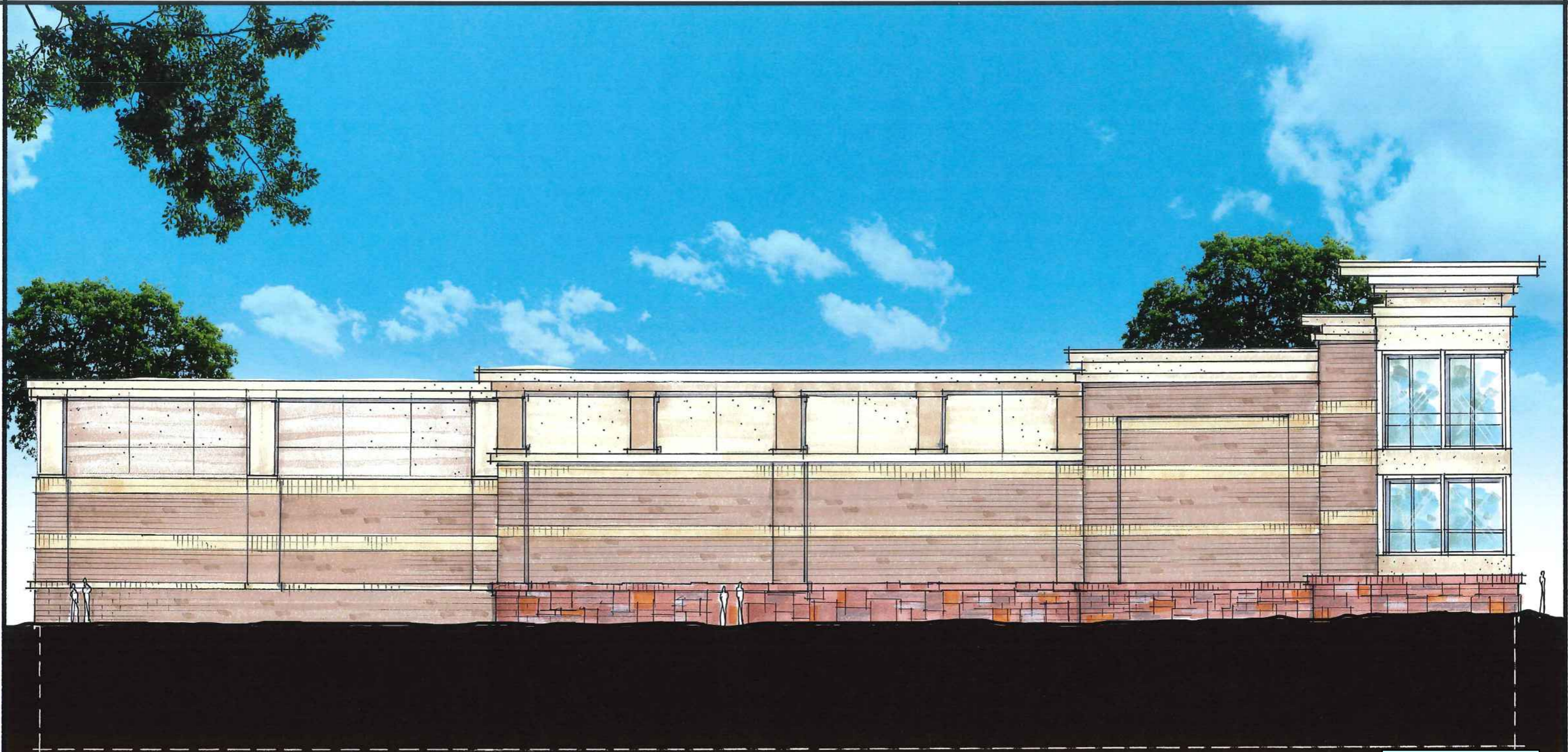


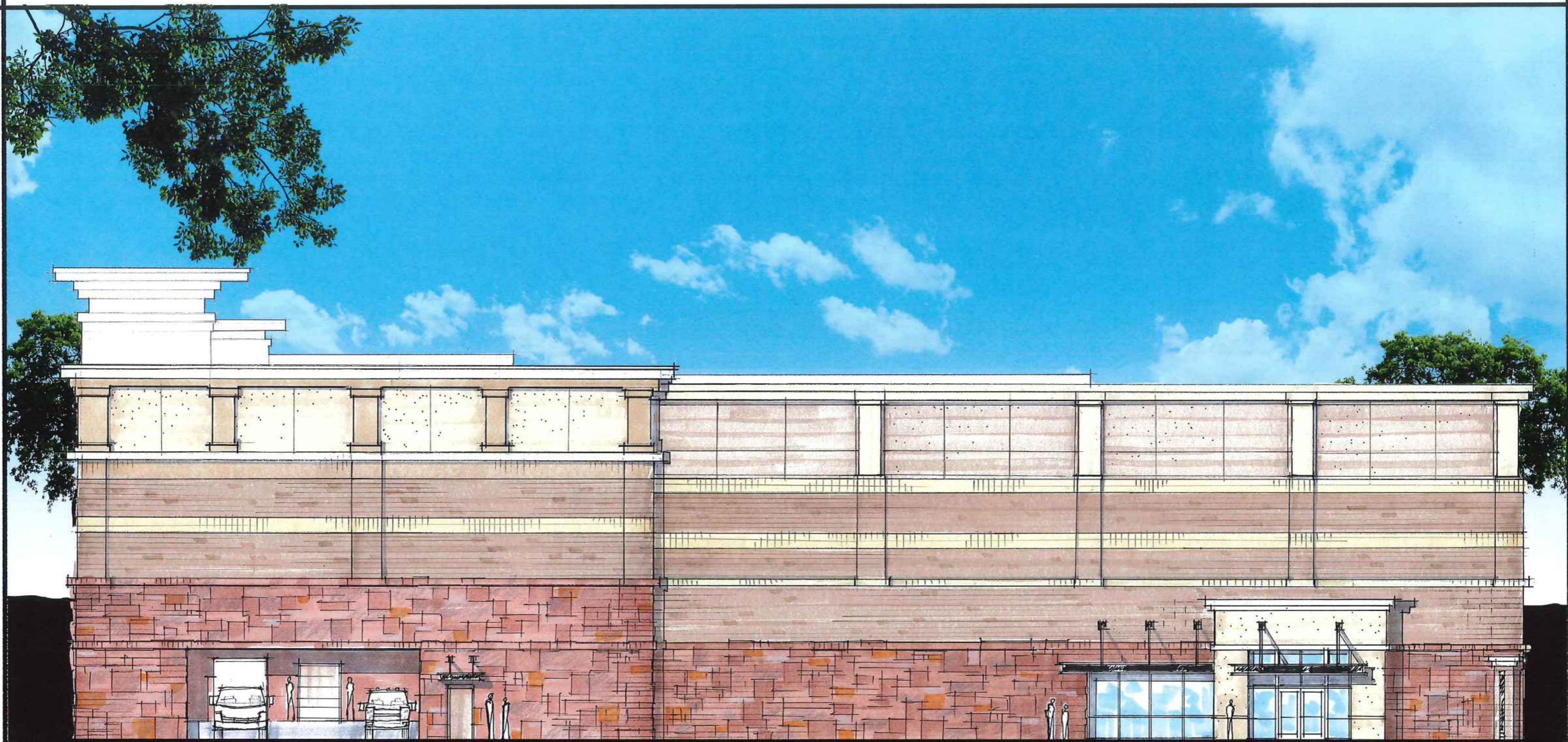
Exhibit D4

GREG & ANDREW
SAMPSON
CUMMING, GA

PROPOSED PUBLIC STORAGE

SUGAR HILL, GA





GREG & ANDREW
SAMPSON
CUMMING, GA

PROPOSED PUBLIC STORAGE

SUGAR HILL, GA

Exhibit D5

