


City of Sugar Hill
Planning Staff Report
RZ 19-001

DATE: May 17, 2019
TO: Planning Commission
FROM: Planning Director 
SUBJECT: Rezoning RZ-19-001, Taylor & Mathis, Inc. c/o Michael S. Irby
Peachtree Industrial Boulevard



RECOMMENDED ACTION

Recommend approval of request for Heavy Manufacturing District (HM-1) with the following conditions:

- 1. Prior to certificate of occupancy, the developer must provide a a 10' width multi-use path along the entire length of the Peachtree Industrial Boulevard frontage.**

ISSUE The City of Sugar Hill has received an application dated April 11, 2019, from Michael S. Irby on behalf of Taylor & Mathis, Inc. requesting to rezone to Heavy Manufacturing District (HM-1) for \pm 50 acres on the north-bound side of Peachtree Industrial Boulevard, approximately one mile south of Georgia Highway 20.

DISCUSSION

- The city's 2019 comprehensive plan shows this location as being in the southernmost portion of the Transition District on the Character Area Map.
- While HM1 is not a zoning category nor is the proposed use a recommended development pattern in the Transition District, it is consistent with the adjacent Industrial character area to the south.
- The comprehensive plan and the downtown master plan have identified a need to provide for connectivity between downtown and future growth areas such as Peachtree Industrial Boulevard.
- The large setback from Peachtree Industrial Boulevard and the utility corridor allows space for enhanced landscaping and a multi-use trail to provide this connection.
- The comprehensive plan has identified a need for preservation of greenspace and expanding pedestrian infrastructure. This development provides a unique opportunity to fulfill this need.

BACKGROUND

Applicant/Owner: Taylor & Mathis, Inc. c/o Michael S. Irby / Varies
Existing Zoning: General Business District (BG) and Light Manufacturing District (LM).
Request(s): Heavy Manufacturing District (HM-1).

Purpose: Industrial warehouse distribution and light manufacturing uses.

Property Size: ± 50 acres

Location: Tax Parcel Id Numbers: 7-274-005, 7-273-038 & 7-273-134
Peachtree Industrial Boulevard.

Public Notice: Letters to adjoining owners via USPS regular mail on 5/1/19
Sign posted on Peachtree Industrial Blvd 5-1-19
Ad in legal section of Gwinnett Daily Post on 5/1/19 & 5/22/19

Public Comments: No comments as of 5/17/2019
One inquiry for general information via email.

FINDINGS OF FACT:

- North: (O-I) E.E. Robinson Park and the Shiv Mandir, (LM).
- South: (HM-1) Railroad tracks and industrial property along North Price Road.
- East: (LM) Undeveloped land.
- West: (HM-1) Three businesses on Commerce Avenue.

The application includes two proposed site plans with two buildings totaling between 504,007 and 570,000 square feet, behind the power lines (+/- 160') that run adjacent to Peachtree Industrial Boulevard. Two entrances are shown, to be located at the existing Peachtree Industrial Boulevard median crossings. The concept plan also shows four detention ponds located in the path of the overhead power line easement. Because of the size of the buildings a Development of Regional Impact (DRI) review was initiated. Due mostly the low number of trips generated by the development it was processed as an expedited review. Georgia Regional Transportation Authority (GRTA) has issued a letter recommending approval without conditions. The regional review will be completed by May 23, 2019.

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 subject property is surrounded by a mix of zoning (O-I) (HM-1) (LM) and land uses. The development, as proposed, is an opportunity to enhance the site through landscaping and a multi-use trail to provide connectivity with existing and future development in this area.

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. However, the site has remained undeveloped for a number of years in spite of efforts by the property owners to bring it to market.

4. *Will the rezoning requested create an overcrowding condition with respect to the existing streets, transportation facilities, or schools?*

No. The streets are expected to easily handle the estimated 872 gross daily trips (436 in/out) to be generated by the development are expected to be .

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

No. However, it is compatible with the adjacent Character Area Map designation of Industrial.

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 subject property contains multiple utility easements (Georgia Power, Gwinnett County Water Resources, Atlanta Gas Light) and a potential creek along the southern property line. The easements and creek severely restrict the development potential of the site. The proposed site plan takes advantage of a use that doesn't require a lot of surface parking and potentially could transform a problem area under the power lines into a site amenity and prevent further degradation of the land due to natural processes and damage from unauthorized all terrain vehicle use.

R2-19-001

19-00452

Rec. 4/11/19

TAYLOR & MATHIS

400 Interstate North Parkway SE, Suite 850
Atlanta, GA 30339
Phone 770.795.1330

Real Estate Development, Management and Leasing



VIA ELECTRONIC AND OVERNIGHT MAIL

April 8, 2019

Mr. Troy Besseche, Assistant City Manager
City of Sugar Hill
5039 West Broad Street
Sugar Hill, GA 30518

Re: Letter of Intent - Application of Taylor & Mathis, Inc. to rezone +/- 50 AC acres
from BG and LM to HM1

Dear Mr. Besseche:

This letter serves as our Letter of Intent to seek the rezoning of +/- 50 acres of property located on the east side of Peachtree Industrial Boulevard and south of the intersection with Nelson Brogdon Boulevard (GA Highway 20) to HM1 from BG and LM. The purpose of the requested rezoning is to accommodate a two (2) building development totaling between 500,000 square feet and a maximum of 570,000 square feet for industrial/distribution and light manufacturing uses. The property is currently owned by two separate owners, per the application package. Lots R7274 005 and R7273 038 total approximately 45 AC and Lot R7273 134 totals approximately 5 AC.

A component of our rezoning request is to allow future tenants the opportunity to utilize portions of their truck courts for outside storage. Although we don't know at this point what future tenants will store in the truck court areas, at similar projects in this market area these materials have included piping, equipment, and weather-proof materials associated with their businesses. We will provide a minimum 6' high black vinyl-coated chain link fence with an opaque fabric screening material around the perimeter of any outside storage area to screen any stored materials. Where possible, we will add a row of evergreen landscape material (such as Leyland cypress) for additional screening. Finally, when utilized, we will require that the tenant store outside materials on top of pallets, or "dead" spacers, to elevate materials off of the paved areas and to keep the storage area neat and clean, consistent with the quality of our development. Outside storage will only be allowed in the side and rear yards of the development.

Attached to this Letter of Intent you will find the Rezoning Package for the City of Sugar Hill and the following:

1. Master Rezoning Application for the combined parcels and two (2) separate applications for the individually-owned parcels that comprise the overall property requesting to be rezoned
2. A copy of the Zoning Site Plan, building elevations and rendering, and a preliminary landscape plan
3. Current legal description of the property

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Letter of Intent
Rezoning of +/- 50 AC Site on PIB
Page 2

Attachments (cont.):

4. A plat of the lots that make up the "Property"
5. Application Fees – A check in the amount of \$2,000 which represents the application fee

Please don't hesitate to contact me should you need any additional information.

Sincerely,



Michael S. Irby
Sr. Vice President – Development

cc: Hamilton Reynolds – T&M, Inc.
Kent A. Starke



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET



REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Please respond to the following standards in the space provided or use an attachment as necessary:

A. Whether the proposed Rezoning or Special Use Permit will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Rezoning to HM1 is consistent with the existing zoning and development adjacent (to the east and south) to the site. In addition, the site's western boundary is Peachtree Industrial Boulevard, a state route that is an urban commercial corridor designed to accommodate vehicle traffic consistent with this type of development.

B. Whether the proposed Rezoning or Special Use Permit will adversely affect the existing use or usability of adjacent or nearby property:

We believe the adjacent property will not be adversely affected based on their current zonings and uses. The proposed site will be buffered by statute and all traffic will be routed in and out of existing curb cuts on Peachtree Industrial Boulevard.

C. Whether the property to be affected by a proposed Rezoning or Special Use Permit has reasonable economic use as currently zoned:

The site has remained undeveloped despite attempts to find alternate uses. Industrial and light manufacturing uses are in high demand in the area and developable sites are scarce.

D. Whether the proposed Rezoning or Special Use Permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

In our opinion, the site is ideal for HM1 zoning as all traffic will be routed via PIB which is constructed to handle such traffic, so no traffic from our proposed development will tax secondary streets. The public utility burden is negligible and there will be no adverse impact on schools or other governmental services. Property tax revenue generated from the project will more than offset any impacts.

E. Whether the proposed Rezoning or Special Use Permit is in conformity with the policy and interest of the Land Use Plan:

Although the site is currently within the Neighborhood Commercial Corridor Character Area, it is adjacent to and just north of

Character Areas that encourage industrial uses, therefore we believe the current demand for industrial land and the situation of the site adjacent to and along a commercial corridor supports an industrial zoning.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed Rezoning or Special Use Permit:

We believe that the scarcity of developable land in the market, the relatively low impact on the surrounding uses, the similarity with adjacent uses, and the overall benefit to the community at large from increased tax revenue supports a rezoning of the property to HM1.



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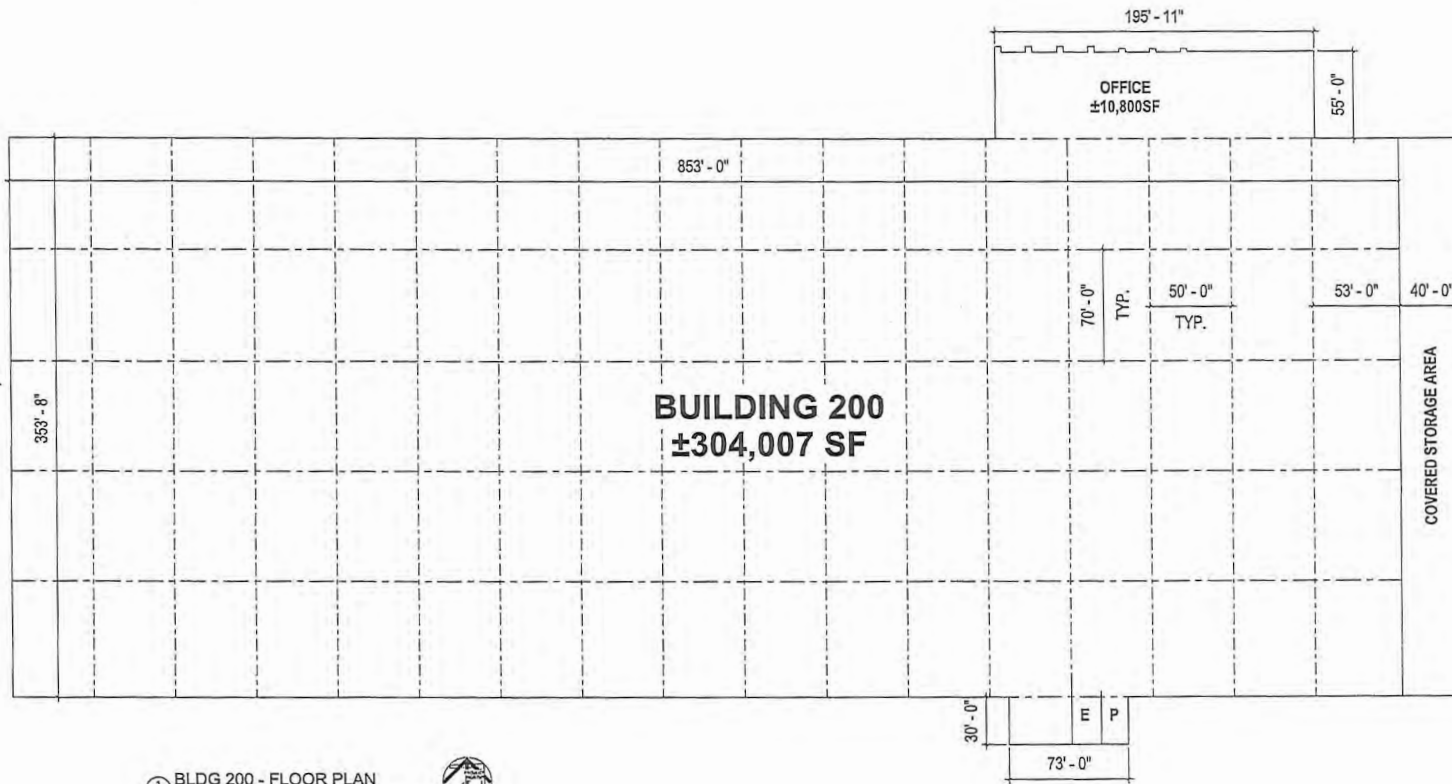
R2-19-001 19-004S2

Dec-4/11/19



PAINT LEGEND				
TAG	KEY	COLOR	MANUF.	LOCATION
P-1		T10	T10	FIELD
P-2		T20	T10	AGENT
P-3		T10	T10	AGENT

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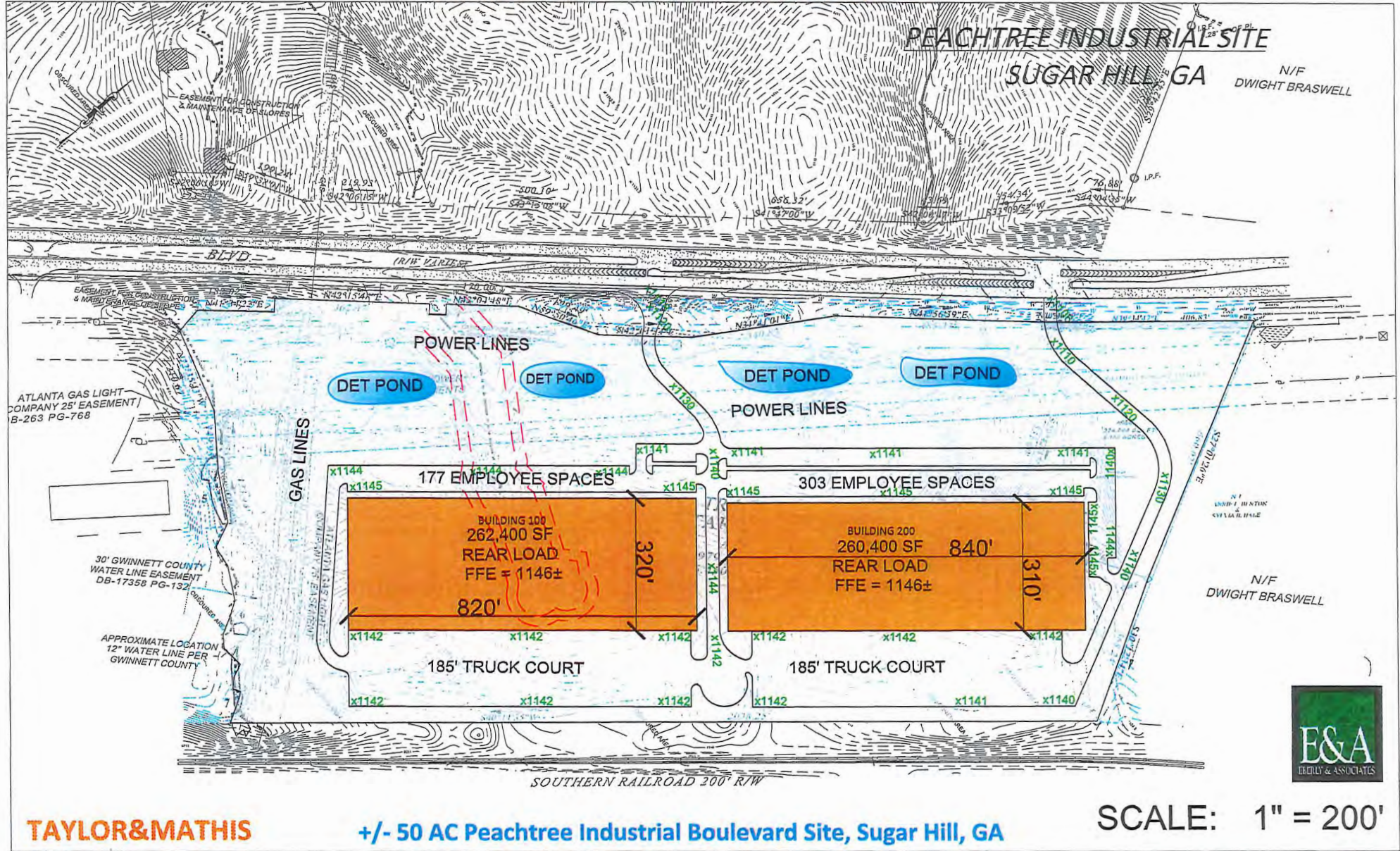
1 BLDG 200 - FLOOR PLAN
1" = 32'-0"



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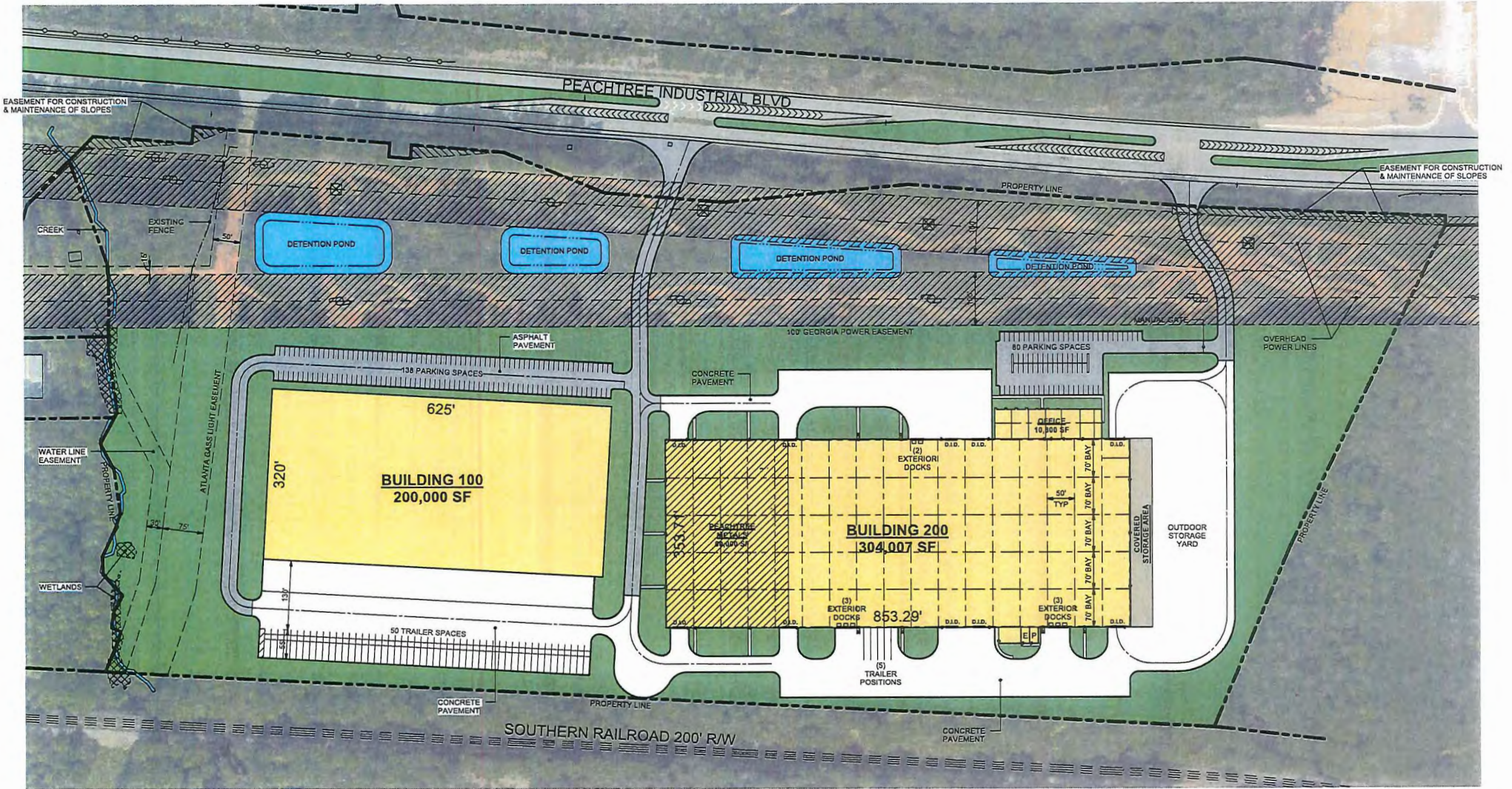
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Alternate Site Plan - Speculative Development



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SITE PLAN



+/- 50 AC Peachtree Industrial Site, Sugar Hill, GA

GRAPHIC SCALE
0 40 80 160

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 80'-0"

UGAR HILL, GA
MARCH 12, 2019

TAYLOR&MATHIS **ADB** DESIGN SERVICES

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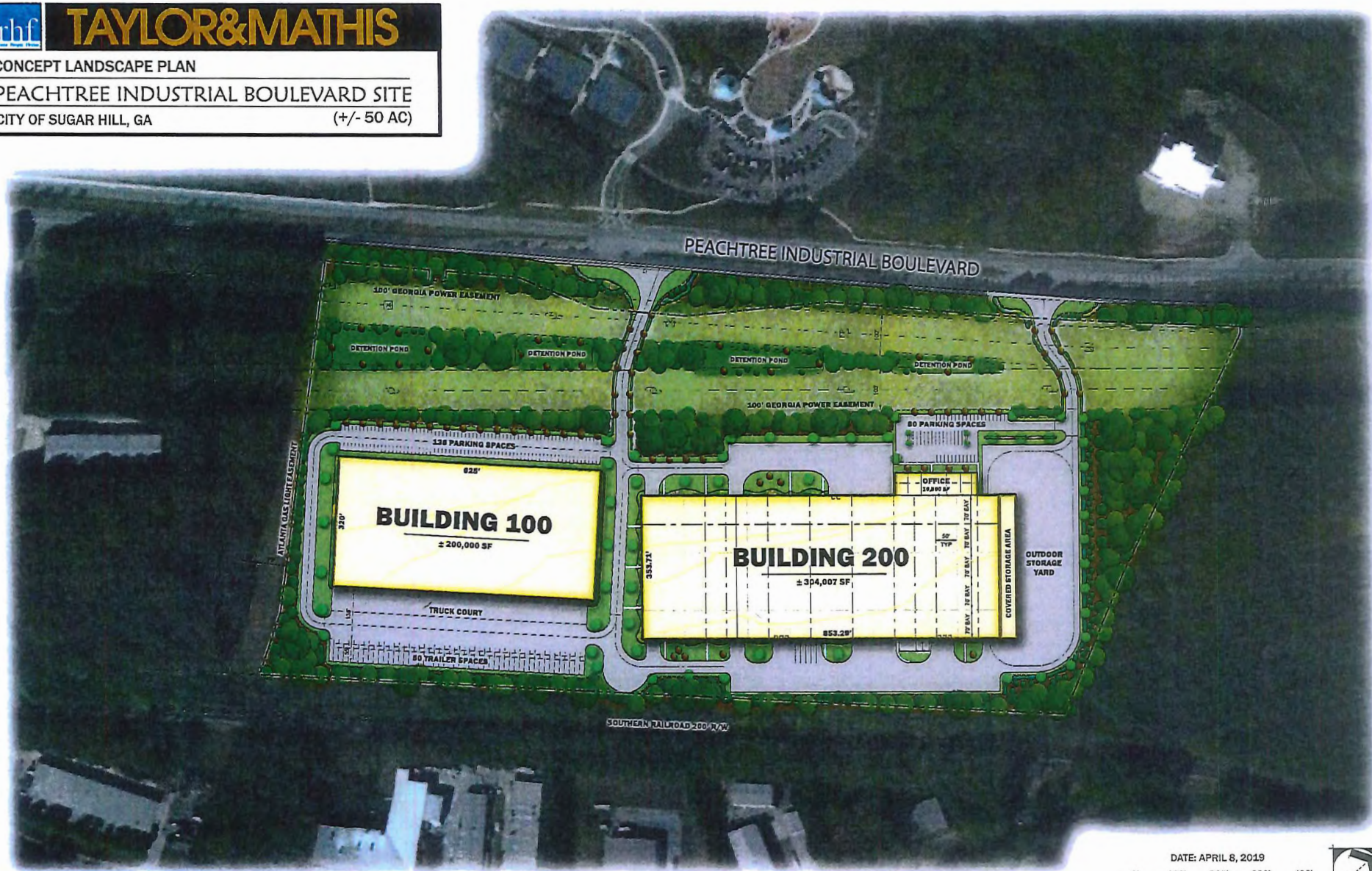
TAYLOR & MATHIS

CONCEPT LANDSCAPE PLAN

PEACHTREE INDUSTRIAL BOULEVARD SITE

CITY OF SUGAR HILL, GA

(+/- 50 AC)



DATE: APRIL 8, 2019
0' 100' 200' 300' 400'



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