

**AGENDA
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, JUNE 17, 2019 – 7:00 PM
CITY HALL COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GA. 30518
OFFICE: 770-945-6734**

WORK SESSION: 6:45 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVAL OF MINUTES

Approval of the May 20, 2019 minutes as written.

OLD BUSINESS

NEW BUSINESS

1. Public Hearing – ZO Amendment Art 3, 4, 9 & 10. Postponed
2. Public Hearing - SUP-19-001 Hae Myung Park – 1163 Buford Highway, Tax Parcel 7-257-012 – Special Use Permit to convert single vehicle automatic car wash into an emission testing facility.

BOARD MEMBER COMMENTS

CITIZENS COMMENTS

STAFF COMMENTS

ADJOURNMENT

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, MAY 20, 2019 – 7:00 PM
CITY HALL COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GA. 30518
OFFICE: 770-945-6734**

WORK SESSION: 6:45 PM

Present were: Chairman Jeremy White, Vice Chairman Julie Adams, Commission Members Rosemary Walsh, and Jason Jones. Also Present were: Planning Director Kaipo Awana, City Attorney Frank Hartley, Planner Randy Warren, and Planning Technician Kimberly B. Landers. Absent: Commission Member Phil Olsen.

CALL TO ORDER at 7:00 pm led by Chairman Jeremy White.

PLEDGE OF ALLEGIANCE TO THE FLAG led by Chairman Jeremy White.

APPROVAL OF THE AGENDA

Commission Member Rosemary Walsh made a motion to amend agenda to remove election of officers from agenda. Vice Chairman Julie Adams made the second. Motion approved 4-0.

APPROVAL OF MINUTES

Approval of the January 22, 2019 minutes as written.

Vice Chairman Julie Adams made a motion to approve minutes as written. Commission Member Jason Jones made the second. Motion approved 4-0.

OLD BUSINESS

NEW BUSINESS

1. **Public Hearing** – RZ-19-001 (DRI)– Taylor & Mathis, Inc., Tax Parcel Id's: 7-274-005, 7-273-038 & 7-273-134, 50 ± acres, Peachtree Industrial Blvd. Existing Zoning: BG/LM, Proposed Zoning: HM-1, two buildings approximately 522,800 square feet for Industrial warehouse distribution and light manufacturing uses.

Planner Randy Warren went over the staff recommendation for approval with conditions. The public hearing was opened. Applicant Michael Irby spoke on behalf of this request. Dwilyn Braswell indicated her comments were just general comments, she was speaking on behalf of her parents who are adjacent property owners. Her only concern was if the project would be appealing from the road, and how the landscaping around the detention pond was going to look. She is pleased with what she has seen and feels it's a very nice project. There were no other public comments, the public hearing was closed. Commission Member Rosemary Walsh made a motion to approve this rezoning request with conditions as recommended by staff. Vice Chairman Julie Adams made the second. Motion approved 4-0.

BOARD MEMBER COMMENTS

CITIZENS COMMENTS

STAFF COMMENTS

ADJOURNMENT

Commission Member Rosemary Walsh made a motion to adjourn. Vice Chairman Julie Adams made the second. Motion approved 4-0.

Meeting adjourned 7:16 pm.

City of Sugar Hill
Planning Staff Report
SUP 19-001

DATE: June 14, 2019
TO: Planning Commission
FROM: Planning Director
SUBJECT: Special Use Permit | SUP 19-001
1163 Buford Highway



RECOMMENDED ACTION

Recommend approval of special use permit for a vehicle emissions testing station with the following conditions:

- 1. The siding and wood trim on the existing structure shall be repaired and/or repainted within (6) six months of approval.**
- 2. Prior to receiving a building permit, provide an updated landscaping plan subject to the review and approval of the City Manager.**
- 3. Prior to certificate of occupancy, replacement landscaping shall be installed in accordance with the approved landscaping plan.**
- 4. Pavement striping for the parking area(s) and other required access improvements shall be replaced prior to certificate of occupancy.**

ISSUE The City of Sugar Hill has an application dated May 14, 2019 from Hae Myung Park for a special use permit to convert an existing single vehicle automatic car wash bay into a vehicle emission testing station. The subject property is currently a car wash with one automatic bay and four (4) self-serve car wash bays.

DISCUSSION

- Subject property is within a maturing neighborhood district where appropriate infill development is encouraged by the city's latest comprehensive plan.
- Converting part of the existing car wash facility to a vehicle emissions testing facility provides a useful neighborhood service without altering the existing character of the property.

BACKGROUND

Applicant/Owner: Hae Myung Park
Existing Zoning: General Business District (BG)
Request: Special use permit for a vehicle emission testing station.
Purpose: Convert an existing automatic car wash bay into a vehicle emission testing station.
Property Size: ± 2.66 Acres
Location: 1163 Buford Highway
Tax Parcel R7-257-012

Public Notice: Letters to adjoining owners via USPS regular mail on 5-29-19.
Signs posted on Buford Hwy frontage on 5-29-19.
Ad in legal section of Gwinnett Daily Post on 5-29-19, & 6-19-19.

Public Response: No public comments have been received as of 6/14/2019.

FINDINGS OF FACT

- To the North: Office-Institutional (OI)
- To the South: Unincorporated Gwinnett County (R-75) Single-Family Residence District
- To the East: BG
- To the West: BG

There are three ground signs on the property which may not have been permitted properly and the detention pond appears to require maintenance. Both concerns have been referred to the appropriate departments for follow up. Parking lot striping has faded and appears to require maintenance. The landscaping which was required when the site was originally developed has been removed.

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 has similar auto-oriented commercial uses on both sides and is heavily wooded to the rear.
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.
5. *Does the rezoning requested conform to the Sugar Hill Land Use Plan?*
Yes. This site is within a Maturing Neighborhood District. This use is a suitable neighborhood service similar in character to nearby uses.
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.

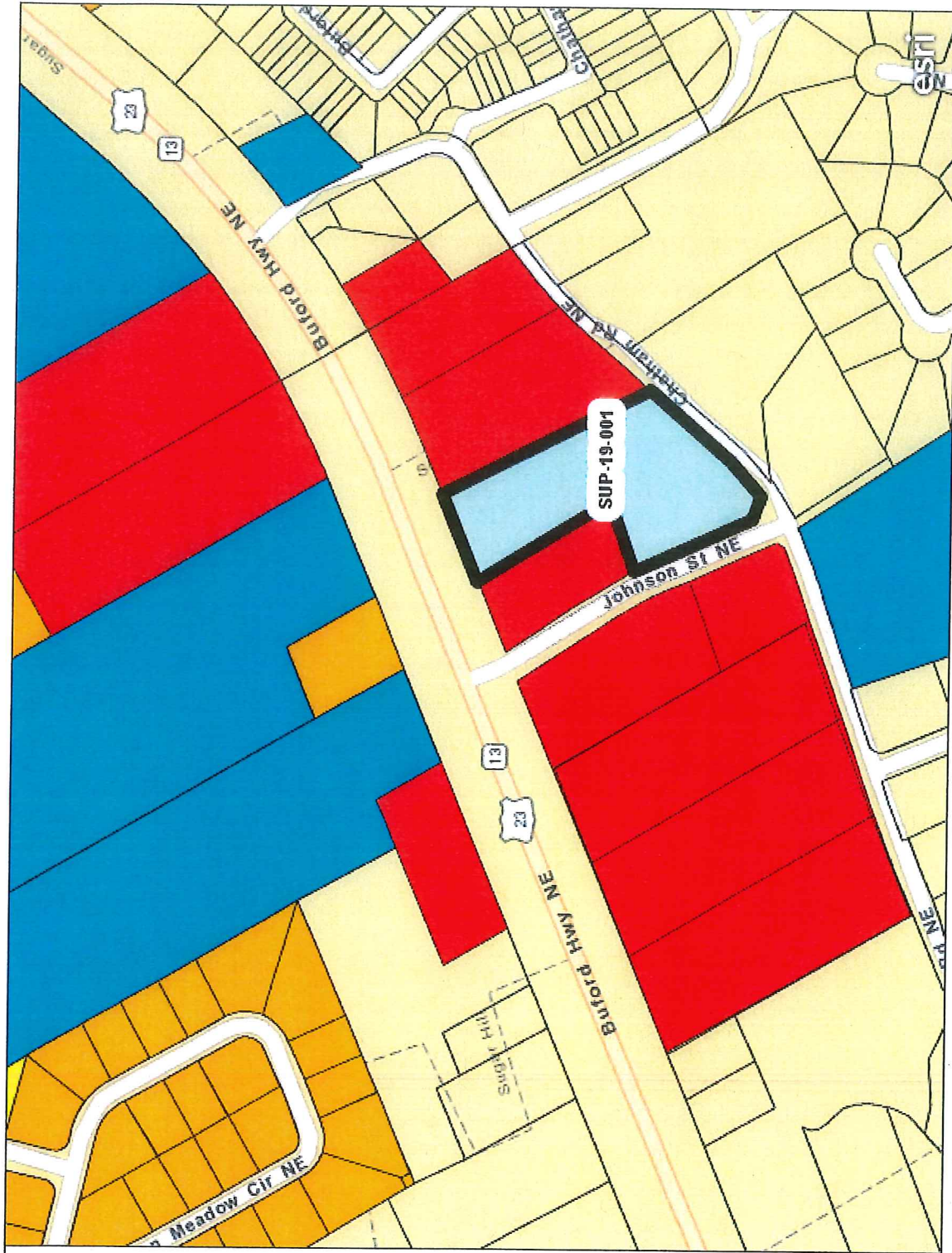
SUP-19-001

Proposed Zoning Projects



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 (LMT)



Upcoming Zoning Cases within the City of Sugar Hill.

Forsyth County GIS, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Mr. Hae Myung Park
5049 Nesbit Ferry Lane
Atlanta, GA 30350

SCANNED

City of Sugar Hill
5039 West Broad Street
Sugar Hill, GA 30518

May 01, 2019

Re: Letter of Intent

Dear Municipality,

This communication is a letter of intent as required by the City of Sugar Hill for requesting a special use permit for my business, the Buford Highway Express Car Wash, located at 1163 Buford Highway Sugar Hill, GA, 30518. My proposal and application regards the expansion of a viable car wash business that I have operated at this location for fourteen years but which has fallen on some hard times due to serial theft and vandalism, which I have not been able to recover from the perpetrators, and also an apparent demographic shift which has led to a lower business volume. My proposed remedy is:

- 1) A special use permit to allow the conversion of an already existing single-automobile automatic car wash building on my property, which cannot be used for its original purpose due to it having long ago broken down and a dearth of spare parts to bring it online, to be used as a cars emissions operation instead. This will allow me to deploy an employee on site to perform routine car emission checks out of the weather, supervise the property, and perform routine cleaning and maintenance for the car wash portion of the business. Car emission use is consistent with the business character of the immediate area under the BG zoning and apparently, unless I am mistaken, does not require rezoning, but non-conforming use under a special use permit. No new structures would be developed but rather the interior of the single automatic car wash bay would be transformed to accommodate car emission activity.
- 2) The unutilized automatic car wash bay measures 32ft x 16ft x 11ft and currently contains old, broken machinery, which will be removed and replaced with car emissions equipment. An indoor seating arrangement for our customers will be setup on the western corner of the bay consisting of four chairs while the emissions machine will be placed on the northern corner, so that it will be on the driver side of a parked vehicle. The countertop for our employees will be setup adjacent to the emissions machine on the northeastern wall as well. Vehicles will enter in the bay via the northwestern garage door and will be parked in the bay during emissions. We have spoken with a state licensed commercial contractor regarding the potential costs of renovating the automatic bay which will be as minimal as possible as well as a rough estimate of the

cost of emissions machinery. Once we obtain approval for the special use permit, we will work with our contractor to obtain a remodeling permit.

- 3) In addition, we are also planning to renovate and repair our car wash business sign to include our emissions testing capability as well as restripe the lines of parking lot to include ten parking spaces.

If the City of Sugar Hill will do me the courtesy of extending its approval to this improvement of my car wash business, I feel that I can survive the business difficulties I have encountered at this location. I thank Sugar Hill for consistently providing a climate friendly to business and civil progress. I am new at this process, so your kind instructions are solicited.

Yours Sincerely,

Hae Myung Park

SUP. 19.001

REC. S/14/19 19.00001

SCANNED

PARKING NOTES

PROPOSED PARKING SUMMARY

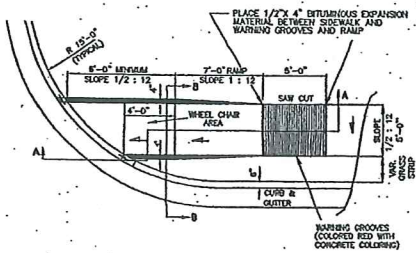
TOTAL PROPOSED SQUARE FOOTAGE = 2,882

AUTO SERVICE REQUIRES 3 SPACES PER BAY
PLUS 1 SPACE PER EMPLOYEE

6 SERVICE BAYS = 18 SPACES
0 EMPLOYEES = 0 SPACES

TOTAL EXISTING PARKING REQUIRED = 18 SPACES
HANDICAPPED PARKING SHALL = 2% OF TOTAL
18 * .02 = .36 (1)

ONE HANDICAPPED SPACE REQUIRED, ONE HANDICAPPED SPACE PROVIDED



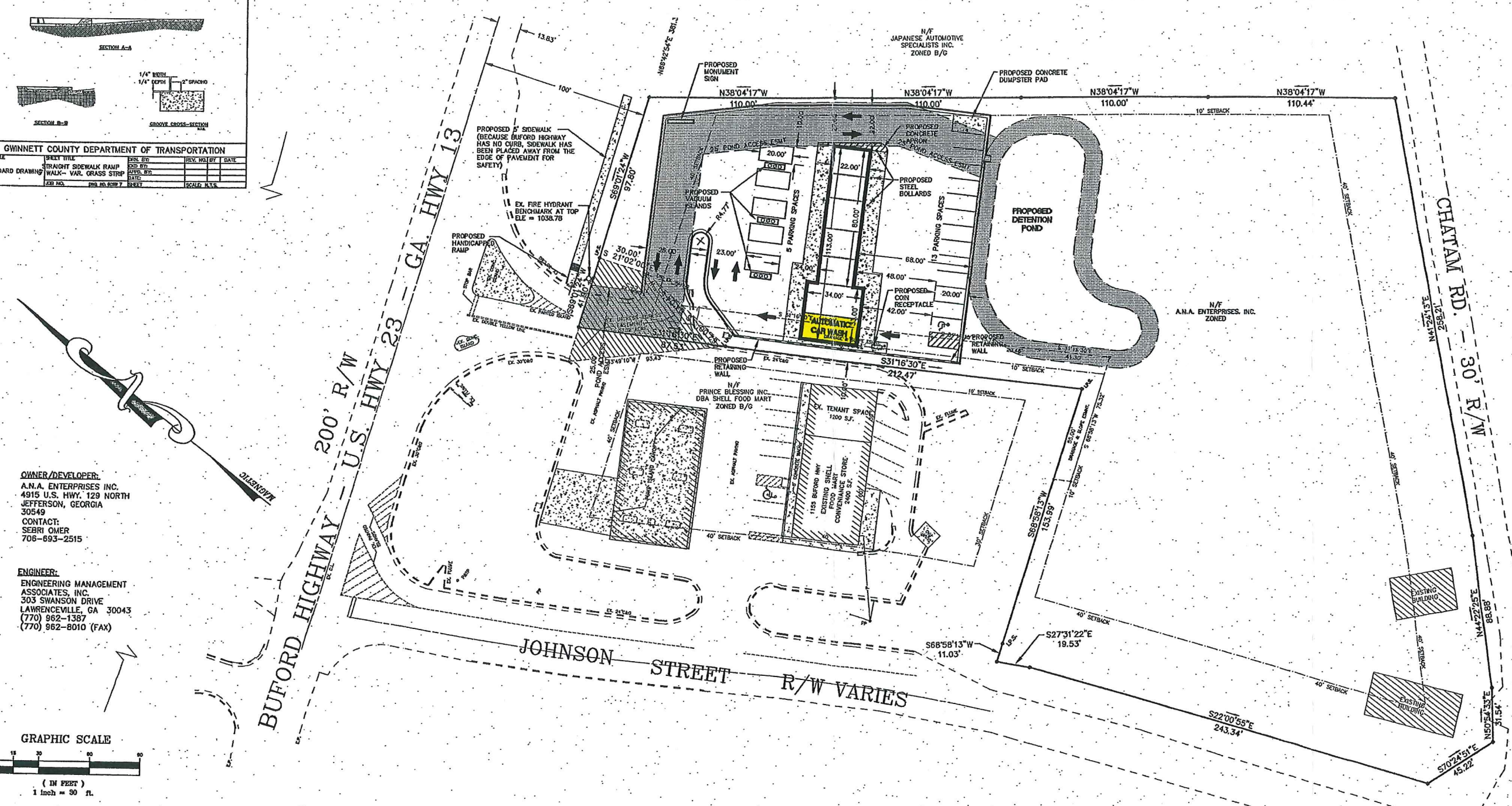
GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION			
ITEM	DESCRIPTION	REV. NO.	DATE
1	STRAIGHT SIDEWALK RAMP	001	08/11/18
2	WALK - VAR. GRASS STRIP	001	08/11/18
3	DATE		
4	SCALE: N.T.S.		

GENERAL NOTES:

- SITE CONTAINS 2.91 ACRES
- BOUNDARY AND TOPO SURVEY INFORMATION SHOWN HEREON FROM A COMPOSITE PLAT FOR A.N.A. ENTERPRISES, INC. BY NORTON & ASSOCIATES LAND SURVEYING DATED JULY 27TH, 2001
- ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO THE CITY OF SUGAR HILL, GWINNETT COUNTY AND GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL CURB DIMENSIONS ARE TO BACK OF CURB AND HAVE 5" RADIUS UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, BUILDING ENTRANCE, AND ARCHITECTURAL DETAILS.
- ANY EXISTING SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- HANDICAPPED PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY, SUCH SIGNS SHALL NOT BE OBTAINED BY VEHICLES PARKING IN THE SPACES.
- CONTRACTOR TO NOTIFY CITY OF SUGAR HILL INSPECTOR AT TELEPHONE # 770-945-6734 AT LEAST 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE IMPROVEMENTS ARE COMPLETED.
- DO NOT SCALE FROM PLANS. USE DIMENSIONS GIVEN. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
- SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT.
- ALL BUFFER AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF SUGAR HILL WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

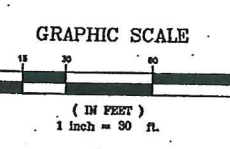
GENERAL NOTES CONTINUED:

- MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION; I.E., IN TIMES OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FT. THIS ACCESS TO BUILDINGS THAT HAS SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1 AND GCF-15)
- THE LOCATIONS OF ALL BUILDINGS FROM PROPERTY LINES AND OTHER BUILDINGS SHALL COMPLY WITH THE HEIGHT AND AREA LIMITATIONS OF TABLE 500 AND THE FIRE RESISTIVE REQUIREMENTS OF TABLE 600 OF THE 1994 STANDARD BUILDING CODE WITH 2000 STATE OF GEORGIA AMENDMENTS BASED ON OCCUPANCY GROUP CLASSIFICATIONS AND TYPES OF CONSTRUCTION.
- ALL CONSTRUCTION TO COMPLY WITH THE CITY OF SUGAR HILL AND GWINNETT COUNTY STANDARDS.
- NO BILLBOARDS ARE PERMITTED.
- LIGHTING SHALL BE CONTAINED IN CUT-OFF LUMINAIRES AND SHALL BE DIRECTED IN TOWARD THE PROPERTY SO AS NOT TO REFLECT INTO ADJACENT RESIDENTIAL PROPERTIES.
- NATURAL VEGETATION SHALL REMAIN ON PROPERTY UNTIL DEVELOPMENT PERMIT IS ISSUED.
- BUILDING ROOF SHALL HAVE ONE AND ONE HALF FOOT OVERHANG.
- EACH BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN 15 FEET OFF THE CURB OR EDGE OF THE STREET. INDICATE THAT THE ADDRESS SHALL CONSIST FIGURE AT LEAST 4" HIGH ON A CONTRASTING BACKGROUND FOR 24HR VISIBILITY.
- GWINNETT COUNTY POLICE DEPARTMENT WILL PROVIDE AT NO COST A CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REVIEW OF ALL SITE PLANS IF THE OWNER SO DESIRES. FOR ADDITIONAL INFORMATION CALL GPU AT 770-623-2810.
- THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON COMMUNITY PANEL NO. 130322 0080 C, EFFECTIVE DATE MAY 4, 1992.
- (CLEAR HEIGHT) OF ACCESS ROADWAY SHALL BE 13'-6" MINIMUM PER STANDARD FIRE PREVENTION CODE 1994 EDITION SECTION 602.6.1.



OWNER/DEVELOPER:
A.N.A. ENTERPRISES INC.
4915 U.S. HWY. 129 NORTH
JEFFERSON, GEORGIA
30549
CONTACT:
SEBRI OMER
706-693-2515

ENGINEER:
ENGINEERING MANAGEMENT
ASSOCIATES, INC.
303 SWANSON DRIVE
LAWRENCEVILLE, GA 30043
(770) 962-1387
(770) 962-8010 (FAX)



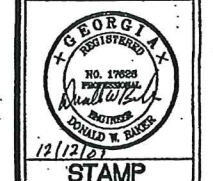
© 2001 ENGINEERING MANAGEMENT ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE CONSTRUCTION DOCUMENTS AND ANY INSTRUMENTS OF SERVICE ARE THE SOLE PROPERTY OF ENGINEERING MANAGEMENT ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO, THEY SHALL REMAIN THE PROPERTY OF ENGINEERING MANAGEMENT ASSOCIATES, INC. ANY REPRODUCTION OR TRANSMISSION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF ENGINEERING MANAGEMENT ASSOCIATES, INC. IS PROHIBITED.

DATE	NO.	DESCRIPTION

EMA
ENGINEERING MANAGEMENT ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
303 SWANSON DRIVE
LAWRENCEVILLE, GEORGIA 30043
(770) 962-1387 (FAX) (770) 962-8010

EXPRESS SELF SERVICE CAR WASH
CITY OF SUGAR HILL
LAND LOT 257, DISTRICT 7, GWINNETT COUNTY

SITE PLAN	CHECKED BY
SHEET TITLE	DWB
DESIGN BY	SGF
DRAWN BY	SGF



11-08-01	DATE
0114	JOB NUMBER
0114	FILE LOCATION

1

REVISION

PROJECT

SHEET