

City of Sugar Hill  
Planning Staff Report  
RZ 19-001

DATE: May 21, 2019; **Updated June 4, 2019**  
TO: Mayor and City Council  
FROM: Planning Director  
SUBJECT: Rezoning RZ-19-001, Taylor & Mathis, Inc. c/o Michael S. Irby  
Peachtree Industrial Boulevard



#### RECOMMENDED ACTION

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

1. Prior to certificate of occupancy, the developer must provide a 10' width concrete multi-use path along the entire length of the Peachtree Industrial Boulevard frontage within the existing cleared area of the utility corridor subject to approval of the utility company.
2. Prior to issuance of a land disturbance permit, an engineering study of the proposed traffic conditions shall be performed at the developers expense to determine whether the installation of a traffic control signal and other intersection improvements is justified. The study must be coordinated with Gwinnett County Department of Transportation as well as the City of Sugar Hill and shall include both median crossings and associated project entrances. Traffic control signal(s) or other intersection improvements shall be installed at the developers expense if warranted.
3. The following uses shall be prohibited on the property:
  - a. Adult entertainment establishment
  - b. Meat processing or packaging
  - c. Recovered material processing, recycling station

#### PLANNING COMMISSION RECOMMENDATION:

*The Planning Commission held a scheduled public hearing on May 20, 2019. Applicant representative Michael Irby spoke on behalf of this request. Citizen Dwilyn Braswell spoke about the overall appeal and landscaping around the detention pond and indicated it looks like a very nice project. There were no other public comments.*

*Planning Commission recommends approval of request for Heavy Manufacturing District (HM-1) with the following conditions:*

1. *Prior to certificate of occupancy, the developer must provide 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 June 3, 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, and 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.