


City of Sugar Hill  
Planning Staff Report  
RZ 19-002



DATE: August 27, 2019  
TO: Mayor & City Council  
FROM: Planning Director   
SUBJECT: Rezoning RZ-19-002, 720 & 730 North Price Rd  
Elite Awnings

RECOMMENDED ACTION

**Approval of rezoning to Light Manufacturing District (LM) with the following conditions:**

1. These conditions shall replace and supersede all previously approved conditions.
2. 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 August 19, 2019. Applicant representative Melody Glouton. There were no other public comments.*

*Planning Commission recommends approval of request for Light Manufacturing District (LM) with the following conditions:*

1. *These conditions shall replace and supersede all previously approved conditions.*
2. *The following uses shall be prohibited on the property:*
  - a. *Adult entertainment establishment*
  - b. *Meat processing or packaging*
  - c. *Recovered material processing, recycling station*

ISSUE

The City of Sugar Hill has received an application dated July 8, 2019, from 720 & 730 North Price, LLC c/o Andersen, Tate & Carr, P.C. (Stacy Srube) requesting to rezone to Light Manufacturing District (LM) for ± 1.69 acres at 720 & 730 North Price Road.

DISCUSSION

- The Sugar Hill 2019 Comprehensive Plan shows this location on the Character Area Map as being in a Maturing Residential District.
- While LM-1 is not a zoning category nor is the proposed use a recommended development pattern in the Maturing Residential District, it is consistent with the adjacent industrial character area and the use and development patterns established over the last few decades.

- Elite Awnings operation will involve light fabrication including welding, sewing and distribution of the product to installation sites.

## BACKGROUND

Applicant/Owner: 720 & 730 Noth Price, LLC c/o Andersen, Tate & Carr, P.C. (Stacy Strube)

Existing Zoning: General Business District (BG).

Request(s): Light Manufacturing District (LM).

Purpose: Relocation of Elite Awnings, which specializes in custom awnings, shutters, umbrellas, and cabanas for commercial and residential properties.

Property Size: ± 1.69 acres

Location: Tax Parcel Id Numbers: 7-273-138 & 7-273-036  
720 & 730 North Price Road.

Public Notice: Letters to adjoining owners via USPS regular mail on 7/31/19  
Sign posted on property 7-31-19  
Ad in legal section of Gwinnett Daily Post on 7/31/19 & 8/21/19

Public Comments: None as of 8/7/2019.

## FINDINGS OF FACT

Adjacent zoning to the north is Heavy Manufacturing (HM1) Eagle Construction and Restoration-outdoor storage yard; to south is Heavy Manufacturing (HM1) Warren Johnson Industrial facility along North Price Road; to the east is Single-Family Residential (R-100) in unincorporated Gwinnett County, a non-conforming single-family residence (HM1) and other residential uses (RS-100); to the west is Heavy Manufacturing District (HM1) railroad and undeveloped land fronting on Peachtree Industrial Boulevard.

There are three buildings on the property totaling 23,472 square feet. Elite Awnings proposes to use two of the buildings and sublease the third. Fabrication of awnings will be performed onsite including welding and sewing. Finished products are then delivered to the customers site for installation. No changes to the subject property are planned. The office will be staffed with five people and all sales will be off-site.

Note that the property was rezoned from HM1 to BG on January 2, 2002 with the condition to only allow uses in the HM1 classification (RZ 01-006).

## 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 HM-1 uses and zoning along the northwest side of North Price Road.

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

No. The proposed development will be similar in nature to the surrounding industrial uses.

**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.

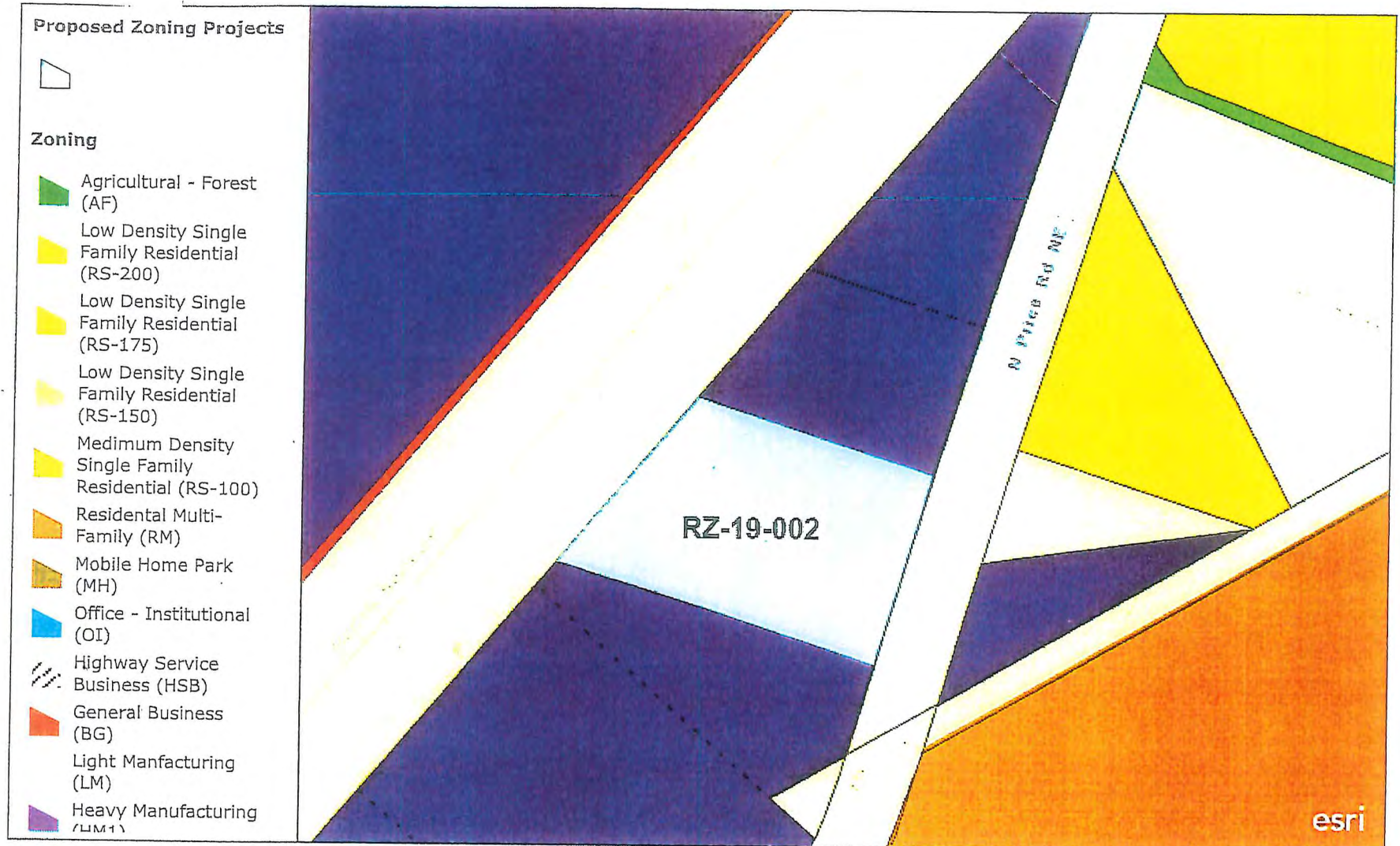
**5. Does the rezoning requested conform to the Sugar Hill Land Use Plan?**

No. However, it is compatible with the nearby Character Area Map designation of Industrial and fits the established character of the area which has developed over several decades.

**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.

# RZ-19-002

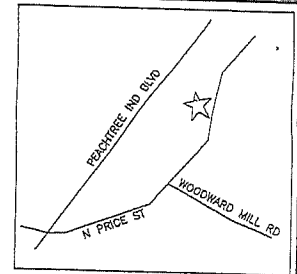


Upcoming Zoning Cases within the City of Sugar Hill.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

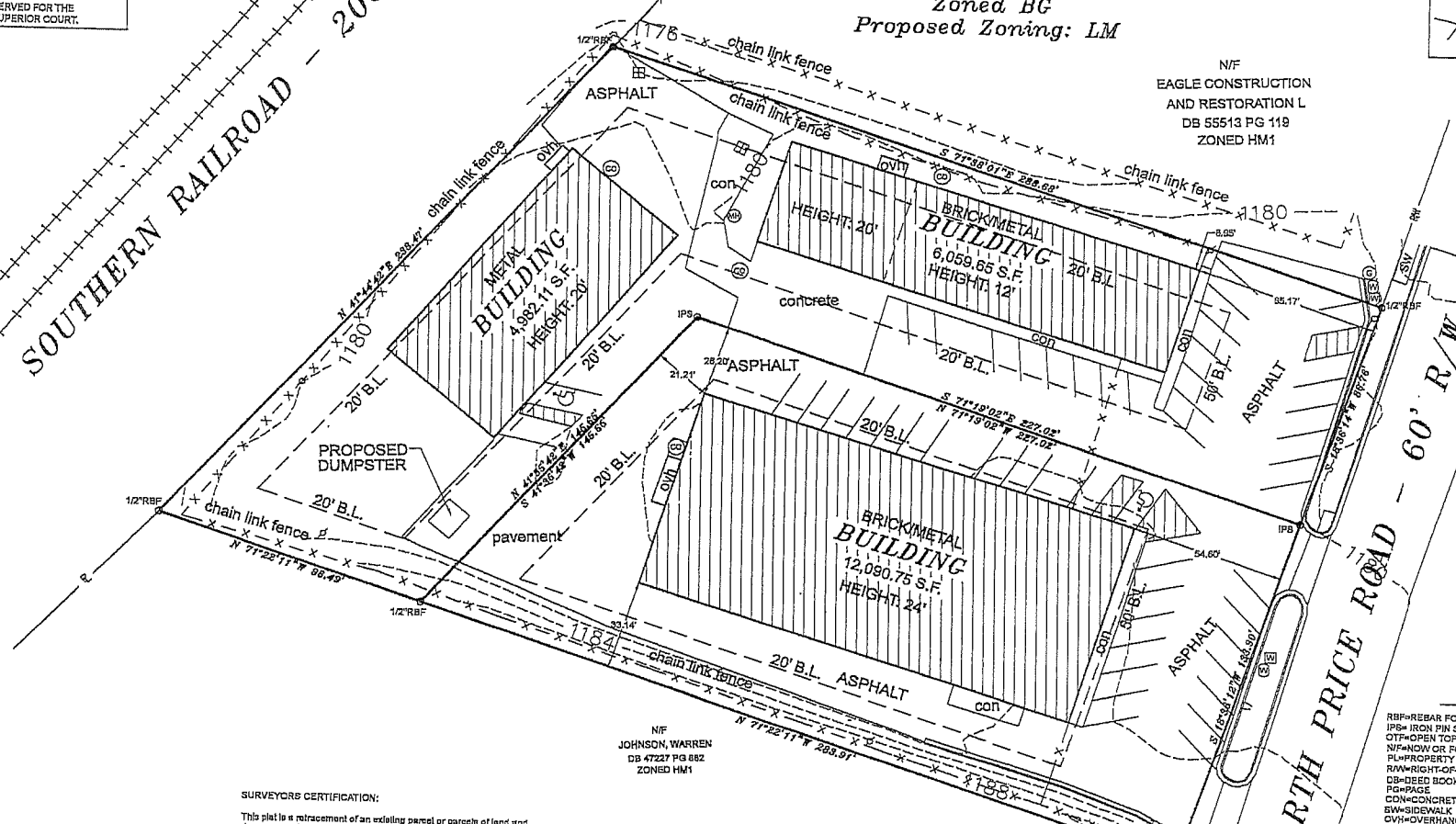
R7273 036  
 730 NORTH PRICE ROAD  
 SUGAR HILL GA, 30518  
 39,549.72 Sq. Feet  
 0.91 Acres  
 Zoned BG  
 Proposed Zoning: LM

N/F  
 EAGLE CONSTRUCTION  
 AND RESTORATION L  
 DB 55513 PG 119  
 ZONED HM1



SOUTHERN RAILROAD - 200' R/W

NORTH PRICE ROAD - 60' R/W



N/F  
 JOHNSON, WARREN  
 DB 47227 PG 882  
 ZONED HM1

LEGEND

- RB# = REBAR FOUND
- IP# = IRON PIN SET
- OT# = OPEN TOP PIPE FOUND
- N/F = NOW OR FORMERLY
- PL# = PROPERTY LINE
- R/W = RIGHT-OF-WAY
- DB = DEED BOOK
- PG# = PAGE
- CON# = CONCRETE
- SW# = SIDEWALK
- OV# = OVERHANG
- PO# = POWER POLE
- LP# = LIGHT POLE
- FI# = FIRE HYDRANT
- WI# = WATER VALVE
- GI# = GRATE INLET
- CO# = COMMUNICATION BOX
- WM# = WATER METER
- SE# = SEWER
- GP# = GAS POST
- TP# = TELEPHONE POLE
- CU# = CLEAN OUT

- NOTES
- ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
  - SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
  - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF ±0.03 FEET.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 400,000 FEET.
  - EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION.
  - FIELD WORK COMPLETED ON JUNE 21, 2019.
  - SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION, GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.
  - THE SUBJECT PROPERTIES ARE NOT LOCATED IN A FEMA 100 YEAR FLOOD ZONE PER FIRM NUMBER 13135C0024G DATED 3/4/2015.
  - THE SUBJECT BUILDINGS METHOD OF SEWERAGE DISPOSAL IS THROUGH A PUBLIC SANITARY BEWER SYSTEM.

OWNERS INFORMATION:  
 GEORGE COLSON  
 1920 BRIGHTON STREET  
 ROSWELL GA 30075

SURVEYORS CERTIFICATION:  
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



R7273 138  
 720 NORTH PRICE ROAD  
 SUGAR HILL GA, 30518  
 34,235.90 Sq. Feet  
 0.79 Acres  
 Zoned BG  
 Proposed Zoning: LM



SURVEY FOR:  
**720&730 NORTH PRICE LLC**

C.M.D.:	DATE	<b>GARMON LAND SURVEYING</b>
268	5/25/2019	
DISTRICT:	SCALE	1920 Railroad Street Stadium Ga 30666
SECTION:	1"=60'	578-726-7582
COUNTY:	JOB NO.	garmonsurveying@gmail.com
HALL	2019-175	DRAWING NAME: BARRETT ROAD

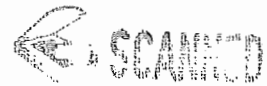
07.19.2019 10.00AM Dec 7 2019

RZ.19.002

19.00950

Rec. 7/8/19

ANDERSEN | TATE | CARR,



Melody A. Glouton  
Direct Phone: (770) 339-0435  
Direct Fax: (770) 236-9719

Email: mglouton@atclawfirm.com

July 3, 2019

**VIA HAND-DELIVERY**

City of Sugar Hill  
Planning and Development  
5039 West Broad Street  
Sugar Hill, GA 30518

**Re: Letter of Intent for 720 & 730 NORTH PRICE, LLC  
(720, 730A and 730B North Price Road, Sugar Hill, Georgia 30518; Parcels  
R7273-138 and R7273-036)**

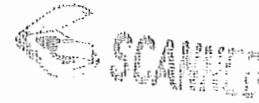
Dear Mayor and Council, Planning Commissioners and Planning and Development Staff:

Andersen, Tate & Carr, P.C. submits this Letter of Intent and attached Rezoning Application ("Application") on behalf of the Applicant, 720 & 730 North Price, LLC (the "Applicant") for the purpose of requesting a rezoning from BG (General Business) to LM (Light Manufacturing) on approximately 1.69 acres located on the northeast side of Peachtree Industrial Boulevard just north of Brogdon Road (the "Subject Property"). The Parcel IDs for the Subject Property are R7273-138 and R7273-036.

The Subject Property includes three (3) existing structures ranging in size from 5,000 – 12,000 square feet. The Applicant does not intend to modify, remove, or alter the existing buildings or structures. The Applicant is requesting a rezoning to LM to allow for the operation of Elite Awnings, which specializes in custom awnings, shutters, umbrellas, and cabanas for commercial and residential properties. Elite Awnings incorporates a full range of fabrics and metals in their design process and all work is performed on site, there will be no outdoor storage.

With regard to the site, two of the existing buildings were previously used for automobile repair businesses (720 and 730B North Price Road); however, these buildings are currently vacant. One of the existing buildings is currently occupied by a motorcycle repair shop (730A North Price Road). The Subject Property is in need of redevelopment and business activity. The Elite Awnings business use will allow for a quality tenant to maintain and operate all buildings on what has otherwise been a totally vacant property. The Subject Property is located on a connector road with similar commercial and business uses.

The proposed use is consistent with the surrounding properties, zoned BG or HM1 (Heavy Manufacturing District) in Sugar Hill, Georgia. While there is one residential parcel across the street from the property, the corridor is transitioning toward exclusively commercial uses and the surrounding properties are zoned Heavy Manufacturing and generally have similar uses. As such, approval of this request would be entirely consistent with the industrial uses in



July 3, 2019

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the area, and the Subject Property serves as the appropriate location for the proposed use while providing a service to the citizens of Sugar Hill and Gwinnett County.

Pursuant to Table 4.1 (Permitted Uses) under Article 4 of the 2000 Zoning Ordinance of the City of Sugar Hill, Georgia, as amended, the proposed rezoning would specifically allow for Elite Awnings, as reflected on the submitted survey and site plan.

The Application is appropriate to the development of surrounding and nearby properties and would have no impact whatsoever on any surrounding properties. Applicant and its representatives welcome the opportunity to meet with the City Council and staff to answer any questions or to address any concerns. The Applicant respectfully requests your approval of this Application.

Very truly yours,

**ANDERSEN, TATE & CARR, P.C.**

A handwritten signature in cursive script that reads "Melody A. Glouton".

Melody A. Glouton

cc: 720 & 730 North Price, LLC