

City of Sugar Hill
Planning Staff Report
VAR-20-001



DATE: February 26, 2020
TO: Mayor and City Council
FROM: Planning Director *VA*
SUBJECT: Variance Request VAR-20-001
Brogdon Road

RECOMMENDED ACTION:

Approval of the variance to allow metal siding with the following conditions:

1. Final building elevations shall substantially resemble the attached drawings labeled Exhibit 1.
2. At least eight feet of brick shall be used on the front and sides of office section of the proposed building.
3. Vertical and horizontal articulation shall be incorporated into the design of the office section of the building facade using a combination of features such as pilasters, window bays, awnings, overhangs, recesses and variations in roof line. A flat building facade and profile is prohibited.
4. Stucco / EIFS shall be prohibited on all sides of the building.
5. Landscape strip is required and shall consist of at least a staggered double row of evergreen and semi-evergreen trees and shrubs native or adapted to the area. Trees shall be 6' tall at time of planting. Plantings shall be arranged to provide an effective visual screen of at least 20' in height at maturity. Landscape strip must not contain more than 30% of a single species and must be shown on a landscape plan approved by the City Manager prior to receiving any permits or certificate of occupancy.

ISSUE

The City of Sugar Hill has received an application from Gaultney Development Company, LLC requesting a variance to allow metal as a building material. The property is currently ~~vacant~~ *undeveloped*.

DISCUSSION

- The proposed use is compatible with the city's land use plan, current zoning and surrounding uses.
- Use of metal as an exterior building material is consistent with nearby properties and the character of the area.

BACKGROUND

APPLICANT/OWNER: Gaultney Development Company, LLC

EXISTING ZONING: Heavy Manufacturing District (HM-1).

REQUEST: Commercial, Industrial and Construction Equipment rental services.

PROPERTY SIZE: ± 10.92 Acres, Tax Parcel #7-253-016.

LOCATION: Brogdon Road.

FINDINGS OF FACT

Gaultney Development Company, LLC submitted a variance application requesting to allow metal as a building material with a finished front facade.

Much of the city’s HM-1 zoning is concentrated on Brogdon Road. The proposed business is consistent with surrounding development and the city’s land use plan.

The applicant has requested to use metal on a portion of the building exterior. Section 608 of the Zoning Ordinance only allows brick, stone, glass and stucco/EIFS in the HM-1 District, therefore a variance is required. Per section 608, “These guidelines are intended to enhance the visual aspect and livability of the entire city. These guidelines will foster architectural diversity and interest, yet achieve and maintain a consistent, durable and pleasing aesthetic/visual quality.”

Table 1 - Allowed Building Materials - Buildings under 30,000 square feet Gross Floor Area (GFA)

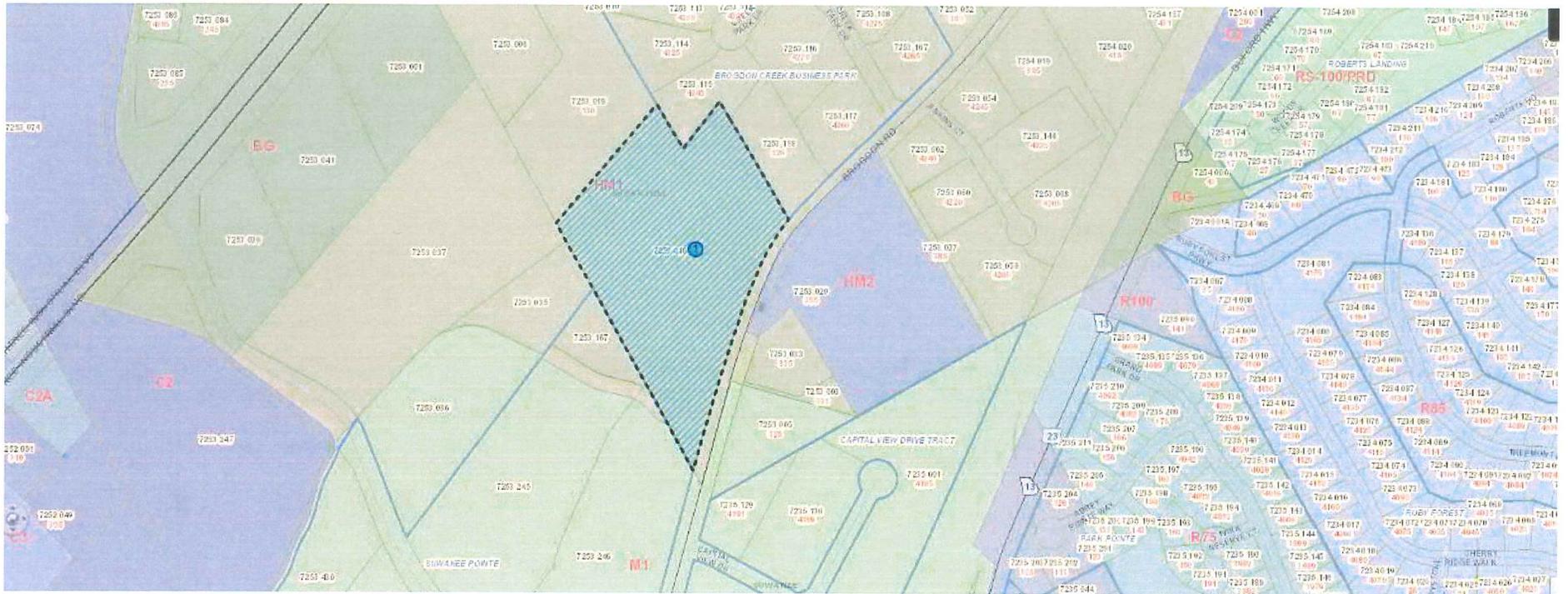
Zoning Category	Brick	Stone (Cultured or Natural?)	Glass	Tilt/Pre-Cast	Stucco / EIFS		Concrete Block/CMU		Split-Face Block		Siding		Metal	Tile
					Front	Side/Rear	Front/Side	Rear	Front/Side	Rear	Front	Side/Rear		
HM-1	Yes	Yes	Yes	No	Max. 20% per Facade	Max. 25% per Facade	No	No	No	No	No	No	No	No

Multiple buildings fronting Brogdon Road use metal on their side and rear facades. And at least one building is metal on all sides. The applicant’s proposed design uses a combination of brick and dark colored metal on the front and sides of the office section of the building. The rear warehouse portion of the building is proposed to be entirely metal.

VARIANCE CRITERIA

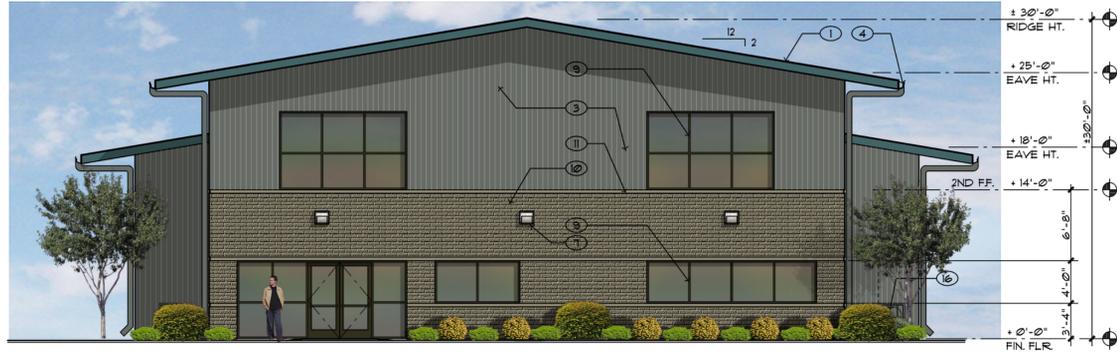
1. *Are there extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography?*
No.
2. *Does application of the ordinance to this particular piece of property create an unnecessary hardship?*
Potentially. While the architectural design standards are intended to achieve and maintain a consistent, durable and pleasing aesthetic. Many of the surrounding properties have been developed at different times resulting in a highly variable viewshed.
3. *Are there conditions peculiar to this particular piece of property involved?*
No.
4. *Are these conditions the result of any actions of the property owner?*
No.
5. *Would relief, if granted, cause substantial detriment to the public good or impair the purpose or intent of this ordinance?*
No, the proposed elevations do a nice job of incorporating traditional masonry building materials at the front of the building where visitors and passersby are more likely to interface with or observe the arrangement of materials while taking advantage of the economical benefits of using exterior metal wall panels for the rear / shop portion of the building.

VAR-20-001: SITE MAP/ADJACENT ZONINGS





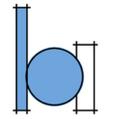
WEST ELEVATION
SCALE : 1/8" = 1'-0"



EAST ELEVATION
SCALE : 1/8" = 1'-0"

KEY NOTES : ⊗

1. METAL BUILDING SYSTEM METAL ROOF, TYP.
2. 3' X 10' TRANSLUCENT PANEL, TYP.
3. METAL BUILDING SYSTEM - EXTERIOR METAL WALL PANELS, TYP.
4. METAL BUILDING SYSTEM CONT. GUTTER W/ DOWN SPOUTS SHALL BE DESIGNED FOR LOCAL RAINFALL REQUIREMENTS
5. COILING ROLL-UP DOOR, TYP.
6. HM. MAN DOOR, TYP.
7. WALL MOUNTED LIGHT FIXTURE, TYP. - SEE ELECTRICAL PLAN
8. CONCRETE FILLED STEEL BOLLARD W/ POLYURETHANE COVER, TYP.
9. ANODIZED ALUMINUM WINDOW SYSTEM W/ 1" INSULATED GLAZING - SEE WINDOW SCHEDULE
10. STAINED AND SEALED MASONRY, TYP.
11. 4" STAINED AND SEALED SMOOTH CMU REVEAL
12. PAINTED STEEL STAIR, TYP.
13. PAINTED METAL BUILDING RIGID FRAME
14. EPOXY PAINTED AND FILLED CMU WALL, TYP.
15. AIR LOUVERS - SEE MECHANICAL PLANS
16. EXHAUST FAN LOCATION - SEE MECHANICAL



BIDANJIRI
architects
PLLC

14625 North 55th Street
Scottsdale, Arizona 85254
602.882.3372

TBAE FIRM REG. NO. BR3532



OWNERSHIP OF DOCUMENTS
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
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NORTH ELEVATION
SCALE : 1/8" = 1'-0"



SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

A NEW FACILITY FOR :

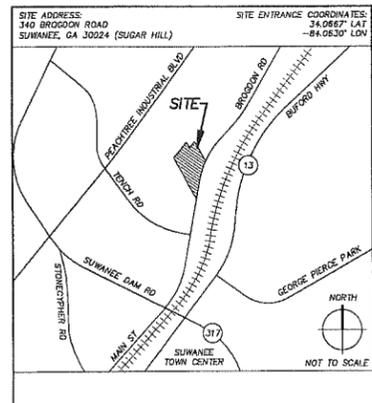
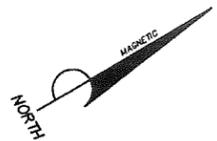


340 BROGDON ROAD
SUGAR HILL, GEORGIA

JANUARY 17, 2020

PROJECT NO. : 1916

EXTERIOR
ELEVATIONS



PROJECT NOTES

SITE INFORMATION

- THE SUBJECT PROPERTY IS LOCATED IN LAND LOT 253, DISTRICT 7 OF GWINNETT COUNTY, GEORGIA AND IS WITHIN THE CITY OF SUGAR HILL. THE TAX PARCEL NUMBER IS R7253-016.
- THE TOTAL SITE AREA IS 10.80 ACRES.
- THE SITE IS CURRENTLY ZONED HM-1 FOR HEAVY MANUFACTURING USE.
- THE JURISDICTIONAL SITE RESTRICTIONS FOR HM-1 ZONING ARE: FRONT BUILDING SETBACK - 20 FEET REAR BUILDING SETBACK - 20 FEET SIDE BUILDING SETBACK - 20 FEET MAXIMUM BUILDING HEIGHT - 70 FEET MAXIMUM BUILDING COVERAGE - 75% OF LOT
- BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION ARE APPROXIMATE AND HAVE BEEN PROVIDED BY GIS DATA AND ONLINE RECORDS. A FULL SITE SURVEY WILL BE PROVIDED PRIOR TO PERMIT DOCUMENTS.
- THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL 13135C00320, DATED 3/4/13.
- THERE ARE NO WETLANDS ONSITE.
- THERE ARE NO BUFFERED STATE WATERS ONSITE.
- THIS PROPERTY IS NOT WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR.

UTILITY INFORMATION

- FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ONSITE AND ARE PROVIDED BY GWINNETT COUNTY.
- SANITARY SEWER SERVICE IS AVAILABLE NEAR THIS SITE AND IS PROVIDED BY GWINNETT COUNTY.
- STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE.

REZONING CONDITIONS

- NO REZONING CONDITIONS, RESTRICTIONS OR VARIANCES PERTINENT TO THIS PROPOSED DEVELOPMENT HAVE BEEN DISCOVERED AT THIS TIME.

PARKING AND LOADING CALCULATIONS

BUILDING	AREA (SF)	USAGE	MINIMUM REQUIRED	MAXIMUM ALLOWED
BUILDING 1	2,840	OFFICE/SALES	10	15
TOTAL SPACES REQUIRED	14,210	MAINTENANCE/STORAGE	15	17
PROPOSED PARKING				
STANDARD SPACES			24	
COMPACT SPACES			0	
HANDICAP ACCESSIBLE SPACES			1 (1 VAN)	
TOTAL SPACES PROPOSED			25	
TOTAL BUILDING AREA PROPOSED			17,150 SF	
OVERALL PARKING RATIO PROPOSED			1.45/1,000 SF	

OWNER AUTHORIZATION STATEMENT

I HEREBY SUBMIT THIS CONCEPT PLAN AS AUTHORIZED AGENT/OWNER OF ALL PROPERTY SHOWN THEREON AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARIES OF THIS CONCEPT PLAN, AS REQUIRED BY THE DEVELOPMENT REGULATIONS.

DATE _____

SIGNATURE OF AUTHORIZED AGENT/OWNER _____

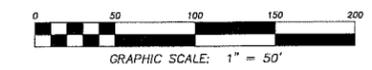
CITY OF SUGAR HILL APPROVAL STATEMENT

THIS CONCEPT PLAN HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE, BUT NOT FOR DEVELOPMENT PURPOSES, WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF SUGAR HILL, GEORGIA.

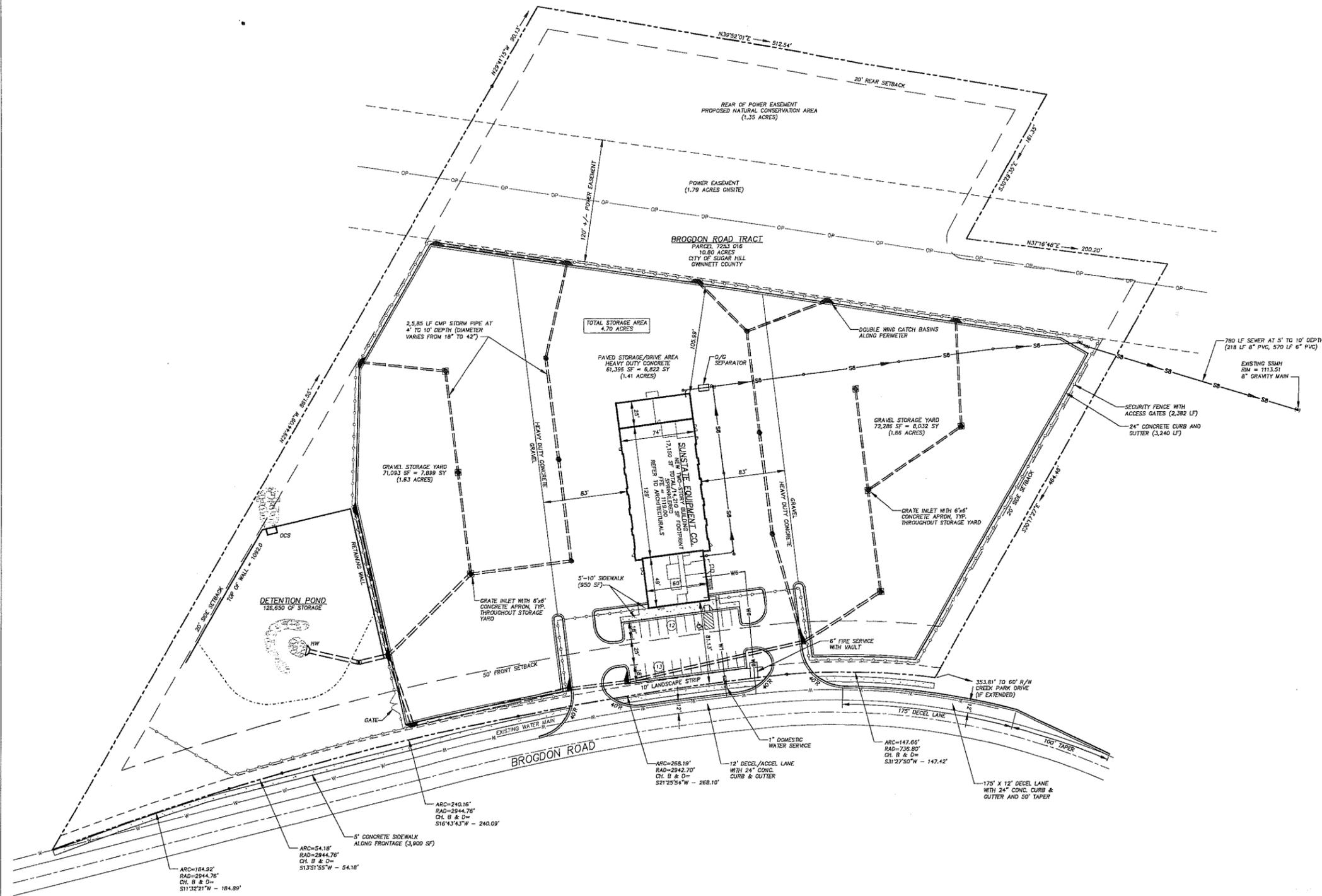
DATE _____

CITY MANAGER _____
CITY OF SUGAR HILL

CONCEPTUAL ONLY - NOT APPROVED FOR CONSTRUCTION



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ISSUE	DATE	DESCRIPTION
1	1/23/20	CONCEPT PLAN

Sunstate Equipment Co.
CONCEPTUAL SITE PLANS

DEVELOPER INFORMATION:
GAULTNEY DEVELOPMENT CO., LLC
1505 LAKES PARKWAY
LAWRENCEVILLE, GA 30043
(770) 366-2317
CONTACT PERSON: STEVE GAULTNEY
24-HR CONTACT: STEVE GAULTNEY, (770) 366-2317

SITE INFORMATION:
340 BROGDON ROAD
SUGAR HILL, GA
PARCEL # R7253-016
10.80 ACRES
ZONED HM-1

NOT FOR CONSTRUCTION

PROJECT NUMBER:	GDC002
DATE:	1/23/20
ISSUE NUMBER:	1
CHECKED BY:	RDR
SHEET TITLE:	

CONCEPT PLAN

SHEET NUMBER:
C1

GDC002
CONCEPT
1/23/20

12-20-001 Rev. 1/27/2020

OF 1 SHEET

Shaun R. Adams
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Telephone: 770.822.0900
Direct Dial: 678.518.6855
Direct Fax: 770.236.9702

January 27, 2020

VIA HAND-DELIVERY

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

**RE: LETTER OF INTENT FOR A VARIANCE REQUEST BY GAULTNEY
DEVELOPMENT, LLC FOR BROGDON ROAD (R7253 016)**

Dear Mayor and Council, and Planning and Development Staff:

Andersen, Tate & Carr, P.C. submits this Letter of Intent and attached Variance Application ("Application") on behalf of the Applicant, Gaultney Development, LLC (the "Applicant") for the purpose of requesting a variance from Table 1- Allowed Building Materials of Article 6, Section 608 of the Zoning Ordinance that prohibits metal buildings in the HM-1 zoning district. The property is an approximately 10.92-acre site located on Brogdon Road identified as R7253016 ("Subject Property").

The Applicant is proposing to construct an approximately 17,150sf building for Sunstate Equipment Co., which provides equipment rental services as permitted under the HM-1 zoning district. This will be their third location in Georgia and first in the northeast metro Atlanta area. The project will add approximately 35 new jobs and bring an established national company to the City of Sugar Hill. The proposed two-story building would include offices in the front of the building with warehouse space in the rear for servicing the equipment. The Applicant is requesting a variance to allow metal as a building material for the proposed building and will dress up the front façade with allowed building materials such as brick or stone. The building's proposed design is consistent with the industrial character along Brogdon Road as well as existing buildings across the street.

In September of 2015, the City approved a similar request as part of RZ-15-006, which included a variance request to allow for metal as a building material for an approximately 9.9-acre site on Brogdon Road just down the street from the Subject Property. The Applicant's proposed building is similar to that of the 2015 request with improvements in the design and color scheme that maintains uniformity with the character of the surrounding buildings.

The Subject Property is surrounded by industrial properties with metal buildings along Brogdon Road, including multiple buildings directly across the street. Prohibiting the use of metal as a building material in an industrial area surrounded by existing metal buildings creates an unnecessary hardship for this particular piece of property along Brogdon Road. Additionally,

the structural improvements required to support the weight of masonry and stone materials on the proposed building, along with the added cost of those materials, are cost prohibitive.

The Applicant's variance request is consistent with the surrounding industrial character along Brogdon Road and recently approved variance requests by the City. As such, approval of this request will avoid placing an unnecessary hardship on the Applicant without compromising the public good or purpose of the ordinance. Additionally, approval will allow for an established business to expand into Northeast Georgia bringing new investment to Brogdon Road and approximately 35 new jobs while providing a service to the citizens of Sugar Hill and Gwinnett County.

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.



Shaun R. Adams