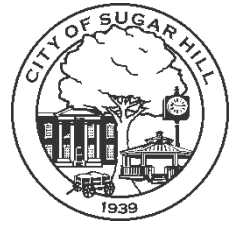


City of Sugar Hill
Planning Staff Report
VAR-20-002



DATE: June 29, 2020
TO: Mayor and City Council
FROM: Planning Director
SUBJECT: Variance Request VAR-20-002
Sugar Hill Distribution Center, Peachtree Industrial Blvd

RECOMMENDED ACTION:

Approval.

ISSUE Michael S. Irby is seeking approval to permanently disturb the 25' and 50' undisturbed stream buffers as well as the 75' impervious setback stream protection area in order to install a french drain system within a portion of the stream to accommodate the construction of a 350,000 square foot warehouse building.

DISCUSSION

- The proposed activity is covered under the United States Corps of Engineers (USACE) Nationwide Section 404 permit.
- Georgia Environmental Protection Division granted a stream buffer variance on June 8, 2020.

BACKGROUND

APPLICANT/OWNER: Michael S. Irby
EXISTING ZONING: Heavy Manufacturing District (HM-1).
REQUEST: Industrial warehouse distribution and light manufacturing uses.
PROPERTY SIZE: ± 45.41 Acres
LOCATION: Tax Parcel #7-273-038 & 7-274-005
Peachtree Industrial Boulevard.

The concept plan includes two proposed site plans with two buildings up to a total of 570,000 square feet behind the power lines that run adjacent to Peachtree Industrial Boulevard. One entrance is proposed to be located at the existing median crossing. 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. Regional review was completed by June 3, 2019.

Under Section 4.2.2.4, of the Sugar Hill Stream Buffer Protection Ordinance, a variance may be considered if the proposed land disturbing activity within the buffer will receive a permit from the United States Army Corps of Engineers (USACE) under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, and the Corps of Engineers has received a mitigation plan to be implemented as a condition of such a permit. In addition, land disturbing activities in the buffer that are outside the USACE's jurisdiction must be mitigated

Amount and type of on-site mitigation does not have to be determined at the time of the application. The applicant can identify areas of mitigation if the applicant so desires. On-site mitigation can be determined after a variance is granted.