

City of Sugar Hill
Planning Staff Report
VAR-20-003



DATE: July 1, 2020
TO: Mayor and City Council
FROM: Planning Director
SUBJECT: Variance Request VAR-20-003
783 Brogdon Road – High Street Realty Company, LLC

RECOMMENDED ACTION:

Approval of the variance to allow Tilt/Pre-Cast walls with the following conditions:

1. Final building elevations shall substantially resemble the attached drawings labeled Exhibit 1.

ISSUE

The City of Sugar Hill has received an application from High Street Realty Company, LLC requesting a variance to use pre-cast walls for a proposed 115,200 square foot Industrial warehouse office building at 783 Brogdon Road.

DISCUSSION

- Pre-cast concrete is an allowed material for buildings over 150,000 square feet.
- Request is for a 25% reduction in the threshold.
- There is not that much difference between 115,000 and 150,000 sf for this type of building.
- The proposed building is very similar to existing buildings nearby in the city limits and just across the city line in Suwanee.
- Building materials vary significantly along Brogdon Rd.

BACKGROUND

APPLICANT/OWNER: High Street Realty Company, LLC
EXISTING ZONING: Heavy Manufacturing District (HM-1).
REQUEST: Variance to use Tilt/Pre-Cast walls.
PROPERTY SIZE: ± 8.58 Acres
LOCATION: Tax Parcel #7-254-005
783 Brogdon Road

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. The proposed elevations should provide a consistent, durable and pleasing visual quality. 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?*

Yes.

4. *Are these conditions the result of any actions of the property owner?*

No.

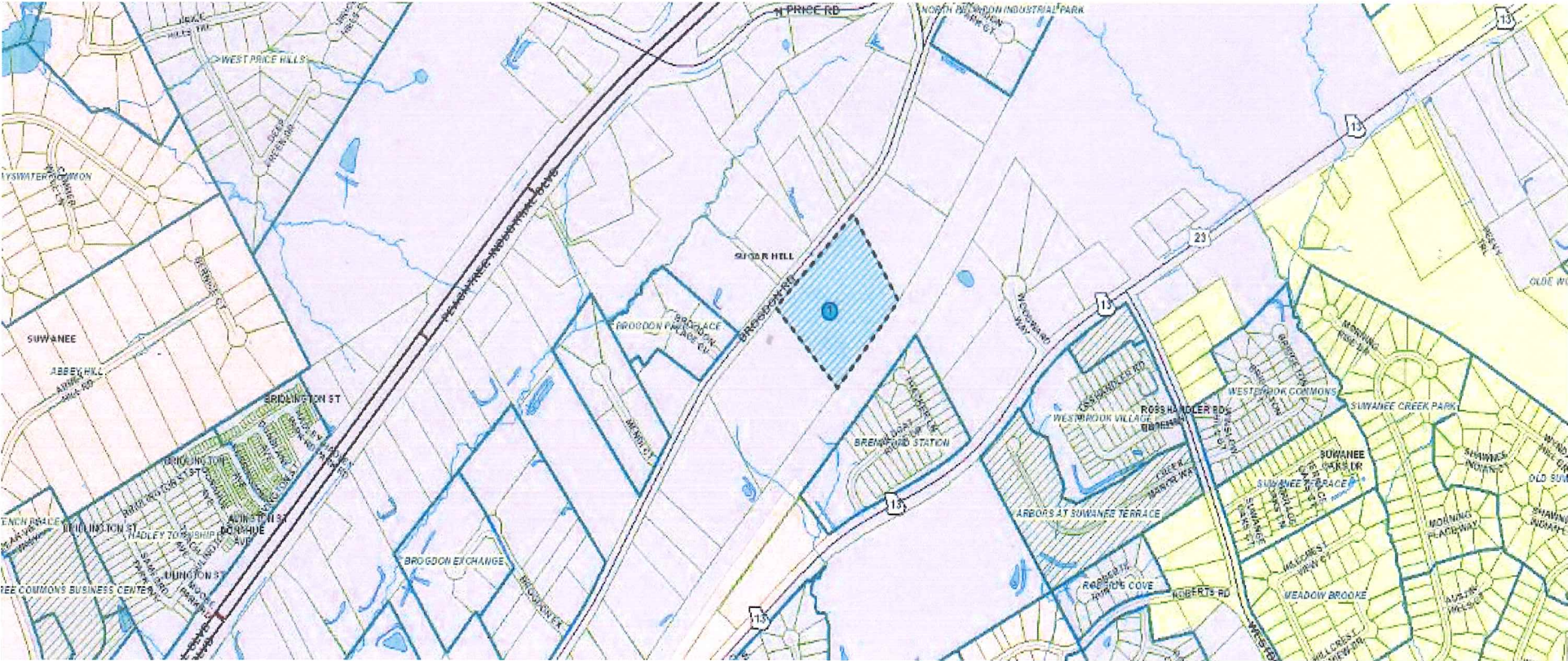
5. *Would relief, if granted, cause substantial detriment to the public good or impair the purpose or intent of this ordinance?*

No. Very similar buildings which fit into the area nicely are constructed along Brogdon Road in Suwanee's city limits.

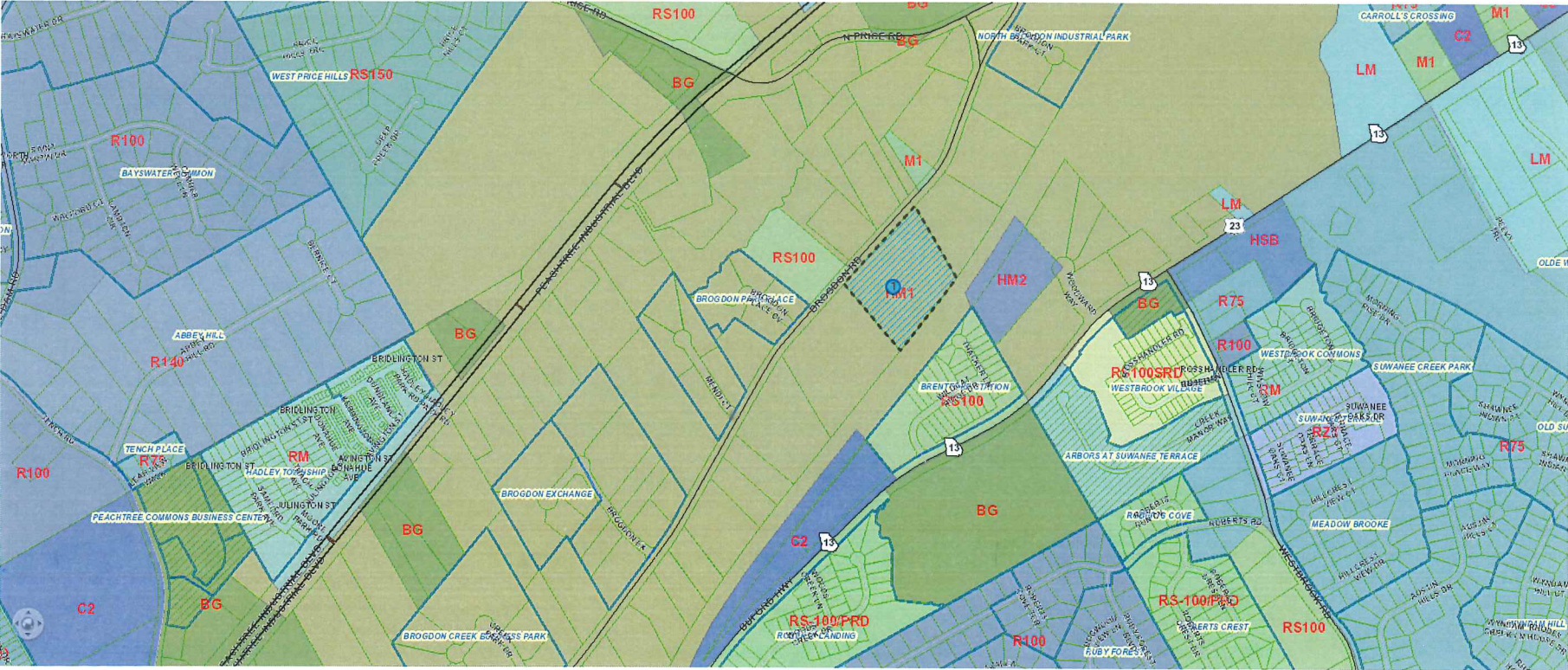


Exhibit 1

VAR-20-003 LOCATION MAP



VAR-20-003 ADJACENT ZONING MAP





RE-SCANNED

February 24, 2020

Kaipo Awana
Planning Director
The City of Sugar Hill
Department of Planning and Development
5039 West Broad Street
Sugar Hill, GA 30518

Dear Mr Awana,

As the representative design consultant for the Applicant, High Street Realty Company, LLC, I am writing to formally request a variance from the City of Sugar Hill zoning standards associated with a proposed new Industrial Distribution Center at 783 Brogdon Road in Sugar Hill. The proposed development is a 115,200 square foot distribution center with associated parking, truck service areas, and storm water management. Per the City of Sugar Hill Zoning Ordinance Article 6, Table II, the use of Tilt/Pre-cast walls for buildings 30,000 square feet to 150,000 square feet is not permitted. We request a reduction of the threshold for which Tilt/Pre-Cast walls are permissible by 25%, thereby allowing the proposed 115,200 square foot building to be constructed using this building method and material.

The proposed Distribution Center includes warehouse space and associated office space, and it is permissible and appropriate in the underlying HM-1 zoning district. The code as written creates a hardship for this property, because despite being approximately 23.2% under the 150,000 square feet threshold stated per code, a modern distribution center of the size proposed is more architecturally compatible with tilt-wall pre-cast construction method than other methods in terms of use, safety and appearance. While this construction is typically more expensive than the type allowed by right in the zoning code, we request this variance so that we may not be deprived the best use of this parcel within the zoning district due to our constraints as they relate to best building practices. We do not believe the approval of this variance confers any special privilege denied to other land, structures or buildings in the same district, as the distribution of lots within this Industrial corridor along Brogdon Road are generally not sufficiently sized, topographically inclined, or dimensionally able to accommodate a distribution facility of the size we are proposing. The proposed application does not consider or rely on other non-conforming buildings in the HM-1 district as precedence. If granted, this variance will be in harmony with the general purpose of the City of Sugar Hill zoning ordinance, as it constructs a large, high quality Distribution Center including warehouse and associated office space within the existing Brogdon Road Industrial community. Along with the proposed architecture, appropriate site planning, engineering, and landscape architecture will ensure the project is not detrimental to public welfare of the citizens and community of the City of Sugar Hill.

This letter is accompanied by supporting documentation, which further depict the proposed development. We thank the City for its consideration of this variance, and we are available to answer any questions you may have related to this matter.

Sincerely,

Roger Grant, PLA, Design Consultant

SITE DATA:
 SITE AREA: ±8.58 AC
 ZONE: HM-1
 BUILDING: ±115,200 SF
 WAREHOUSE: ±97,920 SF*
 OFFICE: ±17,280 SF*

PARKING REQUIRED:
 107 SPACES MINIMUM
 WAREHOUSE: 49 SPACES (1.00/2,000 SF)
 OFFICE: 58 SPACES (1.00/300 SF)
 149 SPACES MAXIMUM
 WAREHOUSE: 62 SPACES (1.25/2,000 SF)
 OFFICE: 87 SPACES (1.50/300 SF)

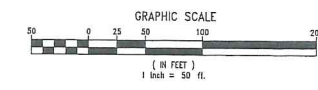
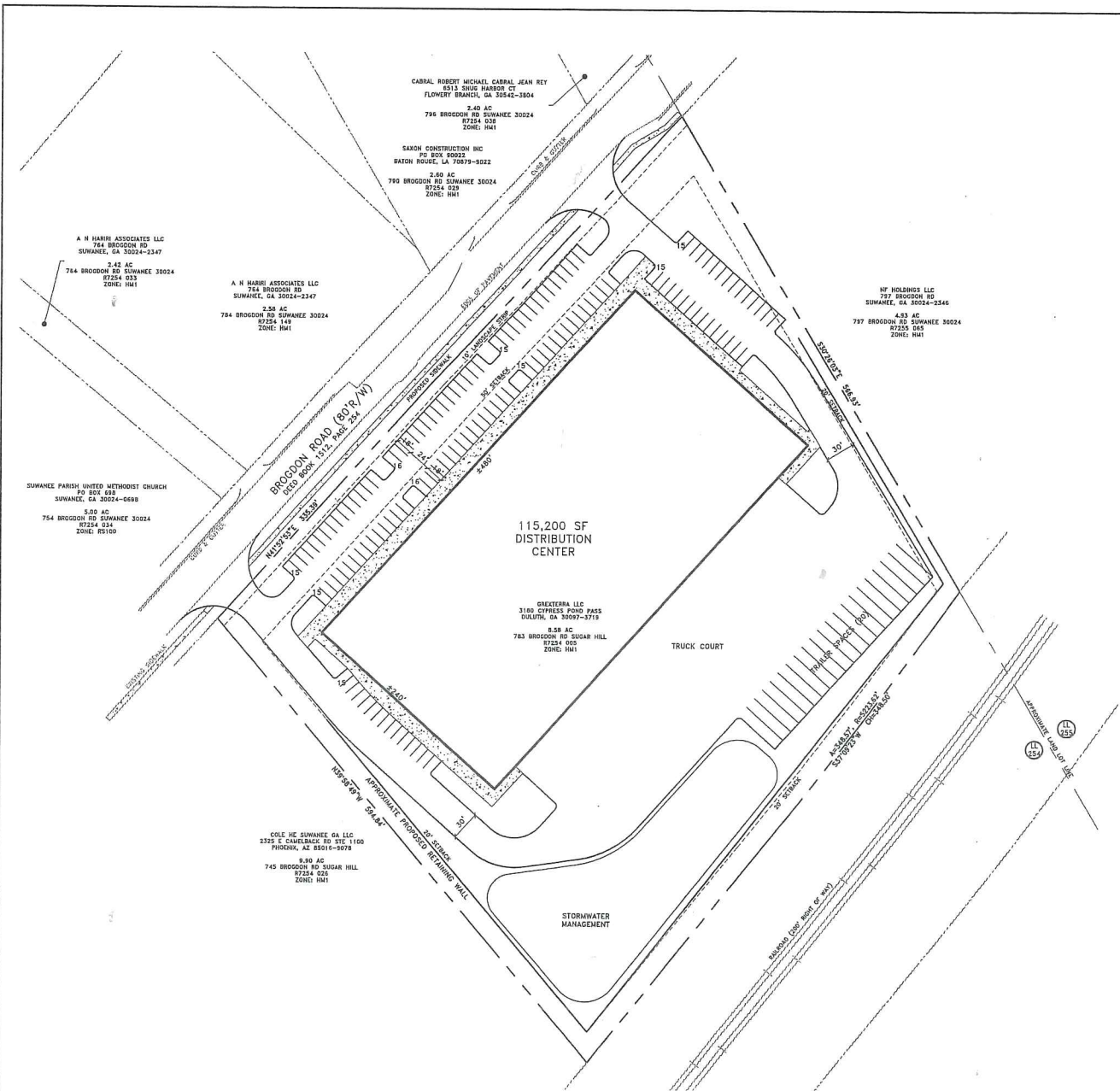
PARKING PROVIDED: 137 SPACES

*PROPOSED WAREHOUSE COMPOSED OF APPROXIMATELY 85% WAREHOUSE SPACE AND 15% OFFICE SPACE

THIS IS NO 100 YEAR FLOODPLAIN WITHIN THE DEVELOPMENT SITE.

PROJECT:
 BROGDON DISTRIBUTION CENTER
 783 BROGDON ROAD
 SUGAR HILL, GEORGIA 30024

CLIENT:
 HIGH STREET REALTY COMPANY, LLC
 ONE PREMIER PLAZA, 5805 GLENFRIDGE DRIVE, SUITE 350
 ATLANTA, GEORGIA 30342



APPROVED FOR CONSTRUCTION
 APPROVED FOR CONSTRUCTION
 NOT APPROVED FOR CONSTRUCTION

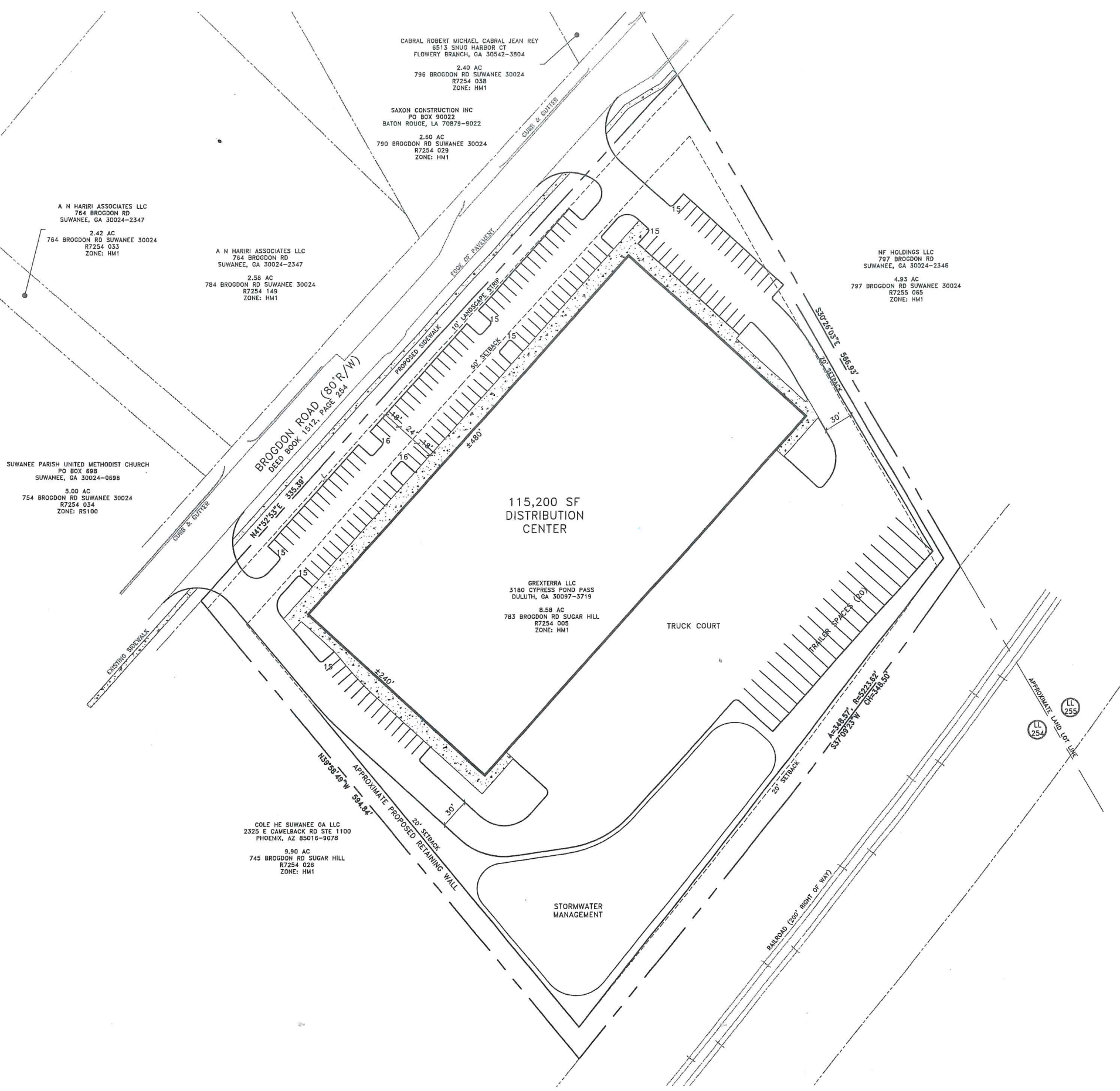
REVISIONS	DATE

DRAWING TITLE	
SITE PLAN	

DATE	BY	DRAWING NO.
02/24/2020	KB	3559.00

C-1

VAP. 20.003 20.00222 REC. 2/24/2020.



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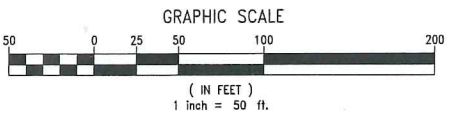
COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

PROJECT: BROGDON DISTRIBUTION CENTER
783 BROGDON ROAD
SUGAR HILL, GEORGIA 30024

CLIENT: HIGH STREET REALTY COMPANY, LLC
ONE PREMIER PLAZA, 5605 GLENRIDGE DRIVE, SUITE 350
ATLANTA, GEORGIA 30342

APPROVED FOR CONSTRUCTION
 NOT APPROVED FOR CONSTRUCTION

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DRAWING TITLE: SITE PLAN

DRAWING FILE:	DRAWING NO.:
DRAWN BY: KB	
DATE: 02/24/2020	
PROJECT NO: 5359.00	C-1

VAR. 20-003
20-00272
Rec. 2/24/2020
RECEIVED