

City of Sugar Hill
Planning Staff Report
SUP 20-001

DATE: December 29, 2020
TO: Mayor and City Council
FROM: Planning Director
SUBJECT: Special Use Permit | SUP-20-001
1400 Buford Highway, Suite H1



RECOMMENDED ACTION

Approval of special use permit for a therapeutic massage and custom air brush tanning facility.

ISSUE The City of Sugar Hill has received an application dated November 3, 2020 from Julie Austin with Cuvee Day Spa for a special use permit for a therapeutic massage and custom air brush tanning facility. The subject property is currently zoned Heavy Manufacturing District (HM1) and Highway Service Business District (HSB).

DISCUSSION

- The proposed special use permit is to create a massage and tanning salon.
- The owners are seeking to lease the space as an independent salon, to relocate from an existing location within the city limits.
- The proposed use is specifically provided in the table of permitted uses and requires a special use permit.
- Other uses with similar characteristics are allowed, and exist, within the complex. The potential for the proposed use to have any adverse impact is minimal.
- With a special use permit Cuvee Day Spa is an appropriate use within the Heavy Manufacturing district (HM-1) and Highway Service business District (HSB).

PLANNING COMMISSION RECOMMENDATION

The planning commission held a scheduled public hearing on Monday, December 21, 2020. Julie Austin spoke on behalf of this request. The planning commission passed a motion to recommend approval with no conditions (4-0).

BACKGROUND

Applicant/Owner: Julie Austin, Cuvee Day Spa
Existing Zoning: Heavy Manufacturing District (HM-1) and Highway Service Business District (HSB).
Request: Special use permit for a therapeutic massage and custom air brush tanning facility.

Property Size: ± 12.78 acres – Entire Magnolia Complex
 Location: 1400 Buford Highway 385 Brogdon Road
 Tax Parcel R7-258-208 (Building H)

Public Notice: Letters to adjoining owners via USPS regular mail on 12-02-20.
 Signs posted on Brogdon Road frontage on 12-02-20.
 Ad in legal section of Gwinnett Daily Post on 12-02-20, & 12-23-20.

Public Response: Mr. Joseph Cheeley called to inquire about notice procedures. No other comments received as of 12/29/2020.

FINDINGS OF FACT

The subject property is part of an office service complex, with multiple buildings, housing multiple suites. The complex is zoned (Heavy Manufacturing District (HM-1) and Highway Service Business District (HSB). Within the HM-1 zoning district other uses with similar characteristics are allowed as principal uses. There is an additional potential for other uses, which are not compatible, on adjacent properties.

The massage therapy and spray tan service are regulated by the Georgia Department of Community Health, requiring an annual inspection to provide such services. No changes have been proposed to the building at the time of submittal.

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. As the request is for a special use permit, there is no rezoning request. The proposed SUP is consistent with the development.

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

No. The Special Use Permit will not impact adjacent development.

3. *Does the property for which the rezoning is requested have a reasonable economic use as currently zoned?*

The property is utilized appropriately, and in accordance with the proposed use.

4. *Will the rezoning requested create an overcrowding condition with respect to the existing streets, transportation facilities, or schools?*

No. The proposed special use permit will not have any impact on the school system.

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

Yes. The use is in conformance with the Sugar Hill Land Use Plan.

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

Cuvee Day Spa

Julie Austin (Owner)

4749 Nelson Brogdon Blvd

Buford, Ga 30518

November 01, 2020

Nicole Klein

City of Sugar Hill

Dear Nicole,

Cuvee Day Spa has signed a lease to rent space at 1400 Buford Highway, Buford, Ga in Magnolia park, Suite H1 to relocate my business from inside Muze Salon Suites in Sugar Hill.

I have been in business since June 2013 and I specialize in Therapeutic Massage and custom air brush tanning. Please accept this letter as my intent to continue operating my business at the new location.

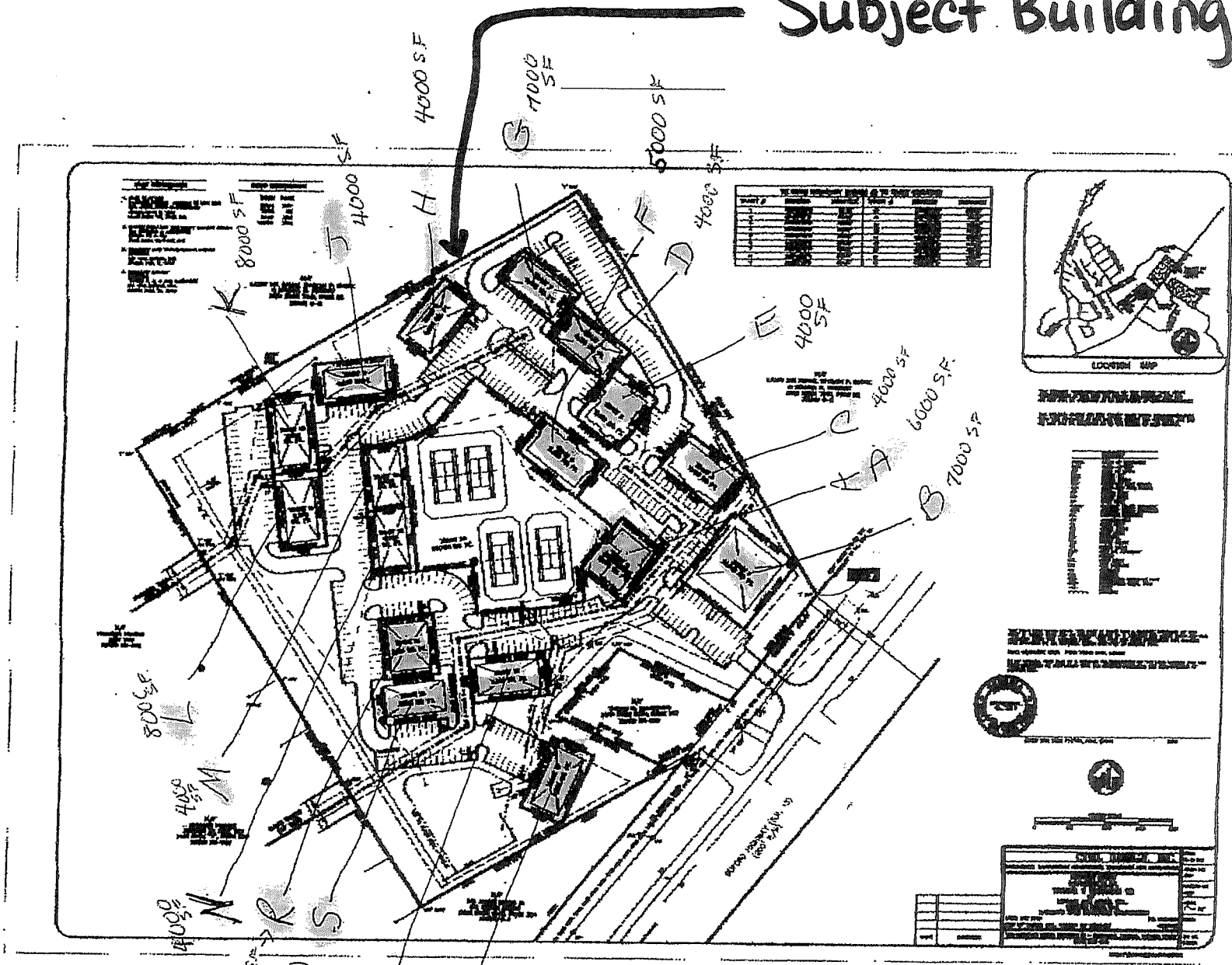
Thank You for your consideration,

Best Regards,

Julie Austin, Owner/Operator

A handwritten signature in cursive script that reads "Julie Austin". The signature is written in black ink and is positioned below the typed name.

Subject Building



8000 S.F.
4000 S.F.

4000 S.F.

7000 S.F.

5000 S.F.

4000 S.F.

4000 S.F.

4000 S.F.

6000 S.F.

7000 S.F.

800 S.F.

4000 S.F.

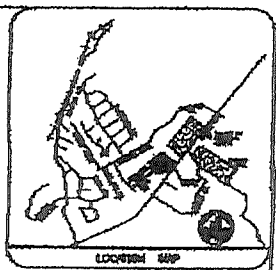
4000 S.F.

12079 S.F. → (Site)
Combined w/R → (Site)

7000 S.F.

(Site) W

NO. 8149



SECTION A-A
SECTION B-B

