

City of Sugar Hill
Planning Staff Report
SUP 21-001

DATE: July 29, 2021
TO: Mayor and City Council
FROM: Planning Director
SUBJECT: Special Use Permit | SUP-21-001
5304 SYCAMORE ROAD



RECOMMENDED ACTION

Approval of special use permit for an animal day care facility with the following conditions:

- 1. The zoning buffer shall be reduced to 25' for outdoor runs and associated fencing to be located within the existing turf areas. No additional clearing or land disturbance will be allowed.**
- 2. Outdoor operating hours shall be limited to the hours between 7a.m. and 7p.m. Monday through Saturday.**
- 3. Overnight boarding is prohibited.**

PLANNING COMMISSION RECOMMENDATION

The planning commission held a scheduled public hearing on Monday, July 19, 2021. Nick Thompson spoke on behalf of this request. There were no other public comments. The planning commission passed a motion to recommend approval with staff conditions including requesting staff to explore and research noise abatement. Jeremy White motion, Julie Adams second (4-0).

ISSUE The City of Sugar Hill has received an application dated June 4, 2021 from Nick Thompson for a special use permit for a pet day care facility. The subject property is currently zoned Office Institutional District (OI).

DISCUSSION

- The proposed Special Use Permit is to operate an animal day care with daytime boarding and outdoor runs.
- The proposed hours of operation are 7 AM to 7 PM, with training up to 8 PM. There is to be no overnight boarding.
- The proposed use is not listed in the table of permitted uses, requiring a special use permit, and is being considered concurrently with a zoning ordinance amendment.
- Applicant has also requested a reduction in the buffer zone, to the adjacent subdivision, from 50 feet to 25 feet but does not propose any new development. Much of the buffer area appears

to have been previously cleared and the applicant is proposing to use the existing turf areas situated behind a proposed privacy fence. An existing accessory structure and a portion of the parking lot currently sit within the buffer.

BACKGROUND

Applicant/Owner: Nick Thompson / 3805 317, LLC
Existing Zoning: Office Institutional District (OI).
Request: Special use permit for animal day care facility with a buffer variance from 50' to 25'.
Property Size: ± 1.153 acres
Location: 5304 Sycamore Road
Tax Parcel R7-306-051A
Public Notice: Letters to adjoining owners via USPS regular mail on 6/30/21.
Signs posted on property 6/30/21.
Ad in legal section of Gwinnett Daily Post on 6/30/21 & 7/21/21.
Public Response: Many emails were submitted in support of the business and operator.

FINDINGS OF FACT

The subject property was previously used for a church and is situated adjacent to Sugar Hill Plantation an established single family residential neighborhood. The proposed special use permit will allow a dog training and dog daycare facility. The property is approximately 1.2 acres, with an existing 3,200 square foot structure.

The facility is proposed to operate with up to 15 dogs for full-day or half-day stays from 7 AM to 7 PM Monday through Friday. The applicant's letter of intent states that training services will be provided from 10 AM to 8 PM Monday through Thursday, 10a.m. to 4p.m. Friday and 9a.m. to 5p.m. on Saturday. No services are to be provided on Sunday.

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 was previously developed for an institutional assembly use. The proposed neighborhood service is an appropriate commercial use of the property given its proximity to downtown and Highway 20.

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

No. The proposed use will operate only during daytime hours and is for a limited number of animals.

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?*

Yes.

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?*

While the proposed use could increase the potential for noise control complaints from nearby properties the limited number of animals and day-time hours in addition to the fencing and buffer.

Letter of Intent for Special Use Permit Application

Nick Thompson submits the attached Special User Permit (SUP) application on behalf of the owner of the property 3805 317, LLC.

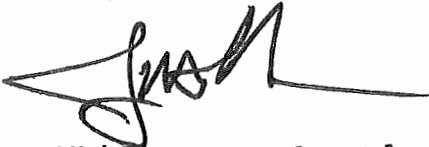
The subject property is comprised of 1.153 acres and has been zoned O&I since the 1960's. The property is more commonly known as 5304 Sycamore Road Sugar Hill, GA. 30518. Gwinnett APN: R306 051A.

The applicant seeks SUP approval for a Pet Daycare facility, providing daytime boarding and training with outdoor runs.

The existing structure is 3,200 SF in size 1,600 SF sanctuary upstairs on a 1,600 SF basement. Dog training will be conducted on the upper level (former sanctuary) while administrative offices and Day Care will utilize the basement of the structure, which has a dedicated, grade-level entrance.

The two (2) existing structures (church & pavilion) will be utilized. The only improvement will be the installation of a City-permitted fence, behind the church structure; adjacent to the autobody shop property line as well as the residential neighbors to the west. Along the western line and adjacent to the residential neighbors, a 25' undisturbed buffer is proposed on the common line side of the new / proposed fence.

Respectfully submitted,



Nick Thompson, Agent for Applicant
117 Timberlost Trail
Suwanee, GA. 30024

Sup. 21001

Rec. 4/4/21

SCANNED

EveryDog Training & Agility

A dog training and dog daycare facility.

Anticipated Operating hours will be 7am-8pm M-TH, 7am-7pm F, 9am-5pm SAT, closed on Sunday

Daycare drop off will begin at 7am, pick up concluding by 7pm M-F

Training classes will be conducted throughout the day from 10am-8pm M-TH, 10am-4pm F, 9am-5pm SAT, closed on Sunday

Daycare will be approximately 15 dogs with the option for full-day or half-day stays

Training classes will contain up to 6 dogs & owners. Classes will be an hour in length

Anticipated traffic volume:

1. 2-4 employees daily
2. Up to 6 per training class session throughout the day
3. Daycare drop off and pick up throughout the day

Nori Smith, CCDT, CPDT-KA, SDC
EveryDog Training
770-722-8159
www.norismith.com

PLAT B: 00151 P: 0086
Registered: 09/17/2022 0:08:59
21-04-2025 PAGES: 2 FROM 122-23
Title P Planner
City of Superior Court, Colwell County, GA
Project Participant ID#: 004874432

STRUCTURE LEGEND

CABLE / TV
Cable / TV Marker
Cable / TV Poles
Cable / TV Structure
Cable / TV Pole
Cable / TV Cable Run

ELECTRIC / POWER
Transmission
City Wire
Electric Meter
Power Pad/Meter Pole
Street Light/Meter Pole
Electric Pole
Electric Box
Electric Structure
Electric Pole
Street Light
Spot Light

WATER
Floor Ditch Marker
Floor Ditch Marker
Floor Ditch Paved

SEWER
Drawn Top
Sanitary Sewer Marker
Drawn
Sanitary Sewer Vent Pipe
Sanitary Sewer Marker
Sanitary Sewer Force Main Valve
Sanitary Sewer Lift Station

WELL / TOPOGRAPHIC FEATURES
Street Sign
Air Condition Unit
Stair
Well
Wellhead
Sewer Chk
Drop Box
Sanitary Vent
Water Meter
Driveway Pole / Census
Bar Yard Location
Site Post
Roll Road Like Post

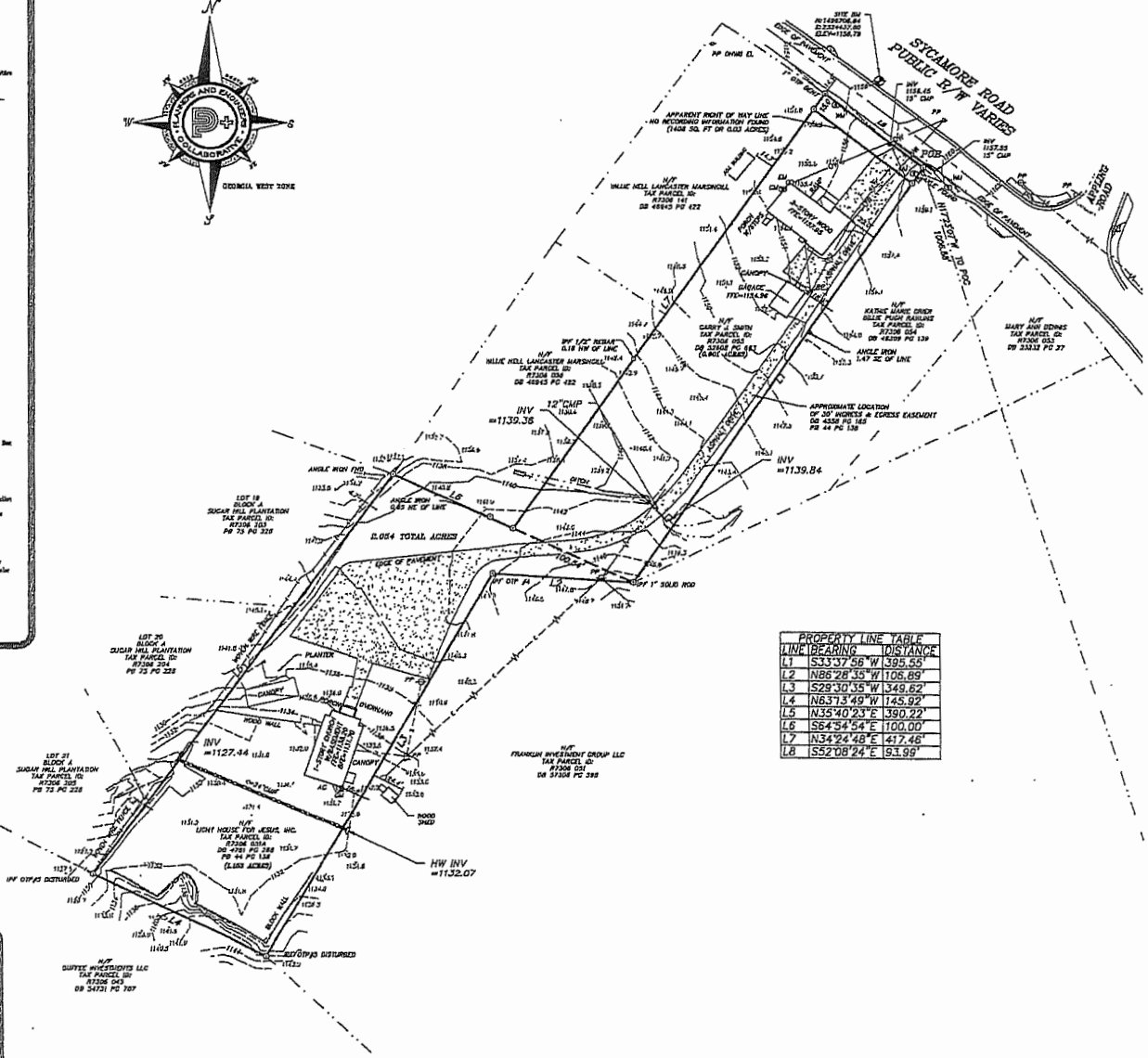
STORM / DRAINAGE
Storm Structure Lid
Drop Box
Catch Basin
Curb
Curb and Catch Basin
Double Ring Catch Basin
Head Pit
Manhole
Catch Pit
Junction Suction
Down Spout

TELEPHONE
Telephone Trench
Telephone Marker
Telephone Structure Box
Telephone Cabinet

PAVEMENT MARKING
Permanent Marking
Permanent Marking
Permanent Marking
Turn Arrow Left/Right
Turn Arrow Left
Turn Arrow Right
Traffic Arrow Straight
Traffic Arrow Straight/Left
Traffic Arrow Straight/Right
Traffic Arrow U-Turn
Handicap Permanent Marking
Bike Lane Permanent Marking

PROPERTY MONUMENTS
Right-of-Way Measurement Point
Corner Monument
Iron Pin Set
Iron Pin Set (Color Code)
Pin Set (Color Code)
Iron Pin Set
Survey Stake

MISCELLANEOUS
Land Use Symbol

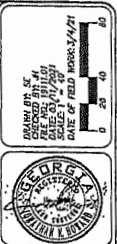


ABBREVIATIONS

APPX	Approximate	EE	East Elevation
AS	As Shown	EP	East Point
CC	Center of Circle	FP	Foot of Pole
CH	Chain Line	L	Line
CG	Compass Grid	LP	Line of Pole
CP	Center of Polygon	MP	Marker
CS	Center of Station	OP	Order of Priority
DD	Double Dashed	PP	Point
DF	Double Fine	PR	Property
DM	Double Medium	PS	Point of Station
DS	Double Solid	PSP	Point of Station - Pole
DT	Double Thin	PT	Point
EP	East Elevation	RA	Right of Way
EM	East Medium	RP	Right of Way - Pole
ES	East Solid	RS	Right of Way - Station
ET	East Thin	RT	Right of Way - Top
FC	Foot of Circle	SA	Station
FD	Foot of Dashed	SB	Station - Bottom
FE	Foot of Fine	SC	Station - Center
FF	Foot of Medium	SD	Station - Dashed
FT	Foot of Thin	SE	Station - East
GC	Grid Center	SP	Station - Pole
GR	Grid	SW	Station - West
HA	Horizontal Angle	TA	Tax Parcel
HP	Horizontal Point	TB	Tax Parcel - Bottom
IS	Iron Stake	TC	Tax Parcel - Center
IT	Iron Tape	TD	Tax Parcel - Dashed
JV	Junction Valve	TE	Tax Parcel - East
LV	Level Valve	TG	Tax Parcel - Grid
NY	No Yellow	TR	Tax Parcel - Right
OV	Off Vertical	TW	Tax Parcel - West
PA	Point of Access	TY	Tax Parcel - Yellow
PB	Point of Beginning	TV	Tax Parcel - Vertical
PC	Point of Contact	UW	Unknown
PD	Point of Divergence	UX	Unknown
PE	Point of Elevation	UY	Unknown
PF	Point of Filing	UZ	Unknown
PG	Point of Ground		
PH	Point of Height		
PI	Point of Intersection		
PJ	Point of Junction		
PK	Point of Kinship		
PL	Point of Location		
PM	Point of Measurement		
PN	Point of Nearing		
PO	Point of Origin		
PP	Point of Priority		
PQ	Point of Quality		
PR	Point of Reference		
PS	Point of Station		
PT	Point		
PU	Point of Union		
PV	Point of Variation		
PW	Point of Width		
PX	Point of X		
PY	Point of Y		
PZ	Point of Z		

LINETYPES

PROPERTY	Adjacent Property	DE	Dashed Line
	Property Line	DF	Dotted Line
	Center of Drive	DT	Dotted Thick Line
FENCE LINE	Bark Wire Fence	TL	Thin Line
	Chain Link Fence	TL	Thin Line
	Post and Rail Fence	TL	Thin Line
	Woods Fence	TL	Thin Line
WELL / TOPOGRAPHIC FEATURES	Wellhead	WP	Wellhead
	Well	WS	Well
	Water Valve	WT	Water Valve
	Well	WW	Well
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BOUNDARY & TOPOGRAPHIC SURVEY
FOR
3805 317, LLC
770-316-0628
jennywinless2012@gmail.com

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
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7	
8	
9	
10	

PEC+
Planners & Engineers Collaborative
INCORPORATED
17744 JERRY BARNETT DRIVE
DUBLAND, CALIFORNIA 94568
(925) 238-8888

SCANNED
Dec. 10/14/21