

City of Sugar Hill  
Planning Staff Report  
RZ 21-004

DATE: July 29, 2021  
TO: Mayor and City Council  
FROM: Planning Director  
SUBJECT: Rezoning RZ 21-004  
Corner Sycamore Road and Nelson Brogdon Boulevard



RECOMMENDED ACTION

**Approval of request to rezone the property to BG with the following conditions:**

1. The zoning buffer between dissimilar districts shall be reduced to a 12' enhanced buffer. Said buffer shall consist of at least a staggered row of evergreen and semi-evergreen trees and shrubs native or adapted to the area. Trees shall be 6' tall at time of planting. Plants shall be arranged to provide an effective visual screen of at least 20' in height at maturity. Buffer must not contain more than 1/3 of a single species and must be shown on a landscape plan to be approved by the city manager prior to receiving any permits.

**PLANNING COMMISSION RECOMMENDATION:**

*The Planning Commission held a scheduled public hearing on July 19, 2021. Applicant representative Anamaria Hazard presented a power point presentation and spoke on behalf of this request. There were no other public comments, public hearing was closed.*

*Commission Member Rosemary Walsh made a motion for the Planning Commission to recommend approval of the rezoning to BG as recommended by staff with conditions. Vice Chairman Julie Adams made the second. Motion approved 4-0.*

ISSUE The City of Sugar Hill has received an application dated June 2, 2021, from Anamaria Hazard requesting to change the zoning from existing Medium Density Single Family Residential (RS-100), General Business District (BG) and Heavy Manufacturing District (HM-1) to General Business District (BG) for a medical office building.

DISCUSSION

- The proposed development presents an opportunity for important medical services and job creation within walking distance of the downtown core.
- Subject property is within the town center overlay and will require design review board approval.

## BACKGROUND

Applicant/Owner:	Anamaria Hazard
Existing Zoning:	Medium Density Single Family Residential (RS-100), General Business District (BG) and Heavy Manufacturing District (HM-1)
Request(s):	General Business District (BG)
Purpose:	Medical office building.
Property Size:	± 4.47 acres
Location:	Tax Parcel Id Number: 7-306-067, 7-306-069, & 7-306-071 Corner Sycamore Road and Nelson Brogdon Boulevard
Public Notice:	Letters to adjoining owners via USPS regular mail on 6/30/21 Sign posted at Sycamore Road and Nelson Brogdon Boulevard 6/30/21 Ad in legal section of Gwinnett Daily Post on 6/30/21 & 7/21/21
Public Comments:	None submitted at this time.

## FINDINGS OF FACT

- The proposed development encompasses 3 parcels, each are zoned from RS 100 to HM1, which will be combined into a single parcel, to be rezoned to General Business (BG).
- The proposed use will provide needed medical services to nearby senior living facilities, as well as established residents.
- The Aspire 20 Plan identifies the parcels as Medium Density Mixed-Use, which allows retail, and office uses that can reach up to 3 stories in height.
- The developer proposes to buffer the building from the street to avoid impact on adjacent residential areas.
- The comprehensive plan identifies the node as part of the Downtown Character Area, focusing on services commercial and professional office in a walkable space.
- The adjacent property (across Sycamore Road) is in the development review process as a grocery store, providing additional mixed-use components to the node.

### Adjacent Zoning

North: Medium Density Single Family (RS 100)

South: General Business District (BG)

East: Heavy Manufacturing District (HM-1)

West: General Business District (BG)

## 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. This type of development, corporate owner and job creation is highly desirable most anywhere along the highway 20 corridor but particularly in the downtown area.

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

No. The residential property to the north appears to be an investment property and may have been recently abandoned. It is on the market and is expected to redevelop in the near future.

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

Yes.

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

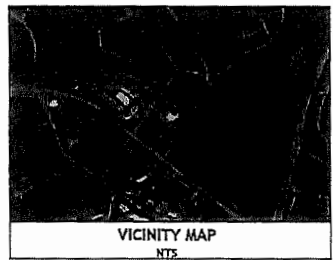
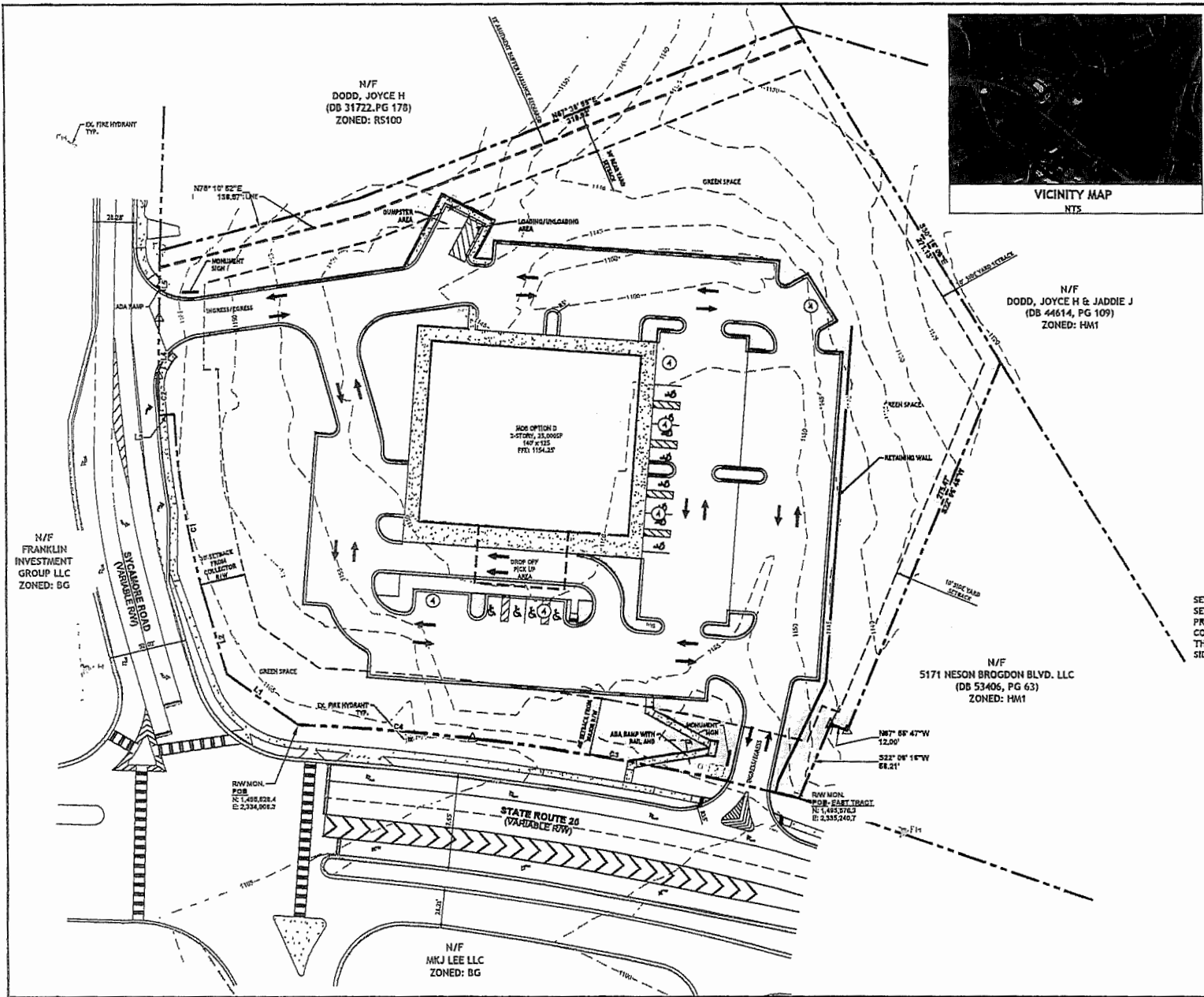
No.

***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?***

No.



**SITE DATA NOTES**

PROJECT NAME: SUGAR HILL MEDICAL OFFICE  
 8 ADDRESS: 11500 DODD RD, SUITE 100, SUGAR HILL, GA 30088

OWNER: REALTY TRUST GROUP  
 11500 DODD RD, SUITE 100  
 ATLANTA, GEORGIA 30342  
 404-459-1039

ENGINEER: LONG ENGINEERING, INC.  
 2550 HERITAGE COURT  
 SUITE 250  
 ATLANTA, GEORGIA 30339  
 770-951-2405

ZONING: GENERAL BUSINESS (GB)

BUILDING SETBACK LINES: FRONT: 42' NADON R/W + 30' R/W COLLECTOR  
 REAR: 30'  
 SIDE: 10'

THE APPROXIMATE SITE AREA IS 4.7 ACRES.

**PARKING SUMMARY**

	STANDARD	HANDICAP	TOTAL
REQUIRED PARKING	134	5	139
PROPOSED PARKING	155	12	167

MINIMUM REQUIRED PARKING CALCULATION:  
 25,000 S.F. = 1 SPACE / 300 S.F. = 83 TOTAL SPACES

MAXIMUM REQUIRED PARKING CALCULATION:  
 25,000 S.F. = 1.5 SPACE / 300 S.F. = 125 TOTAL SPACES

Category	Item	Quantity	Notes
Asphalt	Asphalt 2" (1000 sq ft)	1000	Asphalt 2" (1000 sq ft)
	Asphalt 4" (1000 sq ft)	1000	Asphalt 4" (1000 sq ft)
Sewer Installation	12" Sewer (1000 sq ft)	1000	12" Sewer (1000 sq ft)
	8" Sewer (1000 sq ft)	1000	8" Sewer (1000 sq ft)
	4" Sewer (1000 sq ft)	1000	4" Sewer (1000 sq ft)
	2" Sewer (1000 sq ft)	1000	2" Sewer (1000 sq ft)
Site	Site Preparation (1000 sq ft)	1000	Site Preparation (1000 sq ft)
	Site Grading (1000 sq ft)	1000	Site Grading (1000 sq ft)
Utility	Water (1000 sq ft)	1000	Water (1000 sq ft)
	Electric (1000 sq ft)	1000	Electric (1000 sq ft)
Foundation and Footing	Foundation (1000 sq ft)	1000	Foundation (1000 sq ft)
	Footing (1000 sq ft)	1000	Footing (1000 sq ft)
Site Work	Site Work (1000 sq ft)	1000	Site Work (1000 sq ft)
	Site Work (1000 sq ft)	1000	Site Work (1000 sq ft)
Sewer Installation	Sewer Installation (1000 sq ft)	1000	Sewer Installation (1000 sq ft)
	Sewer Installation (1000 sq ft)	1000	Sewer Installation (1000 sq ft)
Sewer Installation	Sewer Installation (1000 sq ft)	1000	Sewer Installation (1000 sq ft)
	Sewer Installation (1000 sq ft)	1000	Sewer Installation (1000 sq ft)

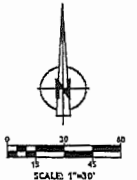
**SEWER DISPOSAL NOTE**

SEWER SERVICE SHALL BE PROVIDED FROM AN EXISTING SEWER SYSTEM LOCATED EAST OF THE PROPERTY. THE PROPOSED SEWER LATERAL FROM THE BUILDING SHALL CONNECT TO AN EXISTING STRUCTURE LOCATED EAST OF THE PROPERTY WITHIN THE RIGHT OF WAY ON THE NORTH SIDE OF STATE ROUTE 20.

Line #	Length	Direction
L1	39.239	83° 13' 21.45"W
L2	44.113	81° 32' 56.31"W
L3	36.218	82° 47' 48.92"W
L4	46.090	30° 44' 36.34"E
L5	47.700	86° 54' 32.34"E

Curve #	Length	Radius	Delta
C1	125.341	486,000	14.9141
C2	22,989	279,000	3.7441
C3	223.446	1777,422	8.0776
C4	111.518	1777,447	4.3314



**REVISIONS**

NO.	DATE	DESCRIPTION

3550 HERITAGE COURT, STE 250  
 ATLANTA, GA 30339  
 TEL: 770-951-2405  
 WWW.LONGENR.COM

**LONG ENGINEERING**

**SUGAR HILL MEDICAL OFFICE**  
 STATE ROUTE 20 & SUGAR HILL ROAD  
 CITY OF SUGAR HILL

**REZONING SITE PLAN**

LL 204.7711 DISTRICT

MEDICAL

**CS 100**

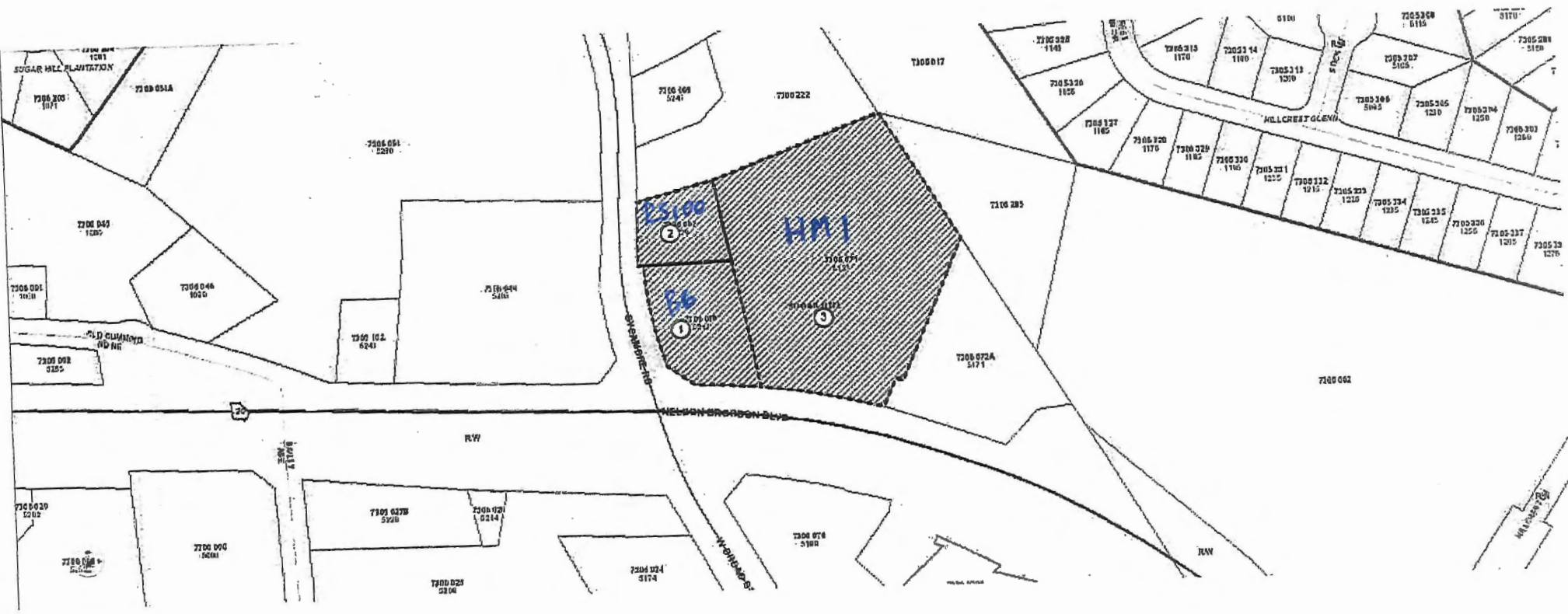
NOT ISSUED FOR CONSTRUCTION

RZ-21-004

Rec. 6/2/21

SCANNED

RZ-21-004  
Request to rezone from RS-100, BG & HM-1 to BG  
Medical Office Building



RZ. 21.004

**APPLICATION FOR REZONING FROM RS-100/BG/HM1 TO BG AND  
VARIANCE TO REDUCE THE RESIDENTIAL BUFFER FROM 75FT TO  
12FT FOR A MEDICAL OFFICE BUILDING**

for  
±4.7 acres of land  
known as

**5211 Sycamore Road  
5229 Sycamore Road  
5181 Nelson Brogdon Road**

City of Sugar Hill, Georgia

**SUBMITTED 6.2.21**

Submitted on behalf of  
**NORTHSIDE HOSPITAL**

by  
Anamaria Hazard, Esq.  
**Dentons US LLP**  
303 Peachtree Street, N.E.  
Suite 5300  
Atlanta, Georgia 30308  
404.527.4907  
anamaria.hazard@dentons.com

## INTRODUCTION

This letter of intent is submitted in connection with a rezoning and a variance to reduce the residential buffer from 75 feet to 12 feet for a medical office building for Northside Hospital ("Northside"). Currently the property consists of three parcels totaling 4.7 acres of land located at 5211 Sycamore Road, 5229 Sycamore Road, and 5181 Nelson Brogdon Road in the City of Sugar Hill, Georgia ("Property"). The Property currently consists of three parcels zoned RS-100, BG and HM1, these parcels will be consolidated into one parcel for the development of the medical office building. Northside is requesting that the Property be rezoned to BG which is compatible with the underlying future land use. The development will include a 40 foot tall, a two-story, 35,000 square foot office building with a density of approximately 7,447 square feet per acre and 168 parking spaces.

## STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

*A. Whether the proposed rezoning will permit a use that is suitable in view of the use and development of the adjacent and nearby property:*

The rezoning is suitable in view of the use of the surrounding property. The property is surrounded by some residences and commercial uses; however, the property sits well below the street and will have a landscape buffer to separate it from surrounding uses. Further, the desired zoning, BG, is compatible with the designated future land use of the property.

*B. Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:*

The proposed rezoning will not adversely affect the existing use or usability of the adjacent property. This development will improve the site significantly with the landscaping and design of the building and the medical office use will not affect the surrounding properties negatively.

*C. Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:*

Currently the property is essentially an undeveloped ditch with three different zoning districts, RS-100, BG, and HM1. It has little to no reasonable economic use if it cannot be developed which cannot happen without a rezoning due to the drastic differences in the current zoning districts.

*D. Whether the proposed rezoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:*

The proposed use will not cause excessive or burdensome use of existing streets, facilities, utilities or schools.

*E. Whether the proposed rezoning is in conformity with the policy and interest of the Land Use Plan:*

The proposed rezoning is compatible with the Land Use Plan for the City of Sugar Hill.

*F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:*

The property currently has three different zoning districts, one of which is not compatible with the Land Use Plan for Sugar Hill. Rezoning this property will allow for it to be compatible with the Land Use Plan, improved and developed in a manner that is consistent with the future goals for the area.

**VARIANCE REQUEST**

*A. Explain the variance request.*

Northside requests a variance to reduce the required buffer between nonresidential districts contiguous with residential districts from 75 feet to 12 feet. The site abuts a property zoned RS-100 to the north and the proposed zoning of the property is BG. The City of Sugar Hill Zoning Ordinance Section 1205 requires a 75 foot buffer between these two districts.

*B. How any special conditions and circumstances existing on the property which are peculiar to the land, structure or building(s) involved and which are not applicable to other lands, structures or building in the same district.*

The existing topography of the site creates special conditions and circumstances. The majority of the site is 10 to 15 feet below the road. Most of the site is located in a ditch which requires extensive retaining walls in order for the site to be developed.



*C. How the literal interpretation of the provision of the Zoning Ordinance would deprive the applicant the rights commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.*

The literal interpretation of the provision of the Zoning Ordinance would greatly reduce the buildable area of the site. Due to the topography of the site it will need to be filled and retaining walls need to be constructed to maintain a manageable slope for access drives to the site for emergency vehicles. The access drive to the site from Sycamore Road will have to shift further South towards the intersection of Buford Drive and Sycamore Road making the proposed deceleration lane storage length shorter and vehicles exiting the site will not be able to make a left onto Sycamore Road because the approach distance to the intersection will be reduced giving less time for drivers to perceive and react to the conditions at the intersection.

*D. How the special conditions and circumstances do not result from the actions of the applicant.*

The conditions of the property do not in any way result from the applicant, they are topographical conditions of the land.

*E. How granting of the variance requested will not confer on the applicant any special privileges that are denied by the Zoning Ordinance to other lands, structures or buildings in the same district.*

Granting the variance will not confer any special privileges to Northside, it will allow the site to be developed in conformance with the Land Use Plan. The proposed development will meet and exceed the standards and specifications pertaining to public/private infrastructures servicing the City of Sugar Hill.

*F. How no non-conforming use of neighboring lands, structures, or buildings in the same district and not permitted or non-use of lands, structures or building in other districts shall be considered grounds for issuance of variance.*

No non-conforming uses, structures or buildings or any not permitted uses structures or buildings are considered grounds for issuance of this variance.

*G. Explain how this requested variance is the minimum necessary that all allow the reasonable use of the land, building or structures.*

The requested variance is the minimum necessary to allow for the safe and best use of the land. It will also significantly reduce the amount of fill necessary to provide manageable access drives for emergency vehicles and provide adequate spacing between the drive and the intersection.

*[Faint, illegible handwritten text]*

*H. Explain, how if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.*

If the variance is granted, the property will be able to be fully developed in harmony with the general purpose and intent of the zoning ordinance. The reduction of the buffer will be compensated by providing adequate landscaping, screening systems and other features to mimic the presence of a 75 foot buffer in order to maintain the balance with the surrounding properties and the public welfare.