

City of Sugar Hill
Planning Staff Report
RZ 22-003

DATE: April 27, 2022
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Rezoning RZ 22-003, single-family residential home
East Broad Street, Tax Parcel: R7292-196

ISSUE The City of Sugar Hill has received an application dated March 2, 2022, from Peach State Family Realty, c/o Brett Muetzelfeld requesting to change the zoning for a 1-acre parcel within the Town Center Overlay District (TCO) from Light Manufacturing (LM) to Medium Density Single-Family Residential (RS-100) for the construction of a single-family detached home.

RECOMMENDED ACTION

Approval of RS-100 zoning with the following conditions:

1. Developer shall provide a minimum of three gas appliances in each unit.

PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

The Planning Commission held a scheduled public hearing on April 18, 2022. Applicant representative Bret Muetzelfeld spoke on behalf of this request. The public hearing was opened and closed there were no other public comments. Chairman Jeremy White made a motion to approve as recommended by staff with conditions. Commission Member Phil Olsen made the second. Motion was approved 4-0.

DISCUSSION

- Single-family residential attached or detached is an appropriate infill use for this area of the downtown.

BACKGROUND

Applicant/Owner: Bret Muetzelfeld (Peach State Realty) / Kneable Homes

Existing Zoning: LM/TCO

Request(s): RS-100/TCO

Purpose: Single-family residential home

Property Size: ± 1.0 acres

Location: East Broad Street

Tax Parcel Id Numbers: 7-292-196

Public Notice: Letters to adjoining owners via USPS regular mail on 3-30-22
Sign posted at East Broad Street on 3-30-22
Ad in legal section of Gwinnett Daily Post on 3-30-22 & 4-20-22

Public Comments: None submitted at this time.

FINDINGS OF FACT

Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	Mobile Home Park, mobile home park	MH
South	Single Family Residential across Norfolk Southern Railroad	RS-100
East	Light Manufacturing, undeveloped land	LM
West	Mobile Home Park, mobile home park	MH

City of Sugar Hill: Mobile Home (MH), Medium Density Single Family Residential (RS-100), Light Manufacturing District (LM)

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 proposed development is for a single-family detached housing product which is like adjacent and nearby properties.

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

No. The single-family detached building types are smaller than the typical nearby home but proposed with a similar lot size and overall density.

- 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. The proposed zoning and land use is compatible with the downtown character area.

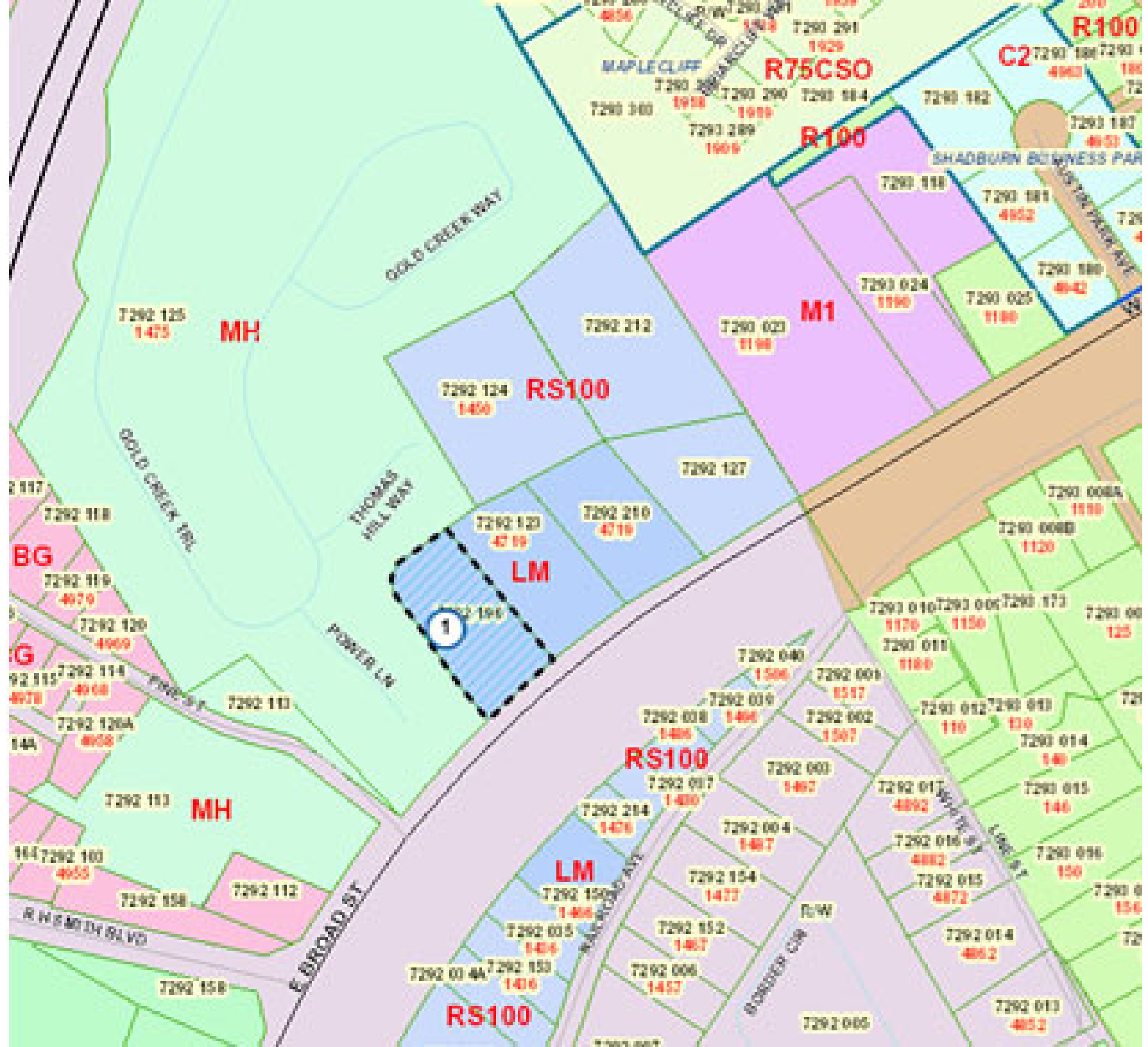
- 6. Are there other existing or changing conditions affecting the use and development of the property which would give support to an approval or disapproval of the rezoning request?***

Excerpts from the Comprehensive Plan (2019):

Develop transitional areas of housing between higher densities in the urban core and suburban residential areas.

Revitalize aging commercial and residential areas through redevelopment and infill strategies.

Improve connectivity between the downtown core and future growth areas.





City of Sugar Hill Planning and Development Department
 Ms. Kimberly Landers
 5039 West Broad Street
 Sugar Hill, GA 30518

Key Engineering Solutions-U.S., Inc.



www.KES-US.com

Subject:
 Rezoning Request
 Parcel ID: 7292 196 - East Broad Street
 Sugar Hill, GA 30518

Dear Ms. Landers:

Date:
 February 18, 2022

This Letter of Intent is to request a rezoning of the subject property to R-100 in order to develop the property into an upscale single-family home.

Contact:
 David M. Sonders, P.E.

The subject site is parcel ID 7292 196 and is located adjacent to 4719 East Broad Street, Sugar Hill, GA 30518. The property consists of approximately 1.00 acre. The subject property will be developed into one single family home. The single-family home will be a 2-story home with a minimum of 2,600 square feet, and a 2 car garage. Elevation materials will be brick, board and batten, hardy board with minimum of two feet of brick on all four sides as a water table. The anticipated value of the single-family home is \$600,000. There will be 2 garage parking spots and 2 driveway parking spots.



Email:
 dsonders@kes-us.com

No variances or special conditions are requested at this time. The applicant respectfully requests approval of the submitted rezoning application.

Please direct any questions, comments, or correspondence regarding this rezoning application to David M. Sonders, P.E., Principal Engineer, at [REDACTED] or dsonders@kes-us.com.

Sincerely,

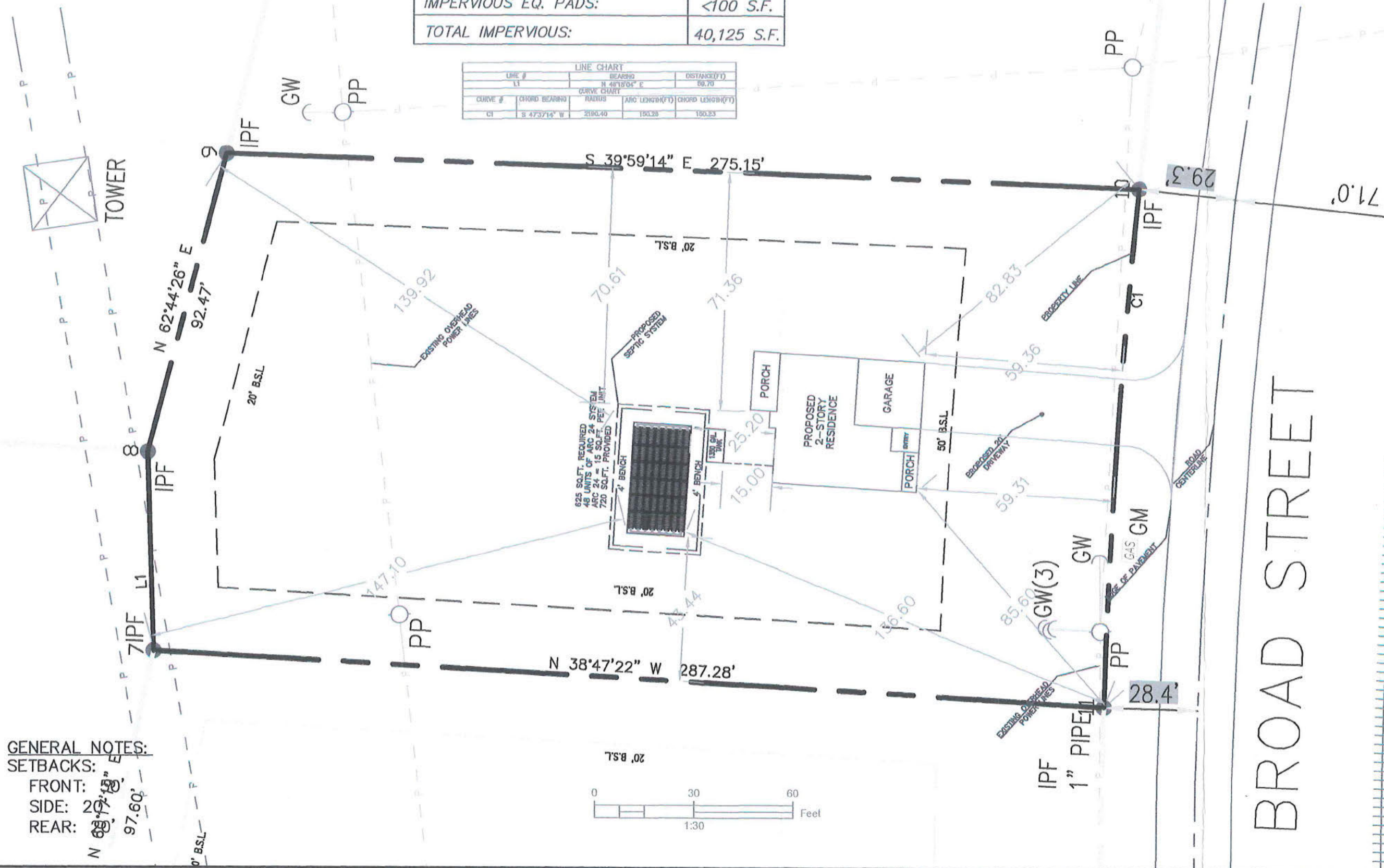
Key Engineering Solutions – US, Inc.

David M. Sonders, P.E.
 Principal Engineer

GENERAL NOTES:
 SETBACKS:
 FRONT: 20'-0"
 SIDE: 20'-0"
 REAR: 20'-0"

PROPERTY AREA TABLE	
LOT AREA:	43,628 S.F.
IMPERVIOUS BUILDING AREA:	1,867 S.F.
IMPERVIOUS DRIVEWAY AREA:	1,636 S.F.
IMPERVIOUS EQ. PADS:	<100 S.F.
TOTAL IMPERVIOUS:	40,125 S.F.

LINE CHART				
LINE #	BEARING		DISTANCE(FT)	
L1	N 47°15'04" E		59.70	
CURVE CHART				
CURVE #	CHORD BEARING	RADIUS	ARC LENGTH(FT)	CHORD LENGTH(FT)
C1	S 47°37'14" W	2190.40	190.28	190.23



02/21/22

C2-SITE PLAN

GEORGIA REGISTERED PROFESSIONAL ENGINEER

DAVID S. SONDERS

3/2/2022

SINGLE FAMILY RESIDENTIAL

DIMENSION SITE PLAN

4719 EAST BROAD STREET, SUGRAHILL, GA 30518

K.E.S.

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DATE	NO.	REVISION

22-22-003 Rec. 3/2/22