

City of Sugar Hill
Planning Staff Report
VAR-23-001

DATE: February 3, 2023
TO: Mayor and City Council
FROM: Planning Director
SUBJECT: Variance Request VAR-23-001
Brogdon Road, Tax Parcel 7-253-016 – SDP Brogdon, 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 1-3.

ISSUE

The City of Sugar Hill has received an application from SDP Brogdon, LLC requesting a variance to use pre-cast walls for a proposed 30,000 – 150,000 square foot Industrial warehouse office building at Brogdon Road, Tax Parcel 7-253-016.

DISCUSSION

- Pre-cast concrete is an allowed material for buildings over 150,000 square feet.
- Request is for a 40% reduction in the threshold.
- There is not much difference between 89,000 and 150,000 sf for this type of building and proposed use.
- Building materials vary significantly along Brogdon Rd. The proposed building is very similar to existing buildings nearby.

BACKGROUND

APPLICANT/OWNER: SDP Brogdon, LLC

EXISTING ZONING: Heavy Manufacturing District (HM-1).

REQUEST: Variance to use tilt / pre-cast walls.

PROPERTY SIZE: ± 11 Acres

LOCATION: Tax Parcel #7-253-016
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?*

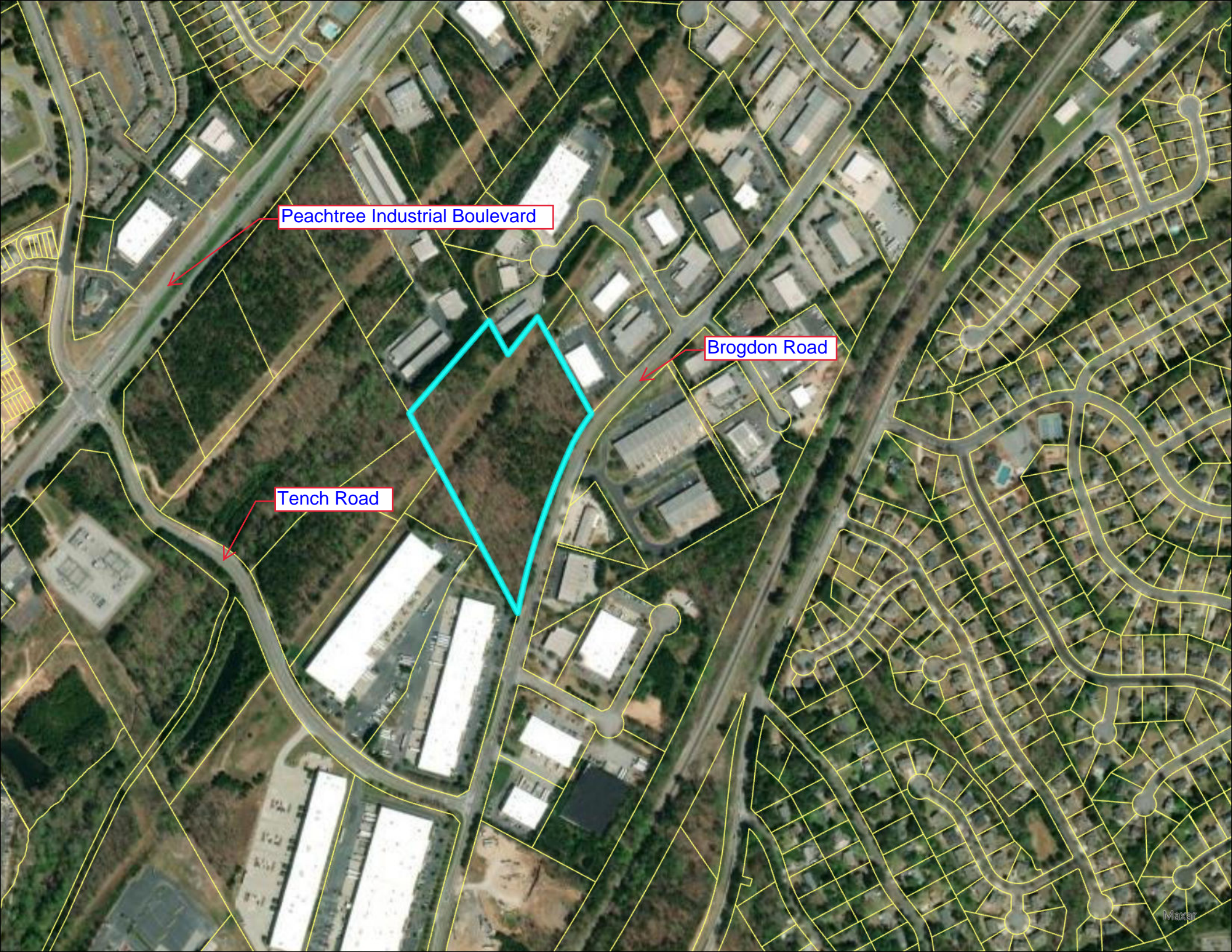
Yes.

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 just outside of the city limits.



Peachtree Industrial Boulevard

Brogdon Road

Tench Road

City of Sugar Hill

Tilt Wall Variance Application

Applicant: SDP Brogdon, LLC

Property Address: 0 Brogdon Road Suwanee, GA 30024

Applicant Response:

a. Explain the variance request:

a. SDP Brogdon, LLC (SDP) is requesting that the City of Sugar Hill allow a variance for Article 6, Table 2 of the Zoning Ordinance: Allowing building material to be Tilt/ Pre-Cast for building sizes between 30,000 – 150,000 square feet. SDP is requesting this because the proposed development is for a Class-A Industrial Warehouse Facility. The best-in-class modern warehouses are constructed using tilt wall concrete. Buildings with this type of construction attract the top of market tenants, users, and purchasers. This is because of the durability and longevity of the building when constructed using tilt wall concrete. SDP will work with the City of Sugar Hill to ensure that a paint scheme is used that breaks up the elevations of the building and that it is aesthetically pleasing. The building will also incorporate elements of storefront glass for future office space in the building envelope.

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 buildings in the same district:

a. There are no special conditions surrounding the land, structure, or building. However, constructing the subject building with painted tilt wall concrete is the industry best practice to ensure the highest degree of quality and longevity.

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.

a. There are multiple properties on Brogdon Road that fit into this same size range that are constructed of tilt wall concrete. SDP believes that this the current Zoning Ordinance is not consistent with best-in-class construction practices for this building type and would prohibit the applicant from attracting the best tenants possible.

b. Other properties on in City of Sugar Hill on Brogdon Road constructed of Tilt Wall Concrete:

- i. 460 Brogdon Road Suwanee, GA 30024
- ii. 480 Brogdon Road Suwanee, GA 30024
- iii. 783 Brogdon Road Suwanee, GA 30024

c. Other properties in Suwanee on Brogdon Road that are directly adjacent or perpendicular to the Subject Property:

- i. 300 Brogdon Road Suwanee, GA 30024 (Direct Neighbor to the South)
- ii. 4103 Tench Road Suwanee, GA 30024 (Direct Neighbor to the South)
- iii. 296 Brogdon Road Suwanee, GA 30024

- iv. 4110 Tench Road Suwanee, GA 30024
- v. 301-A Brogdon Road Suwanee, GA 30024
- vi. 4180 Capital View Drive Suwanee, GA 30024
- vii. 4190 Capital View Drive Suwanee, GA 30024
- viii. 4189 Capital View Drive Suwanee, GA 30024

- d. **How the special conditions and circumstances do not result from the actions of the applicant:**
 - a. There are no special conditions that would result from the granting of the requested variance. The applicant understands that having this section in the code wide open could result in unsightly buildings constructed of raw concrete walls. The control and oversight are needed to make sure that unsightly projects are not built that bring down the value of this area. The applicant also recognizes that similar requests for true Class A industrial construction have been granted in the recent past.
- 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:**
 - a. There are no special privileges that would result from the granting of the requested variance. The applicant understands that having this section in the code wide open could result in unsightly buildings constructed of concrete walls. The applicant also recognizes that similar requests for true Class A industrial construction have been granted in the recent past.
- f. **How no non-conforming use of neighboring lands, structures, or buildings in the same districts shall be considered grounds for issuance of a variance:**
 - a. Applicant is not asking for any non-conforming examples to be used for grounds of issuing this requested variance.
- g. **Explain how this requested variance is the minimum necessary that will allow the reasonable use of the land, building(s), or structure(s):**
 - a. All new Class A industrial buildings consist of tilt wall concrete. It is the industry standard for constructing Class A industrial facilities. Constructing an industrial building with other materials would create an inferior product that would not lure a top of market customer that we would expect for this great location.
- 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:**
 - a. If granted, the variance to construct the Class A industrial warehouse building would match its directly adjacent buildings and be in character with other new industrial buildings on Brogdon Road. This type of construction will be good for the City of Sugar Hill as well as other building owners and tenants in the area. This is true because our facility will continue the trend of attracting top of market tenants to this area which is so well located for our product type. The granting of this variance will allow SDP to build a best-in-class building on our property that is zoned HM-1. This is a perfect fit for this property, this zoning category, and this location. We look forward to building a project that will contribute to the community and that the City of Sugar Hill will be proud of.

City of Sugar Hill

Tilt Wall Variance Application

Applicant: SDP Brogdon, LLC

Property Address: 0 Brogdon Road Suwanee, GA 30024

Letter of Intent

Dear City of Sugar Hill,

SDP Brogdon, LLC (SDP) has purchased +/- 11 AC located at 0 Brogdon Road Suwanee, GA 30024. This property is zoned HM-1 and the intent of the Developer is to construct a Class-A industrial warehouse on the property. SDP is requesting that the City of Sugar Hill allow a variance for Article 6, Table 2 of the Zoning Variance: Allowing building material to be Tilt/ Pre-Cast for building sizes between 30,000 – 150,000 square feet.

SDP is requesting this because the proposed development is for a Class-A Industrial Warehouse Facility. The best-in-class modern warehouses are constructed using tilt wall concrete. Buildings with this type of construction attract the top of market tenants, users, and purchasers. This is because of the durability and longevity of the building when constructed using tilt wall concrete. SDP will work with the City of Sugar Hill to ensure that a paint scheme is used that breaks up the long elevations of the building and that it is aesthetically pleasing. The building will also incorporate elements or storefront glass for future office space within the building envelope.

If the proposed variance is granted, the tilt wall concrete building will actually match the buildings that are adjacent to it, therefore not causing any sort of disruption, or out of character aesthetics for the area. There are multiple examples of this type of construction currently along Brogdon Road. See applicant responses to view the list of other tilt wall concrete industrial buildings.

SDP believes that this project must be constructed with tilt wall concrete to meet the highest and best use of the property given the current HM-1 zoning. This will attract the best tenants and hold its value longer than other building types. This variance will allow SDP to construct a best-in-class building on our property that is zoned for our intended use. This is a perfect fit for this type of property and will be a project that the community will be proud of.

Sincerely,



John Young

SDP Brogdon, LLC



BROGDON
DISTRIBUTION CENTER

GWINNETT COUNTY, GEORGIA

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Print Record

23 JUNE 2022 DESIGN REVIEW

Revisions

Issue Date 06/23/2022 Job No. 22 - Brogdon DC

Sheet Title

ENTRY VIEW

Sheet No.

A-221

NOT ISSUED FOR CONSTRUCTION



SHEET NAME: ENTRY VIEW SHEET NUMBER: A-221 PROJECT NAME: BROGDON DISTRIBUTION CENTER

FILE PATH: B:\360\22 - Brogdon - Strategic\22 Brogdon Strategic.rvt

GLASS SCHEDULE

A	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE HEAT STRENGTHENED OUTER PANE HEAT STRENGTHENED FABRICATOR: GUARDIAN GLASS STYLE: SUNGUARD SN 68 COLOR: GRAY-CLEAR	B	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE TEMPERED OUTER PANE TEMPERED FABRICATOR: GUARDIAN GLASS STYLE: SUNGUARD SN 68 COLOR: GRAY-CLEAR	C	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE TEMPERED OUTER PANE TEMPERED FABRICATOR: GUARDIAN GLASS STYLE: SUNGUARD SN 68 WITH DECO HT COLOR: GRAY-CLEAR
COATINGS: Low-E ON #2 SURFACE		COATINGS: Low-E ON #2 SURFACE		COATINGS: Low-E ON #2 SURFACE	
U-VALUE: .29		U-VALUE: .29		U-VALUE: .29	
SHGC: .25		SHGC: .25		SHGC: .25	

NOTE: PROJECTS LOCATED WITHIN A MILE OF THE COASTAL MEAN HIGH WATER LINE AND HAVE DESIGN WIND SPEEDS OVER 130 MPH ARE TO BE CONSIDERED WIND-BORNE DEBRIS REGIONS. PROVIDE IMPACT RATED GLASS IN WIND-BORNE DEBRIS REGIONS. G.C. TO CONFIRM.

EXTERIOR FINISH SCHEDULE

101	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	106	JOINT SEALER: ALUM. STOREFRONT TREMCO DYMERIC 240FC OR EQUAL COLOR: ANODIZED ALUMINUM
102	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	107	JOINT SEALER: S.C.P. JOINTS TREMCO DYMERIC 240FC OR EQUAL COLOR: TBD
103	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	108	EXPOSED METAL DOORS & FRAMES COLOR: PAINTED TO MATCH 102
104	PRE-FINISHED METAL GRAVEL STOP, GUTTER, COPING, AND DOWNSPOUTS COLOR: PAC-CLAD - TBD	109	PRE-ENGINEERED METAL CANOPY COLOR: TBD
105	ALUMINUM STOREFRONT/CURTAIN WALL AS MANUFACTURED BY KAWNEER COLOR: CLEAR ANODIZED	110	PRE-ENGINEERED BULLNOSE CANOPY COLOR: PAC-CLAD - TBD

GENERAL NOTES

- ALL GLASS TO BE TYPE "A" U.N.O. ALL GLASS IN DOORS TO BE TEMPERED.
- ALL GLASS WITHIN 2' OF DOOR SWING TO BE TEMPERED.
- KAWNEER TR-FAB 451 BASIS OF DESIGN FOR STOREFRONT.
- STOREFRONT SYSTEMS TO BE DESIGNED TO MEET ALL LOCAL AND DESIGN LOADS. SEE STRUCTURAL DRAWINGS FOR DESIGN LOAD REQUIREMENTS.
- EXTERIOR WALL PACKS ARE INCLUDED - SEE ELECTRICAL DRAWINGS FOR LOCATIONS.
- REVEALS SHALL WRAP EXPOSED PANEL EDGES AND EXPOSED BACK SIDES U.N.O.

KEYNOTES

- E1 CONCRETE SERVICE RAMP, SEE 12/A-401
- E2 STAIR AND GUARDRAIL, TYP. SEE 6/A-401, 8/A-401, 10/A-401
- E3 DOCK BUMPER - SEE WALL SECTIONS
- E4 PIPE DOWNSPOUTS THRU RAMP TO TRUCK COURT. PROVIDE BIRD SCREEN AT RAMP WALL.
- E5 LOUVER - SEE MECHANICAL DRAWINGS
- E6 LED WALL PACK - SEE ELECTRICAL DRAWINGS



**BROGDON
DISTRIBUTION CENTER**

GWINNETT COUNTY, GEORGIA

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Print Record
23 JUNE 2022 DESIGN REVIEW

Revisions

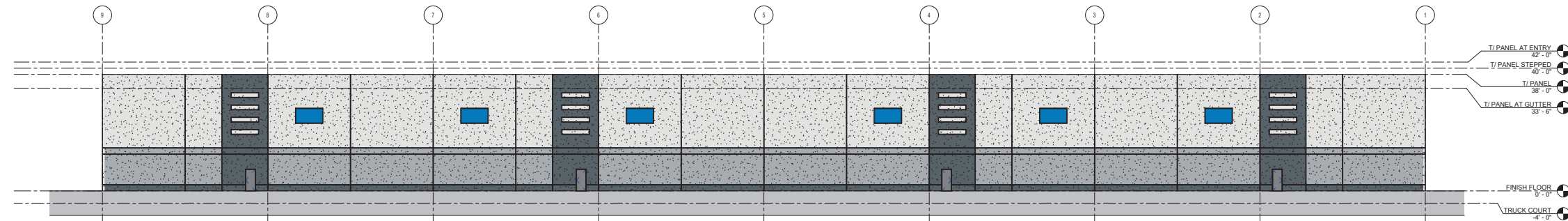
Issue Date: 06/23/2022
Job No.: 22 - Brogdon DC

Sheet Title: EXTERIOR ELEVATIONS

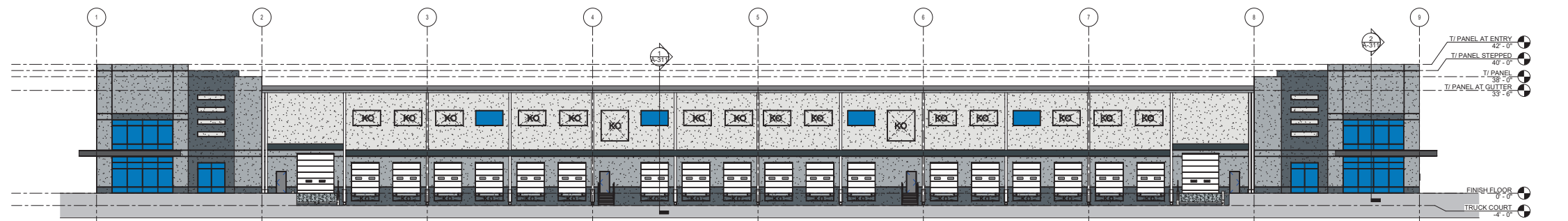
Sheet No.: **A-201**
NOT ISSUED FOR CONSTRUCTION

SHEET NAME: EXTERIOR ELEVATIONS SHEET NUMBER: A-201 PROJECT NAME: BROGDON DISTRIBUTION CENTER

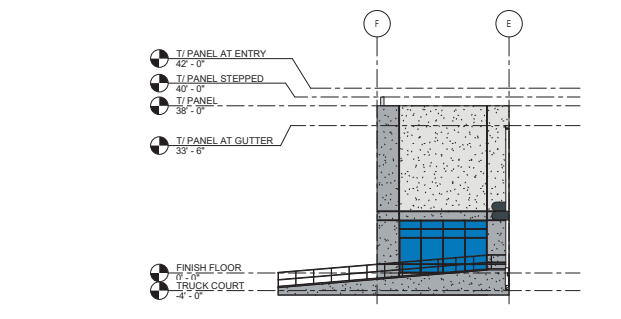
FILE PATH: B:\300\02 - Brogdon - Strategic\02 Brogdon Strategic.rvt



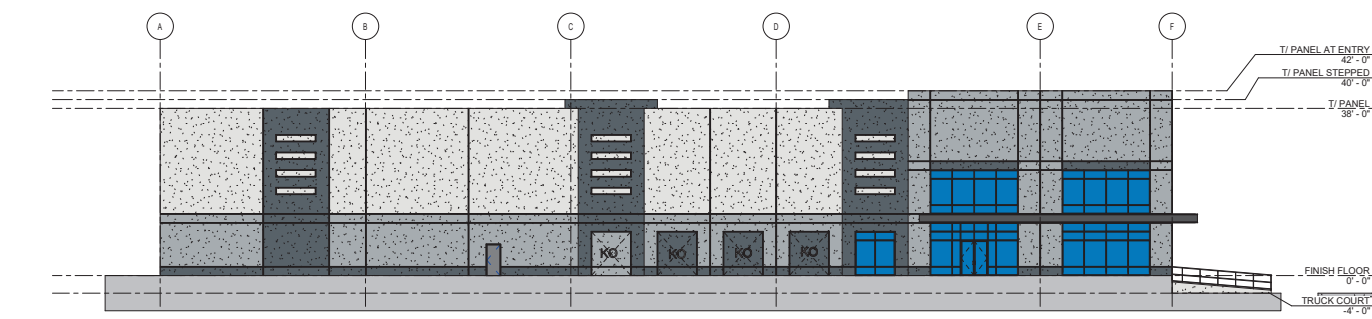
1 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



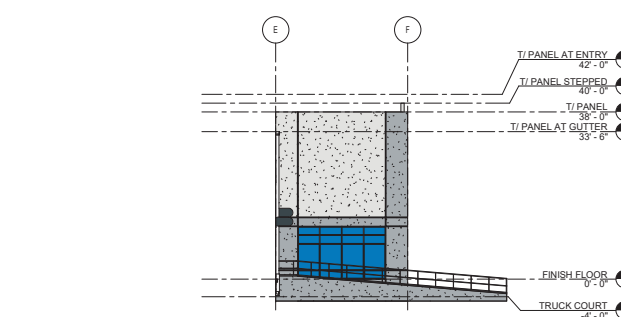
2 OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



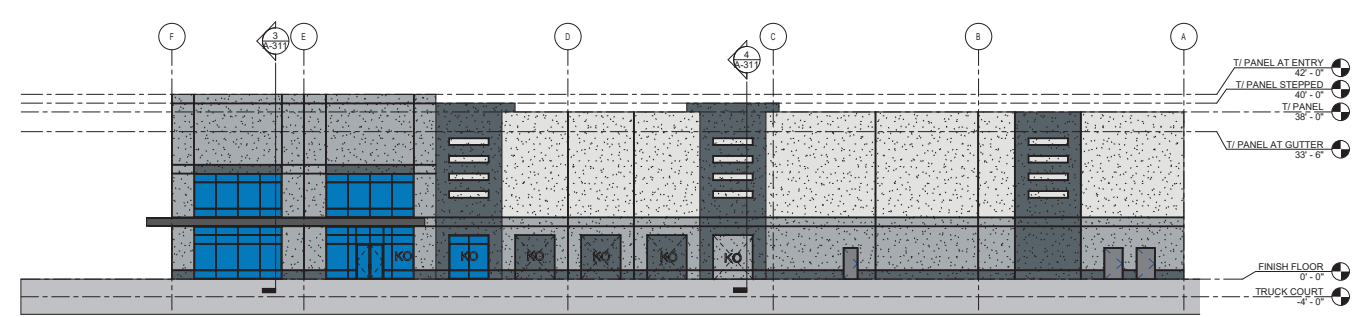
5 DOCK RETURN AT 2
SCALE: 1/16" = 1'-0"



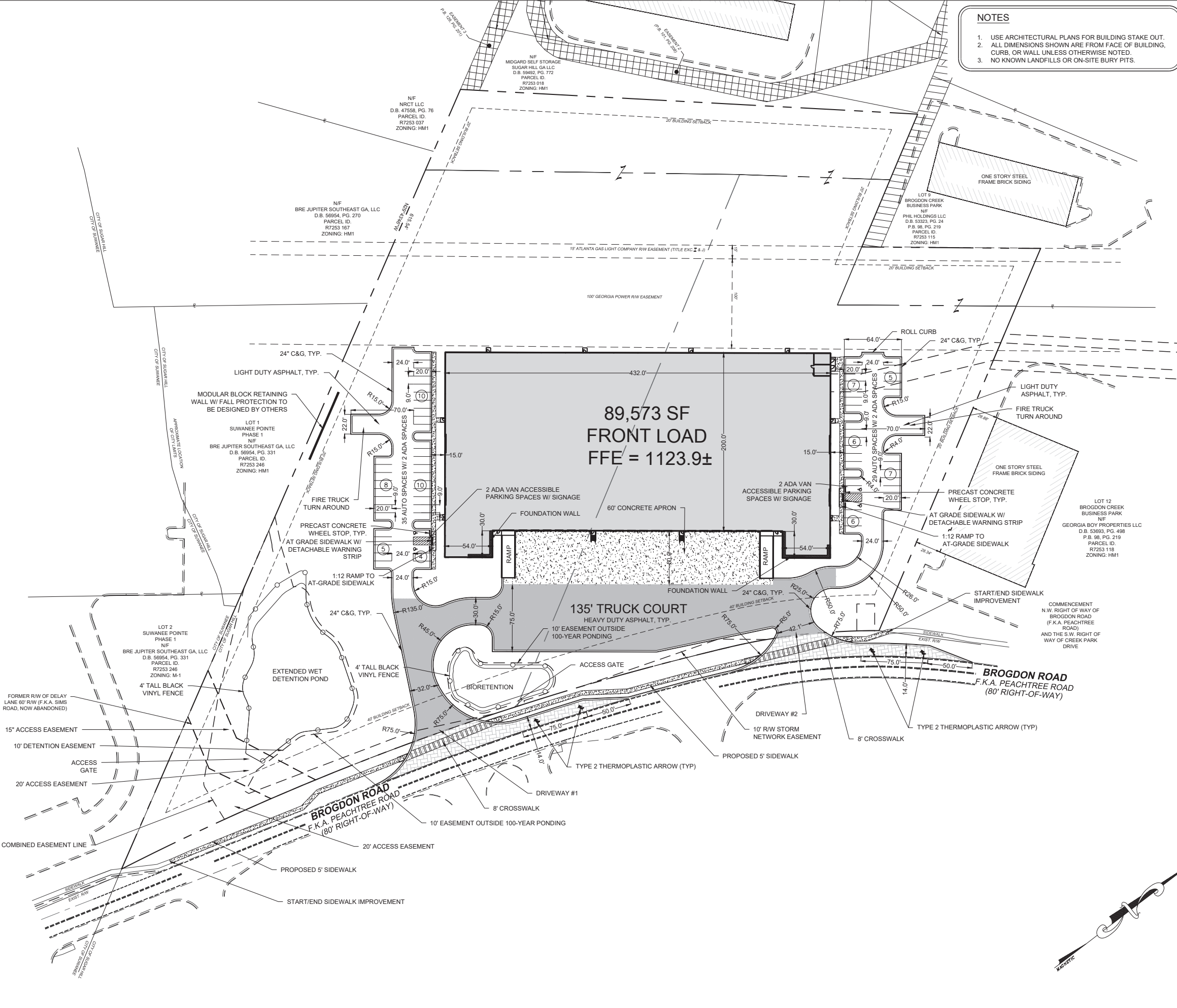
3 OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0"



6 DOCK RETURN AT 8
SCALE: 1/16" = 1'-0"

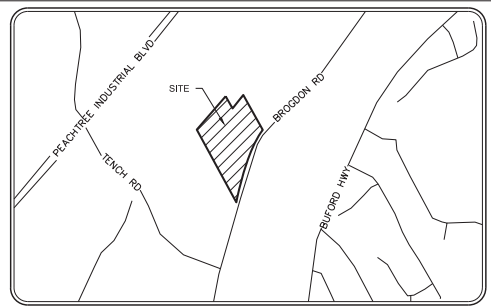


4 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"



NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.
3. NO KNOWN LANDFILLS OR ON-SITE BURY PITS.



LOCATION MAP
N.T.S.
PROJECT INFORMATION

SITE DATA
ZONING USE: HM1
TOTAL ACREAGE: 10.79
DISTURBED ACREAGE: 8.17
GWINNETT COUNTY, GA
LAND LOT 253, 7TH DISTRICT
PARCEL #: 7253 016

SETBACKS:
FRONT: 40 ft.
SIDE: 20 ft.
BACK: 20 ft.

BUILDING DATA
BUILDING SQUARE FOOTAGE: 89,573 sq. ft.
OFFICE: 3,173 sq. ft.
WAREHOUSE: 86,400 sq. ft.
BUILDING HEIGHT: 42 ft.

PARKING DATA
WAREHOUSE:
85,833 SQFT / (2,000 UNITS / SQFT) = 43 UNITS
OFFICE:
3,740 SQFT / (30 UNITS / SQFT) = 13 UNITS

MINIMUM PARKING REQUIRED
(43' x 11) + (13' x 11) = 56 SPACES
MAXIMUM PARKING
(43' x 1.25) + (13' x 1.5) = 74 SPACES
PARKING PROVIDED:
TOTAL PROVIDED: 68 SPACES INCLUDING
4 ADA COMPLIANT VAN/HV SPACES

UTILITY PROVIDERS
WATER: GWINNETT COUNTY
SEWER: GWINNETT COUNTY

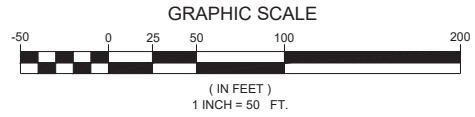
PAVING LEGEND

	CONCRETE PAVING
	L.D. ASPHALT
	H.D. ASPHALT
	CONCRETE SW
	GCOT PAVEMENT

OWNER/DEVELOPER (PRIMARY PERMITTEE)
STRATEGIC REAL ESTATE PARTNERS
3715 NORTHSIDE PARKWAY
BUILDING 400, SUITE 425
ATLANTA, GA 30327
(404) 852-2214
JYOUNG@STRATEGICREPARTNERS.COM

ENGINEER
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EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
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24 HOUR CONTACT
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- LAND PLANNING
- CIVIL ENGINEERING
- LANDSCAPE ARCHITECTURE



PROJECT:
SREP BROGDON ROAD
LAND LOT 253
7TH DISTRICT
GWINNETT COUNTY, GEORGIA
340 BROGDON ROAD

REVISIONS:

07/07/2022	DD SET
08/08/2022	CD SET
08/10/2022	SUGAR HILL SUB. 1
08/23/2022	SEWER UPDATE
08/29/2022	GWINNETT CO. RESUB
09/29/2022	LDP RESUBMITTAL
10/26/2022	SUGAR HILL RESUB
12/13/2022	RESUBMITTAL SET

LAYOUT & STAKING PLAN

SCALE:	1" = 50'
DATE:	08/14/2022
DRAWN BY:	FELI E.I.T.
PROJECT MANAGER:	WESLEY REED P.E.
QA/QC CHECK:	SCOTT GARDNER P.E.

PROJECT NO.
22-081

SHEET NO.
C3.0