

City of Sugar Hill
Planning Staff Report
SUP 25-001

DATE: February 26, 2025
TO: Mayor and Council
FROM: Planning Director
SUBJECT: Special Use Permit SUP 25-001
Mark White – 4725 Nelson Brogdon Blvd. for the purpose of an official Georgia vehicle emissions station (Automobile inspection service).

ISSUE The City of Sugar Hill has received an application dated December 9, 2024, from Mark White for a special use permit to operate an official Georgia vehicle emissions station. The subject property is currently zoned General Business District (BG).

RECOMMENDED ACTION

Approval of the special use permit for an official Georgia vehicle emissions station (automobile inspections service).

FEBRUARY 17, 2025, PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

The Planning Commission held a scheduled public hearing on Monday February 17, 2025. The public hearing was opened. Applicant Mark White spoke on behalf of his request. There were no comments in opposition. Planning Commission Member Jason Jones made a motion to recommend approval of the special use permit. Planning Commission Member Brian Shebs made the second. Motion to recommend approval passed 4-0.

DISCUSSION

- The subject property is presently zoned General Business (BG). A gas station and convenience store are presently located on the parcel. The parcel is located along a major traffic throughfare and is surrounded by commercial and industrial uses.
- The space for the proposed vehicle emissions station is currently vacant. Previous use of the space includes a car wash.
- Traffic would be directed to the rear of the building for access through the unit. Vehicles will exit through the front. No exterior improvements/additions will be required for operation.
- Vehicles registered in Gwinnett County, and the 12 other counties in the metro-Atlanta area, are required to undergo annual emissions inspections per the Georgia Clean Air Force.

BACKGROUND

Applicant/Owner: Mark White / ROOHI PROPERTIES LLC (c/o Azeez Farishta)

Existing Zoning: General Business District (BG)
 Request: Special use permit to operate an automobile inspection service.

Property Size: Portion of ± 1.0 acres
 Location: 4725 Nelson Brogdon Boulevard,
 Tax Parcel R7-271-126

Public Notice: Letters to adjoining owners via USPS regular mail on 12-19-24 and 1-28-25
 Signs posted on property 12-20-24; updated 1-28-25
 Ad in legal section of Gwinnett Daily Post on 12-15-24 and 1-28-25
 *Note: Readvertised due to inclement weather.

Public Response: See Planning Commission summary.

FINDINGS OF FACT

The subject property is part of an existing gas station/convenience store, zoned General Business District (BG). The parcels east and west of the property are also zoned General Business (BG) with an Applebee's to the east and a Sherwin Williams Paint to the west. The property to the north is zoned Light Manufacturing (LM) with an existing industrial office park. Across Highway 20 to the south is a medical office zoned Highway Service Business (HSB).

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 property presently hosts an auto-oriented use, and the small scale of the emissions inspection station would support the auto-oriented nature of the property and location along Highway 20.
2. *Will the rezoning requested adversely affect the existing use or usability of adjacent or nearby properties?*
 No, the requested special use permit will not adversely impact the adjacent or nearby properties.
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. This area is designated as a commercial node in the future land use map as adopted with the ENVISION100 comprehensive 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.