

City of Sugar Hill  
Planning Staff Report  
AX 16-001



**DATE:** February 18, 2016  
**TO:** Mayor & Council  
**FROM:** Planning Director *KA*  
**SUBJECT:** Annexation Request AX 16-001 | 6170 Suwanee Dam Road  
Tax Parcel # 7348-144

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RECOMMENDED ACTION

**Recommend annexation and rezoning to Medium Density Single Family Residential (RS-100) District.**

PLANNING COMMISSION RECOMMENDATION:

*The Planning Commission held a scheduled public hearing on 2-15-2016. No one spoke in opposition.*

***Planning Commission recommends APPROVAL of the annexation and rezoning to Medium Density Single Family Residential (RS-100) District (4-0).***

**ISSUE** Annexation of this ± 3.035 acre tract owned by the City of Sugar Hill was initiated by an application dated December 30, 2015. The property is currently zoned single family residential (R100) in unincorporated Gwinnett County. The requested zoning classification is Medium Density Single-Family Residential (RS-100).

DISCUSSION

- The City acquired the subject property in 2015.
- The requested zoning conforms to the Sugar Hill Land Use Plan.
- Future use is for greenspace.

BACKGROUND

Applicant / Owner: City of Sugar Hill  
Existing Zoning: Single-Family Residential District (R-100) in Gwinnett County  
Request: Annex and rezone to Medium Density Residential District (RS-100)  
Purpose: To bring City-owned property into municipal borders. Future greenspace.  
Property Size: ± 3.035 Acres  
Location: 6170 Suwanee Dam Road, Tax Parcel #7348-144  
Public Notice: Sign Posted on 1/28/16. Ad in Gwinnett Daily Post on 1/28, 2/4, 2/11, 2/25, 3/3, and 3/10/16.

## FINDINGS OF FACT

The City of Sugar Hill acquired the three acre parcel in 2015. It is currently zoned single family residential (R100) in unincorporated Gwinnett County. The city of Sugar Hill has initiated an annexation to incorporate the parcel.

The subject annexation does not create any unincorporated islands. As required by Georgia law, Gwinnett County was notified of the application. The County has not returned any objections to this annexation. Adjacent properties are zoned as follows:

- To the North and West, Heavy Manufacturing (HM2) in Sugar Hill;
- To the South and East, Single Family Residential (R-100) in unincorporated Gwinnett County.

## 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, single-family residential zoning is suitable in light of neighboring subdivisions.

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

No, the requested zoning should not impact adjacent property.

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?***

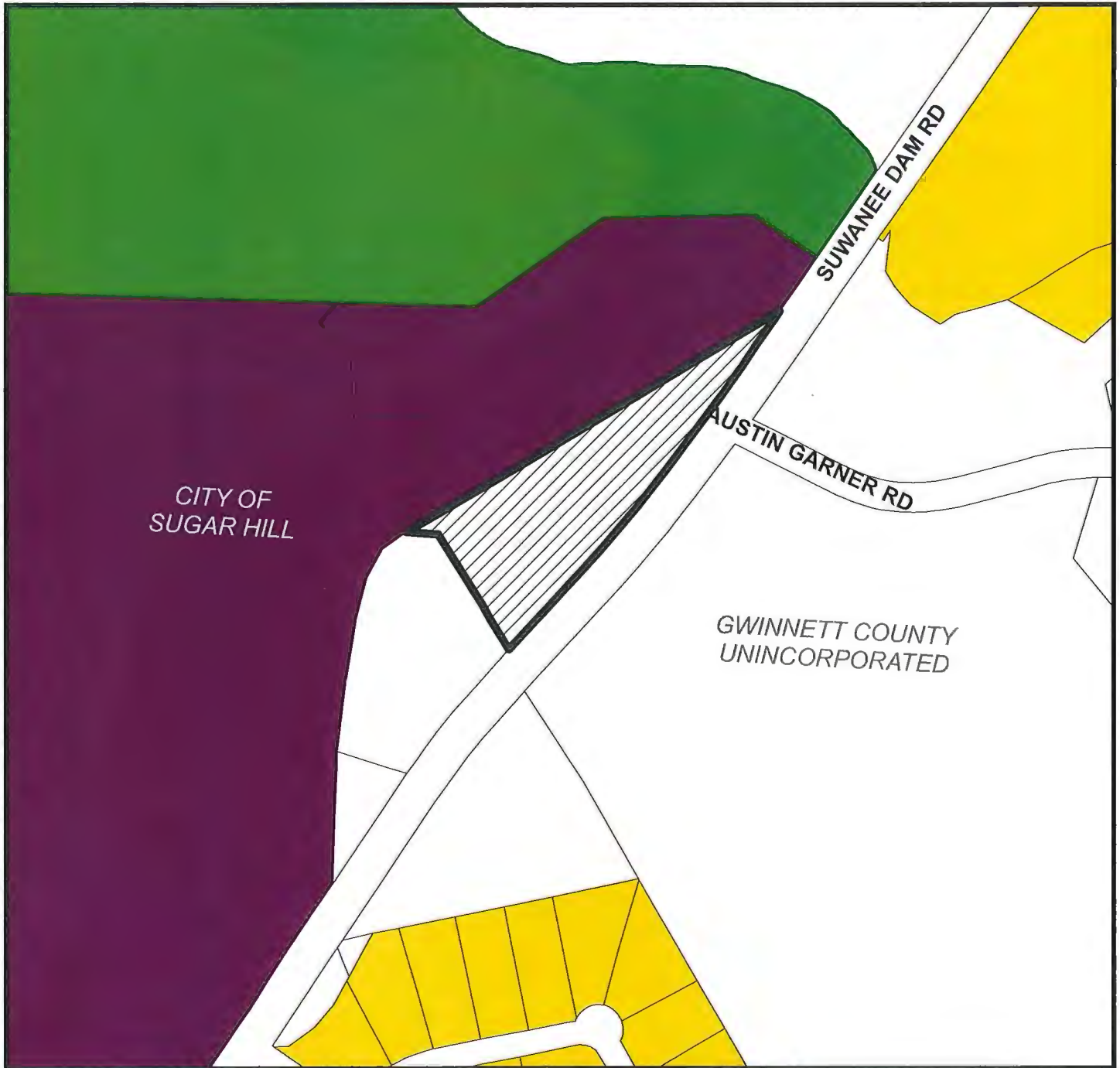
Yes, this parcel is identified as 'Suburban' on the Sugar Hill Character Area Map, where the requested zoning is encouraged.

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.

**Annexation Case**  
**AX 16-001**

**Applicant: City of Sugar Hill**  
**Zoning: R-100 Location: 6170 Suwanee Dam Rd**  
**Request: RS-100 (3.03 acres)**



**Legend**

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|--|---|--|
|  SH_Parcels               | <b>Zoning District</b>  |  RS100-Medium Density Single Family Residential |
|  AF-Agricultural - Forest |  HM-2-Heavy Industry |  |



1 inch = 300 feet