

City of Sugar Hill
Planning Staff Report
AX 16-002



DATE: February 18, 2016
TO: Mayor & Council
FROM: Planning Director *KA*
SUBJECT: Annexation Request AX 16-002 | 440 Level Creek Road
Tax Parcel # 7289-014

RECOMMENDED ACTION

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

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a scheduled public hearing on 2-15-2016. Three citizens inquired about the proposed annexation and its use as greenspace.

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

ISSUE Annexation of this nine 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 (R75) 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.
- Future use is for greenspace.
- The requested zoning conforms to the Sugar Hill Land Use Plan.

BACKGROUND

Applicant / Owner: City of Sugar Hill
Existing Zoning: Single-Family Residential District (R75) 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: ± 9.222 Acres
Location: 440 Level Creek Road, Tax Parcel #7289-014
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 nine acre parcel in 2015. It is currently zoned single family residential (R75) 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, Single Family Residential (R75) in unincorporated Gwinnett County;
- To the East, Single Family Residential (R75) in unincorporated Gwinnett County.
- To the South, Single Family Residential (RS-100) in Sugar Hill.

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. Green space is an appropriate use under such zoning classification.

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?

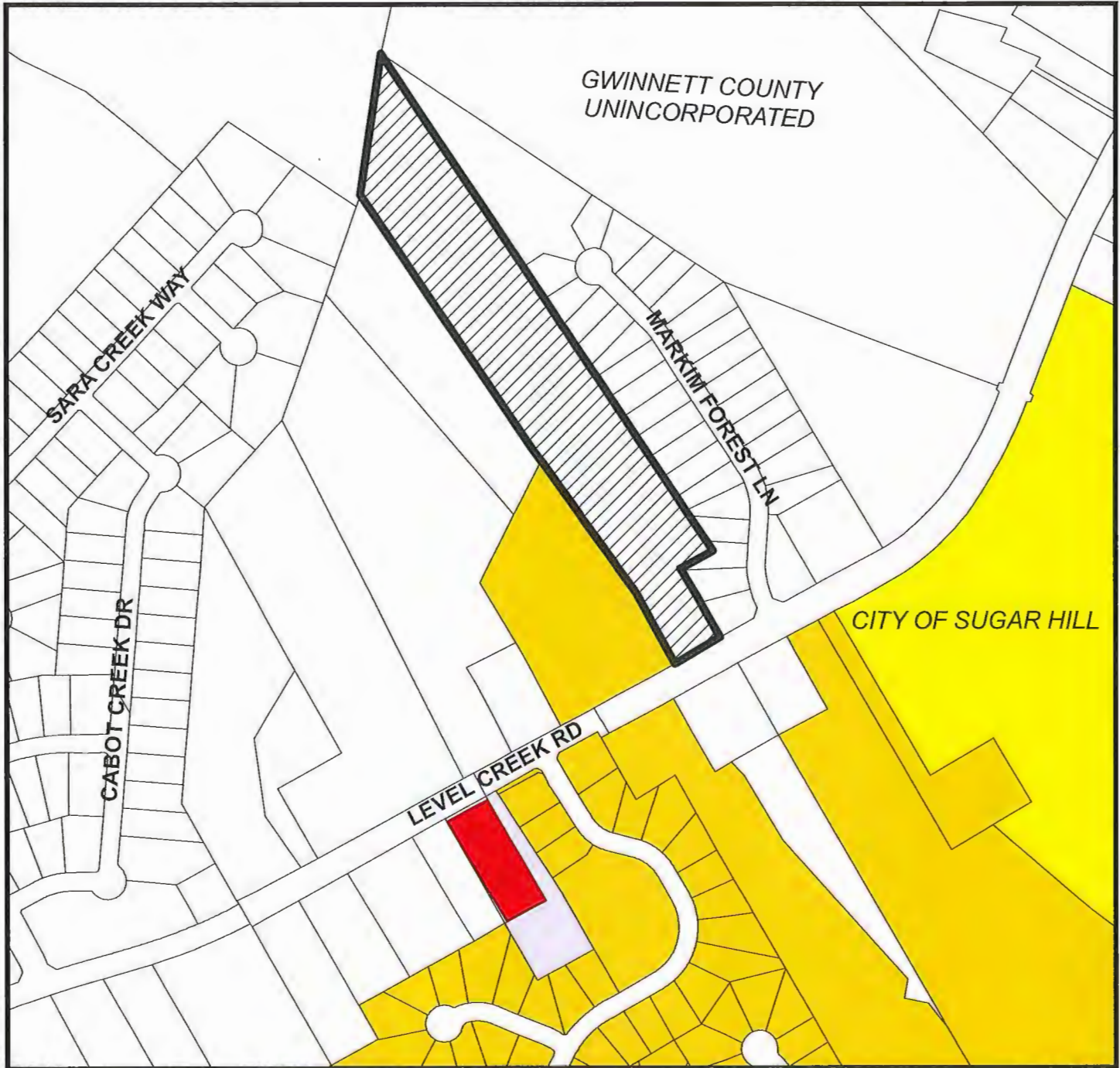
Yes, this parcel is identified as 'Suburban' on the Sugar Hill Character Area Map, where the requested zoning is encouraged.

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 16-002

Applicant: City of Sugar Hill
Zoning: R-75 **Location:** 440 Level Creek Road
Request: RS-100 (9.22 acres)



Legend

SH_Parcel

Zoning District

RS200-Low Density Single Family Residential

RS100-Medium Density Single Family Residential

BG-General Business

LM-Light Manufacturing



1 inch = 400 feet