



COMMUNITY AGENDA Sugar Hill Comprehensive Plan

Submitted to:
**Georgia Department of
Community Affairs**

By:
City of Sugar Hill

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Introduction

The Georgia Department of Community Affairs (DCA) administers Rules for Local Comprehensive Planning for all Qualified Local Governments in Georgia. The purpose of this program is to provide guidance for long range planning that will accomplish the following goals as outlined by the DCA:

- Involve all segments of the community in developing a vision for the community's future;
- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plan; and
- Provide a guide to everyday decision making for use by the local government officials and other community leaders.

The Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning "Local Planning Requirements," was updated in May 2005. The updated guidelines require the completion of three major elements, the Community Assessment, Community Participation Plan, and Community Agenda as part of the Comprehensive Plan. The Community Assessment summarizes the local government's evaluation of its development patterns, issues and opportunities, and level of compliance with the DCA's Quality Community Objectives (QCOs). The Community Participation Plan is a proposal for a community involvement program that will offer a wide range of opportunities to local citizens interested in participating in the development of the Comprehensive Plan. Lastly, the Community Agenda includes an update of the material in the Assessment based on public input, as well as a short and long term work program and list of policies for land use decision making.

The DCA defines the intent of the Community Agenda as follows:

"The purpose of the Community Agenda is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Agenda is the most important part of the plan, for it includes the community's vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Community Agenda is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented."

The City of Sugar Hill's Community Assessment and Community Participation Plan were submitted to DCA in November 2007. Upon approval of these documents, the City began implementation of the Community Participation Plan and development of the Community Agenda. Sugar Hill's deadline for recertification by DCA of Qualified Local Government Status is February 28, 2009.

This document, the Community Agenda for the City of Sugar Hill, is being submitted to DCA in advance of the mandated deadline to allow for DCA review and City Council adoption prior to February 28, 2009.

The format of this document considers the outline proposed in the State Planning Recommendations, as well as Chapter 110-12-1-.05 of the Rules.

- Chapter 1 addresses the Community's Vision for the Future as established through the public involvement process. This chapter includes a summary of the public involvement, as well as a description of the Character Areas.
- Chapter 2 includes an analysis of the DCA's Quality Community Objectives.
- Chapter 3 includes a summary of the Issues and Opportunities as developed in the Community Assessment and updated through the public involvement process.
- Chapter 4 contains an Implementation Plan that includes a Short-Term Work Program and Policies for Land Use.

1. Vision for the Future

The City of Sugar Hill has established a vision for its future through a comprehensive public involvement program. The public shared their views on future development and quality of life issues through participation in an online survey, as well as through representation at a number of community meetings. A visioning exercise was conducted at the public meeting held on January 29, 2008 at the City Hall Annex, and the following Vision for the Future was established:

Sugar Hill: A unique, family oriented city – where small town values and security are embraced; Where gathering places and recreation opportunities enhance our sense of community; and, Where increasing property values and quality development contribute to personal and economic growth.

This vision is intended to communicate the City's pride in its existing traits including quality neighborhoods, growing economic activity, as well as various recreational and cultural assets in the City. Ultimately, this vision will guide the City's commitment to the preservation of these resources and expansion of community services and facilities through the implementation of the Community Agenda.

The public involvement and outreach that was conducted in an effort to establish the vision for the City is summarized in this chapter. This effort also enabled City staff to finalize the character areas, establish recommended development patterns, outline land use policies, and draft the Short-Term Work Program. Each element of the approved Public Participation Program is addressed, and any applicable documentation is included in the Appendix A - C.

1.1 Community Participation Program

As part of the development of the Community Agenda, the City found it essential to work with citizens to identify the issues and challenges unique to Sugar Hill. The public participation process began with an evaluation of the current strengths and needs of the community that led to a vision for the future. The programs described below were intended to provide citizens the opportunity to offer their opinions and provide feedback on the Community Assessment. This approach has allowed the City to draft a Community Agenda that accurately reflects the overall vision for the community. The comprehensiveness of this public involvement program has ensured that the public will feel vested in results of the planning process. The City provided multiple levels of public involvement so that citizens were able to contribute according to their desired level of participation.

In accordance with the approved Community Participation Plan, a number of community meetings were held to develop a vision for the City and to review the draft development strategies, issues and opportunities, and other information presented in the Community Assessment. Educational material has been available online on the City's website and at City Hall to keep the public informed throughout the process. An online survey was conducted to

provide an opportunity for the public at large to offer input and ideas regarding the City's future. Finally, prior to submittal of the Community Agenda and at the conclusion of the planning process, a second public meeting was held to present the Agenda to the City Council and the public.

The following public involvement strategies have been implemented by the City as part of the public involvement strategy and are discussed in this report:

- Community Meetings
- Community Survey
- Fall Festival "Open House"
- Handouts
- Website
- Publications "*Sugar Hill Today*"

1.1.1 Community Meetings

Community involvement was an essential part of the success of the Community Agenda development. Effective involvement from key individuals/groups from the community will ensure that the Agenda gains community wide support, addresses the issues and concerns of the general population, and is ultimately implemented.

Two community meetings were held throughout the planning process to review the findings of the Community Assessment, outline a vision for the future, and provide feedback to the City of Sugar Hill. Community meetings were held in an informal but professional manner to create an environment that facilitated participation.

The following is a description of the two meetings held at Sugar Hill Community Center including the date held and topics discussed. Promotional materials and summaries for these meetings can be found in Appendix A.

- Public Workshop 1 – Visioning (January 29, 2008 from 7:00pm to 9:00pm): This meeting began with a brief presentation summarizing the comprehensive planning requirements. The presentation included information about the DCA requirements, project schedule, preliminary character areas, and issues and opportunities identified during the Community Assessment phase of the process. The results of the Public Opinion Survey were also presented to the group for discussion. Following the survey discussion, the meeting broke up into groups and completed a visioning exercise.

- Public Workshop 2 – Character Areas and Issues & Opportunities (February 19, 2008 from 7:00pm to 9:00pm): Residents attending this meeting were asked to evaluate the boundaries of the existing character areas developed during the Community Assessment phase. People were given markers to draw on the maps to show how they felt the character areas should be delineated. The desired development patterns and strategies were also evaluated and revised based on feedback at this meeting.

1.1.2 Online Survey

In an effort to increase public involvement, the City administered a community survey to gain feedback from citizens. The community survey has been an effective tool since it was available to a large population at a minimal cost. The survey was taken at the City's fall festival on October 20, 2007 and also posted on the City website in October 2007.

The results of the surveys were tabulated and are discussed below. For the full survey and survey results, see Appendix B. Results of the survey were considered and incorporated into the final draft of the Community Agenda. The City's Vision of the Future, development patterns and future work program are all reflective of the goals expressed by the community.

Soliciting input from residents, local businesses and property owners provided an opportunity for the public to identify their opinions on various topics and issues, such as: community appearance, economic development, services, traffic and commuting, housing, quality of life, and overall planning issues.

The 8-question survey was made available in electronic format on the City of Sugar Hill's official website. Hard copy surveys were available at City Hall. The survey was posted in October 2007 and was available until February 2008. A total of 711 surveys were completed and tabulated during that period. This equates to approximately 4.6% of the total population. Survey results reflect a 95% confidence level with a confidence interval of $\pm 3.5\%$.

The initial two questions determined the age and residency for survey participants. The majority of the people who responded to the survey were between the ages of 35 – 49 (47%). The percentages for the other age cohorts taking the survey were 22% for people between the ages of 50 – 64, 20% between the ages of 20 – 34, 11% were 65 and older, and less than 1% was under the age of twenty. Nearly 99% of the people that responded to the survey stated they were residents of Sugar Hill. This is a positive outcome as it is assumed that the responses to the other questions will better reflect the feelings of people living within the community.

The third question asked people a series of yes/no questions about Sugar Hill. The results of this question are shown in Table 1.

Table 1. Survey Responses – Sugar Hill Community

	Yes	No	Don't Know
Do you feel there are adequate employment opportunities in Sugar Hill?	18.9% (132)	42.7% (299)	38.4% (269)
Are there adequate shopping and restaurants available in the City of Sugar Hill?	30.4% (216)	68.0% (483)	1.5% (11)
Would you be in favor of setting aside portions of subdivisions as permanently protected greenspace even if it meant smaller lot sizes?	69.2% (491)	22.7% (161)	8.2% (58)
Are you aware of how your area is zoned and what is allowed or not allowed to be built in your area?	40.2% (286)	50.8% (361)	9.0% (64)
Are you satisfied with the layout and architectural design of commercial development?	44.1% (311)	38.5% (272)	17.4% (123)
Are you satisfied with the layout and architectural design of residential development?	59.7% (420)	28.4% (200)	11.9% (84)
Does your neighborhood have a homeowners association to consider proposed development or zoning changes in your area?	59.2% (420)	32.7% (232)	8.2% (58)
Do you expect to move during the next five years?	21.5% (152)	56.6% (401)	21.9% (155)

Table 1 indicates the majority of people taking the survey (68%) feel there are not enough restaurants and shopping options within the City. Nevertheless, only 22% of the respondents stated they plan to move during the next five years. The majority of people (60%) are satisfied with the current design and layout of residential development, but nearly 70% of people are in favor of smaller lot sizes in exchange for larger tracts of protected greenspace.

Question four asked whether the City needs more, less, or the same amount of a number of different items. Based on the results shown in Table 2, most people felt the City needs the following; greenspace, restaurants, recreational facilities, and family entertainment. There is a growing demand for natural and recreational areas within the City and a need for service oriented commercial development.

Table 2. Survey Responses – Community Needs

	More	Less	Same
Restaurants	74.5% (527)	6.8% (48)	18.7% (132)
Retail/Shopping	57.7% (406)	16.6% (117)	25.7% (181)
Hotels	23.4% (162)	31.1% (215)	45.5% (315)
Natural area/Greenspace	79.2% (562)	1.5% (11)	19.3% (137)
Recreational facilities	70.3% (495)	3.1% (22)	26.6% (187)
Family entertainment/activities	67.9% (477)	4.7% (33)	27.5% (193)
Regional shopping centers	27.3% (189)	30.3% (210)	42.3% (293)
After work hours entertainment/activities	51.4% (360)	16.1% (113)	32.5% (228)
Professional offices	40.7% (285)	20.3% (142)	39.1% (274)

When questioned about what patterns of commercial development are best for the City, 71% of people stated that commercial development should be concentrated in limited locations along major streets. Twelve percent (12%) stated that commercial development should be scattered throughout the City.

Question six asked whether the City needs more, less, or the same amount of different types of residential development. About 43% thought there is a need for more single-family residential development, while 50% thought there should be less or the same amount of single-family residential. Only 6% of people taking the survey feel there is a need for more multi-family residential development and 67% feel there should be less multi-family residential development. Lastly, nearly 67% of people feel there should be less or the same amount of mixed use residential development. Only 19% thought there should be an increase in mixed use residential development.

The seventh question asked people to rate the level of importance of a number of factors in their decision to move to Sugar Hill.

Table 3. Survey Responses – Decision to Move Factors

	Most Important	Important	Not Important
Employment/Job	19.0% (129)	25.7% (174)	55.3% (375)
To be close to family and friends	22.0% (150)	34.7% (237)	43.3% (296)
To be located in the Atlanta metro region	17.7% (120)	50.8% (345)	31.5% (214)
The general aesthetics and attractiveness of the area	43.9% (298)	49.3% (335)	6.8% (46)
The quality of schools	45.9% (314)	32.0% (219)	22.1% (151)
The cultural and/or recreational activities available here	15.9% (108)	52.8% (358)	31.3% (212)
The affordability of the area	52.5% (360)	43.6% (299)	3.9% (27)

Over half of the respondents stated the affordability of the area was the most important factor. The second most important factor was the quality of schools followed by the general attractiveness of the area. The least important factors were employment/job and being close to family and friends, respectively.

The last question on the survey (#8), asked people to rate the priority of a number of items as they relate to the City. Based on the results of the survey, people feel that creating a guideline for future development is the highest priority for the City. People also rated community character, environmental protection, and traffic congestion along major roads as high priority topics for the City. The people taking the survey feel that alternative forms of transportation, neighborhood commercial development, and availability of cultural resources within the City are either low priority items or not a priority at all. Table 4 shows the complete results for this question.

Table 4. Survey Responses – Priorities for the Future

	High Priority	Low Priority	Not a Priority
Community Character	82.4% (552)	12.8% (86)	4.8% (32)
Historic Preservation	45.2% (306)	39.3% (266)	15.5% (105)
Availability of cultural resources within the City	34.5% (230)	43.8% (292)	21.7% (145)
Alternate forms of transportation	26.6% (181)	38.2% (260)	35.1% (239)
Creating a guideline for future development	86.0% (584)	10.8% (73)	3.2% (22)
Neighborhood commercial development	33.1% (222)	38.8% (260)	28.1% (188)
Walkable communities	66.7% (455)	25.2% (172)	8.1% (55)
Neighborhood revitalization/redevelopment	64.5% (433)	25.0% (168)	10.4% (70)
Environmental Protection	74.0% (503)	19.9% (135)	6.2% (42)
Recreation	60.5% (408)	32.6% (220)	6.8% (46)
Traffic along Buford Highway & Peachtree Industrial Boulevard.	73.9% (504)	19.8% (135)	6.3% (43)

The survey proved to be a valuable tool for gauging the community's overall feelings about what issues are important to the people of Sugar Hill. It is clear from these results that the issues discussed as part of the comprehensive planning process are in line with the issues most important to everyday citizens.

1.1.3 Public Information

In addition to the strategies identified above, the City utilized the following Public Information techniques:

- Publications “Sugar Hill Today”: The City produced a publication entitled “Sugar Hill Today” in an effort to publicize information about various elements of the Comprehensive Plan. These newsletters were distributed at the fall festival and at the public meetings and were also made available to the public at City Hall.

Volume 1 was produced in October 2007 and described the main planning elements (population, economic development, housing, land use, transportation, etc.). Volume 2 was produced in January 2008 and described the DCA's Quality Community Objectives and issues and opportunities identified in the community. Please see Appendix C for copies of these newsletters.

- Fall Festival “Open House”: The City of Sugar Hill holds an annual fall festival. The festival is well attended by residents of the City, as well as by people from neighboring jurisdictions. Events typically included at the festival include a car show, rides, live entertainment, animal petting zoo, arts and crafts vendors, a chili cook off, and a 5K race. The City used this well attended event as an opportunity to educate the public about the



- Comprehensive Plan. The Comp Plan booth contained maps, informational fact sheets, a comment box, and gave people the opportunity to fill out the Public Opinion Survey. The booth also provided opportunities for people to voice concern and discuss the planning process with City staff and planning consultants.
- Webpage: A webpage was dedicated to the Comprehensive Plan and added to the City’s website to allow for immediate dissemination of information related to the planning process. The webpage was posted in October 2007 and includes a link to the online survey, as well as electronic versions of the Community Assessment information packet and Comprehensive Plan Components handout.

1.1.4 Public Hearing

The State Minimum Standards require that a Public Hearing be held to inform the public that the planning process for updating the Comprehensive Plan is nearing completion. A Public Hearing for the final draft Community Agenda was held on August 18, 2008 followed by a 30-day public comment period. The Community Agenda was presented to the City Council on September 8, 2008.

The presentations informed the public and the Council about the scope of the plan and encouraged feedback. The City then finalized and submitted the Community Agenda to DCA for approval. The meetings were open to the public and advertised in accordance with City procedures. The meeting schedule was posted on the City’s website and the agenda for the meeting was made publicly available at City Hall prior to the hearing.

1.1.5 Public Participation Program Summary

The Public Participation Program described above has directly and significantly contributed to the content of this Community Agenda. Through feedback from the general public, the Project Team was able to develop a Vision for the Future, revise the Character Area map and

development strategies, expand the Issues and Opportunities, and draft an implementation plan to achieve the goals outlined within this document.

1.2 Future Development Strategy

The City of Sugar Hill has devised a future development strategy associated with the Community Character Areas Map (Appendix D). This map will replace the Future Land Use Map and will be used by City staff and elected officials to guide land use policy decisions and new development. The Official Zoning Map will be reviewed and updated, along with the Zoning Ordinance, as part of the Short-Term Work Program to ensure that land use regulations match the spirit of this plan.

A narrative description is provided for each Character Area and includes the following items:

- **Character Area Description:** This section details the characteristics unique to each area that should be preserved or enhanced.
- **Recommended Development Patterns:** Includes strategies for influencing the appropriate type of growth within each Character Area.
- **Zoning Considerations:** Identifies the existing zoning classifications found within each character area and assesses the suitability of the zoning provisions in achieving the specific vision for each Character Area. Recommendations for amendments to the Zoning Ordinance have been made so that it will become a tool to help the City accomplish the goals set forth in this plan. Table 5 provides a brief summary of the existing zoning classifications and general types of use within each category.

Table 5. Existing Zoning Classification & Allowable Uses

District	District Name	Description
AF	Agricultural / Forestry	The Agricultural and Forest (AF) District is established to provide for agriculture and very low density residential development, and to ensure that open and/or sparsely developed areas of the City are not the subject of premature, scattered, and uneconomical growth patterns.
RS200	Low Density Single-Family Residential	The three single-family residential Districts include existing low density residential areas and vacant or open areas where similar residential development is appropriate. The regulations for these Districts are designed to encourage low density 1-family residential development, protected from the depreciating effects of small lot development and excessive density.
RS175		
RS150		

District	District Name	Description
RS100	Medium Density Single-Family Residential	The Medium Density Single-Family (RS100) Residential District includes areas of medium density residential development. The regulations for this District are designed to take advantage of the greater economy and convenience afforded by more intensive development but still retain some of the open aspects of a detached dwelling unit District.
RM	Multi-Family Residential	The Residential Multi-Family (RM) District includes areas where higher density and/or multifamily development are appropriate. The regulations for this District are designed to provide an area where individuals and families may establish homes in an environment which satisfies their needs for convenience and economy.
CSD	Conservation Subdivision Residential	To encourage the development of residential communities, that are density neutral, designed to preserve and protect environmental resources, scenic vistas, and natural and cultivated landscaped. To enhance land, water, air, and tree/vegetation resources by minimizing the area of land disturbance, reducing impervious surface, optimizing stream buffers, preserving vegetation cover and encouraging the provision of openspace. To reduce infrastructure maintenance costs as a result of efficient community design. To provide openspace and pedestrian linkages and wildlife corridors among residential communities and to encourage recreation opportunities. To preserve significant historical and archeological features. To preserve and protect contiguous undeveloped areas within the development.
MH	Mobile Home Park	The Mobile Home (MH) District provides for establishment of mobile home parks located on un-subdivided parcels which have single ownership control. New mobile home subdivisions are not permitted.
OI	Office - Institutional	This Zoning District is established to provide a location for offices, institutions and limited related retail business and service activities in buildings of high character in attractive surroundings. Distributive functions such as loading, unloading, storage, packaging and unpackaging shall be limited to 10% of the total building area and 5% of the total lot area.
HSB	Highway Service Business	The Highway Service Business (HSB) District is established to provide locations for retail trade establishments compatible with surrounding residential and office-institutional areas, and for business activities which primarily cater to the traveling public. The HSB District requires individual freestanding structures, larger yard areas, greater setbacks, and lower building densities than are permitted in the General Business District.

District	District Name	Description
BG	General Business	The General Business (BG) District is intended to provide adequate space in appropriate locations along major streets, thoroughfares and at intersections for various types of business use. These uses should include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods. Development of uses in the District characteristically occupies a larger area than in the HSB District because it is intended to serve a greater population and to offer a wider range of services. Orientation and expansion of this District should occur as an increase in depth at major intersections rather than as a strip-like extension along the street or thoroughfare.
LM	Light Manufacturing	The Light Manufacturing (LM) District is comprised of lands that are located on or have ready access to a major street or state highway and are well adapted to industrial development but whose proximity to residential makes it desirable to limit industrial operations and processes to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards or other objectionable conditions. This District limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors. The LM District is established to provide a location for those heavy commercial and light industrial operations which demonstrate characteristics that are able to meet comparatively rigid specifications for nuisance-free operation.
HM-1	Light Industrial	The Light Industry (HM-1) District is comprised of lands that are located on or have ready access to a major street, as defined herein, and are well adapted to industrial development, but whose proximity to residential or commercial Zoning District makes it desirable to limit industrial operations and processes to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that do not create fire or explosion hazards or other objectionable conditions. This District limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors, with the exception of outdoor storage which is screened and situated in a required side or rear yard.
HM-2	Heavy Industrial	The Heavy Industry (HM-2) District provides a location for those industrial operations and processes that are not public nuisances and are not dangerous to the health, safety or general welfare of the inhabitants of the City of Sugar Hill. The HM-2 District shall be located on or have ready access to a major street, as defined herein.

1.2.1 Greenspace

Areas of protected greenspace are established for recreation, alternative transportation, or conservation purposes. These areas include ecological, cultural and recreational amenities.

Recommended Development Patterns:

- Maintain property in as natural a state as possible.
- Seek opportunities to add passive recreational trails through large greenspace areas.
- Link greenspace areas into a useful network of greenways, set aside for pedestrian and bicycle connections between schools, churches, recreation areas, City centers, residential neighborhoods and commercial areas.
- Promote greenspace areas as passive-use tourism and recreation destinations.
- Utilize greenspace areas as much as possible for the infiltration and natural cycling of stormwater runoff. Allow only for minimal development and impervious surfaces as is appropriate for recreational uses.
- Improve recreational access to the Chattahoochee River.
- Consider connecting E.E. Robinson Park to streams and protected riparian buffers near Peachtree Industrial Boulevard.



Zoning Classifications:

Each parcel found within the greenspace areas is identified by one of the following zoning classifications: AF, BG, CSD, HM1, HM2, OI, RS100, and RS150.

Zoning Considerations:

- Many of the use provisions under the current zoning classifications, with the exception of AF and CSD, are not fully compatible with the Greenspace Character Area.
- The City should evaluate the greenspace areas and explore the potential for a designated Greenspace Zoning Category.

1.2.2 Industrial

Land uses in this area are typically higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, or other nuisance characteristics could be present.

Recommended Development Patterns:

- Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.
- New industrial development should be masterplanned.
- Plan for adequate truck accessibility to Brogdon Road as well as each individual industrial site.
- Ensure adequate infrastructure for future build-out.



Zoning Classifications:

Each parcel found within the Industrial Area is identified by one of the following zoning classifications: HM1, HM2, LM, and RS100.

Zoning Considerations:

- The current zoning categories of HM1, HM2, and LM are consistent.
- Residential development should be discouraged.
- Downzoning should be eliminated.

1.2.3 Mixed Use Redevelopment

Declining, unattractive, vacant or under-utilized areas are identified for future mixed use development. These areas will be developed to include a mix of residential and neighborhood commercial uses.

Recommended Development Patterns:

- Design residential development and commercial uses to complement each other in close proximity.
- Allow varied residential uses including residential units over ground floor commercial spaces.
- Masterplan projects to be very pedestrian-oriented, with walkable connections between different uses.
- Road edges should be clearly defined by locating buildings at the edge of the streetscape with parking in the rear.
- Enhance pedestrian-friendly environment through required streetscape improvements.



Zoning Classifications:

Each parcel found within the Mixed Use Redevelopment Area is identified by one of the following zoning classifications: AF, BG, HM1, LM, MH, RS100, RS200, and HSB.

Zoning Considerations:

- Industrial zoning categories may not be consistent with this Character Area.
- A mixed use zoning district that specifically defines acceptable types of development and aesthetics would facilitate development within this Character Area.
- Promote higher density residential development, such as residential units over ground floor commercial spaces.

1.2.4 Neighborhood Commercial

Neighborhood commercial is characterized by neighborhood-scale development with a concentration of activities such as restaurants, retail, service commercial, professional office, and appropriate public and openspace uses.

Recommended Development Patterns:

- Allowable uses should be compatible with neighborhood character and include a mix of retail, services, and offices.
- Road edges should be clearly defined by locating buildings at the edge of the streetscape with parking at the side or in the rear whenever possible.
- Enhance pedestrian accessibility through required streetscape improvements.
- Provide pedestrian connections to adjacent neighborhoods where appropriate.
- Architectural standards should reflect the local neighborhood character.
- Franchise business such as coffee shops and restaurants are encouraged; however, no franchise architecture should be permitted.



Zoning Classifications:

Each parcel found within the Neighborhood Commercial Area is identified by one of the following zoning classifications: BG, HM1, and RS100.

Zoning Considerations:

- The scale and intensity of planned commercial development should be consistent with surrounding properties and uses.
- Light industrial zoning is not consistent with recommended development patterns.

1.2.5 Neighborhood Commercial Corridor

Uses should be consistent with surroundings and designed at a smaller scale providing a transition from the more intensive uses in a Regional Commercial Corridor as you approach Downtown Sugar Hill.

Recommended Development Patterns:

- There should be a smooth transition between higher intensity and lower intensity uses.
- Development should include a mix of retail, services, offices, and other mid-scale commercial uses.
- Design standards for architecture and signage should be consistent with the traditional character of the City (i.e., reducing visual clutter, promoting high quality multi-purpose architecture, eliminating anonymous or mass produced/replicated building types) while responding to the needs of the traveling consumer and the businesses they frequently rely on for goods or services.
- Franchise business such as coffee shops and restaurants are encouraged; however, no franchise architecture should be permitted.
- Locate buildings closer to the street and allow minimal store front parking with additional parking on the side or in the rear.
- Developments should share access drives, provide inter-parcel access and enhance pedestrian, bicycle or transit accessibility wherever possible.
- Provide pedestrian connections to adjacent neighborhoods where appropriate.



Zoning Classifications:

Each parcel found within the Neighborhood Commercial Corridor is identified by one of the following zoning classifications: BG, HM1, and LM.

Zoning Considerations:

- The BG zoning category is consistent.
- Certain uses allowed in the HM1 and LM categories may not be appropriate along this corridor.
- The City should prepare to re-zone and potentially downzone some properties to encourage office and retail development along these corridors.

1.2.6 Mixed Use Office

These areas are designated for masterplanned office park development characterized by a high degree of access for vehicular traffic; on-site parking; and a mix of uses to serve workforce. Office parks can bring additional daytime population to Sugar Hill to support existing and future commercial businesses.

Recommended Development Patterns:

- Developments should be masterplanned with adequate openspace and transportation infrastructure. Site design should incorporate eco-effective design principles while enhancing pedestrian accessibility within and adjacent to each development.
- Retain strong design standards for office buildings, signage, site lighting and landscaping to foster long lasting architectural compatibility and protect the visual integrity of each campus type development.
- Encourage a mix of uses such as retail and services catering to office employees and nearby residents reducing the need for automobile usage during the work day.
- Allow residential units over ground floor commercial and office spaces.



Zoning Classifications:

Each parcel found within the Mixed Use Office Area is identified by one of the following zoning classifications: BG, HM1, LM, HSB, MH, OI, and RS100.

Zoning Considerations:

- The City should update the Office – Institutional Zoning category to reflect the recommended development patterns.
- The MH Zoning District is not consistent.

1.2.7 Regional Commercial Corridor

The Regional Commercial Corridor includes a concentration of regionally marketed commercial and retail centers, office and employment areas, and higher-education facilities. These areas are characterized by a high degree of vehicular traffic and transit access and typically have a low degree of internal openspace and high floor-area-ratio.

Recommended Development Patterns:

- All new development should be masterplanned and accessible through shared driveways as well as inter-parcel road connections reducing the number of curb cuts and local traffic on the main highway.
- Retain strong design standards for buildings, signage, site lighting and landscaping to foster long lasting architectural compatibility and protect the visual integrity of the entire area.
- Incorporate design features that improve pedestrian, bicycle and transit accessibility.
- Encourage landscaped medians to enhance vehicular safety and aesthetics while providing pedestrian crossing refuge on main roadways.
- Require paved shoulders or bike lanes that can be used by bicycles or as emergency breakdown lanes.
- Coordinate land uses and bike/pedestrian facilities with transit stops, if applicable.
- Manage access to keep traffic flowing; using directory signage into and within developments.
- Investigate opportunities for State funding to implement beautification projects such as streetscaping and sidewalks.



Zoning Classifications:

Each parcel found within the Regional Commercial Corridor is identified by one of the following zoning classifications: BG, HSB, HM1, LM, OI, RS100, and RS150.

Zoning Considerations:

- The scale and intensity of commercial development should be consistent with surrounding properties and uses.
- More intensive commercial uses and commercial zoning districts are appropriate within these corridors.
- The City should consider development of a commercial zoning strategy that addresses varying intensities of commercial land use as appropriate for Character Areas.

1.2.8 Suburban

These areas are where suburban residential development is occurring or has already occurred. The City should encourage high pedestrian orientation, connectivity, and neighborhood-appropriate uses.

Recommended Development Patterns:

- Promote a mix of housing types including traditional neighborhood development.
- Internal street connectivity should be encouraged.
- Encourage compatible architecture styles that maintain the regional character.
- Promote street design that fosters traffic calming measures (i.e. narrower residential streets, and allows for bicycle and pedestrian facilities).
- There should be good vehicular and pedestrian/bike connections to:
 - Nearby retail and commercial services;
 - Adjacent neighborhoods; and
 - Regional network of greenspace and sidewalks.
- Promote the preservation of openspace in new residential subdivisions that will be accessible to residents of the community and serve as an amenity.
- Continue to improve continuity throughout the existing sidewalk network.



Zoning Classifications:

Each parcel found within the Suburban Character Area is identified by one of the following zoning classifications: BG, CSD, HM1, LM, MH, OI, RM, RS100, RS150, RS175, and RS200.

Zoning Considerations:

- Require masterplanning and openspace preservation as part of any planned development in this area.
- Commercial development permitted should be of a mass, scale, and intensity that is consistent with the residential character.
- Industrial development should be prohibited within these areas.

1.2.9 Town Center District

The Town Center District is contained by the boundaries of the City's Livable Centers Initiative (LCI) Plan. It should contribute to the City's sense of place and create a vibrant activity center by concentrating uses, such as general retail, service commercial, professional office, higher-density housing, and appropriate public and openspace uses easily accessible by pedestrians.



Recommended Development Patterns:

- The Town Center District should include a relatively high-density mix of retail, office, services, residential, and family entertainment activities.
- Residential development should reinforce the town center through locating higher density housing options adjacent to the center, targeted to a broad range of income levels. The mixture of housing should meet the needs identified by the Market Assessment conducted for the LCI Plan.
- Each project in the Town Center District should be heavily pedestrian-oriented, with strong, walkable connections between different uses.
- Road edges should be clearly defined by locating buildings at the edge of the streetscape with parking in the rear.
- Include direct connections from Main Street (Broad St) to greenspace, trail networks, sidewalks, churches, schools, etc.
- Encourage the location of office space in and near the Town Center District to increase the daytime population that will support commercial businesses.

Zoning Classifications:

Each parcel found within the Town Center District is identified by one of the following zoning classifications: AF, BG, HM1, HSB, LM, MH, OI, RM, RS100, and RS150.

Zoning Considerations:

- Zoning classifications AF, HM1, LM, MH, RS100 and RS150 are not consistent with the vision for the Town Center District.
- Residential development should have a higher average density than in the Suburban Character Area.
- Development permitted should be of a mass, scale, and intensity that is consistent with the character of the Town Center District and the LCI Plan recommendations.

1.2.10 Residential Mixed Use

These residential areas are conveniently located within busy corridors or commercial nodes and should contain a mix of neighborhood commercial uses that complement the nearby residences.

Recommended Development Patterns:

- Encourage the development of offices to provide a critical mass of daytime population to support local commercial businesses.
- Commercial uses and architecture should be consistent with the residential character of the area.
- Commercial uses should be low-intensity retail, service and office uses to provide for residents' daily needs.
- Street connectivity and trails should be encouraged to provide a link between residential areas and commercial uses.
- Enhance pedestrian accessibility through required streetscape improvements.



Zoning Classifications:

Each parcel found within the Residential Mixed Use Area is identified by one of the following zoning classifications: AF, BG, HSB, LM, OI, RM, RS100, and RS150.

Zoning Considerations:

- Encourage the adaptation and use of overlay districts. Work to specifically define acceptable types of development and aesthetics.
- Higher intensity commercial uses and industrial uses are not consistent with the desired development patterns.
- Smaller scale commercial and office uses should be planned in a manner that is consistent with the residential character.

1.3 Land Use Analysis & Considerations

The City has performed an analysis of existing land uses, existing zoning designations and proposed future development patterns to determine the percentages of various land uses within the City, to evaluate the evenness and viability of the distribution of the various land uses, and to provide the rational nexus for the Future Development Strategy and Zoning Ordinance update.

1.3.1 Existing Land Use

The following Existing Land Use information is based on the windshield survey performed in April 2007. Table 6 compares the percentage acreage of the various identified categories of land use within the City of Sugar Hill. The map on the following page illustrates the current distribution of land uses within the City. While a significant percentage of the City is currently undeveloped, current land use patterns in Sugar Hill indicate that existing development is primarily low density residential. Commercial development (including sites that are currently under development) only comprises approximately 4.5% of the land area of the City, and industrial development only comprises 4.0%. Over 11% of the incorporated land has been designated for either greenspace or active recreational uses.

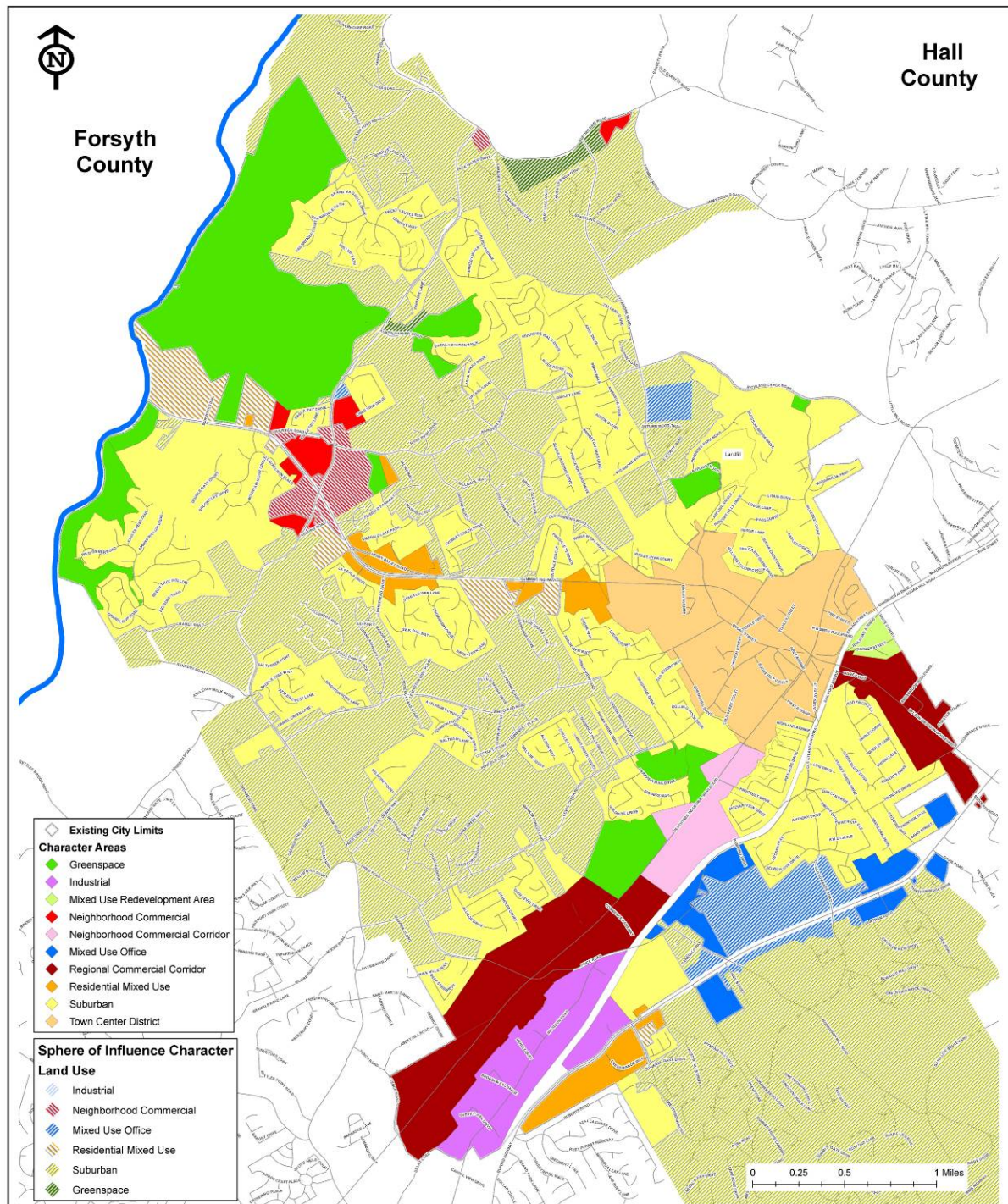
Table 6. City of Sugar Hill Existing Land Use

Land Use	Acreage	Percentage
Commercial / Retail	175.93	2.46%
Office / Professional	104.07	1.45%
Commercial Developing	41.93	0.59%
Light Industrial	148.83	2.08%
Heavy Industrial	151.31	2.11%
High Density Residential	136.93	1.91%
Medium Density Residential	570.84	7.98%
Low Density Residential	1928.84	26.95%
Rural Residential	408.83	5.71%
Residential Developing	226.91	3.17%
Conservation	588.33	8.22%
Water	5.85	0.08%
Recreational Parks	247.10	3.45%
Public Institutional	166.55	2.33%
Road Right-of-Way	841.17	11.75%
Trans / Com / Utilities	20.95	0.29%
Undeveloped	1392.81	19.46%
Total	7157.17	100.00%

*Figure 1. Existing Land Use Map – City of Sugar Hill***COMMUNITY CHARACTER AREAS**

September 2008

City of Sugar Hill Comprehensive Plan



1.3.2 Land Use Comparison & Analysis

Table 7 compares the distribution of land uses in the City of Sugar Hill to Gwinnett County (including all cities). This information for Gwinnett County was taken from the Gwinnett County Community Assessment (2007 Update).

Table 7. Existing Land Use Comparison

Land Use Category	Sugar Hill	Gwinnett County
Commercial / Retail	2.46%	3.30%
Office / Professional	1.45%	1.10%
Commercial Developing	0.59%	0% ¹
Light Industrial	2.08%	3.60%
Heavy Industrial	2.11%	1.50%
High Density Residential	1.91%	1.60%
Medium Density Residential	7.98%	3.30%
Low Density Residential	26.95%	35.00%
Rural Residential	5.71%	11.80%
Residential Developing	3.17%	0% ¹
Conservation	8.22%	7.90%
Water	0.08%	0.10%
Recreational Parks	3.45%	4.00%
Public Institutional	2.33%	4.00%
Road Right-of-Way	11.75%	0.30%
Trans / Com / Utilities	0.29%	1.40%
Agriculture	0.00%	3.50%
Undeveloped	19.46%	17.20%

Gwinnett County did not identify undeveloped parcels of land that were developing as part of their land use database development process.

When compared to the County, the City of Sugar Hill lags slightly behind in both commercial/retail development and industrial development. Usually a higher percentage of commercial and industrial development is found close to the urbanized center of the cities. However, the City is addressing the need to plan for future commercial development. The City also has significantly less low density residential development than Gwinnett County, although this is not atypical since it is expected that residential development is generally less dense in unincorporated areas.

2. Quality Community Objectives

The following assessment was conducted to address the Quality Community Objectives (QCOs), which were adopted by the DCA to highlight the development patterns and policies that will help local governments protect their unique cultural, natural and historic resources as their communities continue to grow. The assessment was modeled on the QCO Assessment tool created by the Office of Planning and Quality Growth. A status report is included below to illustrate the City's strengths and needs as they relate to local zoning, ordinances, and policies. In most cases, the City has already begun to address the QCOs, and will continue to work toward fully achieving the quality growth goals set forth by the DCA.

2.1 Traditional Neighborhoods

“Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.”

A traditional neighborhood is structured on an effective network of pedestrian oriented streets and public spaces. These communities provide a mixture of housing types and values, stores, offices, and work places, as well as highly visible common buildings or spaces. New construction and growth of existing traditional neighborhoods should be encouraged near existing churches, schools, preschools and daycare facilities. The City of Sugar Hill has several traditional neighborhoods in various places throughout the City. The largest concentration of this type of development is found in the neighborhoods surrounding the downtown area. This area is defined as the “Town Center” on the Community Character Map. This neighborhood contains a traditional grid pattern street network with a mix of residential homes. The City supports infill development, redevelopment, and restoration within these areas and wishes to preserve the existing character of each area by encouraging new development to be consistent with the existing neighborhood fabric.

Strengths:

- Small lot sizes with short front yard setbacks encourage traditional development patterns and provide the residential density to support local businesses.
- Street connectivity ensures easy connections to other areas of the City.
- There is an existing sidewalk network to increase pedestrian mobility.

Needs:

- Streetscape improvements should be examined to make pedestrian movement safer and more appealing.
- The City should encourage desirable redevelopment and infill projects.

- The City should continue developing design standards so new development is consistent with the existing neighborhood.

2.2 Infill Development

“Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.”

The City has identified several areas along major corridors, including Peachtree Industrial Boulevard as well as nodes and pockets on SR 20, as having potential for commercial infill development. These highways experience a significant amount of traffic on a daily basis. Peachtree Industrial Boulevard is largely undeveloped near the Town Center District and is ripe for neighborhood commercial development and redevelopment. SR 20 is the main through route in the City and creates the potential for significant commercial development at nodes created by its intersection with Peachtree Industrial Boulevard, West Broad Street and Suwanee Dam Road. This corridor also has the potential for redevelopment of vacant or underutilized structures.

Strength:

- There is both the opportunity and support for redevelopment and infill development projects in the City.

Needs:

- The City should complete an inventory of vacant buildings and sites to target for redevelopment and infill development.
- The City should develop a recruitment and marketing strategy to draw and retain desirable development in these areas.

2.3 Sense of Place

“Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.”

The City of Sugar Hill contains a number of unique features that add to the City’s sense of place. Close proximity to the Chattahoochee River, exceptional recreation services and activities as well as a popular golf course contribute to the City’s identity. A revitalization

effort in the Town Center District and the redevelopment of a vibrant downtown would give the citizens a desirable image to associate with the City of Sugar Hill.

Strengths:

- The City already contains a significant amount of unique features.
- Unique natural resources add to the City's sense of place.

Needs:

- There is a need for revitalization in the Town Center District.
- The City needs to develop and implement a marketing plan for Sugar Hill and the activities available in the area.

2.4 Transportation Alternatives

“Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.”

The City of Sugar Hill has a large percentage of residents commuting to work outside the city limits. At least partly due to the lack of transportation alternatives, these people mainly travel alone by automobile. The lack of convenient transportation options contributes to the traffic congestion throughout the County. The City is dedicated to providing and improving the pedestrian and cycling environment by planning and implementing sidewalks and alternative routes.

Strengths:

- There is an existing demand for an improved pedestrian environment.
- The City has already begun planning for transportation projects that include bike lanes and shared roadways.
- The City actively works to make sidewalk improvements and network extensions around the City.

Needs:

- Traffic speed along arterial roadways needs to be reduced in areas with a higher concentration of pedestrians.
- Improvements need to be made along SR 20, Buford Highway, and Peachtree Industrial Boulevard to create a safer area for pedestrian and bicycle traffic.
- Downtown Sugar Hill should be a hub for connecting pedestrian and bike routes via shared roadways.

2.5 Regional Identity

“Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.”

The City of Sugar Hill is part of Gwinnett County and shares a close connection with the surrounding communities in the area. The history of development in the area is broad; however, current trends are seeing a revival of architecture in the modern and neo-traditional styles with significant reinvestment into older parts of the County, as well as traditional downtown or mainstreet infrastructure. Sugar Hill intends to preserve and enhance these elements within the City while weaving improved economic linkages with similar regional efforts.

Strengths:

- The combined characteristics of Sugar Hill and the surrounding communities offer a variety of activities for visitors.
- Sugar Hill’s architectural design standards and commitment to redevelop the City Center and other appropriate commercial nodes in an appropriate style.

Need:

- The City should coordinate with other jurisdictions in the County to better market available activities in the region.

2.6 Heritage Preservation

“The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.”

The City recognizes the importance of its historic features as a means of remembering the past and adding to the destination appeal of the City. There may be a number of historic sites located throughout the City; however, the locations of many historic landmarks in the City are not clearly defined. An inventory of historic sites would assist the City in identifying these sites and determining the best approach for calling attention to them.

Strength:

- The history of the region creates an added value for any historic features located in the City.

Needs:

- An inventory and assessment of historic properties.
- Restoration of historic or older homes and buildings should be encouraged.

2.7 Openspace Preservation

“New development should be designed to minimize the amount of land consumed, and openspace should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of openspace preservation.”

There is a significant amount of dedicated openspace and/or public parks in the City. In addition, new and active suburban developments are being designed in a manner that portions of openspace are set aside for residents in the community.

Strengths:

- New developments are incorporating and setting aside greenspace as part of the subdivision design.
- A significant part of the Chattahoochee River floodplain within Sugar Hill is permanently protected.

Needs:

- The City should develop and actively implement a Parks and Recreation Masterplan.
- The City should review the City’s existing Buffer, Landscape and Tree Ordinance, and determine if there is a need for enhancement.
- The City should work to link existing and future greenspace and openspace through a network of multiuse trails and green infrastructure.
- The City should work to facilitate public access to greenspace and openspace areas.

2.8 Environmental Protection

“Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.”

The City contains an array of natural features and is taking an active role in the protection of these environmental resources.

Strengths:

- The City has existing ordinances that are protective of natural resources, including the Stormwater Management Ordinance, the Erosion & Sedimentation Control Ordinance, the Flood Damage Prevention Ordinance, and the Part V Environmental Planning Criteria.
- The City has protected a significant amount of greenspace, much of which is along the Chattahoochee River.

Needs:

- The City needs to work with industries and businesses to minimize the impact they have on the environment.
- The City needs to identify resources to implement the stormwater management plan (SWMP).
- The City could provide better access to the Chattahoochee River for citizens and visitors.

2.9 Growth Preparedness

“Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (i.e., roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.”

The City of Sugar Hill has been working to accurately assess the need for new infrastructure and economic development programs to accommodate a growing population.

Strength:

- Population projections have been forecasted for the City for the next 20 years, and these numbers will be referenced when making infrastructure decisions.

Needs:

- The City should continue to anticipate the need to accommodate a growing population with expanded facilities and services.
- The City needs to continue updating regulations to manage growth appropriately.

2.10 Appropriate Businesses

“The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.”

The City has identified several commercial corridors and infill areas appropriate for new commercial development. In addition, City residents have expressed a need for more retail, restaurants and other service type commercial development to meet their daily needs. The City should focus on recruitment of new commercial businesses appropriate to the demographics, infrastructure, and long-term vision.

Strengths:

- There are areas identified that would be appropriate for commercial development and have been divided up based on the type or intensity of development that would be desirable.
- The City has a traditional village area that provides a location for neighborhood commercial businesses.

Needs:

- There is a need for more service-oriented commercial businesses.
- The City should utilize the recommendations within the LCI plan for downtown redevelopment and revitalization projects.
- The City needs to develop incentives or programs that provide assistance to small businesses.
- There is demand for office space to accommodate small businesses.

2.11 Employment Options

“A range of job types should be provided in each community to meet the diverse needs of the local workforce.”

The City contains a wide array of employment options. There will be an increasing opportunity for employment in the service related industries such as restaurants and retail as commercial development along the major corridors continues to flourish.

Strength:

- Jobs are available for a wide range of skill levels and educational background.

Needs:

- There is a need for more professional jobs in the City.
- Creating more employment opportunities will improve the live/work ratio in the City.

2.12 Housing Choices

“A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.”

The City of Sugar Hill contains a variety of housing options as well as a wide range in the price of houses. Distributed around the City is a mix of low-density single-family residential homes, multi-family residential, townhouses, and apartments. The older residential areas of the City offer smaller houses of a more traditional style and design, while the newer suburban developments contain a selection of new and resale housing options. Together, the traditional neighborhoods and suburban developments contain a mix of residential price points that range from starter homes to larger houses for established households looking to expand.

Strengths:

- A variety of different housing types exist throughout the City.
- Housing exists at prices that are affordable for a wide range of incomes.

Need:

- The City needs to develop policies to ensure that new housing is consistent with the existing neighborhood fabric and identified character areas.

2.13 Educational Opportunities

“Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.”

There are a number of colleges, universities, technical training opportunities in the region. Residents of Sugar Hill have relatively easy access to these resources.

Strengths:

- Training and educational opportunities are available to residents of Sugar Hill.
- There are higher education opportunities in the area.

Need:

- The City could develop various workshops and classes through the recreation department for career advancement and continuing education.

2.14 Regional Solutions

“Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.”

The City of Sugar Hill works closely with surrounding jurisdictions whenever possible to ensure shared goals are met in the most efficient manner possible.

Strengths:

- The City considered the land uses of adjacent jurisdictions when defining the Character Areas Map to ensure consistency between jurisdictional boundaries.
- The City’s comprehensive planning process will ensure that regional solutions are considered when feasible.

Need:

- The City should coordinate with surrounding governments to define projects where a regional solution can be implemented.

2.15 Regional Cooperation

“Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.”

The City of Sugar Hill has a good working relationship with neighboring jurisdictions.

Strength:

- The City works closely with neighboring cities and the County where appropriate.

Need:

- The City will need to coordinate its planning efforts with neighboring jurisdictions to ensure consistency on overlapping issues and opportunities.

2.16 Summary of Character Area QCO Analysis

In an effort to determine the City's level of compliance with the QCOs identified by the DCA each Character Area was evaluated to measure progress toward a sustainable and livable community. Table 8 shows the Character Areas across the top and the QCOs down the side. If existing development patterns within a particular Character Area matched a QCO, or if the Character Area had the potential to achieve the goals set forth by the QCO, then it was marked with a dot. A majority of dots for an objective indicate that the City has in place many of the governmental options and tools for managing development patterns. A lack of dots may provide guidance as to how to focus planning and implementation efforts to achieve QCOs. Table 8 shows how current development patterns within each Character Area comply with each objective.

Table 8. Community Character Areas & Quality Community Objectives

Quality Community Objectives	Community Character Areas									
	Greenspace	Industrial	Mixed Use Redevelopment	Neighborhood Commercial	Neighborhood Commercial Corridor	Mixed Use Office	Regional Commercial Corridor	Suburban	Town Center District	Residential Mixed Use
Traditional Neighborhood									•	
Infill Development		•	•	•	•	•	•		•	•
Sense of Place	•		•	•	•	•		•	•	•
Transportation Alternatives		•	•	•	•	•	•	•	•	•
Regional Identity	•	•	•	•	•	•	•	•	•	•
Heritage Preservation			•						•	
Openspace Preservation	•	•	•	•	•	•	•	•	•	•
Environmental Protection	•	•	•	•	•	•	•	•	•	•
Growth Preparedness		•	•	•	•	•	•	•	•	•
Appropriate Businesses		•	•	•	•	•	•		•	•
Employment Options		•	•	•	•	•	•		•	•
Housing Choices			•			•		•	•	•
Educational Opportunities	•		•			•			•	
Regional Solutions	•	•	•	•	•	•	•	•	•	•
Regional Cooperation	•	•	•	•	•	•	•	•	•	•

3. Issues & Opportunities

A truly effective Comprehensive Plan will not only identify issues faced by the community as it continues to develop, but will also provide solutions in the form of recommended land use policies, development standards, and community-based projects and programs. Part 110-12-1-.05 of the DCA rules for development of the Community Agenda state:

This [Chapter] is the final, locally agreed upon, list of issues and opportunities the community intends to address...Each of these issues or opportunities must be followed-up with corresponding implementation measures in the Implementation Program.

Through the Public Involvement Program, the City reviewed the list of Issues and Opportunities submitted in the Community Assessment and amended this list as appropriate to better mirror the City's Vision for the Future. The issues and opportunities are organized by the major functional elements as defined in the Comprehensive Plan Rules. The issues are first identified and then followed by a list of potential opportunities.

3.1 Population

Major Trend: There continues to be a significant amount of population growth as well as increasing diversity in the City of Sugar Hill.

Issue:

- As the population continues to grow existing facilities and services may become inadequate.

Opportunities:

- Ensure public services facilities are adequate to provide for more residents.
- Control population growth vs. services through restriction of residential developments.
- Provide services and facilities to foster a family atmosphere.
- Ensure adequate recreational and educational facilities to serve young children and families.
- Encourage the location of a satellite campus or technical college to provide more educational and training opportunities.
- Support of language programs and bilingual services.
- Support or create cultural education initiatives.

3.2 Economic Development

Major Trend: There is a significant amount of commercial development taking place along major corridors in the City of Sugar Hill.

Issues:

- There is currently no established plan for commercial development on SR 20, Peachtree Industrial Boulevard and Buford Highway.
- Sugar Hill is a large residential City and there is a need for more retail and service commercial businesses to serve the residential population.

Opportunities:

- Need to develop a plan to attract and focus appropriate commercial development at nodes along major commercial corridors.
- Commercial redevelopment should be encouraged at/or near the intersections of Peachtree Industrial Boulevard and SR 20, Suwanee Dam Road and SR 20, as well as Buford Highway and SR 20.
- Encourage small-scale, retail and service oriented commercial development near neighborhoods for ease of use and limited travel time.
- Create an economic development plan that addresses appropriate business recruitment and retention for major corridors as well as neighborhood commercial areas.
- Discourage strip commercial development on minor corridors.

3.3 *Natural & Cultural Resources*

Major Trend: Development is diminishing ecological health, historic integrity, and cultural significance of community resources.

Issues:

- Need to identify additional financial and staff resources to implement the Stormwater Management Plan.
- Chattahoochee River runs adjacent to the City for approximately 2.5 miles; however the City does not take full advantage of or promote it as a recreational and drinking water resource.
- There is no access provided to the Chattahoochee from SR 20.



Opportunities:

- Implement a Stormwater Management Plan in accordance with Phase I Permit.
- Continue to identify and protect greenspace within the City.
- Incorporate greenspace/conservation land into new development design.
- Provide access to parking where SR 20 crosses the Chattahoochee River.
- Develop this parking area into an educational access point for the Chattahoochee River.
- Develop a Parks & Recreation Masterplan.

3.4 Facilities & Services

Major Trend: High growth has potentially introduced the need for additional facilities and services.

Issues:

- Development may be outpacing the City's services.
- The capacity of existing community facilities and utilities should be evaluated and considered during future land use planning.
- Continue to manage and foster exceptional recreation services, efficient sanitation service, and low cost gas utility.
- Need to assess the status of septic systems.



Opportunities:

- Determine the existing and desired level of service for all City services and infrastructure.
- Provide publicly accessible greenspace/openspace in new development and redevelopment.
- Assess the capacity of existing and future planned services and facilities, and utilize this information when permitting new development.
- Ensure that there are adequate recreational, educational, and family oriented facilities that appeal to families.
- Support educational programs on septic tank maintenance and repair.

3.5 Housing

Major Trend: Formerly robust housing market has left the City with abundant housing units that are either being built or will be built in the near future when the demand for new housing returns.

Issues:

- There is little need to provide additional housing.
- Some houses in older areas of the City could be better maintained.
- The City is satisfied with the current housing stock and price point distribution.



Opportunities:

- Identify residential areas that have older homes in need of better maintenance.
- Identify methods or programs to encourage better maintenance of housing.
- Encourage homeownership.
- Investigate the need for additional development and property maintenance standards for housing and programs or partnerships to assist families in need with maintenance of their homes.
- Encourage reinvestment in traditional neighborhoods and older homes.

3.6 Land Use

Major Trend: There is a significant shortage of existing commercial uses and new commercial development in the City.

Issues:

- More commercial development is desired along major roads identified as commercial corridors concentrated at nodes around major intersections.
- The City wishes to maintain the current low-density residential character of the City while heavily encouraging new commercial development patterns.
- The city limits are not contiguous.

Opportunities:

- Maintain commercial corridors and promote commercial development that is desirable via zoning standards.
- Concentrate commercial uses within identified commercial character areas.
- Provide neighborhood commercial nodes for convenient use as well as reduced trips and travel times, in turn, reducing congestion.
- Masterplan development for commercial and industrial corridors along Buford Highway, SR 20, and Peachtree Industrial Boulevard.
- Provide for appropriate connections between commercial and residential uses.
- Allow for ease of access through connection to the sidewalk network.
- Target areas along SR 20, around intersection of Suwanee Dam Road and SR 20 and Buford Highway for annexation of land suitable for commercial development or use.

3.7 Transportation

Major Trend: The existing level of service for the transportation network is poor and is limited as a useful network of roadways, connectivity, and alternative modes.

Issues:

- Sugar Hill is a “bedroom community” which creates a great deal of rush hour traffic and congestion.
- SR 20 is highly congested during peak travel hours.
- Currently, there is minimal opportunity for public transit.



Opportunities:

- Connect future greenspace, athletic complexes and public facilities (parks, schools, churches, City properties, and greenspace) with sidewalks/multi-use trails.
- Encourage the development of the cross county connector to terminus on Buford Highway.
- Continue connecting existing sidewalks for pedestrians.
- Develop a formal sidewalk/bikeway multiuse trail plan.
- Design and implement streetscape projects on arterial roads to improve aesthetics, promote pedestrian activity, and slow traffic.
- Connecting sidewalks and crosswalks with pedestrian traffic control devices.
- Promote the use of Park & Ride at I-985 and vanpool/carpool initiatives.
- Coordinate with State and County DOT for signalization policies on SR 20, Peachtree Industrial Blvd and Buford Highway regarding location, spacing and timing.

3.8 Intergovernmental Coordination

Major Trend: Potential conflicts between the City and other local governments are possible as the City moves forward on initiatives related to planning and development within the City.

Issue:

- Sugar Hill could benefit from more effective coordination with other local, county, and State governments/agencies, regional agencies, private agencies, the business community, and the public.



Opportunities:

- Continue to work with local government to ensure the adequate provision of infrastructure and capacity to serve future development.
- Work with local and regional agencies to achieve common goals.

4. Implementation Program

The implementation program is the overall strategy for achieving Sugar Hill's Vision of the Future, encouraging compliance with the Community Character Areas and Map outlined in this Agenda, and for addressing each of the Issues and Opportunities. It begins with a progress report on the current Short-Term Work Program, which is followed by policies to guide local decisions for achieving the Community Vision. The Short-Term Work Program for the upcoming five years identifies specific programs and tasks to be undertaken by the City to implement the Agenda. A proposed schedule, responsible parties, and potential funding sources are outlined within this plan. The Georgia Department of Community Affairs requires the following elements as part of a community's Implementation Program:

- Current Short-Term Work Program Progress Report: Communities must provide a report of accomplishments on the current Short-Term Work Program to show progress towards previous goals.
- Policies: Communities must develop a set of policies the local government will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing identified Issues and Opportunities.
- Short-Term Work Program (2009 – 2014): Communities must develop a Short-Term Work Program to identify specific implementation actions the local government, or other entities, intend to take during the first 5-year timeframe of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short-Term Work Program must include the following information for each listed activity:
 - Brief description of the activity;
 - Timeframe for undertaking the activity;
 - Responsible party for implementing the activity;
 - Estimated cost (if any) of implementing the activity; and
 - Funding source(s), if applicable.
- Supplemental Plans: Communities should incorporate by reference any supplemental plans that focus on special areas, situations or issues of importance to the community, such as plans for conservation or management of natural or cultural resources, redevelopment plans for particular areas of the community, masterplans for downtown development, neighborhood plans, corridor plans, gateway plans, rural preservation plans, recreation plans, or the community's required solid waste management plan (see definition in Chapter 110-12-1-.09).

4.1 Current Short-Term Work Program Progress Report

The Short-Term Work Program Progress Report highlights accomplishments that have been completed to date, currently underway, and those postponed or not accomplished. It also provides an explanation for any postponement as well as those projects not accomplished.

Current Short-Term Work Program Report of Accomplishments					
Project or Activity from Previous Short-Term Work Program	Status of Project or Activity				*Explanation for Postponed or Not Accomplished Projects or Activity
	Completed	**Currently Underway	**Postponed*	Not Accomplished*	
Economic Development					
Establish local economic development committee (Downtown Development Authority)	X				DDA meets regularly and is active in promoting the LCI plan.
Establish an on-going public relations campaign		X			Hired community relations director in 2007.
Natural/Historic Resources					
Continue existing program of code enforcement and development regulation administration		X			One additional code enforcement officer was hired in 2006. Two total officers.
Enforce the provisions of the Chattahoochee River Tributary Protection Ordinance		X			Component of all site development reviews for projects within the corridor.
Community Facilities					
Actively participate in coordinated planning activities with Gwinnett County and neighboring jurisdictions		X			Actively participate in Gwinnett Planning Committee. Planning staff keep an open dialogue with neighboring cities' planning staff.
Prepare recreation masterplan		X			In the early stages of the process.
Create and implement a streetscape plan for City's main corridors		X			Implementation of Town Center streetscape plan pending. ROW acquisition underway.
Acquire and develop land for neighborhood parks (mini-parks)	X				Between 2003 - 2008 +/- 75 acres for greenspace and park expansion.
Actively pursue available State and Federal financial assistance programs		X			Pursuing continued LCI grandfather status. Researching other transportation and mixed use projects.
Prepare a space needs assessment for new City administrative facility				X	Already outgrowing current facilities.

Current Short-Term Work Program Report of Accomplishments					
Project or Activity from Previous Short-Term Work Program	Status of Project or Activity				*Explanation for Postponed or Not Accomplished Projects or Activity
	Completed	**Currently Underway	**Postponed*	Not Accomplished*	
Acquire land for the construction of a new City administrative facility	X				3.7 acres purchased on Broad Street potentially for new mixed use City Hall facility.
Increase City staff as needed to meet demand		X			The City has added 15 employees since 2003.
Complete and upgrade high pressure natural gas system	X				
Review and improve City's natural gas system		X			Continuing to assess condition and performance of system. Perform systematic maintenance and upgrades as necessary.
Actively coordinate water and sewer system improvements with the County		X			Gwinnett County Department of Water Resources review all development plans prior to City approval. Planning staff maintains a good working relationship with County staff.
Continue sidewalk improvement program		X			Installing +/- one mile per year.
Continue resurfacing streets as needed		X			
Continue and expand drainage improvements (curb & gutter) as needed		X			Prioritizing and implementing capital drainage improvements as needed.
Install new lights at E.E. Robinson Park	X				
Install new fences at E.E. Robinson Park	X				
Review and improve the effluent sprayfield at City golf course	X				No longer in service.
Continue to repair and pave cart paths at City golf course		X			
Replace golf course maintenance equipment as needed		X			
Exchange golf carts through lease agreement		X			
Land Use					
Coordinate local land use and public facility planning activities with Gwinnett County and neighboring jurisdictions		X			Cooperates with County Recreation and Planning Department to inventory existing and future greenspace.

Current Short-Term Work Program Report of Accomplishments					
Project or Activity from Previous Short-Term Work Program	Status of Project or Activity				*Explanation for Postponed or Not Accomplished Projects or Activity
	Completed	**Currently Underway	**Postponed*	Not Accomplished*	
Amend Zoning Ordinance and Development Regulations and other ordinances as necessary		X			Ongoing process.
Update future land use plan map as necessary to reflect development trends and changes occurring over time		X			Ongoing process. Planning staff will attempt to review these documents on an annual basis and report status to City Officials for potential updates.
Prepare annexation study	X				In 2007, the City targeted areas for annexation and attempted to contact those property owners to bring them into the City. Out of 700 acres identified +/- 20 acres was annexed as a result of this initiative.
General					
Review and amend the Comprehensive Plan		X			Ongoing process. Planning staff will attempt to review these documents on an annual basis and report status to City Officials for potential updates.
Update Short-Term Work Program and submit to ARC six months prior to its expiration				X	Included in the current 2009 Comprehensive Plan submittal.
Purchase City vehicles as needed		X			
Purchase new accounting software for natural gas billing	X				
Purchase computer equipment as needed		X			

**Currently underway or temporarily postponed activities or projects should appear in new Short-Term Work Program.

4.2 Policies

The implementation strategies identified in this section include a list of policies that the City of Sugar Hill will consider when making land use and zoning decisions. The purpose of the State Planning Act is for Comprehensive Plans to be developed, implemented, and actively utilized by local governments. The policies will provide guidance to local officials to assure that future decisions reflect the Community Vision as defined in the Agenda. The policies listed below were established based on conclusions drawn from the community assessment and issues identified during the public participation process.

4.2.1 Economic Development

Main Objective: Future economic development in Sugar Hill calls for a viable plan that promotes stable residential neighborhoods, downtown revitalization, and regional commercial development along the Buford Highway, State Route 20 (SR 20) and Peachtree Industrial Blvd corridor. More specifically, the City will work to enhance downtown with cultural activities and neighborhood businesses that attract people/tourism. The City will also continue to encourage business/industrial development to support the needs of current residents and the City's tax base.

Policies to Encourage Economic Development:

- Support programs that promote recruitment and retention of appropriate businesses in commercial character areas.
- Seek new commercial business development consistent with the Future Development Strategy.
- Support infill development, redevelopment, and restoration projects in the downtown area that are consistent with the Future Development Strategy.
- Support the efforts of the Downtown Development Authority.
- Support the development of the Town Center District in accordance with the recommendations of the LCI Plan.
- Discourage strip commercial development along local highway corridors.
- Encourage small-scale, retail and service-oriented commercial development in commercial nodes near residential neighborhoods.

The type of future economic development that takes place in Sugar Hill will have a direct impact on the quality of life for residents. Economic development, if appropriately planned, can provide jobs, increase the tax base, and improve the quality of life for residents in the City. The policies and implementation plan will be used to facilitate appropriate types of commercial development.

4.2.2 Natural & Cultural Resources

Main Objective: The City of Sugar Hill views the protection of natural and historic resources as a priority in order to achieve the community vision. The addition of openspace throughout the community and identification of historic resources fit for restoration will enhance the quality of life for existing and future residents in the City.

Policies for Natural & Cultural Resource Protection:

- Encourage design of new developments that incorporate greenspace preservation.
- Encourage connectivity between existing and new greenspace within and between residential developments.
- Support protection of sensitive habitats and natural features (i.e., river corridors, floodplains, groundwater recharge zones, etc.).
- Pursue acquisition of new openspace and recreational areas.
- Protect surface water supplies by controlling pollution in water supply watersheds.
- Encourage preservation/restoration of traditional housing.
- Minimize the impact new developments have on existing natural resources and undeveloped land.
- Implement a Stormwater Management Plan in accordance with Phase I permit.
- Continue to enforce/implement existing natural resource protection regulations and programs.

The preservation of natural and cultural resources is an important component to consider as the City continues to develop. Maintaining and redeveloping the existing cultural resources and the addition and conservation of greenspace are essential if the City is to achieve the community vision outlined in this Plan. The implementation of these strategies will increase the overall quality of life for both current residents and future residents in Sugar Hill.

4.2.3 Facilities & Services

Main Objective: Sugar Hill will continue to maintain City facilities and offer services for residents. Priority has been placed on adding community facilities for more diverse recreation opportunities as well as improving service to a growing, changing population.

Policies for Facilities & Services:

- Make efficient use of existing infrastructure.
- Encourage development of new recreational and educational facilities that appeal to families.

- Invest in appropriate capital improvement projects to minimize the impacts of new development.
- Assess the capacity of existing and future planned services and facilities, and utilize this information when permitting new development.
- Support investment to improve parks and openspace.
- Support projects that link existing openspace, sidewalks, or trails.
- Promote infill development and redevelopment in areas where infrastructure is already in place.
- Continue to work with the County when planning and maintaining water & sewer infrastructure.

As Sugar Hill grows, it is important that the City continue to provide quality service to residents. Implementation of these strategies and policies will give the City a set of guidelines to help reduce the cost of new infrastructure, accommodate new development, and maintain the high standard of available City services.

4.2.4 Housing

Main Objective: The City will provide various housing options to meet the needs of current and future residents.

Policies that Relate to Housing:

- Provide for adequate housing stock and price point distribution.
- Encourage home ownership.
- Support pedestrian-friendly residential developments that contain trails, paths, and openspace.
- Support developments that have convenient access to parks, schools, commercial uses and other community services.
- Support mixed use development in appropriate areas.
- Continue to enforce regulations and implement programs that provide for safe, decent, and well maintained housing.

The City of Sugar Hill is projected to see a significant shift in its population mix. A variety of housing options will be required if the City is to accommodate the changing population. The policies and implementation strategies will help the City promote desirable residential developments that provide a mix of housing options.

4.2.5 Land Use

Main Objective: The City will take a management-minded approach to land use development. Focus will be placed on commercial development in nodes at intersecting commercial corridors and appropriate small business development in the downtown area and near residential neighborhoods. The City will encourage conservation of existing natural, historical, and cultural resources and promote the preservation of greenspace in new developments.

Policies that Relate to Land Use:

- Encourage development of areas that would provide a means to define the City in a contiguous manner.
- Promote residential and commercial infill development in identified areas.
- Support mixed use developments in appropriate areas.
- Enforce standards and guidelines to ensure new development is consistent with the Future Development Strategy.
- Promote innovative developments that incorporate landscape design, preservation of openspace, and multiuse trails linked to other uses.
- Encourage connectivity within and between new and existing commercial developments.
- Encourage adaptive reuse of existing structures in the City.
- Continue to work with neighboring local governments on regional planning issues.
- Work to maintain the existing low-density character in identified suburban character areas.
- Support the development of the commercial and industrial economic sectors.

Development in the City of Sugar Hill is continuing at a steady pace. Achieving the community vision outlined in this Plan will be directly related to the manner in which future development occurs. It is essential that the City utilize these policies and implementation strategies to manage land use patterns.

4.2.6 Transportation

Main Objective: The City will increase the availability of alternative forms of transportation and create a pedestrian-friendly network of movement in the City. Better connection between existing neighborhoods and within new neighborhoods is a priority for future development. The goal is to create an environment within the City that is more pedestrian-oriented and less automobile-oriented. Pedestrian paths, multiuse trails, bike lanes, etc. are all components of this vision. The City will encourage the availability of alternative transportation options for

people traveling around the City as well as the Atlanta Metro Area. It is also the goal of the City to help reduce traffic congestion along the major highways and create a safer vehicular environment.

Policies Related to Transportation:

- Support projects that minimize traffic congestion.
- Promote development of transportation corridors that support multiple modes of transportation.
- Encourage corridors and connections between commercial uses, recreational uses, and other public uses.
- Explore opportunities for public transportation as appropriate for community and regional mobility.
- Encourage carpooling through promotion of the Park & Ride at I-985 & State Route 20.
- Incorporate bike paths and sidewalks into new street development.

4.3 Short-Term Work Program (2009 - 2014)

City of Sugar Hill Short-Term Work Program				
Activities	Years	Responsible Party	Cost Estimate	Funding Source
Economic Development				
Continue to implement public relations campaign.	2009-2014	DDA	\$15,000/yr	City General Fund
Create an inventory of commercial & industrial property suitable for development/redevelopment.	2009	DDA	\$10,000	City General Fund
Generate an economic development plan for Sugar Hill that includes branding, marketing, and appropriate business recruitment and support.	2010	DDA	\$50,000	City General Fund
Housing				
Develop an inventory of infill residential development and redevelopment opportunities.	2009	Planning Dept.	\$5,000	City General Fund
Identify areas where housing stock is in need of maintenance/improvement.	2009	Planning Dept.	\$5,000	City General Fund
Investigate programs to encourage better maintenance of housing.	2010	Planning Dept.	Staff Time	City General Fund

City of Sugar Hill Short-Term Work Program				
Activities	Years	Responsible Party	Cost Estimate	Funding Source
Begin a property maintenance code enforcement initiative.	2010	Planning Dept.	Staff Time	City General Fund
Land Use				
Amend Zoning Ordinance and development regulations to reflect the future development strategy.	2009-2010	Planning Dept.	Staff Time	City General Fund
Continue to implement the recommendations of the LCI Plan.	2009-2014	Planning Dept.	TBD	City General Fund/DCA/Grants
Develop a masterplan for commercial and industrial development along Buford Highway and Peachtree Industrial Boulevard.	2009-2010	DDA	\$15,000	City General Fund
Coordinate local land use and public facility planning with County and neighboring jurisdictions.	2009-2014	Planning & Rec. Dept.	Staff Time	City General Fund
Transportation				
Design and implement streetscape projects within the Town Center District.	2009-2011	Administration	\$2,000,000	City General Fund
Develop a formal sidewalk/bikeway plan.	2010-2011	Planning Dept.	\$25,000	City General Fund/Grants
Promote the Park & Ride at 985.	2009-2014	Planning Dept.	\$1,000	City General Fund/Grants
Actively pursue available State and Federal financial assistance programs.	2009-2014	Planning Dept. / Community Relations	Staff Time	City General Fund/Grants
Natural & Cultural Resources				
Continue existing program of code enforcement and development regulation administration.	2009-2014	Planning Dept.	Staff Time	City General Fund
Enforce the provisions of the Chattahoochee River Tributary Protection Ordinance.	2009-2014	Planning Dept.	Staff Time	City General Fund
Develop an inventory and perform an assessment of the City's natural, cultural, and historic resources.	2011	Planning Dept.	\$10,000	City General Fund
Develop marketing campaign/promotional materials advertizing Sugar Hill's greenspace and recreation resources.	2011-2014	Golf Dept. & DDA	\$10,000/yr	City General Fund
Facilities & Services				
Continue to maintain, operate, review and improve the City's natural gas system.	2009-2014	Gas Dept.	\$300,000/yr	City General Fund

City of Sugar Hill Short-Term Work Program				
Activities	Years	Responsible Party	Cost Estimate	Funding Source
Continue Sidewalk Improvement Program.	2009-2014	Street Dept.	\$100,000/yr	SPLOST/City General Fund
Continue resurfacing streets as needed.	2009-2014	Street Dept.	\$400,000/yr	LARP/City General Fund
Continue building upgrades to club house.	2009-2014	Golf Dept.	\$10,000/yr	City General Fund
Continue to repair and pave cart paths at City golf course.	2009-2014	Golf Dept.	\$50,000/yr	City General Fund
Replace golf course maintenance equipment as needed.	2009-2014	Golf Dept.	\$50,000/yr	City General Fund
Exchange golf carts through lease agreement.	2009-2014	Golf Dept.	\$50,000/yr	City General Fund
Prepare recreation masterplan.	2009-2011	Recreation Dept.	\$50,000	Grants/City General Fund
Implement a stormwater utility.	2009	Planning Dept.	\$100,000	City General Fund
Develop a drainage masterplan for the City.	2009-2014	Planning Dept.	\$25,000/yr	Stormwater Utility
Prioritize and implement capital drainage improvements.	2010-2014	Planning Dept.	\$150,000/yr	Stormwater Utility
Implement Phase I SWMP and District stormwater programs.	2009-2014	Planning Dept.	\$50,000/yr	Stormwater Utility
Maintain stormwater system.	2009-2014	Planning Dept.	\$150,000/yr	Stormwater Utility
Intergovernmental Coordination				
Participate in Gwinnett County Planning Committee.	2009-2014	Planning Dept.	Staff Time	City General Fund
Work with State to create a public access point / recreational area at the crossing of SR 20 and the Chattahoochee River.	2009-2014	Administration	TBD	City General Fund/SPLOST

4.4 Supplemental Plans

4.4.1 Solid Waste Management Plan

The Georgia Comprehensive Solid Waste Management Act was passed in order to guide solid waste management planning at local, regional and state levels. The Act requires that all communities create a local and/or regional solid waste management plan that achieves the State's goals related to waste reduction, collection, disposal, land limitation, and public education. The Act stipulates that Solid Waste Management Plans be updated every ten years. Gwinnett Clean & Beautiful prepared and submitted the countywide Solid Waste

Management Plan in December 2007. Gwinnett Clean & Beautiful's website summarizes the finding of the plan as follows:

"Our goals are a cleaner, healthier, safer, more livable Gwinnett. Upgrading the way we manage solid waste, and improving our recycling programs are strategies for improving our overall quality of life. A nationally recognized expert has conducted a 16-month study. It has been done under the auspices of Gwinnett Clean & Beautiful, with input from over 5,000 citizens. The study shows that the way we collect garbage from homes and how much we recycle should change. Our current garbage collection systems are impacting traffic, creating (air, noise) pollution, are not as efficient or cost effective as they could be. Litter and illegal dumping are on the rise. About 20,000 Gwinnett homes have no garbage service; which most likely contributes to dumping and other illegal practices. Citizens have asked for change. Citizens want more recycling. We can be smart about how we handle our waste and recycling by joining other communities that contract for solid waste and recycling services. We can and should learn from others."

4.4.2 City of Sugar Hill – Stormwater Management Plan

The Environmental Protection Division (EPD) requires Phase I communities to develop a comprehensive SWMP. The City of Sugar Hill's SWMP addresses structural and source control measures, illicit discharge detection and elimination, industrial facility stormwater runoff control, and construction site runoff management. Also discussed within the plan is the City's approach to impaired waterways/listed stream segments, highly visible pollutant sources, public education, and pollution prevention/good housekeeping.

The City's SWMP reflects Sugar Hill's commitment to effective water resources management, which ensures sustainable economic growth and quality of life for all residents. Addressing the issues in the SWMP allows the City of Sugar Hill to protect the aesthetics, ecological integrity, function, and recreational use of water resources within the City.

4.4.3 2005 Sugar Hill Town Center Master Plan (LCI Plan)

The City of Sugar Hill requested assistance to develop a town center masterplan in support of the Atlanta Regional Commission's LCI. The LCI promotes the development of action plans to enhance livability, connectivity and mobility within existing town centers, while identifying development and redevelopment opportunities. The program also promotes cooperation between private and public entities to implement plan components, which commonly include regulatory changes, infrastructure investment, development and redevelopment projects and the creation or refinement of development incentives. The plan was adopted in 2005, and the City continues to move forward with implementation of the items identified in this plan.

APPENDIX **A**

Public Participation Program Documentation

Two community meetings were held throughout the planning process to review the findings of the Community Assessment, outline a vision for the future, and provide feedback to the City of Sugar Hill. Community meetings were held in an informal but professional manner to create an environment that facilitated participation. Community meeting documents found in Appendix A include:

- City Council Work Session Presentation (September 4, 2007)
 - Meeting Agenda
 - Presentation
- Public Hearing – Community Assessment and Participation Plan (September 10, 2007)
 - Meeting Agenda
 - Meeting Minutes
- Public Workshop 1 – Visioning (January 29, 2008)
 - Promotional Material
 - Meeting Summary
 - Sign-In Sheet
- Public Workshop 2 – Character Areas and Issues and Opportunities (February 19, 2008)
 - Promotional Material
 - Meeting Summary
 - Sign-In Sheet
- Public Hearing – Draft Community Agenda (August 18, 2008)
 - Meeting Agenda
 - Meeting Minutes
 - Sign-In Sheet

**AGENDA
CITY OF SUGAR HILL
COUNCIL WORK SESSION
TUESDAY, SEPTEMBER 4, 2007, 7:00 P.M.
CITY HALL ANNEX
4988 WEST BROAD STREET
SUGAR HILL, GEORGIA**

1) Work Session Issues for Council Meeting

OLD BUSINESS

1. **VAR-07-005, Charles Pruitt, Gravel Parking Lot** – Awana
2. **VAR-07-006, Mill Creek Investments LLC, Stream Buffer** – Awana

NEW BUSINESS

3. **Community Assessment & Participation Plan – Presentation & Resolution** – Awana
4. **Zoning Ordinance Amendment, Article 11, Offstreet Automobile Parking & Loading and Unloading Spaces** – Awana
5. **RZ-07-005, Rezoning Change in Conditions**, Tax Parcel 7-253-001, 039, & 041, North American properties, amend zoning conditions for commercial shopping center – Awana
6. **RZ-07-006**, Tax Parcel 2-275-003, Retail Capital Partners, LLC request to rezone 2.78 acres on Peachtree industrial Blvd. and West Price Rd., current zoning HM-1 (light Industry District to (BG) General Business District for retail use – Awana
7. **RZ-07-007**, Tax Parcel 7-271A, 002, 003 & 004, Steve & Angie Locke, Inc. request to rezone 1.273 acres at Wages Way and Hidden Circle, currently zoned (RS-150) Single Family Residential requesting (HSB) Highway Service Business District for a Maaco Collision Repair & Auto Painting Business – Awana
8. **VAR-07-007**, Barrington Estates Builders, LLC, reduction front setback of Lot # 9A (from 20 ft to 15 ft) in Barrington Estates Subdivision – Awana
9. **Police Department Referendum** – Mayor & Council

2) Updates by City Manager – Hail

- a. United/Robertson Sanitation Contract
- b. Annexations for September 17, 2007 Planning Commission and October 8, 2007 City Council Meeting.
AX-07-008, Ernest Rand & Carolyn P. Burnette, 5422 Sugar Ridge Dr., R-75 to RS-100

3) Work Session Discussion Issues

10. Park Rental Agreements - Mayor & Council
11. Mayor & Council Compensation – Clint Thompson
12. SORBA Project
13. Battery/Electronics Recycling Program

4) Executive Session – Legal, Real Estate, and/or Personnel

5) Adjournment

City of Sugar Hill *Comprehensive Plan*



Presented to:

Sugar Hill City Council

September 4, 2007

INTRODUCTION

Sugar Hill Comprehensive Plan

Overview

- Rules of Georgia Department of Community Affairs (DCA), Chapter 110-12-1
 - Updated May 2005
- Comprehensive Plan
 - Phase I
 - Community Assessment
 - Community Participation Plan
 - Phase II
 - Community Agenda
- Sugar Hill Submission Schedule:
 - Assessment and Participation Plan: September 2007
 - Community Agenda Report: July 2008



Sugar Hill Comprehensive Plan

Community Assessment

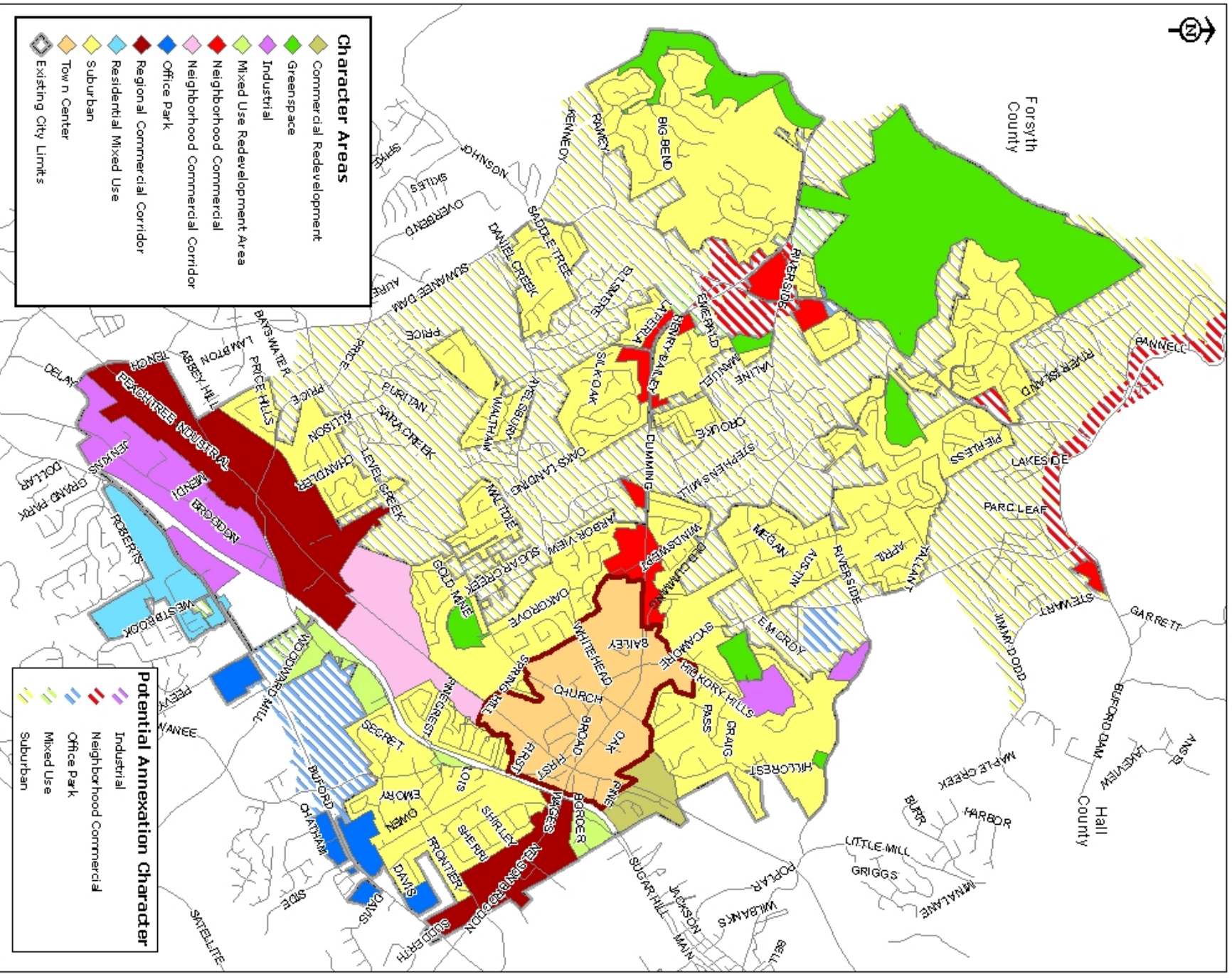
- Development Pattern Assessment
 - Existing Land Use
 - Community Character Areas
 - Areas Requiring Special Attention
- Census Data Assessment
 - Technical Addendum
- Community Issues and Opportunities
 - Based on existing conditions and future vision
- Quality Community Objectives
 - Fifteen objectives proposed by DCA

Character Areas

Sugar Hill Comprehensive Plan

Character Areas

- Identify the defining and desirable character of the unique areas/neighborhoods within Sugar Hill.
- Develop recommended development strategies for each Character Area.
- Character Areas will influence future Land Use and Zoning decisions within the City.
- Town Center
- Mixed Use Redevelopment
- Neighborhood Commercial
- Commercial Infill Development
- Suburban
- Greenspace
- Industrial
- Office Park
- Regional Commercial Corridor
- Neighborhood Commercial Corridor



Sugar Hill Comprehensive Plan

Commercial Infill Development

- Declining, vacant or under-utilized area identified for future commercial development. Area will have a high potential for access by vehicular traffic and transit; on-site parking; and masterplanned development.



Sugar Hill Comprehensive Plan

Greenspace

- Area of protected greenspace established for recreation, alternative transportation, or conservation purposes. Includes ecological, cultural and recreational amenities.



Sugar Hill Comprehensive Plan

Industrial

- Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, or other nuisance characteristics could be present.



Sugar Hill Comprehensive Plan

Mixed Use Redevelopment

- Declining, vacant, or under-utilized area identified for future mixed use development. Area will be developed to include a mix of residential and neighborhood commercial uses.



Sugar Hill Comprehensive Plan

Neighborhood Commercial

- Area with neighborhood-scale development that includes a concentration of activities such as restaurants, retail, service commercial, professional office, and appropriate public and open space uses.



Sugar Hill Comprehensive Plan

Neighborhood Commercial Corridor

- Area adjacent to the Town Center that allows for a mix of commercial uses that are less intense than those in the regional commercial area. Uses in this area are smaller scale and provide a transition from the Regional Commercial Corridor to the Town Center. Development should be consistent with the surrounding areas.



Sugar Hill Comprehensive Plan

Office Park

- Areas designated for master-planned office park development characterized by high degree of access by vehicular traffic, and transit if applicable; on-site parking; and a mix of uses to serve workforce.



Sugar Hill Comprehensive Plan

Regional Commercial Corridor

- Concentration of regionally marketed commercial and retail centers, office and employment areas, and higher-education facilities. These areas are characterized by a high degree of access by vehicular traffic and transit access. These areas typically have a low degree of internal open space and high floor-area-ratio.



Sugar Hill Comprehensive Plan

Suburban

- Area where suburban residential subdivision development is occurring or has already occurred. The City should encourage these areas to develop with high pedestrian orientation, connectivity, and neighborhood-appropriate uses.



Sugar Hill Comprehensive Plan

Town Center

- The Town Center marks the boundaries of the City's Livable Community Initiative (LCI) Plan. It provides a focal point of the town and has a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.



Sugar Hill Comprehensive Plan

Residential Mixed Use

- Residential area that contains a mix of neighborhood oriented commercial uses, such as restaurants, professional office and small-scale retail.



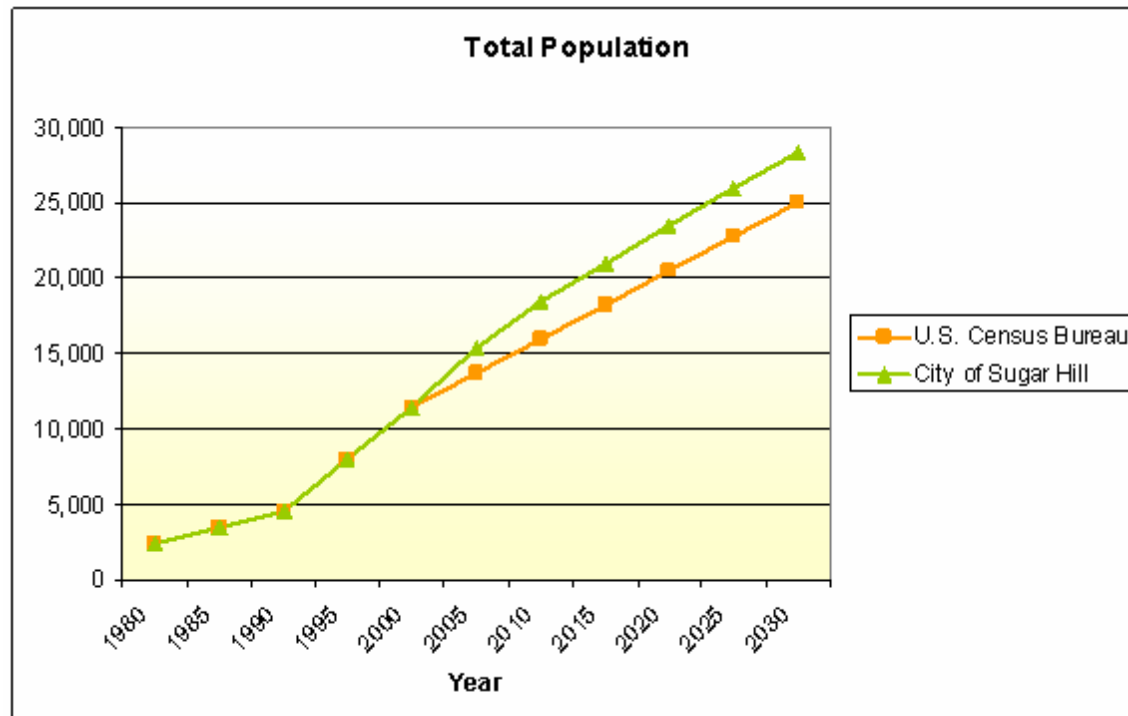
DATA ASSESSMENT

Sugar Hill Comprehensive Plan

Data Assessment

- Population Growth

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
U.S. Census Bureau	2,340	3,449	4,557	7,978	11,399	13,664	15,929	18,193	20,458	22,723	24,988
City of Sugar Hill*	2,340	3,449	4,557	7,978	11,399	15,305	18,488	20,962	23,436	25,909	28,383

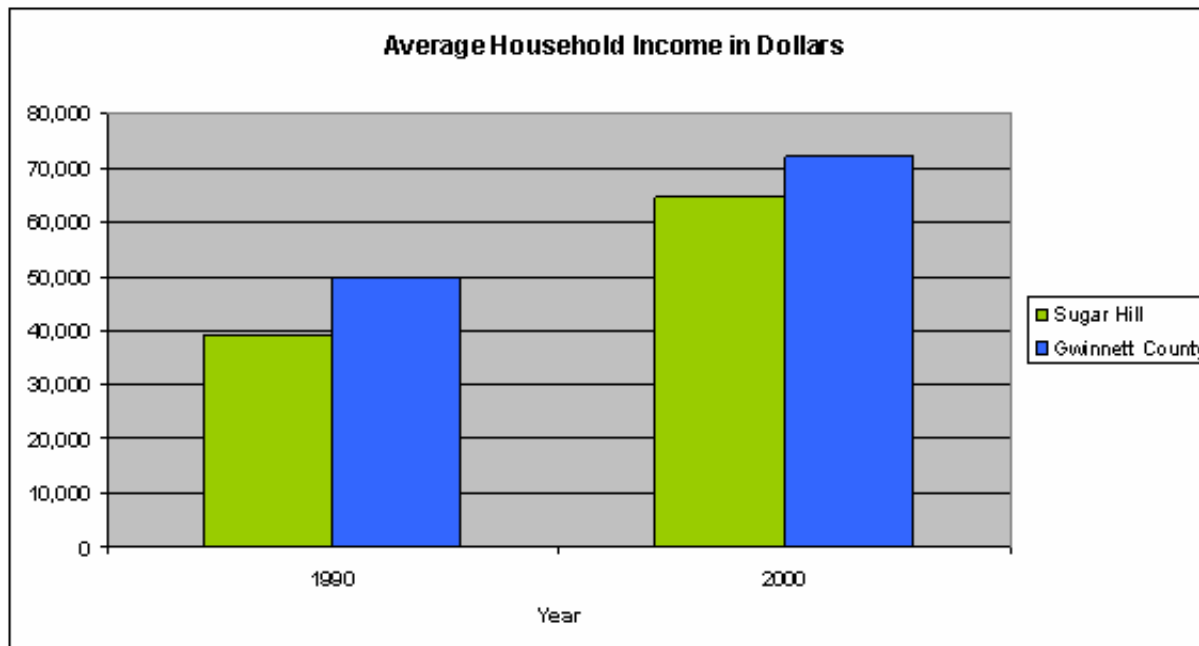


Sugar Hill Comprehensive Plan

Data Assessment

- Average Household Income

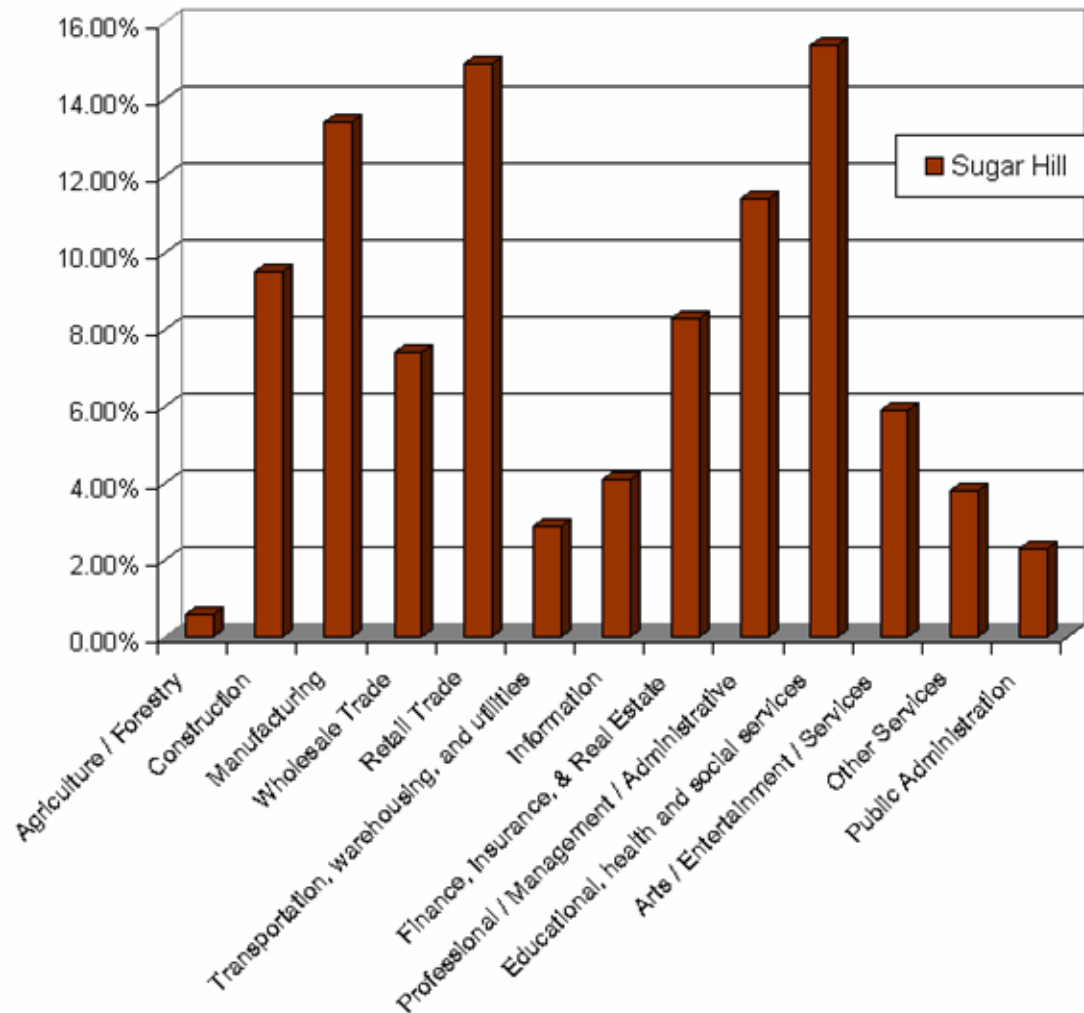
Jurisdiction	1990	2000
Sugar Hill	39,280	64,703
Gwinnett County	49,638	71,888
Georgia	36,810	80,077



Sugar Hill Comprehensive Plan

Data Assessment

- Economic Base



Sugar Hill Comprehensive Plan

Data Assessment

- Commuting Patterns

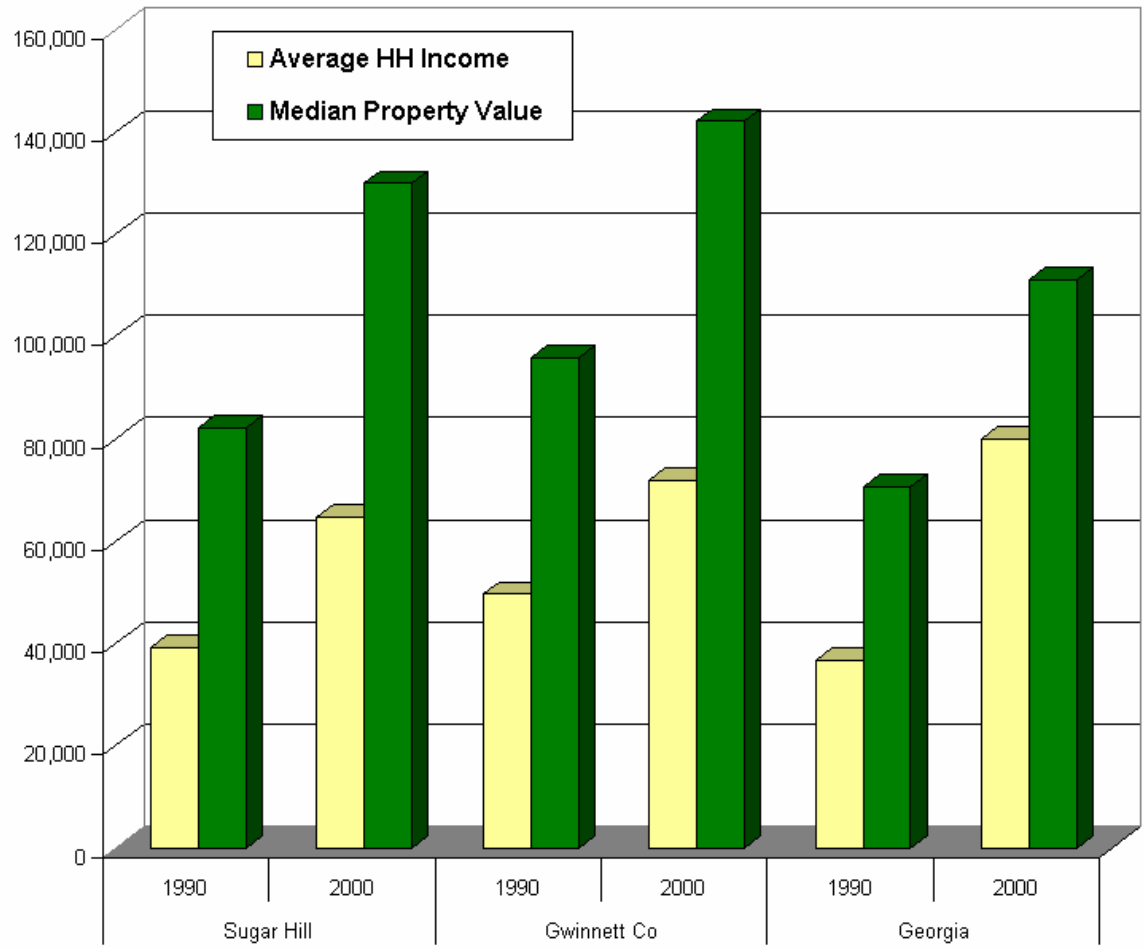
Commuting Patterns	Sugar Hill	Gwinnett County
Car, truck, or van -- drove alone	84%	79.7%
Car, truck, or van -- carpooled	12.1%	14.1%
Public transportation (including taxicab)	0%	0.8%
Walked	0.2%	0.8%
Other means	0.4%	0.8%
Worked at home	3.4%	3.8%
Mean travel time to work (minutes)	34.7	32.2

Category	1990	Percent	2000	Percent
Total population	4,557		11,399	
Worked in City Limits	184	4.0%	568	5.0%
Worked outside of City Limits	2,243	49.2%	5,359	47.0%

Sugar Hill Comprehensive Plan

Data Assessment

- Median Property Value vs. Average Household Income



ISSUES & OPPORTUNITIES

Sugar Hill Comprehensive Plan

Issues & Opportunities

- Population Growth
- Economic Development
- Natural & Cultural Resources
- Facilities & Services
- Intergovernmental Coordination
- Transportation
- Housing
- Land Use



Sugar Hill Comprehensive Plan

Issues & Opportunities

Population

- *Major Trend.* There continues to be a significant amount of population growth.
 - As the population continues to grow existing facilities and services may become inadequate.

Economic Development

- *Major Trend.* There is a significant amount of commercial development taking place along major corridors in the City of Sugar Hill.
 - There is currently no established plan for commercial development on Highway 20.
 - There is a need for more retail and service commercial businesses to serve the residential population.

Sugar Hill Comprehensive Plan

Issues & Opportunities

Natural & Cultural Resources

- *Major Trend.* Development is diminishing ecological integrity, historic integrity, and cultural significance of community resources.
 - Need additional resources to implement the stormwater program.
 - Chattahoochee River should be better promoted as a recreational and drinking water resource.
 - There is no access to the Chattahoochee from Highway 20.

Facilities & Services

- *Major Trend.* New development has put a strain on existing facilities and services.
 - Development is outpacing the ability of the City to provide services.
 - The capacity of existing community facilities and utilities should be evaluated.

Sugar Hill Comprehensive Plan

Issues & Opportunities

Housing

- *Major Trend.* A variety of housing options are available, however, some housing in the older areas of the City have been poorly maintained. There is a need to provide a variety of housing price points.
 - Some houses in older areas have been poorly maintained.
 - The City is satisfied with the current housing stock and character.

Land Use

- *Major Trend.* There is no up-to-date future land use plan for the City and development has not always been coordinated with the character of the surrounding neighborhood.
 - More commercial development is desired along major roads.
 - The current low-density residential development pattern is desirable.
 - Land uses are segregated from one another.
 - The City limits are not contiguous.

Sugar Hill Comprehensive Plan

Issues & Opportunities

Intergovernmental Coordination

- *Major Trend.* Sugar Hill could benefit from more coordination with other local, county, and State governments/agencies, regional agencies, private agencies, the business community, and the public.

Transportation

- *Major Trend.* The existing level of service for the transportation network is poor and does not provide a useful network of roadways, connectivity, and alternative modes.
 - Sugar Hill is a “bedroom community” which creates a great deal of rush hour traffic and congestion.
 - Highway 20 is specifically congested during peak travel hours.
 - Currently, there is minimal opportunity for public transit.

QUALITY COMMUNITY OBJECTIVES

Sugar Hill Comprehensive Plan

Quality Community Objectives

DCA adopted 15 QCOs:

- | | |
|--------------------------------|------------------------------|
| 1. Traditional Neighborhoods | 9. Appropriate Business |
| 2. Infill Development | 10. Employment Options |
| 3. Transportation Alternatives | 11. Housing Choices |
| 4. Regional Identity | 12. Education Opportunities |
| 5. Resource Conservation | 13. Local Self-Determination |
| 6. Open Space Preservation | 14. Regional Cooperation |
| 7. Environmental Protection | 15. Sense of Place |
| 8. Growth Preparedness | |

QCOs should be used as guidelines for future development patterns and policies to encourage sustainable, livable, vital communities.

NEXT STEPS

Sugar Hill Comprehensive Plan

Next Steps: Community Participation Program

[illegible]

Sugar Hill Comprehensive Plan

Next Steps

1. Adopt Resolution to submit Assessment and Participation Plan
2. Finalize documents and submit to RDC
3. Conduct Public Participation Program
4. Complete Community Agenda



Sugar Hill Comprehensive Plan

Community Agenda

- Vision
 - Character Areas
 - Future Land Use Map
 - Quality Community Objectives
 - Desired Design Patterns & Architectural Styles
- Issues & Opportunities for Sugar Hill
- Implementation Plan
 - Policies
 - Short-Term Work Program



**AGENDA
CITY OF SUGAR HILL
COUNCIL MEETING
MONDAY, SEPTEMBER 10, 2007
7:30 PM CITY HALL ANNEX
4988 WEST BROAD STREET**

CALL TO ORDER
PLEDGE OF ALLEGIANCE TO THE FLAG
INVOCATION

APPROVAL OF AGENDA
APPROVAL OF MINUTES – August 13, 2007

GMA Presentation of Certificate to Council Member Marc Cohen

20 Year Service Plaque to Donna McDaniel, Code Enforcement Officer

CITY ATTORNEY'S REPORT
COUNCIL REPORTS
MAYOR'S REPORT
CITY CLERK'S REPORT

CITY MANAGER'S REPORT

Annexations for September 17, 2007 Planning Commission and October 8, 2007 City Council Meeting. AX-07-008, Ernest Rand & Carolyn P. Burnette, 5422 Sugar Ridge Dr., R-75 to RS-100

CITIZENS AND GUESTS COMMENTS

OLD BUSINESS:

1. **VAR-07-006, Mill Creek Investments LLC, Stream Buffer** – Awana

NEW BUSINESS:

2. **PUBLIC HEARING, Community Assessment & Participation Plan – Presentation & Resolution** – Awana
3. **PUBLIC HEARING, Zoning Ordinance Amendment, Article 11, Offstreet Automobile Parking & Loading and Unloading Spaces** – Awana
4. **PUBLIC HEARING, RZ-07-005, Rezoning Change in Conditions**, Tax Parcel 7-253-001, 039, & 041, North American properties, amend zoning conditions for commercial shopping center – Awana
5. **PUBLIC HEARING, RZ-07-006**, Tax Parcel 2-275-003, Retail Capital Partners, LLC request to rezone 2.78 acres on Peachtree industrial Blvd. and West Price Rd., current zoning HM-1 (light Industry District to (BG) General Business District for retail use – Awana

6. **PUBLIC HEARING, RZ-07-007**, Tax Parcel 7-271A, 002, 003 & 004, Steve & Angie Locke, Inc. request to rezone 1.273 acres at Wages Way and Hidden Circle, currently zoned (RS-150) Single Family Residential requesting (HSB) Highway Service Business District for a Maaco Collision Repair & Auto Painting Business – Awana
7. **PUBLIC HEARING, VAR-07-007**, Barrington Estates Builders, LLC, reduction front setback of Lot # 9A (from 20 ft to 15 ft) in Barrington Estates Subdivision – Awana

EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL:

ADJOURNMENT:

**CITY OF SUGAR HILL
COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 10, 2007
7:30 PM CITY HALL ANNEX
4988 WEST BROAD STREET**

CALL TO ORDER – by Mayor Pirkle. Present were Mayor Gary Pirkle, Mayor Pro Tem Steve Edwards, Council Members Marc Cohen, Mike Sullivan, Clint Thompson and Nick Thompson. Also present were City Manager Bob Hail, and City Attorney Lee Thompson. City Clerk Jane Whittington was at training and not present.

**PLEDGE OF ALLEGIANCE TO THE FLAG
INVOCATION**

APPROVAL OF AGENDA – Table agenda item #1 until October. Council Member Nick Thompson motioned to approve the agenda as amended. Council Member Sullivan seconded the motion. Approved 5-0.

APPROVAL OF MINUTES – August 13, 2007 Council Meeting – Council Member Edwards motioned to approve the minutes as written. Council Member Sullivan seconded the motion. Approved 5-0.

GMA Presentation of Certificate to Council Member Marc Cohen – Brook Starr of the Georgia Municipal Association presented Council Member Cohen with a certificate for completing 120 hours of training and obtaining all three levels of their certification.

20 Year Service Plaque to Donna McDaniel, Code Enforcement Officer – Mayor Pirkle presented the plaque to Ms. McDaniel and thanked her for her service to the City.

**CITY ATTORNEY’S REPORT
COUNCIL REPORTS
MAYOR’S REPORT
CITY CLERK’S REPORT**

CITY MANAGER’S REPORT

Annexations for September 17, 2007 Planning Commission and October 8, 2007 City Council Meeting. AX-07-008, Ernest Rand & Carolyn P. Burnette, 5422 Sugar Ridge Dr., R-75 to RS-100

CITIZENS AND GUESTS COMMENTS

OLD BUSINESS:

VAR-07-006, Mill Creek Investments LLC, Stream Buffer – Tabled at the applicant’s request.

NEW BUSINESS:

PUBLIC HEARING, Community Assessment & Participation Plan – Presentation & Resolution – The City has completed the Community Participation and Community Assessment documents as part of the 20-year Comprehensive Plan update. There were two public hearing held on September 4, 2007 and at tonight's meeting. The Public Hearing was opened and there were no comments from the public so the hearing was closed. Council Member Clint Thompson motioned to approve the Resolution and transmit the Plan and supporting Resolution to the Atlanta Regional Commission and the Georgia Department of Community Affairs for official review. Council Member Cohen seconded the motion. Approved 5-0.

PUBLIC HEARING, Zoning Ordinance Amendment, Article 11, Off-street Automobile Parking & Loading and Unloading Spaces – The Public Hearing was held and Council Member Cohen motioned to approve the Ordinance as written. Council Member C. Thompson seconded the motion. Approved 5-0.

PUBLIC HEARING, RZ-07-005, Rezoning Change in Conditions, Tax Parcel 7-253-001, 039, & 041, North American properties, amend zoning conditions for commercial shopping center – The Public Hearing was held and Council Member Edwards motioned to remove the restrictive conditions. Council Member Sullivan seconded the motion. Approved 4-1 with Council Member Clint Thompson voting nay.

PUBLIC HEARING, RZ-07-006, Tax Parcel 2-275-003, Retail Capital Partners, LLC request to rezone 2.78 acres on Peachtree industrial Blvd. and West Price Rd., current zoning HM-1 (Light Industry District) to (BG) General Business District for retail use – The Public Hearing was held and Council Member Sullivan motioned to approve the rezoning application with staff conditions except 3.r and 4. Council Member Nick Thompson seconded the motion. Approved 3-2 with Council Member Cohen and C. Thompson voting nay.

PUBLIC HEARING, RZ-07-007, Tax Parcel 7-271A, 002, 003 & 004, Steve & Angie Locke, Inc. request to rezone 1.273 acres at Wages Way and Hidden Circle, currently zoned (RS-150) Single Family Residential requesting (HSB) Highway Service Business District for a Maaco Collision Repair & Auto Painting Business – The Public Hearing was held and Council Member Clint Thompson motioned to deny RZ-07-007. Council Member Sullivan seconded the motion. The motion to deny was upheld 5-0.

PUBLIC HEARING, VAR-07-007, Barrington Estates Builders, LLC, reduction front setback of Lot # 9A (from 20 ft to 15 ft) in Barrington Estates Subdivision – The Public Hearing was held and Council Member Clint Thompson motioned to deny VAR-07-007. Council Member Cohen seconded the motion. The motion to deny was upheld 4-1 with Council Member Nick Thompson voting against the denial.

EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL: Council Member Cohen motioned to enter Executive Session. Council Member Edwards seconded the motion. Approved 5-0. No action was taken out of Executive Session.

ADJOURNMENT: Council Member Cohen motioned to adjourn. Council Member Sullivan seconded the motion. Approved 5-0.

Gary Pirkle, Mayor

Jane Whittington, City Clerk

Public Workshop

The City of Sugar Hill is holding a public workshop to get feedback on the City's Comprehensive Plan. Working together in this type of environment will assist the City in addressing the needs of the community. Public participation is a key element of the planning process and this meeting provides an opportunity for citizens to ask questions and voice any concerns they have about the future of the City.

The Public Workshop will follow the general agenda below:

- **Presentation:** The presentation will be a brief summary of the planning process and the work done to date. It will also cover the state planning requirements, procedures, and schedule.
- **Visioning Exercise:** Participants will brainstorm ideas and words that will be included in the City's vision statement. Participants will then be broken up into several groups (depending on attendance) to draft a vision statement.
- **Group Presentations:** Each group will present their vision statement to the rest of the participants for discussion.

When:

January 29th, 2008

7:00PM to 9:00PM

Where:

Sugar Hill
Community Center

1166 Church Street



**CITY OF SUGAR HILL
COMPREHENSIVE PLAN**

*Public Workshop
Sugar Hill Community Center
January 29, 2007 7:00 PM*

Meeting Summary

I. Presentation: *Sugar Hill Comprehensive Plan*

Courtney Power of Integrated Science & Engineering, Inc. gave a short presentation on the progress of the City's Comprehensive Plan to date. Topics included: a.) DCA requirements, b.) schedule, c.) preliminary Character Areas, and d.) issues & opportunities.

II. Review of Public Survey Results

The results of the public survey were presented to the group. There were 711 respondents which make the results statistically significant at a 95% confidence level. The results can be utilized to make assumptions about how the total population of Sugar Hill would answer the questions ($\pm 4\%$.)

III. Visioning Exercise

The group performed a visioning exercise and the follow vision was crafted for Sugar Hill:

*"Sugar Hill, a unique, family oriented city,
Where small town values and security are embraced;
Where gathering places and things to do enhance our sense of community;
and
Where increasing property values and quality development contribute to
personal and economic growth."*

IV. Adjourn

SIGN IN

<u>NAME</u>	<u>EMAIL</u>	<u>ADDRESS</u>
Jeanne + Bill Ferguson	jmarief@bellsouth.net	481 Bellingham Dr Sugar Hill, GA 30518
CHUCK PINNEY	COPINNEY@BELLSOUTH.NET	622 MOUNT ACERLE WAY SUGAR HILL GA 30518
Bridgett Allen Jorgensen	BridgettJorgensenDad@yahoo.com	SUGAR HILL GA 30518 6310 Lakewide Ln, Sugar Hill
Mike + Pat Muracy	mm141402@BELLSouth.NET	5265 ASHBURY MANOR RD 30518 777 North Prince Ln
Duane Sudderth	duane@leekcreekGrading.com	Rd 30518
Tom Baughman	fatp1@bellsouth.net	5089 West Broad
Nick Thompson	nickthompson@charter.net	4988 W. Broad
Brett Wierzbach	BRETSW@COMcast.com	252 Double Gate Way.
DON KELEMEN		CITY OF SUGAR HILL
DAVID DEAL	deal45@BELLSOUTH.NET	559 EMERALD LAKE LANE
St Juana	UGAT TENNIS1@yahoo.com	6055 Grandway

Public Workshop

The City of Sugar Hill is holding a public workshop to get feedback on the City's Comprehensive Plan. Working together in this type of environment will assist the City in addressing the needs of the community. Public participation is a key element of the planning process and this meeting provides an opportunity for citizens to ask questions and voice any concerns they have about the future of the City.

The Public Workshop will follow the general agenda below:

- **Community Character Areas** Participants will have the opportunity to review the Community Character descriptions to make sure the definitions and recommended development patterns accurately represent each area. Participants will also be able to review and revise the Community Character Map.
- **Issues and Opportunities Survey:** A survey containing issues and opportunities compiled for the City will be available to fill out. Participants can decide whether or not they agree with stated issues and opportunities and identify any new items that may have been overlooked.

When:

February 19, 2008

7:00PM to 9:00PM

Where:

**Sugar Hill
Community Center**

1166 Church Street



CITY OF SUGAR HILL COMPREHENSIVE PLAN

*Public Workshop
Sugar Hill Community Center
February 19, 2007 7:00 PM*

Meeting Summary

Community Character Areas

The DCA has required the development of “Character Areas” as part of the new Rules for Comprehensive Planning to acknowledge the visual and functional differences of various neighborhoods. By identifying desirable neighborhood characteristics, the City of Sugar Hill will be able to provide more specific guidance for future development through appropriate planning and implementation within each Character Area. The Character Areas map (Fig. 2) identifies areas that presently have unique or special characteristics that need to be preserved or have potential to evolve into unique areas. It is important to note while reviewing the Character Area map that the identified character may not be accurate for every single parcel, but is rather the overall defining character of the area as a whole. The development strategies identified within each Character Area are not requirements, but recommendations for the desired types of development and redevelopment. The strategies will be utilized to help define short-term activities and long-term policies for future growth within the City of Sugar Hill.

Commercial Infill Development

Declining, vacant or under-utilized areas identified for future commercial development will have a high potential for access by vehicular traffic and transit; on-site parking; and masterplanned development.

Desired Development Patterns:

- Redevelopment should be higher quality, more versatile and aesthetically appealing; therefore, more marketable to a broader range of prospective tenants.
- Populate the street front with new commercial structures. This can be accomplished in vacant commercial centers by utilizing a portion of oversized parking lots to create a shopping “square”.
- Upgrade the appearance of existing older buildings as well as new development with façade improvements, new architectural elements, or awnings.



- Reconfigure the parking lot and circulation routes for better automotive mobility.
- Provide pedestrian and bicycling amenities, including covered walkways, benches, lighting and bike racks.
- Add landscaping and other appearance enhancements such as street trees and landscaped medians in parking lots to provide shade and help reduce stormwater runoff.

Town Center District

The Town Center District marks the boundaries of the City's Livable Community Initiative (LCI) Plan and is the Heart of the City. It contributes to the City's sense of place and creates a vibrant activity center by concentrating uses, such as general retail, service commercial, professional office, higher-density housing, and appropriate public and openspace uses easily accessible by pedestrians.

Desired Development Standards:

- The Town Center District should include a relatively high-density mix of retail, office, services, residential, and family entertainment activities.
- Residential development should reinforce the town center through locating higher density housing options adjacent to the center, targeted to a broad range of income levels. The mixture of housing should meet the needs identified by the Market Assessment conducted for the LCI Plan.
- Each project in the Town Center District should be heavily pedestrian-oriented, with strong, walkable connections between different uses.
- Road edges should be clearly defined by locating buildings at the edge of the streetscape with parking in the rear.
- Enhance the pedestrian-friendly environment, by adding sidewalks and vegetation and creating multi-use linkages to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Include direct connections from Main Street (Broad St.) to greenspace, trail networks, sidewalks, churches, schools, etc..
- Encourage the location of office space in and near the TCD to increase the daytime population that will support commercial businesses in the TCD.
- Design a "gateway" beautification and signage project for both ends of Main Street to let people know they have entered downtown Sugar Hill.
- Implement plans to build an attractive wall around the cemetery.



- Market for and encourage the development of daytime and evening activities that will draw people to the TCD to support the commercial businesses.
- Address parking issues through the creation of on-street parking on Main Street as well as a City-sponsored parking project in the TCD.
- Implement the goals and recommendations of the LCI Plan including:
 - Create and implement a set of standards and overlay districts that protect and enhance existing land within the Town Center District as well as encouraging new development to fall within the design standards to create livable places.
 - Create and implement architectural standards for the Main Street area as well as the entire Town Center District to enhance the City's aesthetic infrastructure.

Suburban

These areas are where suburban residential subdivision development is occurring or has already occurred. The City should encourage these areas to develop with high pedestrian orientation, connectivity, and neighborhood-appropriate uses.

Desired Development Standards:

- Promote a mix of housing types including traditional neighborhood development style residential subdivisions.
- Internal street connectivity should be encouraged.
- Encourage compatible architecture styles that maintain the regional character.
- Promote street design that fosters traffic calming measures (i.e. narrower residential streets, and allows for bicycle and pedestrian facilities).
- There should be good vehicular and pedestrian/bike connections to:
 - Retail/commercial services
 - Adjacent properties/subdivisions
 - Regional network of greenspace and sidewalks
- Promote the preservation of openspace in new residential subdivisions that will be accessible to residents of the community and serve as an amenity.
- Require new development to provide a connection to the existing sidewalk network.



Mixed Use Redevelopment

Declining, unattractive, vacant or under-utilized areas are identified for future mixed use development. These areas will be developed to include a mix of residential and neighborhood commercial uses.

Desired Development Patterns:

- Design residential development and commercial uses to compliment each other and create a live/work environment.
- Allow varied residential uses including upstairs residential/downstairs commercial.
- Masterplan projects to be very pedestrian-oriented, with walkable connections between different uses.
- Road edges should be clearly defined by locating buildings at the edge of the streetscape with parking in the rear.
- Enhanced pedestrian-friendly environment through required streetscape improvements.



Residential Mixed Use

These residential areas contains a mix of office and neighborhood commercial uses.

Desired Development Standards:

- Encourage the development of offices to provide a critical mass of daytime population to support local commercial businesses.
- Commercial uses and architecture should be consistent with the residential character of the area.
- Commercial uses should be low-intensity retail, office, and service uses to serve neighborhood residents day-to-day needs.
- Street connectivity and trails should be encouraged to provide a link between residential areas and commercial uses.
- Enhance the pedestrian-friendly environment through streetscape improvements.



Industrial

Land uses in this area includes higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, or other nuisance characteristics could be present.

Desired Development Patterns:

- Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.
- New industrial development should be masterplanned.
- Ensure adequate infrastructure for future build-out.
- Plan for adequate truck accessibility to Brogdon Rd as well as each individual industrial site.



Mixed Use Office Park

These areas are designated for masterplanned office park development characterized by a high degree of access by vehicular traffic, and transit if applicable; on-site parking; and a mix of uses to serve workforce. Office parks can bring additional daytime population to Sugar Hill to support commercial areas.

Desired Development Patterns:

- Develop as masterplanned office parks having adequate water, sewer, stormwater, openspace, and transportation infrastructure for all component uses at build-out.
- Develop design standards for office buildings and landscaping to foster long lasting architectural compatibility within the development.
- Incorporate signage and lighting guidelines to protect the visual integrity of development.
- Incorporate measures to mitigate impacts on the natural environment.
- Allow for upstairs residential/downstairs commercial to create a live/work environment.
- Encourage mix of uses (such as retail and services to serve office employees) to reduce need for automobile usage during the work day.



- Office park design should be very pedestrian-oriented with strong walkable connections between different uses within the development.

1.1.1 Regional Commercial Corridor

This character area includes a concentration of regionally marketed commercial and retail centers, office and employment areas, and higher-education facilities. These areas are characterized by a high degree of vehicular traffic and transit access and typically have a low degree of internal openspace and high floor-area-ratio.



Desired Development Patterns:

- All new development should be accessible through shared driveways and inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highway.
- New commercial developments should be masterplanned to provide adequate water, sewer, stormwater, and transportation infrastructure, and openspace for all component uses at build-out.
- High quality design standards for commercial centers and landscaping to foster long lasting architectural compatibility within the development.
- Encourage landscaped medians to provide vehicular safety, aesthetics, and also pedestrian crossing refuge.
- Provide paved shoulders or bike lanes that can be used by bicycles or as emergency breakdown lanes.
- Consider cost sharing between the City, developers, and State funding to implement beautification projects such as streetscaping and sidewalks.
- Coordinate land uses and bike/pedestrian facilities with transit stops, if applicable.
- Manage access to keep traffic flowing; using directory signage into and within developments.
- Ensure that signage regulations prohibit cluttered signage and lead to a minimal presence of billboards. However, these restrictions should also not be so restrictive as to adversely impact visibility for commercial businesses.

Neighborhood Commercial

This character area includes neighborhood-scale development with a concentration of activities such as restaurants, retail, service commercial, professional office, and appropriate public and openspace uses.

Desired Development Patterns:

- Allowable uses should be compatible with neighborhood character and may include a mix of retail, services, and offices.
- Road edges should be clearly defined by locating buildings at the edge of the streetscape with parking at the side or in the rear, if possible.
- Enhanced pedestrian-friendly environment through required streetscape improvements.
- Provide pedestrian connections to adjacent neighborhoods.
- Architectural standards should reflect the local neighborhood character.
- No franchise architecture should be permitted in these areas, however the location of franchise neighborhood commercial businesses, such as coffee shops and restaurants, should be allowed.



Neighborhood Commercial Corridor

This area allows for a mix of commercial uses that are less intense than those in the regional commercial area. Uses in this area are smaller scale and provide a transition from the Regional Commercial Corridor as you approach Downtown Sugar Hill. Development should be consistent with the surrounding areas.

Desired Development Patterns:

- Development includes a mix of retail, services, offices, and other mid-scale commercial uses.
- Design standards should be consistent with the desired character of the area.
- There should be a smooth transition between higher intensity and lower intensity uses.
- Developments should include an appropriate level of pedestrian, transit, and/or bicycle orientation.
- Enhanced pedestrian-friendly environment through required streetscape improvements.
- Provide pedestrian connections to adjacent neighborhoods.
- No franchise architecture should be permitted in these areas, however the location of franchise neighborhood commercial businesses, such as coffee shops and restaurants, should be allowed.
- Ensure that signage regulations prohibit cluttered signage and lead to a minimal presence of billboards. However, these restrictions should also not be so restrictive as to adversely impact visibility for commercial businesses.



- Locating buildings at nearer to the streetscape and allow some store front parking with additional parking at the side or in the rear, if possible.

Greenspace

Areas of protected greenspace are established for recreation, alternative transportation, or conservation purposes. These areas include ecological, cultural and recreational amenities.

Desired Development Patterns:

- Maintain property in as natural a state as possible.
- Link greenspaces into a useful network of greenways, set aside for pedestrian and bicycle connections between schools, churches, recreation areas, City centers, residential neighborhoods and commercial areas.
- Allow only for minimal development and impervious surfaces as is appropriate for recreational uses.
- Promote these areas as passive-use tourism and recreation destinations.
- Utilize these areas as much as possible for the infiltration and natural cycling of stormwater runoff.
- Look for opportunities to add passive recreational trails through large greenspace areas.
- Improve recreational access to the Chattahoochee River.
- Consider connecting E.E. Robison Park to streams and protected riparian buffers near PIB.
- Connect Sugar Hill Golf Course & Park to Austin Garner (sp?) Park.



February 18, 2008

[illegible]



Public Hearing - Comprehensive Plan
MONDAY, August 18, 2008 – 7:30 PM
CITY HALL ANNEX
4988 WEST BROAD STREET
SUGAR HILL, GA. 30518
OFFICE: 770-945-6734 FAX: 770-945-2145

AGENDA

7:30 PM – 8:30 PM

7:30 PM – Opening Remarks

Summary of Events.

Present Character Area Maps and Draft Materials.

Purpose of Meeting: To solicit final input from the public on the City's Comprehensive Plan.

Public Hearing Open Forum

Discussion will be moderated by the Planning Director. Participants are asked to speak one at a time from the podium. Hearing is scheduled to end at 8:30 PM.

Adjournment

Sugar Hill Community Agenda

PUBLIC HEARING

August 18, 2008
7:30 pm – 8:30 pm

Staff present: Kaipo Awana, Planning Director
Bob Hail, City Manager
Tim Schick, City Planner

The Planning Director, Kaipo Awana, opened the public hearing at 7:30 pm. Mr. Awana summarized the Comprehensive Plan process, discussing the Department of Community Affairs requirements and provided a brief update on the City's Community Assessment and Public Participation phases. At this point, Mr. Awana read the Vision for the Future which was established at the January 29, 2008 public meeting:

Sugar Hill: A unique, family oriented city – where small town values and security are embraced; Where gathering places and recreation opportunities enhance our sense of community; and, Where increasing property values and quality development contribute to personal and economic growth.

Discussion of the Sidewalk Master Plan. The City plans to coordinate sidewalk connections and implementation over the next couple of years with the County. The City currently has a Sidewalk Master Plan which is plan which includes 8 miles of sidewalk over a 7 year period. There was some discussion about the future of sidewalks to access the forestry property along the Chattahoochee River. The City is working with the Georgia Department of Transportation to install a parking area along Highway 20 to allow of easier access to the forestry land.

A question was raised about the timeline for completion of the County construction project on Hillcrest Road. It was discussed that a large re-use water line is being installed along Hillcrest Road and it is anticipated that it will be completed along Hillcrest Road by 2009. The City is planning on installing sidewalk after completion, estimated timeframe of 2009 – 2010.

Mr. Awana then displayed several large Draft Character Area maps and discussed the various categories. (Character Area map attached)

Mrs. Woodard questioned about the pictures in the Community Agenda. It was explained that they were for illustration purposes only, for a '...look and a feel'. During the remainder of the meeting, multiple topics were discussed: the Downtown Development architectural standards, the new proposed City marquee, Georgia State Highway 20 improvement project, the proposed new Kroger development, the Global Sports complex, and the Bellagio mixed use development. The City staff addressed the various issues and solicited any comments regarding the Community Agenda. There were no further comments regarding the content of the Community Agenda.

The public hearing was adjourned at 8:30 pm.

SUGAR HILL - COMPREHENSIVE PLAN

AUGUST 18, 2008

7:30 pm - 8:30 pm

PLEASE SIGN IN !

	<u>NAME</u>	<u>ADDRESS</u>
1	SHAWN TANNER	4662 S. ROBERTS DR. S.H. GA 30518
2	Faye Woodard	1524 Paramount View Trce 30518
3	CHUCK PINNEY	623 MOUNT ALBERT WAY 30518
4	Mitu Kacicot	605 Silverbrylone Sugar Hill GA 30518
5	Brett Beaver	600 SILVERBERRY W Sugar Hill GA 30518
6	Mike Sullivan	5401 Sweetgale Ct. Sugar Hill Ga
7	Jeanne Ferguson	421 Bellingham Dr Sugar Hill, GA
8	Bill Ferguson	421 BELLINGHAM DR Sugar Hill GA
9	Chadd Hall	6141 Mountain Ridge Circle
10	GHAZANFAR ALI	816 Whitehead Rd S. Hill
11		
12		
13		
14		
15		

APPENDIX B

Online Survey Description & Results

In an effort to increase public involvement, the City administered a community survey to gain feedback from citizens. The community survey has been an effective tool since it was available to a large population at a minimal cost. The survey was taken at the City's Fall Festival on October 20, 2008 and also posted on the City website in October 2007.

Description of City of Sugar Hill - Public Opinion Survey

The City of Sugar Hill has been working on a Comprehensive Plan to evaluate the current strengths of the community and create a vision for the future. The Comprehensive Plan addresses items such as population growth, development patterns, economic development, natural and historic resource preservation, and other items as they relate to Sugar Hill. The Comprehensive Plan is broken down into three main elements: Community Assessment, Data Assessment, and Public Participation.

The Community Assessment evaluates the current conditions in the City and identifies issues, opportunities, strengths, and weaknesses in the community. The Data Assessment examines current and past demographic trends and forecasts future trends based on these assumptions. The Public Participation component relies on feedback from residents, business owners, and other people with a vested interest in the future of the City.

The Public Opinion Survey was designed to give citizens the opportunity to take part in the planning process. This effort increased public awareness of proposed programs resulting in a Comprehensive Plan that best reflects the overall vision for the community. The survey responses from all participants were compiled for statistical analysis.

Results of City of Sugar Hill - Public Opinion Survey

Soliciting input from residents, local businesses and property owners provided an opportunity for the public to provide their opinions on various topics and issues, such as: community appearance, economic development, services, traffic and commuting, housing, quality of life, and overall planning issues. Appendix B contains a summary of the survey results, which was considered and incorporated into the Community Agenda.



CITY OF SUGAR HILL COMPREHENSIVE PLAN

Public Opinion Survey

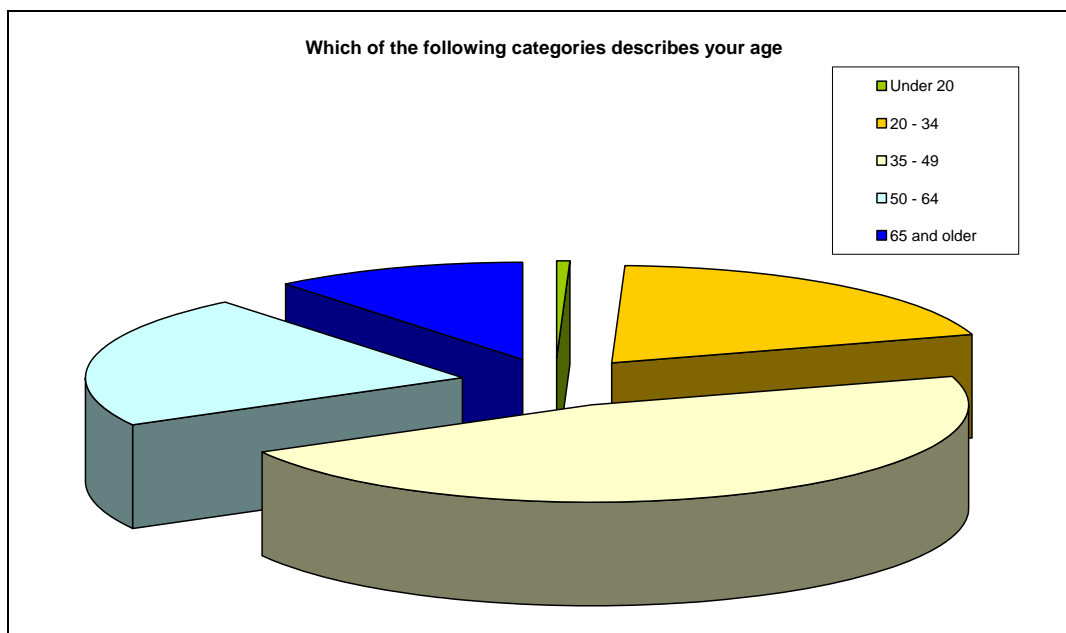
Summary of Survey Results

1. Are you a resident of Sugar Hill?

	Count	Percent
Yes	703	98.9%
No	8	1.1%

2. Which of the following categories describes your age?

	Count	Percent
Under 20	4	0.60%
20 - 34	139	19.70%
35 - 49	329	46.70%
50 - 64	157	22.30%
65 and older	75	10.70%
65 and older	75	10.70%



3. Please answer the following questions about Sugar Hill.

	Yes	No	Don't Know
Do you feel there are adequate employment opportunities in Sugar Hill?	18.9% (132)	42.7% (299)	38.4% (269)
Are there adequate shopping and restaurants available in the City of Sugar Hill?	30.4% (216)	68.0% (483)	1.5% (11)
Would you be in favor of setting aside portions of subdivisions as permanently protected greenspace even if it meant smaller lot sizes?	69.2% (491)	22.7% (161)	8.2% (58)
Are you aware of how your area is zoned and what is allowed or not allowed to be built in your area?	40.2% (286)	50.8% (361)	9.0% (64)
Are you satisfied with the layout and architectural design of commercial development?	44.1% (311)	38.5% (272)	17.4% (123)
Are you satisfied with the layout and architectural design of residential development?	59.7% (420)	28.4% (200)	11.9% (84)
Does your neighborhood have a homeowners association to consider proposed development or zoning changes in your area?	59.2% (420)	32.7% (232)	8.2% (58)
Do you expect to move during the next 5 years?	21.5% (152)	56.6% (401)	21.9% (155)

4. Do you feel more or less of the following items are needed in Sugar Hill?

	More	Less	Same
Restaurants	74.5% (527)	6.8% (48)	18.7% (132)
Retail/Shopping	57.7% (406)	16.6% (117)	25.7% (181)
Hotels	23.4% (162)	31.1% (215)	45.5% (315)
Natural area/Greenspace	79.2% (562)	1.5% (11)	19.3% (137)
Recreational facilities	70.3% (495)	3.1% (22)	26.6% (187)
Family entertainment/activities	67.9% (477)	4.7% (33)	27.5% (193)
Regional Shopping Centers	27.3% (189)	30.3% (210)	42.3% (293)
After work hours entertainment/activities	51.4% (360)	16.1% (113)	32.5% (228)
Professional Offices	40.7% (285)	20.3% (142)	39.1% (274)

5. Which of the following patterns of commercial development do you think is best for the City?

	Count	Percent
Concentrated in limited locations along major streets	495	71.2%
Scattered throughout the City	80	11.5%
In designated areas within each neighborhood	42	6.0%
I don't know	38	5.5%
Other (please specify)	40	5.8%

6. Do you think the City needs more, less, or the same amount of the following types of housing?

	More	Less	Same	Don't Know / No Opinion
Single-Family Residential	43.4% (294)	12.5% (85)	38.6% (262)	5.5% (37)
Multi-Family Residential	6.2% (41)	67.4% (448)	19.7% (131)	6.8% (45)
Mixed Use Residential	19.3% (128)	44.9% (297)	21.6% (143)	14.2% (94)

7. Please rate the following characteristics according to how important they were to you when you moved to Sugar Hill.

	Most Important	Important	Not Important
Employment/Job	19.0% (129)	25.7% (174)	55.3% (375)
To be close to family and friends	22.0% (150)	34.7% (237)	43.3% (296)
To be located in the Atlanta Metro Region	17.7% (120)	50.8% (345)	31.5% (214)
The general aesthetics and attractiveness of the area	43.9% (298)	49.3% (335)	6.8% (46)
The quality of schools	45.9% (314)	32.0% (219)	22.1% (151)
The cultural and/or recreational activities available here	15.9% (108)	52.8% (358)	31.3% (212)
The affordability of the area	52.5% (360)	43.6% (299)	3.9% (27)

8. How much of a priority do you feel the following issues are for the City of Sugar Hill?

	High Priority	Low Priority	Not a Priority
Community Character	82.4% (552)	12.8% (86)	4.8% (32)
Historic Preservation	45.2% (306)	39.3% (266)	15.5% (105)
Availability of cultural resources within the City	34.5% (230)	43.8% (292)	21.7% (145)
Alternate forms of transportation	26.6% (181)	38.2% (260)	35.1% (239)
Creating a guideline for future development	86.0% (584)	10.8% (73)	3.2% (22)
Neighborhood commercial development	33.1% (222)	38.8% (260)	28.1% (188)
Walkable communities	66.7% (455)	25.2% (172)	8.1% (55)
Neighborhood revitalization/redevelopment	64.5% (433)	25.0% (168)	10.4% (70)
Environmental Protection	74.0% (503)	19.9% (135)	6.2% (42)
Recreation	60.5% (408)	32.6% (220)	6.8% (46)
Traffic along Buford Highway & Peachtree Industrial Blvd.	73.9% (504)	19.8% (135)	6.3% (43)

APPENDIX C

Public Information

A publication entitled “Sugar Hill Today” was produced to publicize information about the Comprehensive Plan. These newsletters were distributed at the Fall Festival and at the public meetings, as well as made available to the public at City Hall. The *Sugar Hill Today* publications found in Appendix C include:

- Volume 1 was produced in October 2007 and described the main planning elements (population, economic development, housing, land use, transportation, etc.).
- Volume 2 was produced in January 2008 and described the DCA’s Quality Community Objectives and issues and opportunities identified in the community.

Land Use & Housing

Sugar Hill is primarily made up of single-family residential housing of various densities dispersed throughout the City. The City’s high percentage of owner-occupied housing indicates that the trend of single-family residential development will continue. The current rental market accounts for less than 15% of the available housing, which includes both apartments and single-family homes.

When examining household income in the City, current property values are very favorable. The average property value is nearly double the average household income, which means that housing is affordable for the average household.

The table on the right shows how land uses are distributed as a percentage of total area in the City. Currently, less than 5% of the City is a commercial land use. Commercial development has been concentrated along major highway corridors and is not well connected to the residential areas throughout the City. In the future, there will be a need for commercial development to support the current rate of residential development and the projected population increase. The City is targeting the major highway corridors and major intersections for

more intense commercial uses, with neighborhood scale commercial uses being developed closer to residential neighborhoods. This strategy will provide residents convenient access to goods and services that currently require a trip outside the City.

General Land Uses	Acreage	Percent of City
Commercial	322	4.5%
Industrial	1,162	16.2%
Natural Features & Parks	1,008	14.1%
Residential	3,272	45.7%
Undeveloped	1,393	19.5%

Natural Resources

The City of Sugar Hill has actively pursued the preservation of greenspace and creation of parks, designating a total of 803 acres of land to be set aside for conservation and recreation within the city limits. New developments are reserving portions of greenspace/public space as part of the site design for the development.

Transportation

The City of Sugar Hill is currently a “bed room” community (i.e. a town where there is no major employment center and residents simply sleep there and travel outside the city for work). As a result, the City of Sugar Hill experiences a significant amount of traffic congestion, especially during peak hours. Information from the 2000 Census reveals that over 85% of people in Sugar Hill drive alone to work.

While traffic is one issue facing the City, there is currently limited opportunities for alternate forms of transportation, such as transit and bike paths. The Comprehensive Plan addresses transportation options and provides specific goals for improvement.

Where Are We Going?

The City has completed the first phase of the comprehensive planning process and is moving forward with Phase II. The second phase includes a public involvement program designed to give residents and business owners the opportunity to provide input and comments. Check the City’s website (www.cityofsugarhill.com) for more information about the Comprehensive Plan and ways that you can get involved in the planning process including the online Public Opinion Survey, and information on upcoming Community Meetings.



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We’re on the Web!

www.cityofsugarhill.com

October 2007



WWW.CITYOFSUGARHILL.COM

Sugar Hill Today

Comprehensive Plan

The Comprehensive Plan is one of the most important tools a community has to work with in order to effectively shape its future growth. Sugar Hill’s latest Plan was prepared in 1998, amended in 2004 and is currently being updated for 2008 in accordance with the requirements for long range planning administered by the Georgia Department of Community Affairs. A comprehensive plan typically includes an inventory and analysis of current data related to land use, population, economics, housing, natural resources, cultural resources and public services as well as current strengths and

opportunities for improvement. The extensive examination of these elements combined with broad public input during the process should produce a cohesive vision for the future of Sugar Hill. An effective plan will develop objective policies from this process to help our leaders make choices that contribute to that collective vision. This publication is designed to introduce some of the major elements of the plan giving residents and elected officials an overview of Sugar Hill.



Population

Population in the City of Sugar Hill has more than tripled in the last 16 years. In 1990 the population was roughly 4,500 people and in 2006 the estimated population was over 17,000 people. The rate of population growth in the City of Sugar Hill far exceeds the rate of growth in Gwinnett County as a whole.

While population growth is generally good, it also presents the City with a number of challenges. As the population continues to grow, the City must provide services to a greater number of residents and businesses.

Sugar Hill has a well balanced range of age groups with more than 50% of the

population between the ages of 25 to 55. This trend may be related to the amount of residential development taking place in the City providing a variety of housing options for varying income ranges.

The Comprehensive Plan gives the City the opportunity to assess the adequacy of existing services and infrastructure to ensure the City continues to provide quality services to residents.

Economic Development


Economic trends in the City of Sugar Hill are very favorable. The unemployment rate in the City was at 1.3% in 2000, which dropped more than a percentage point from 2.5% in 1990.

The workforce is also experiencing a shift from a mainly “blue-collar” workforce to a larger percentage of people employed in the professional sector. In the year 2000, 70% of the workforce in Sugar Hill was employed in the professional, management, and sales and office related sectors. Previously, the majority of people employed in the City worked in manufacturing, wholesale trade, transportation, and construction sectors. This trend is consistent with the dramatic increase in educational attainment in the City.




COMMUNITY CHARACTER AREAS


The Character Areas map identifies areas within the City that have special characteristics or have potential to evolve into unique areas. By identifying desirable neighborhood characteristics, the City of Sugar Hill will be able to provide more specific guidance for future development through appropriate planning within each Character Area. It is important to note while reviewing the Character Area map that the identified character may not be accurate for every single parcel, but is rather the overall defining character of the area as a whole.




Greenspace
Area of protected greenspace established for recreation, alternative transportation, or conservation purposes. Includes ecological, cultural and recreational amenities.




Suburban
Area where suburban residential subdivision development is occurring or has already occurred. The City should encourage these areas to develop with high pedestrian orientation, connectivity, and neighborhood-appropriate uses.



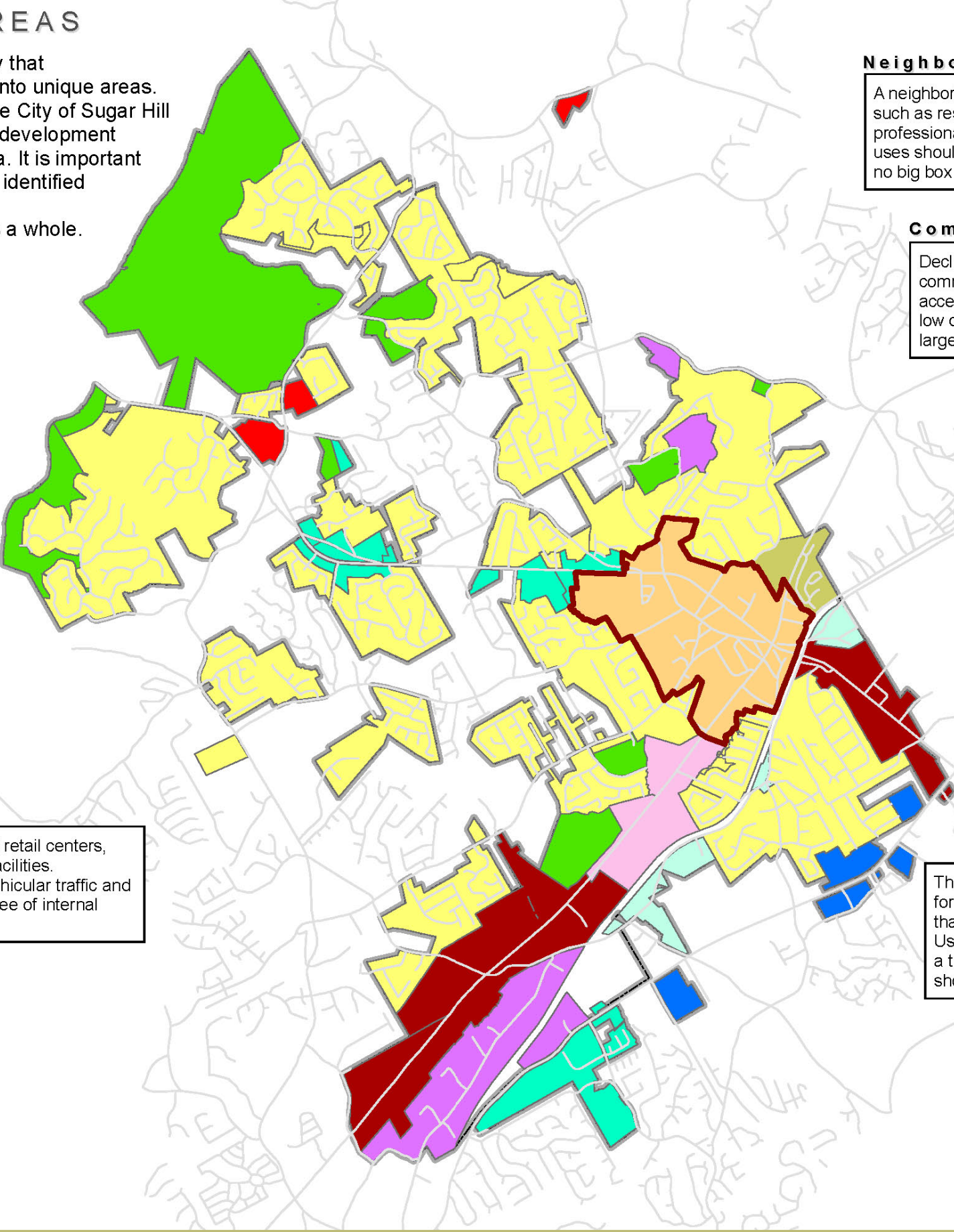
Residential Mixed Use
Residential area that contains a higher density mix of housing than found in Suburban areas.




Regional Commercial Corridor
Concentration of regionally marketed commercial and retail centers, office and employment areas, and higher-education facilities. These areas are characterized by a high degree of vehicular traffic and transit access. These areas typically have a low degree of internal open space and high floor-area-ratio.



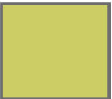
Industrial
Land used in higher intensity manufacturing, assembly, and processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.




Neighborhood Commercial
A neighborhood focal point with a concentration of activities such as restaurants, retail, service commercial, professional office, and appropriate public and open space uses should be easily accessible by pedestrians. Absolutely no big box retail should be permitted in these areas.



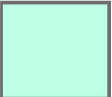
Commercial Redevelopment
Declining, unattractive, vacant or under-utilized commercial area. Characterized by a high degree of access by vehicular traffic and transit; on-site parking; low degree of open space; moderate floor-area-ratio; large tracts of land, campus or unified development.




Town Center District
A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.




Mixed Use Redevelopment Area
Areas that have a mix of residential and neighborhood commercial uses.



Neighborhood Commercial Corridor
This area is adjacent to the Town Center and allows for a mix of commercial uses that are less intense than those in the regional commercial area. Uses in this area are smaller scale and provide a transition into the Town Center. Development should be consistent with the surrounding areas.



Office Park
Typically campus-style development characterized by a high degree of access by vehicular traffic, and transit if applicable; on-site parking; low degree of open space; moderate floor-area-ratio.



Quality Community Objectives Analysis

(Continued from page 3)

City’s retail-service economy. Residents would continue to travel outside the City for shopping and other daily service needs, resulting in increased traffic and an inconvenience to residents.

Employment Options

The DCA defines this objective as follows, “A range of job types should be provided in each community to meet the diverse needs of the local workforce.”



Due to the City’s location in the metro-Atlanta regional area, there is a wide array of employment options available to citizens. The City also recognizes the value of creating a live/work environment and will be increasing opportunities for employment in service related industries, such as restaurants and retail, as commercial development along the major highway corridors continues to flourish.

No Action Scenario: The current traffic congestion experienced by the City is



partially related to the City’s status as a bedroom community. If the City does not provide for additional jobs within the City and the population increases, traffic congestion will worsen. Additionally, people may move outside the City to communities that sponsor a more live/work environment.



Sugar Hill Needs You!

The City is working hard to ensure that citizens of Sugar Hill have an opportunity to take part in the development of the City’s Comprehensive Plan. This innovative and comprehensive public involvement program is designed to ensure that you feel vested in the results of the planning process.

Please visit the City’s website at <http://www.cityofsugarhill.com/> to participate in the online community survey. Dates of future public meetings will also be posted.



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January 2008



WWW.CITYOFSUGARHILL.COM

Sugar Hill Today

Comprehensive Plan

The Comprehensive Plan is one of the most important tools a community has to work with in order to effectively shape its future growth. Sugar Hill’s latest Plan was prepared in 1998, amended in 2004 and is currently being updated for 2008 in accordance with the requirements for long range planning administered by the Georgia Department of Community Affairs. A comprehensive plan typically includes an inventory and analysis of current data related to land use, population, economics, housing,

natural resources, cultural resources and public services as well as current strengths and opportunities for improvement. The extensive examination of these elements combined with broad public input during the process should produce a cohesive vision for the future of Sugar Hill. An effective plan will develop objective policies from this process to help our leaders make choices that contribute to that collective vision.

Issues & Opportunities

A truly effective Comprehensive Plan will not only identify issues faced by the community as it continues to develop, but will also provide solutions in the form of recommended land use policies, development standards, and community-based projects and programs. Representatives of the City have worked together to identify issues and opportunities that the City of Sugar Hill should address through the planning process. This initial step has yielded a list of potential issues and opportunities for consideration during the public involvement phase of the planning process. Below is a summary of the major issues and promising opportunities, organized by the major functional elements of the Comprehensive Plan.

Economic Development

The City is in the fortunate position of being in need of additional commercial services to provide for the growing residential population, while at the same time having availability of land for development in areas identified as appropriate for commercial land uses. The City must take this opportunity to plan for appropriate types of commercial development and ensure that existing residential neighborhoods and transportation routes are not adversely affected. The City has already begun this planning process through the development of the LCI (Livable Communities Initiative) Plan for the Downtown Business District. Furthermore, the City has adopted a Future Land Use Plan that identifies appropriate locations for future commercial development.

Facilities & Services

The population of the City of Sugar Hill continues to grow due to new development and annexation. Without proper planning, the City’s existing facilities and services could become inadequate. This presents the City with an opportunity to provide for recreational and educational services and facilities that will continue to foster a family atmosphere.

Natural & Cultural Resources

As the City continues to grow, it is essential that existing natural and historic resources are protected from the impacts of development. The City continues to make great strides in preserving both private and public greenspace as both passive and active recreational parks. The City’s location on the Chattahoochee River presents unique opportunities to facilitate and improve public access to this important natural resource.

Housing

The City’s formerly robust housing market created abundant housing units that are either currently under construction or scheduled for construction when the demand for new housing returns. While there is little need for additional housing at this time, there is an appropriate variety and price point distribution in new housing stock. The City now has an opportunity to focus on encouraging infill development and reinvestment in the more traditional neighborhoods.

Land Use

The City’s current land use patterns have created desirable family-oriented, low-density residential areas. Unfortunately, current patterns have not provided for adequate neighborhood-scale and regional commercial uses to serve the population. Accordingly, the City is planning for commercial development of appropriate intensity along Peachtree Industrial Boulevard, Buford Highway, and Highway 20.

Transportation

Traffic congestion along the major thoroughways is an issue for the City, especially at rush hour. The City is supportive of transportation projects which are intended to alleviate this problem, including the 985 Park & Ride, Buford Highway Cross-County Connector, and providing an environment conducive to alternate forms of transportation (i.e. walking and biking).

Quality Community Objectives Analysis

The following section contains a summary of an assessment that was conducted to address the Quality Community Objectives (QCOs), recommended by the State of Georgia’s Department of Community Affairs (DCA). These objectives are provided to highlight the development patterns and policies that will help local governments protect their unique cultural, natural and historic resources as their communities continue to grow. In most cases, the City has already begun to address the QCOs, and will continue to work towards fully achieving the quality growth goals set forth by the DCA. In addition, we have presented a no-action development scenario for each community objective. This is intended to provide the reader with a window into a future where the City elected not to foster these planning goals.

Traditional Neighborhoods

The DCA defines this objective as follows, “Traditional neighborhood development patterns should be encouraged, including use of more human-scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.”

A traditional neighborhood is structured on an effective network of pedestrian oriented streets and public spaces. These communities provide a mixture of housing types and price points, stores, offices, work places as well as highly visible common buildings or spaces. The City of Sugar Hill has several traditional neighborhoods in various places throughout the City, concentrated near the downtown area. The City supports



infill development, redevelopment, and restoration within these areas and wishes to preserve the existing character of each area by encouraging new development to be consistent with the existing neighborhood.

No Action Scenario: Should the City allow traditional neighborhoods to erode, efforts at downtown revitalization will likely fail. As people move away from the traditional neighborhoods the critical mass of residents needed to support a vital downtown will disappear. Disinvestment in these areas could lower property values, increase crime, and further the cycle of disinvestment. Replacement of these areas with suburban development will change the traditional character of downtown Sugar Hill and potentially increase traffic on major collector roads.

Infill Development

The DCA defines this objective as follows, “Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.”

The City has identified several areas along major corridors, including



Peachtree Industrial Boulevard and major intersections along SR 20, as having potential for commercial infill development. These highways experience a significant amount of traffic on a daily basis. Peachtree Industrial Boulevard is largely undeveloped near the Town Center District and is perfectly poised for infill commercial development. SR 20 has potential for neighborhood-scale infill commercial development at nodes created by its intersection with Peachtree Industrial Boulevard, West Broad Street and Suwanee Dam Road.

No Action Scenario: If the City does not actively encourage and guide commercial infill development in these areas, several negative trends could emerge. The longer these properties remain undeveloped, the longer the City loses out on the benefits to the local economy and the property tax digest. Bypassing vacant and under-utilized land near the City center to



develop further away lengthens car trips, increases traffic, and does not support downtown revitalization.

Sense of Place

The DCA defines this objective as follows, “Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.”

The City of Sugar Hill contains a number of unique features that add to the City’s sense of place. Close proximity to the Chattahoochee River, exceptional recreation services and activities as well as a popular golf course contribute to the City’s identity. Revitalization efforts in the Town Center District to create a vibrant downtown are essential for creating character and identity for the City of Sugar Hill.

No Action Scenario: With no support for downtown revitalization, the City of Sugar Hill could evolve into another one of the numerous metro-Atlanta bedroom

communities, void of any unique character and serving just as a place for people employed in the Atlanta area to find reasonably priced homes. Sugar Hill currently enjoys real community spirit; and in order to foster that spirit, the City must work to create that community. Without a downtown area that has a lively mix of restaurants, shops and activities, residents will travel to and identify with other areas that do provide that destination.

Transportation Alternatives

The DCA defines this objective as follows, “Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.”

The City of Sugar Hill has a large percentage of residents commuting to work outside the City limits. Due to the lack of convenient transportation alternatives, these people are mainly traveling alone by automobile. The City is dedicated to alleviating traffic congestion by providing and improving the pedestrian/cycling environment by offering alternative routes and supporting the development and use of park and rides.

No Action Scenario: The City’s population will continue to grow, and it is likely that a large majority of residents will continue to travel outside the City to work. If the City does not support projects to alleviate traffic congestion, residents can expect for traffic to worsen and for travel times to increase. Additionally, there is growing concern regarding how the lack of an attractive pedestrian environment may affect the health of the local population.

Appropriate Businesses

The DCA defines this objective as follows, “The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of



job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.”

The City has identified several commercial corridors and infill areas appropriate for new commercial development. In addition, City residents have expressed a need for more retail, restaurants and other service-type commercial development to meet their daily needs. The City is working to develop a strategy to recruit new commercial businesses appropriate to the demographics, infrastructure, and long-term vision.

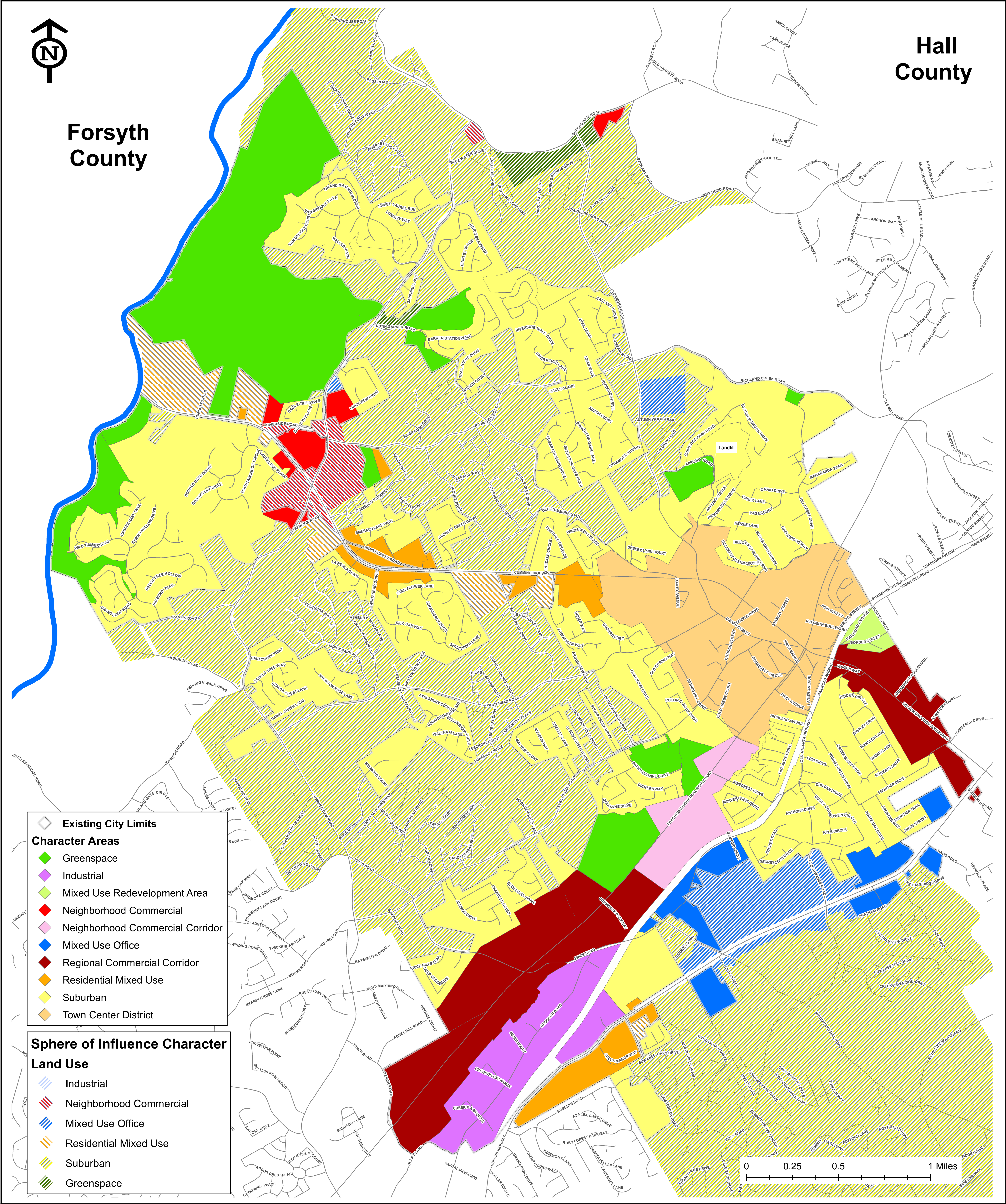
No Action Scenario: If the City does not actively market and recruit appropriate businesses, the City’s major corridors, including Peachtree Industrial Boulevard, SR 20 and Buford Highway, could develop with commercial uses that are not appropriate for residents or do not address the missing segments of the

(Continued on page 4)



APPENDIX **D**

Community Character Areas Map



APPENDIX **E**

Resolution to Transmit Final Community Agenda to DCA

City of Sugar Hill
Item Summary: Comprehensive Plan
Transmittal to DCA

DATE: August 27, 2008
TO: Mayor and Council
FROM: Dept. of Planning and Development

ISSUE: The City is finalizing the public participation process of the Comprehensive Plan in September.

A public hearing was held on August 18th, 2008. We have allowed an open comment period until September 17th, 2008 giving all citizens 30 days from that initial public hearing to submit feedback on the plan.

The Draft materials have been available on the website since August 6th. In addition to the electronic version on the website, hard copies will be available in Mayor and Council's mail room for your convenience.

Planning staff is requesting that Mayor and Council approve the resolution to incorporate public comments and transmit the draft documents to the ARC and DCA during the last two weeks of September as to allow adequate time for review by ARC and DCA prior to our February '09 deadline for adoption.

Staff Recommendation: Approval.

CITY OF SUGAR HILL, GEORGIA
RESOLUTION TO TRANSMIT
Community Assessment & Community Participation Plan

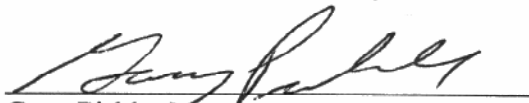
WHEREAS, the City of Sugar Hill Council will complete the Community Participation and Community Assessment documents as part of the 20-year Comprehensive Plan Update.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on August 18th, 2008.


WHEREAS, these documents will be available for further public comment until September 17th, 2008.

BE IT THEREFORE RESOLVED, that the City of Sugar Hill Council does hereby direct the planning staff to incorporate comments from the public and transmit the Community Agenda portion of the 20-year Comprehensive Plan Update to the Atlanta Regional Commission and the Georgia Department of Community Affairs for official review.

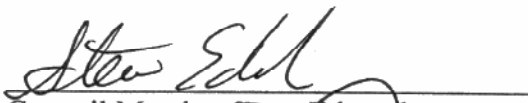
Resolved this 8th day of September, 2008.



Gary Pirkle, Mayor



Council Member Marc Cohen



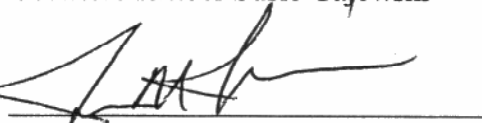
Council Member Steve Edwards



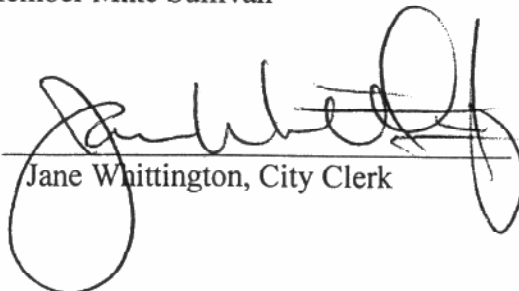
Council Member Susie Gajewski



Council Member Mike Sullivan



Council Member Nick Thompson

ATTEST: 

Jane Whittington, City Clerk

APPENDIX **F**

Resolution to Adopt Final Community Agenda