



December 12, 2018

Atlanta Regional Commission  
229 Peachtree Street NE, Suite 100  
Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

The City of Sugar Hill has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Kaipō Awana, Planning Director at (678) 541-6127 or [kawana@cityofsugarhill.com](mailto:kawana@cityofsugarhill.com).

Sincerely,

Mayor Steve Edwards  
City of Sugar Hill

Enclosures

# City of Sugar Hill, Georgia

## Comprehensive Plan 2019



February  
2019

prepared by the

**ARC**

Atlanta Regional Commission

# Acknowledgements

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Unless otherwise specified, all photos are by ARC staff.





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## CHAPTER 1

# Executive Summary



# Executive Summary



Local governments in Georgia are required to develop and maintain a long range comprehensive plan in order to remain eligible for various state administered funding, permitting and incentive programs. A comprehensive plan is a policy guide that assesses current conditions, projects future trends, establishes goals, develops strategies, and sets up a short term work plan. State legislation mandates the plan must be updated every 10 years.

Planners from the Atlanta Regional Commission (ARC) worked with city staff to prepare an update to our long-range plan with guidance from a steering committee made up of a strong group of community leaders with diverse backgrounds.

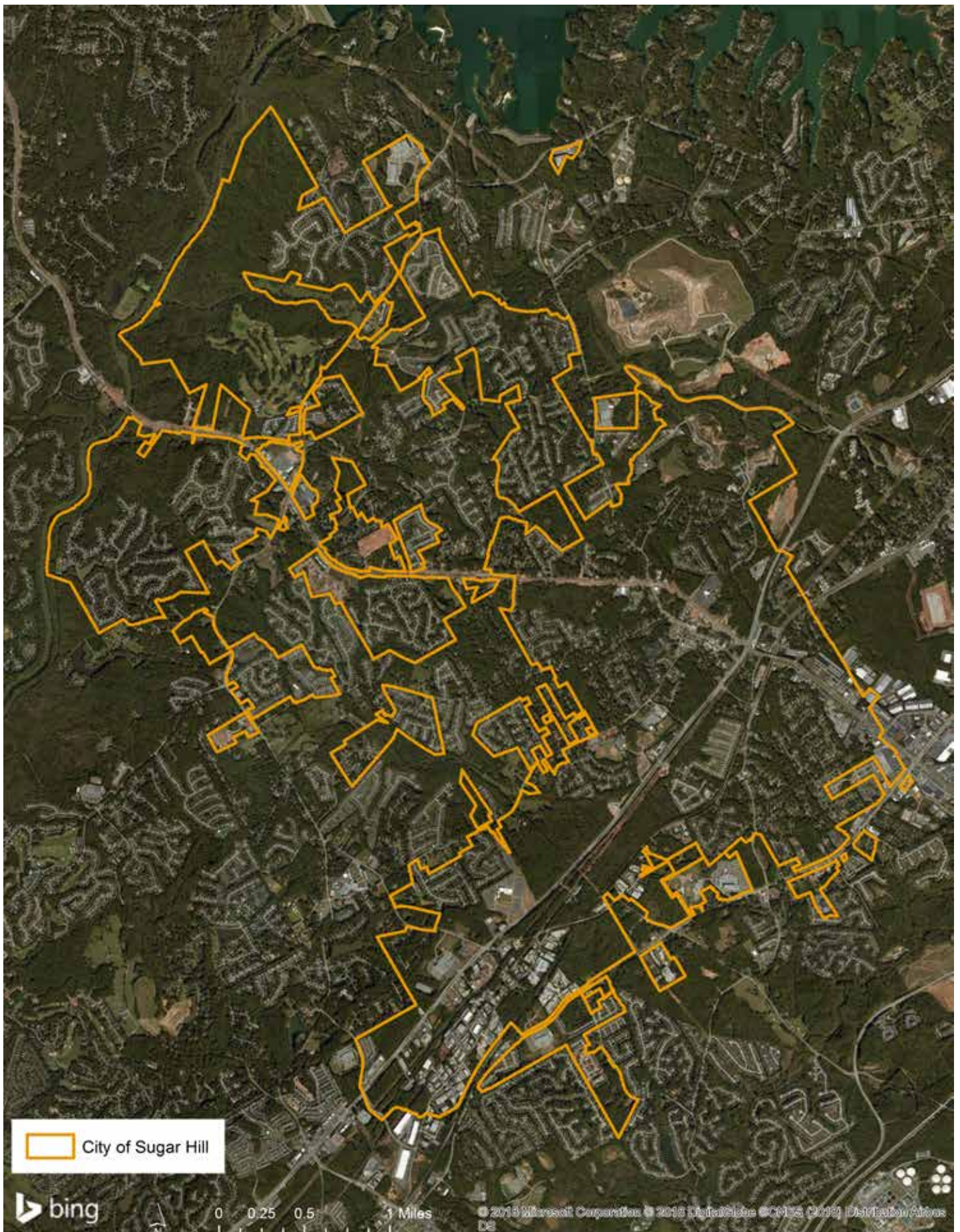
Residents, local business owners, elected officials, and city staff served on the committee and worked together to give direction and feedback at key points in the process. The committee organized for monthly public meetings and additional opportunities for public participation at other community meetings were advertised through local media outlets and on the city's social media sites. A project page on the city's website was also created with a link to all the available materials and a form to submit feedback to the planning department by email. The feedback form has been active since October.

The last public meeting was conducted in October to gather community-wide feedback which was considered in preparation of the final draft. This meeting was open house format and citizens provided comments in writing and through one-on-one discussion with city and ARC staff. All comments were synthesized into a final draft plan which staff is requesting authorization to release for regional review and public comment upon conducting the required second public hearing. The plan must be completed and transmitted to the Department of Community Affairs (DCA) no later than February 29th, 2019 for the city to maintain qualified local government status under the state's local planning program administered by DCA.

## CHAPTER 2

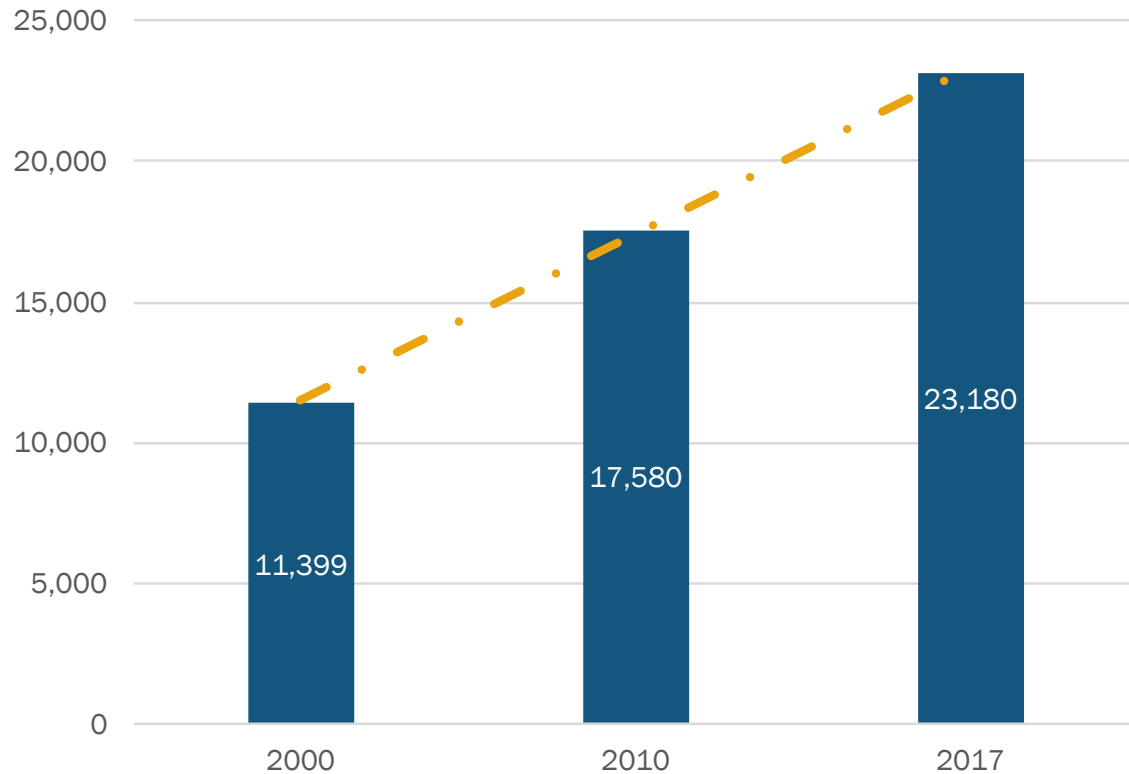
# Data & Demographics







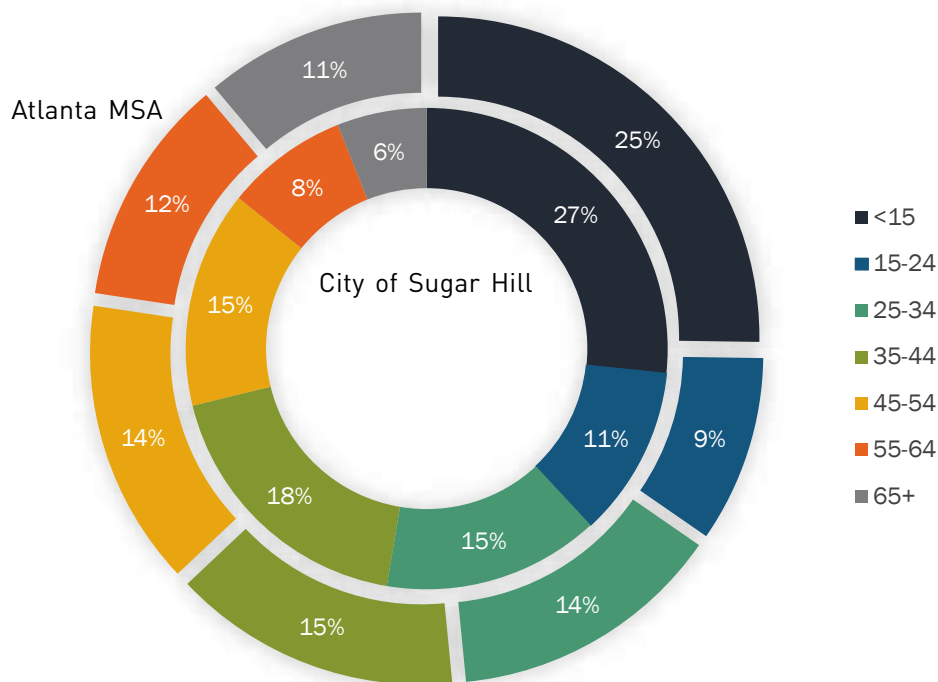
## Population Change



Between 2000 and 2017, the population of Sugar Hill more than doubled, growing from over 11,000 to more than 23,000. The growth rate has remained relatively constant over the past 20 years.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).

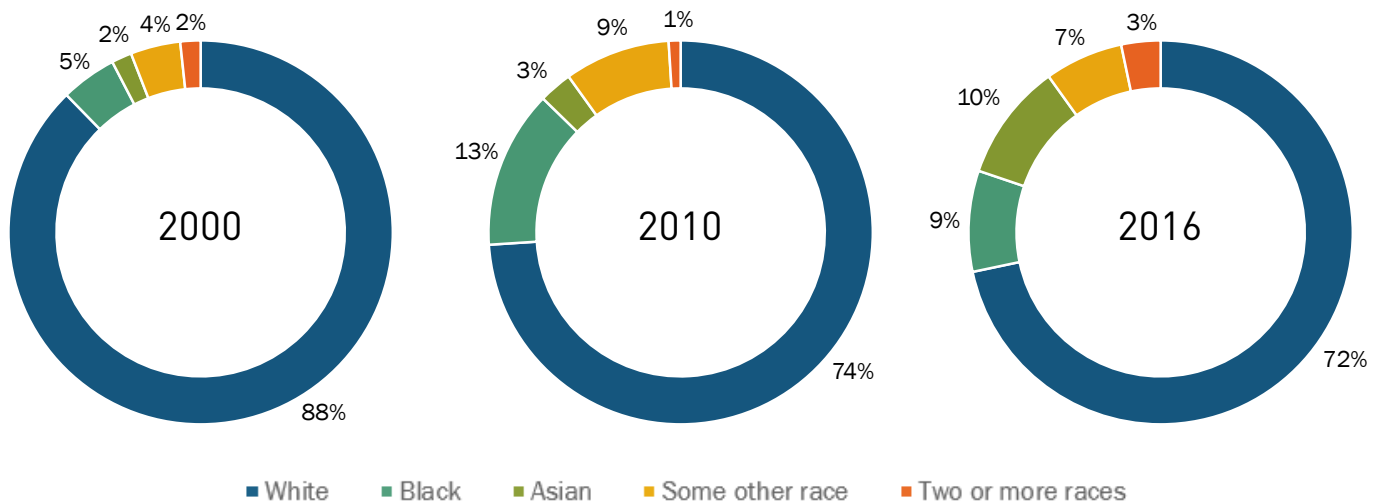
## Age Distribution



The age distribution for the City of Sugar Hill and the Atlanta MSA are similar, though Sugar Hill has an overall younger population. The percentage of the population under the age of 25 is greater in Sugar Hill than it is in the Atlanta MSA; conversely, the Atlanta MSA has a significantly larger percentage in the 55+ cohorts.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).

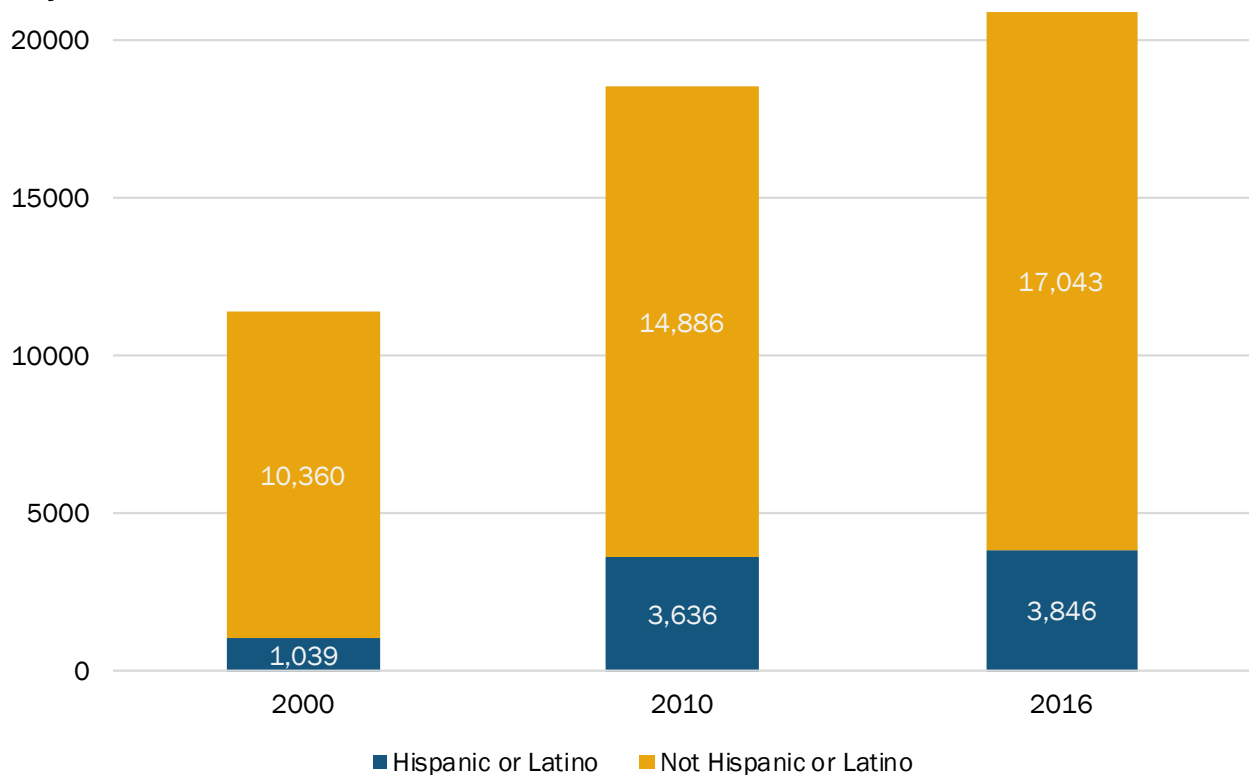
## Race Distribution



The share of the population of Sugar Hill that is White has decreased by 16% since 2000, while the number of White individuals in Sugar Hill grew from 9,998 to 14,977. Meanwhile, the percentages of the population that are Asian and Black increased over this time period. The percentage of Black individuals grew from 5% to 13% in 2010 before dipping back to 9% in 2016, while the Asian population grew substantially after 2010. Overall, the number of Black individuals grew by 1,234, and the number of Asian individuals increased by 1,876.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).

## Ethnicity Distribution

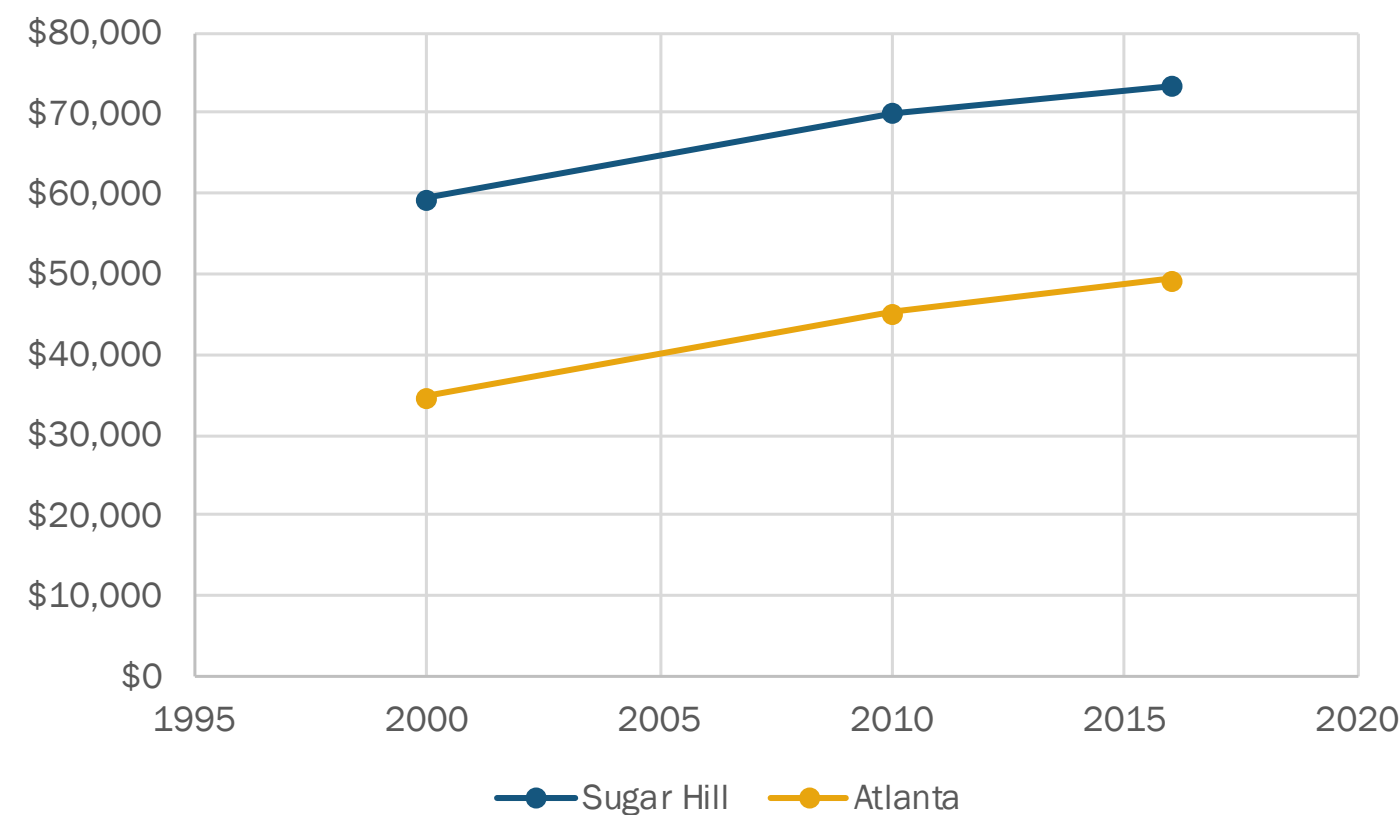


The Hispanic population increased from 2000 to 2016. While less than 10% of the population in 2000 was Hispanic or Latino, that number jumped to 18% in 2016.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).



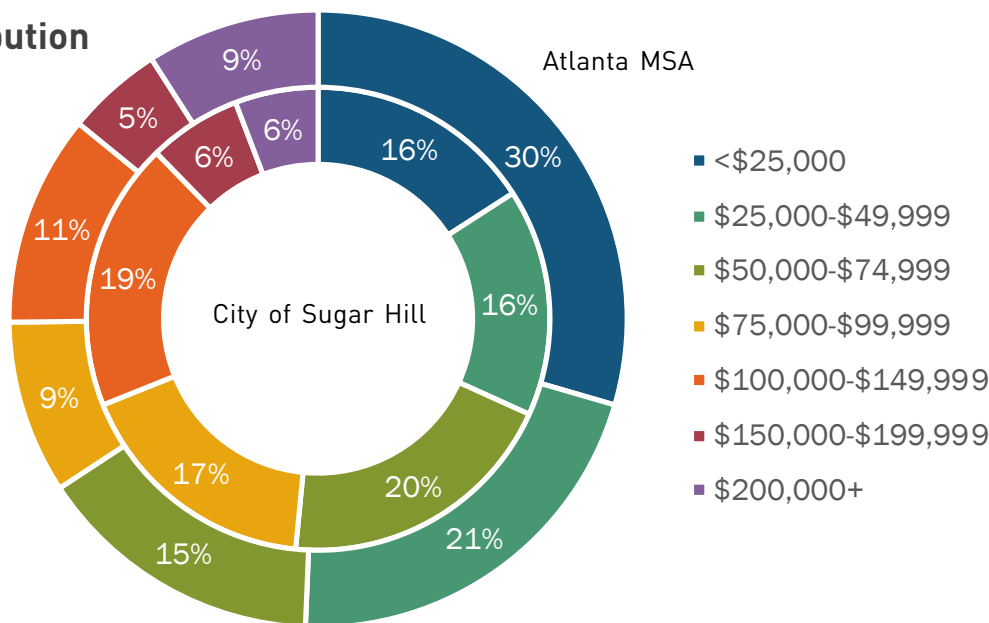
Median Household Income



The median household incomes for Sugar Hill and Atlanta have increased at similar rates from 2000 to 2016. In Sugar Hill, the median income grew from around \$60,000 to \$73,353.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).

Income Distribution



The City of Sugar Hill has a substantially lower percentage of residents earning below \$50,000 than the Atlanta MSA. 56% of Sugar Hill residents earn between \$50,000 and \$149,999, while 51% of Atlanta residents earn below \$50,000.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).

Business



709

Total Businesses



5,705

Total Employees

Education



No High School Diploma



20%

High School Graduate



33%

Some College



39%

Bachelor's/Grad/Prof Degree

Employment



White Collar

74%



Blue Collar

16%



Services

10%



Unemployment Rate



## CHAPTER 3

# Vision

# Vision

Sugar Hill is a place where small town values like pride, vision, grit, and standing up for each other are the foundation of our tight-knit community. Our inter-connected neighborhoods are accessible to a wide variety of unique cultural, recreational, entertainment, dining, and shopping experiences. The spirit of creative enterprise permeates Sugar Hill, giving business owners confidence to invest and grow here. Well-designed places for gathering and recreation are abundant and create vibrancy in our community through celebration of public art, civic pride, cultural diversity, historic resources, and economic vitality.

## Needs and Opportunities

### Needs

#### COMMUNITY

Curb disinvestment in some neighborhoods (residential and non-residential areas).

Implement programs for identifying and turning around declining properties.

Encourage proactive property maintenance in declining neighborhoods.

Expand activities for families and young people within Sugar Hill.

Evaluate the pace of growth against the capacity for community services and facilities.

#### ECONOMIC DEVELOPMENT

Revive neighborhood services such as grocery stores and neighborhood commercial centers along Buford Highway and Highway 20.

Expanded sewer along Peachtree Industrial Boulevard and other regional corridors/areas is not adequately served.

Provide support for more language programs and cultural education initiatives.

#### DEVELOPMENT PATTERNS

Diversify housing stock to include a variety of housing options for residents.

Construct senior housing to address the needs of an aging population.

Provide special needs housing within Sugar Hill.

Limit status quo retail development in favor of appropriate mixed-use development.

#### MOBILITY

Expand pedestrian and bicycle infrastructure.

Anticipate evolving transportation technologies (EVTOL, autonomous vehicles, ride share, etc.).

Evaluate the impact of cul-de-sacs and discontinuous road networks on congestion.

Encourage more continuous, convenient, safe, and interesting pedestrian infrastructure in key development nodes.

Create and implement policy for traffic calming street and streetscape standards.



## CULTURAL RESOURCES

Inventory existing and potential cultural assets.

Protect existing assets from development pressure.

Connect with ethnic enclaves (Hispanic, etc.).

Construct a botanical garden.

Encourage the creation of community gardens on the south and east sides of Sugar Hill.

Promote the historic/cultural/recreation/scenic significance of the Chattahoochee River corridor.

Identify areas for more passive greenspace.

Create more parks on the south and east sides of Sugar Hill.

Create record of local history from community members to protect oral history from being lost. Explore opportunities/partnerships with local and national media outlets.

## Opportunities

### COMMUNITY

Preserve and further connect greenspace throughout the City.

Improve neighborhood stability.

Preserve and inventory existing housing stock.

Preserve public safety.

Ensure recreational, educational, and family/youth-oriented facilities and services keep pace with growth and development.

### ECONOMIC DEVELOPMENT

Attract office development to downtown.

Strengthen local businesses, and leverage/evolve Suite Spot.

Attract more restaurants.

Explore institutional education opportunities/partnerships. Encourage location of satellite campus or technical college to provide more education and training opportunities.

Formalize plan for business recruitment and retention.

### DEVELOPMENT PATTERNS

Encourage the most intense growth around downtown area.

Encourage new experiential/destination retail in walkable nodes along regional corridors (Highway 20, Peachtree Industrial Boulevard, and Buford Highway).

Encourage higher density housing along regional corridors (Highway 20, Peachtree Industrial Boulevard, and Buford Highway).

Anticipate and encourage infill housing in older neighborhoods.

## MOBILITY

Encourage land use patterns that leverage potential transit connections.

Improve pedestrian and bicycle connectivity.

Promote the Suite Spot as a space for remote working.

Encourage continuity in public road network.

Incorporate traffic calming features into future infrastructure projects.

## CULTURAL RESOURCES

Stave off community division (socio-economic, school cluster, zip code, tenure).

Connect and enhance existing and future assets.

Position downtown as a recreational and cultural asset.

Leverage arts community and involvement by the creative class involvement, particularly the business alliance, youth council, players guild, and arts commission.

Utilize the wealth of local history that exists in the experiences of community members.

Formalize parks and recreation plan.

Encourage property owners to create voluntary historic preservation mechanisms for historic and cultural resources.

Create citywide initiatives to generate awareness of historic assets, such as participation in festivals and celebrations, installation of signage and historical markers, and maintenance of publicly accessible sites such as cemeteries.

Formalize plan to preserve cultural landscapes such as gardens and cemeteries as well as buildings, objects, and engineering structures.

## CHAPTER 4

# Housing



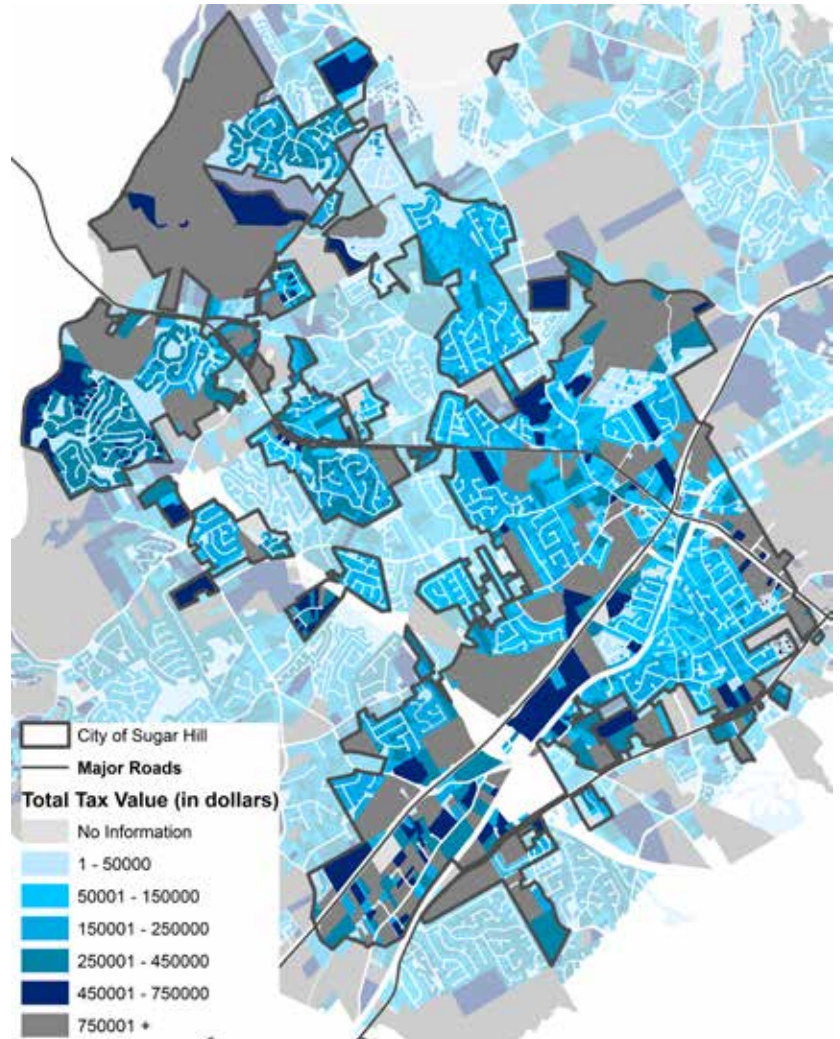
# Housing Values

Housing by Values

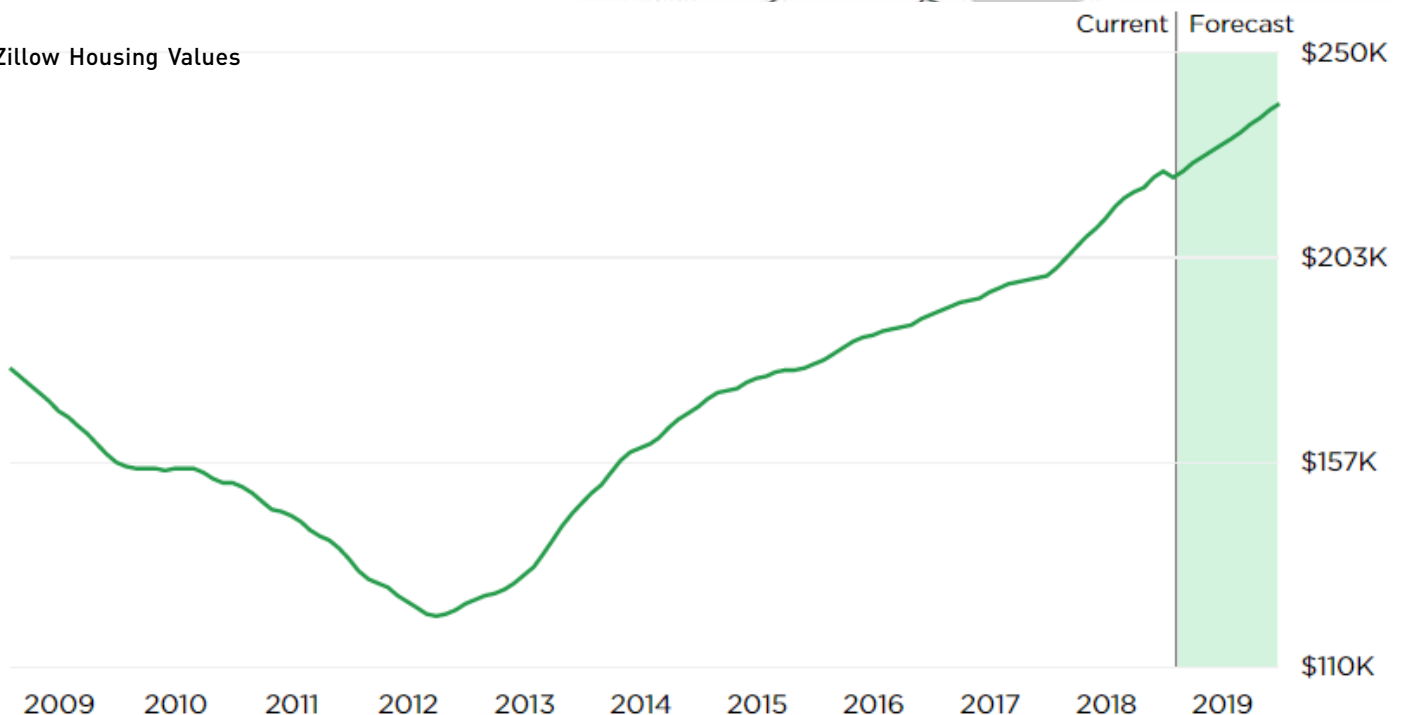
According to the American Community Survey 5-Year Estimate (2016) there are 6,870 housing units in Sugar Hill with a vacancy rate around 6%. Vacancies are split fairly evenly between owner-occupied and rental housing. Of the rental units that are available in the city, median rents are around \$1,200 per month.

Single-family detached housing accounts for 80% of the housing units in the City of Sugar Hill. The majority of the city's housing was built between 1990 and 2010. There is one neighborhood with a concentration of mid-century houses, but the majority of housing has been constructed recently. According to the American Community Survey (2016), the median home value in Sugar Hill is around \$174,100. However, Zillow analytics shows that values are tracking toward \$225,000 by 2019.

In 2016, the City of Sugar Hill completed the Home for Life Housing Study to inform City leaders in their policy decisions surrounding housing, community, and economic development. More information about the housing study can be found in Appendix B.



Zillow Housing Values

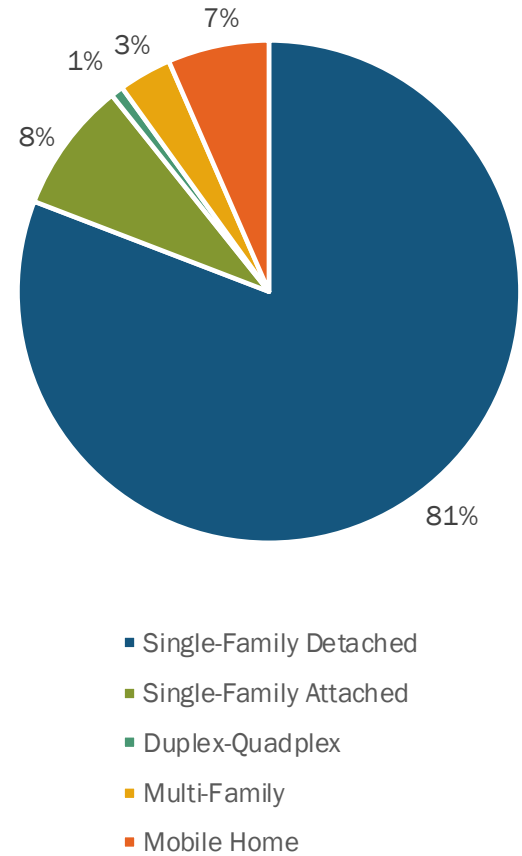


The Gwinnett County 2030 HUD Consolidated Plan identifies affordable housing as a problem affecting the County’s low- and moderate-income households. One-third of Gwinnett households cannot afford to purchase a home. Lack of affordable rentals combined with apartment complexes struggling to manage high vacancy rates has resulted in overcrowding in some cases, deteriorating housing stock in others, and an increase in evictions and homelessness. Most recent housing development in Gwinnett has been higher-priced homes, which causes low- and moderate-income families to be priced out of the marketplace. Down payment and credit issues for first-time home buyers were also noted in the plan.

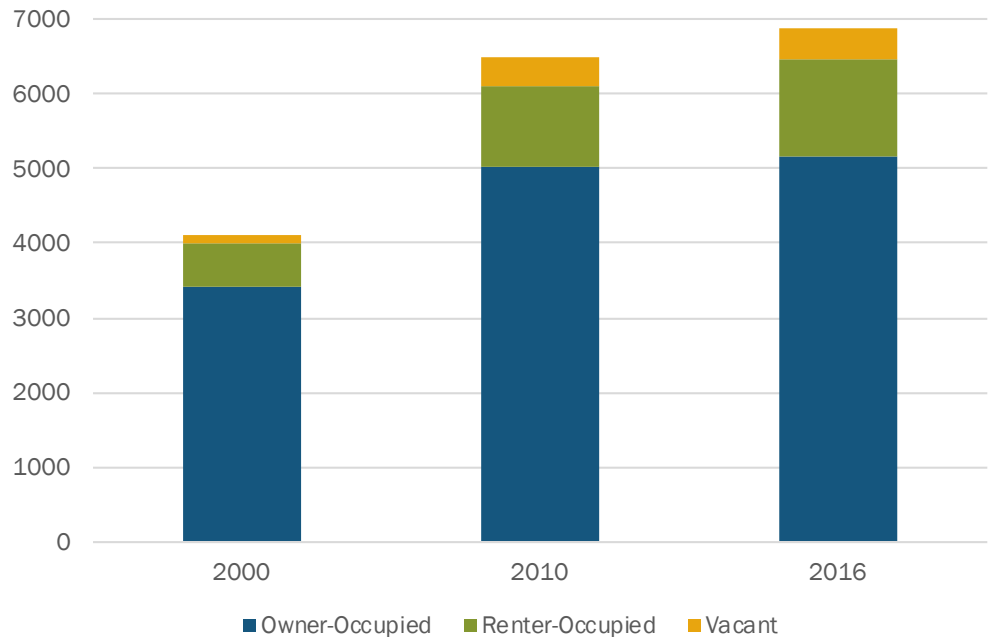
The Consolidated Plan also identified the goals of increasing housing and supportive services for individuals and families with special needs; increase housing options for homeless and near homeless individuals and families; and eliminate substandard housing for low and moderate-income individuals, families and households. In many communities, older houses meet the needs of many lower income and special needs members of the community.

While it is anticipated that single family detached homes will continue to be the principal choice of housing the County, the city is encouraging opportunities for diverse housing options as infill development in their downtown. Additionally, the Comprehensive Plan identifies an area of influence which extend to areas of unincorporated Gwinnett County and includes additional areas of housing. Though not within the city limits, City officials are often responsive to concerns of those citizens and direct them to the correct agency within Gwinnett County to address their issues.

### Housing Types

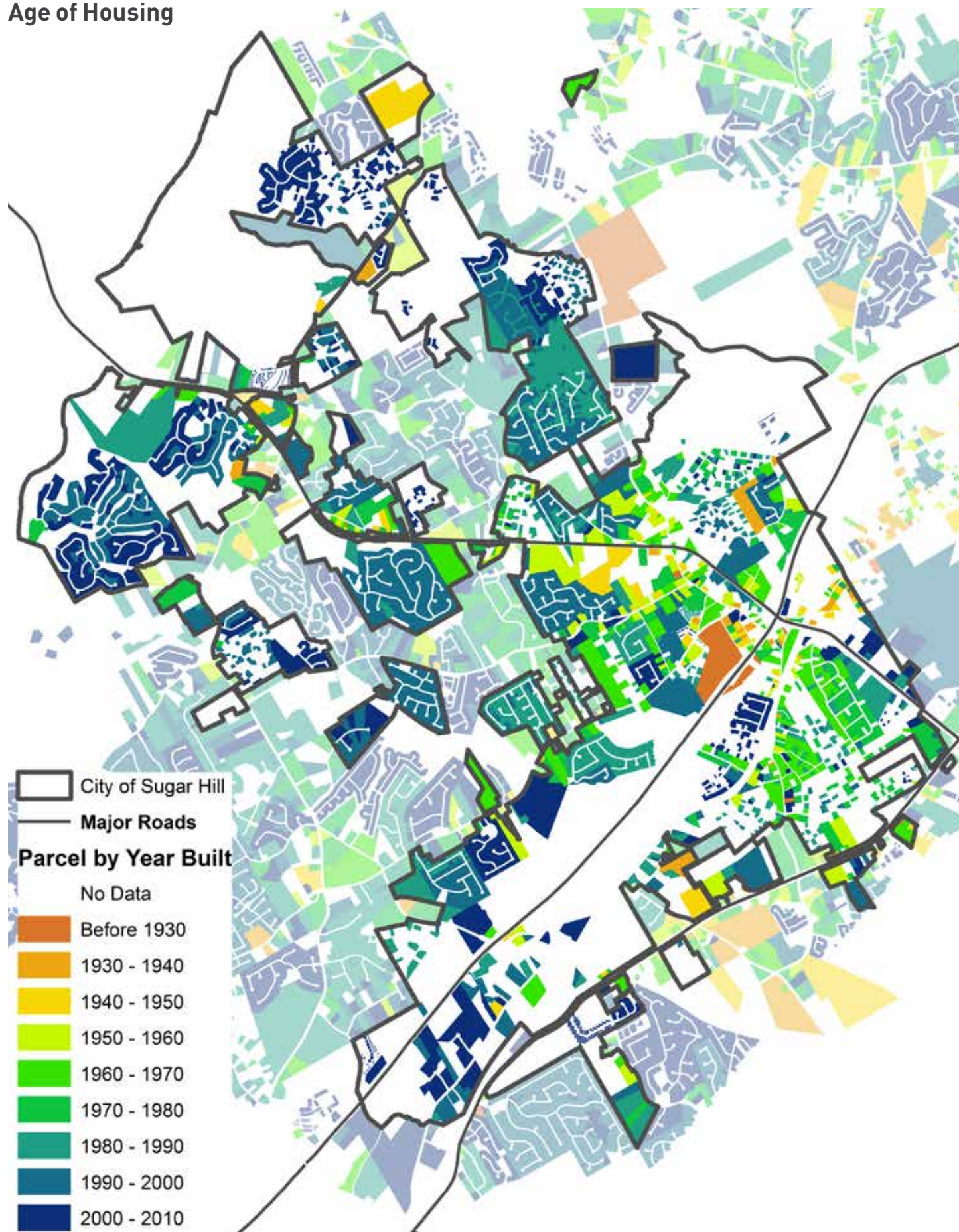


### Housing Occupancy





## Age of Housing



## CHAPTER 5

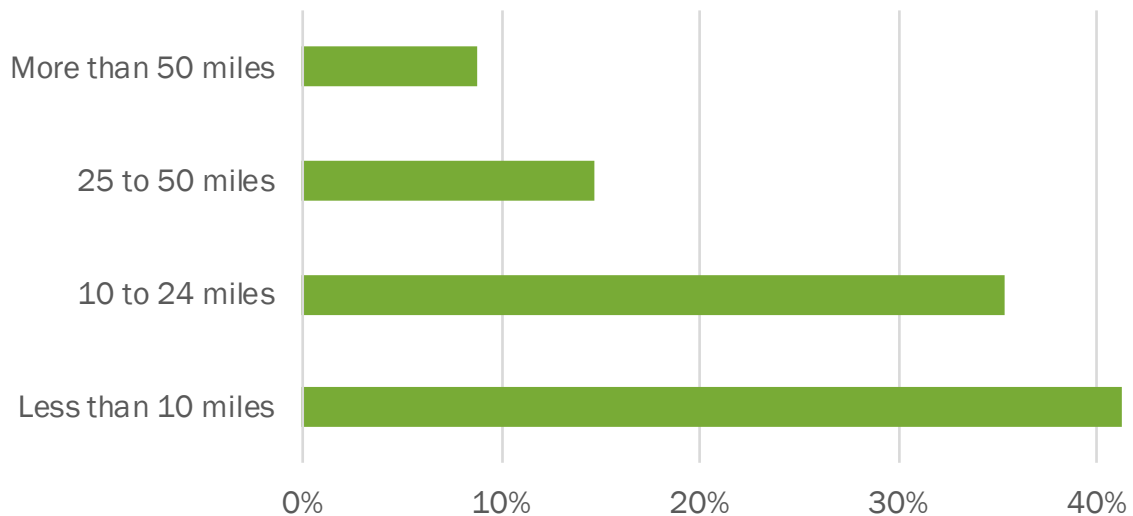
# Transportation



## Transportation to Work

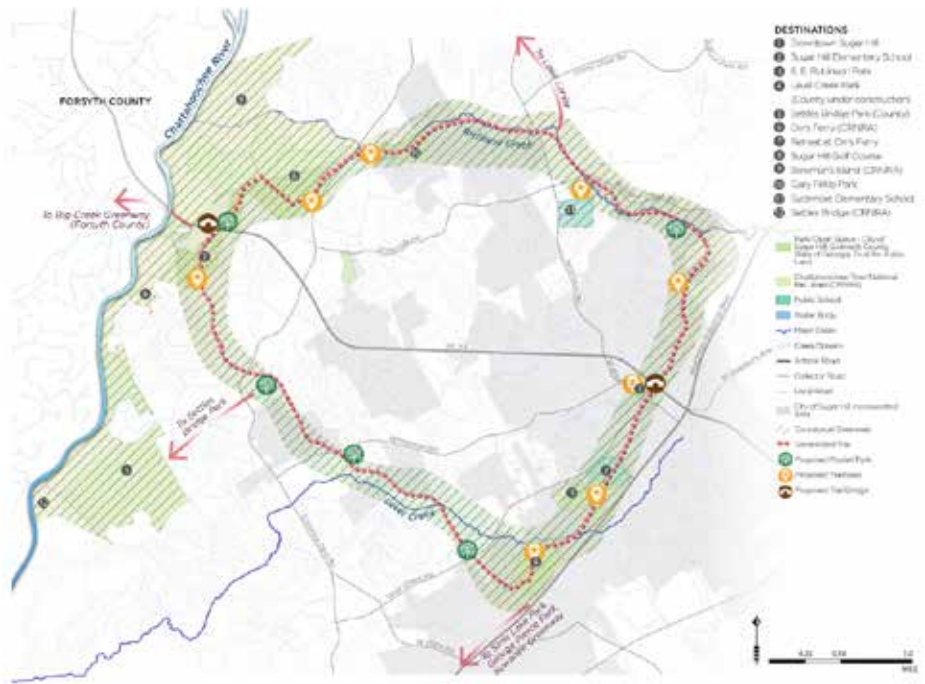


## Travel Time to Work



# Sugar Hill Capital Improvements Program

The City of Sugar Hill has prioritized resources for a number of capital improvements projects that include transportation and infrastructure projects. The following list identifies those projects that will be locally funded by the City in the period of 2018-2022. The plan to implement the Sugar Hill Greenway is a top priority of the community. Resources are allocated to this improvement for the entire five years of the Capital Improvements Budget. The greenway is described more fully in the Sugar Hill Greenway Master Plan; a summary of this document is included in the Appendix of this Plan and the preliminary alignment of the greenway is identified on the Character Area Map.



Sugar Hill Greenway Trail Concept

## Capital Improvements:

- o Gateway Improvements/Wayfaring Signs
- o Sugar Hill Greenway Trail Program
- o LMIG - Road Resurfacing
- o SPLOST Sidewalks - Suwanee Dam Road, Whitehead, Sycamore
- o Counter Intersection Project - Suwanee Dam Road & Riverside
- o Highway 20 Streetscape Landscaping Upgrades
- o Downtown Streetscape Upgrades - Intersection
- o Highway 20 East Widening - Design
- o Highway 20 Pedestrian Bridge
- o Transportation/Stormwater Improvements
- o Level Creek Road Extension and Roundabout
- o Whitehead Road Roundabout Improvements

# Gwinnett County Comprehensive Transportation Plan

The Gwinnett County Comprehensive Transportation Plan will provide a framework to improve quality of life for everyone in the County by facilitating the mobility of people and goods safely and efficiently across all modes of transportation. This framework will be established through the following short- and long-term goals.

## Goal: Improve connectivity

- o Improve overall connectivity within Gwinnett County by tying activity centers to each other and by enhancing cross-county movements.
- o Improve connectivity between Gwinnett County and the rest of the region.
- o Improve connectivity and reliability regardless of mode or purpose.

## Goal: Leverage the County's transportation system to improve economic vitality and quality of life

- o Connect people to jobs and educational opportunities through coordinated transportation and land use investment decisions.
- o Use transportation investments to encourage development/redevelopment in strategic locations throughout the County.
- o Facilitate the efficient movement of goods.
- o Preserve community livability and attractiveness; respect and value existing community open spaces and prioritize transportation projects that positively impact the human and natural environment.

## Goal: Improve safety and mobility for all people across modes of travel

- o Prioritize projects and programs that improve safety, acknowledging all users in project design.
- o Continue to evaluate innovative design as well as improved technologies and products for use in the County's transportation network.
- o Consider mobility needs of all population groups when investing in the transportation system.

## Goal: Proactively embrace future transportation opportunities

- o Anticipate and plan for technological advances in transportation.
- o Educate the community about transportation options, funding, and processes.
- o Work with local, regional, state, and federal partners to plan future improvements.
- o Integrate long range comprehensive transportation plan with other County planning efforts.
- o Build additional capacity into transportation corridors, when feasible, to anticipate future needs.

## Goal: Continue to serve as responsible stewards of transportation resources

- o Invest in rehabilitation and maintenance of existing transportation infrastructure.
- o Prioritize projects that maximize the benefit of taxpayer dollars and alternate funding sources.

Below is a list of the fully funded Transportation Improvement Program (TIP) projects that are in Sugar Hill. The TIP allocates federal funds to the highest-priority transportation projects in the Regional Transportation Plan developed by the Atlanta Regional Commission.

Project	Project Type	Status	Project Description	Extents	Sponsor	GDOT PI
GW-413	Roadway/ Operations & Safety	Programmed	Peachtree Industrial Boulevard - Smart Corridor Improvements	From Holcomb Bridge Road To Hall County Line	Gwinnett County	TBD
GW-308C	Roadway/ General Purpose Capacity	Programmed	Sugarloaf Parkway Extension: Phase 3 - New Alignment	From I-85 To Peachtree Industrial Boulevard	Gwinnett County	6925
GW-410	Roadway/ General Purpose Capacity	Programmed	SR 20 (Nelson Brogdon Boulevard) Widening	From Peachtree Industrial Blvd To SR 13 (Buford Highway)	GDOT	15439

GW-413: This project address regional mobility and technology advancement. The project deployment includes equipping intersections along the route with connected vehicle technology to enable the traffic signal controllers to communicate with vehicles, cyclists, and pedestrians. A combination of radio and cellular technologies would be deployed. Emergency vehicles (for the first responders) will also be equipped to communicate with the intersections. The school beacon system will receive software updates to enable these devices to also communicate with vehicles. The pilot scheme envisaged would cover 50 intersections, 10 emergency vehicles, 5 pedestrian crossings, and 20 school beacons.

GW-308C: This East-Cross County Connector project consists of constructing a new roadway from I-85 to Peachtree Industrial Blvd. The road will include a 4 lane divided highway with a raised median, bicycle and pedestrian facilities, turn lanes as well as grade separation at Norfolk Southern Railroad, Buford Hwy, Satellite Blvd. and I-985. The project will add roadway capacity and address peak period congestion in the northern part of the county experiencing rapid population and employment growth.

GW-410: Widens Buford Drive/SR 20 from Peachtree Industrial Blvd to Buford Hwy/SR 13 from two lanes to three lanes in each direction, which includes the bridge over Railroad Ave and Norfolk Southern Railroad. (Approx. 1.21 mi). This project is a partnership between GDOT and Gwinnett County. It connects two important north-south routes, Peachtree Industrial and Buford Highway, and carries traffic from I-985 to western Gwinnett County and eventually to Cumming and Forsyth County.



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## CHAPTER 6

# Broadband Access

# Broadband Access

Senate Bill 402, known as the ACE Act (Achieving Connectivity Everywhere), directs local communities to address broadband availability in local comprehensive plans. The local government must make an objective determination of whether it is served by broadband service. Appropriate follow up steps must be identified based on the community's determination of whether it is served by broadband.

The following map identifies broadband service in the city of Sugar Hill:



As used in this section: “Broadband services” means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

- Access to the Internet; or
- Computer processing, information storage, or protocol conversion.

And “Broadband services provider” means any provider of broadband services or a public utility or any other person or entity that builds or owns a broadband network project.

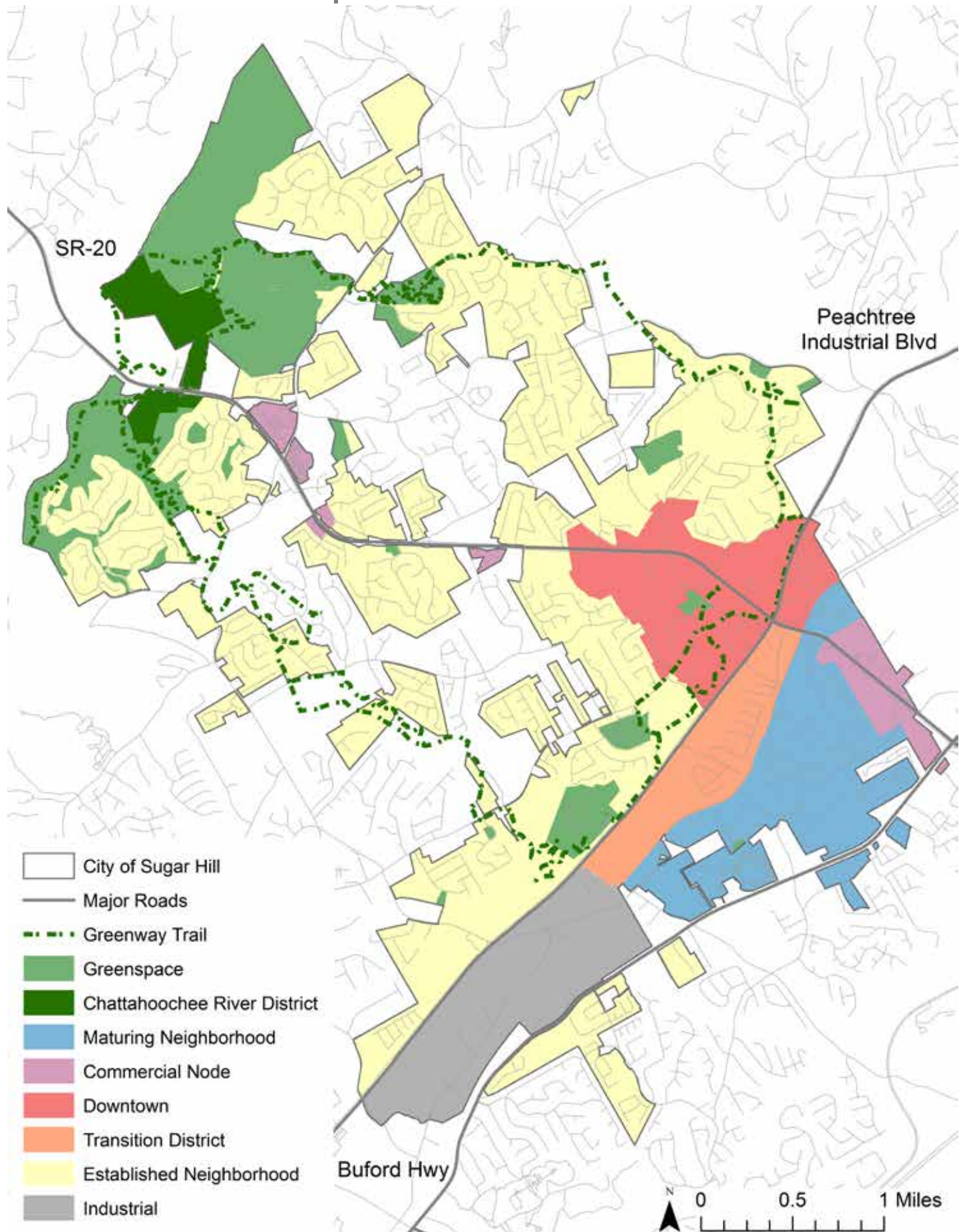
Metro Atlanta, Gwinnett County and the City of Sugar Hill, generally enjoy widespread access to broadband technology from at least one or two service providers. However, feedback from the community indicated that residents would like a greater number of options in service providers. As the market for broadband technology continues to expand and improve throughout the region and the State, Sugar Hill seems positioned to ensure that access to the technology will be available in their market.

## CHAPTER 7

# Future Development



# Character Area Map



# Character Area Descriptions

## DOWNTOWN

Downtown Sugar Hill is a vibrant activity center with a mix of uses including retail, services commercial, professional office, higher density residential, civic and institutional uses. Community greenspace includes a mix of active and programmed areas, as well as spaces that preserve opportunities for passive recreation and environmental conservation. Neighborhood gathering spaces are interconnected and easily walkable. Architectural design, landscape and streetscape blend to create a sense of place that is both aesthetically attractive and functional. Opportunities for transit are planned in the district.

## RECOMMENDED DEVELOPMENT PATTERNS

- The downtown district should include a vibrant core with a variety of dining and shopping options
- Maximize development potential with a mix of uses to create critical mass within a 10-minute walk
- Develop transitional areas of housing between higher densities in the urban core and suburban residential areas
- Revitalize aging commercial and residential areas through redevelopment and infill strategies
- Implement design controls to insure quality and standards for new mixed-use and residential development
- Improve connectivity between downtown core and future growth areas
- Extend pedestrian and bike infrastructure throughout downtown and beyond
- Incorporate a variety of open spaces such as urban plazas, neighborhood parks and pocket parks as a part of new development
- Support activities that will attract and engage citizens for all generations

## APPROPRIATE LAND USES

A mix of land uses is appropriate for this district and generally align with the following zoning classifications of the City of Sugar Hill:

- General Business (BG)
- Highway Service Business District (HSB)
- Office Institutional District (OI)
- Residential Multi-Family (RM)
- Medium Density Single Family Residential District

## DEVELOPMENT EXAMPLES:





## **ESTABLISHED NEIGHBORHOODS**

Sugar Hill's Established Neighborhoods are characterized by single family suburban neighborhoods constructed within the last 25 years. These areas, along with the adjacent area of influence, have generally reached build out, with limited opportunities for new development on undeveloped land. Given the age and quality of the homes, there is limited redevelopment or infill occurring in this area. Preservation of the character and identify of the existing single-family neighborhoods that comprise the majority of this district will be a priority. This will be an important consideration as demand increases for new development and redevelopment of commercial areas adjacent to these neighborhoods.

## **RECOMMENDED DEVELOPMENT PATTERNS**

- Protect the character and integrity of existing residential neighborhoods
- Ensure that street design fosters traffic calming and safety within residential neighborhoods
- Develop a network of trails and greenspaces to provide connectivity through the area
- Provide public and private recreational amenities in proximity to established neighborhoods

## **APPROPRIATE LAND USES**

The land uses that are appropriate for this district are generally low- and medium-density residential and align with the following zoning classifications of the City of Sugar Hill:

- Low Density Single Family Residential (RS-150)
- Medium Density Single Family Residential (RS-100)
- Residential Multi-Family (RM)

## **DEVELOPMENT EXAMPLES:**



## **MATURING NEIGHBORHOODS**

Sugar Hill's Maturing Neighborhoods represent some of the older planned developments in the community. These areas are characterized by single family residential dwellings typified by mid-century architectural styles. These neighborhoods often developed in proximity to commercial centers, and included civic amenities such as churches or schools as a part of the original development plan. The unique character of these neighborhoods, including the mature landscapes, make them attractive to residents. The demand for infill development, redevelopment and adaptive reuse of existing buildings needs to be balanced with the preservation of existing single family neighborhoods. New opportunities for connectivity to other parts of the city can be achieved through expanding greenspace and trail networks.

## **RECOMMENDED DEVELOPMENT PATTERNS**

- Encourage compatible architectural scale and style for new and infill development to preserve community character
- Ensure that street design fosters traffic calming and safety within residential neighborhoods
- Develop a network of trails and greenspaces to provide connectivity throughout the area

## **APPROPRIATE LAND USES**

The land uses that are appropriate for this district are generally low-and medium-density residential and align with the following zoning classifications of the City of Sugar Hill:

- Low Density Single Family Residential (RS-150)
- Medium Density Single Family Residential (RS-100)
- Residential Multi-Family (RM)

## **DEVELOPMENT EXAMPLES:**



## TRANSITION DISTRICT

The Transition District includes a mixture of neighborhood service uses with higher density residential development. It has developed over time without guidance from a cohesive plan. It reflects distinct characteristics of adjacent areas, including industrial, established and maturing neighborhoods, and service commercial areas. The area is impacted by significant transportation and utility infrastructure. Promoting the development of service commercial uses that support existing and emerging residential development will enhance the livability of the area.

## RECOMMENDED DEVELOPMENT PATTERNS

- Maximize development potential with a mix of uses to create critical mass within a 10-minute walk
- Implement design controls to insure quality and standards for new mixed-use and residential development
- Extend pedestrian and bike infrastructure throughout downtown and beyond
- Create cohesive identity for the City through public art and branding

## APPROPRIATE LAND USES

A mix of land uses is appropriate for this district and a generally align with the following zoning classifications of the City of Sugar Hill:

- General Business (BG)
- Highway Service Business District (HSB)
- Residential Multi-Family (RM)
- Medium Density Single Family Residential District (RS-100) – limited

## DEVELOPMENT EXAMPLES:





## INDUSTRIAL

Sugar Hill's Industrial area supports higher intensity manufacturing, assembly and/ or processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, or other nuisance characteristics could be present. The area is impacted by significant transportation and utility infrastructure.

## RECOMMENDED DEVELOPMENT PATTERNS

- New industrial uses should be master planned
- Introduce retail and service uses, as appropriate, while being mindful of preserving the integrity of areas reserved for industrial and manufacturing uses
- Ensure adequate infrastructure for future building, including utilities, truck access, etc.

## APPROPRIATE LAND USES

The land uses that are appropriate for this district are generally industrial and manufacturing and align with the following zoning classifications of the City of Sugar Hill:

- Light Manufacturing (LM)
- Heaving Manufacturing (HM1)
- Heavy Industry (HM2)

## DEVELOPMENT EXAMPLES:



## COMMERCIAL NODES

Several commercial areas along GA 20 provide commercial and service amenities to residents of Sugar Hill. The city is in proximity to Mall of Georgia, which assumes a significant share of retail activity for the area. The non-residential uses along this corridor within the city include restaurants, groceries, medical professional offices, financial institutions, and home and auto improvement stores. Institutional uses, included churches may also be suitable to these locations, particularly the need for access and parking areas for spaces that develop as large campuses. These areas generally serve the needs of the residential communities located immediately adjacent to their boundaries.

## DEVELOPMENT EXAMPLES:



## RECOMMENDED DEVELOPMENT PATTERNS

- 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 to improve pedestrian, bicycle and transit connectivity
- Encourage master planning with access through shared driveways and inter-parcel connectivity to minimize the impact to local traffic
- Manage access to keep traffic flowing
- Encourage directory signage into and within developments



## APPROPRIATE LAND USES

The land uses that are appropriate for this district are generally commercial and institutional and align with the following zoning classifications of the City of Sugar Hill:

- Office-Institutional (OI)
- Highway Service Business (HSB)
- General Business (BG)
- Light Manufacturing (LM)

## **GREENSPACE**

Areas of protected greenspace are established for recreation, alternative transportation, or conservation purposes. These areas include ecological, cultural and recreation amenities. Public parks, recreation areas, and open spaces along with areas to be preserved for land conservation provide a balance to the growth and development anticipated in the city. Promotion of greenspace areas as passive-use tourism and recreation destinations is encouraged.

## **RECOMMENDED DEVELOPMENT PATTERNS**

- Maintain property in as natural a state as possible, where appropriate
- Develop a network of trails and greenspaces to provide connectivity throughout the area
- Utilize greenspace areas as possible for the infiltration and natural cycling of stormwater runoff. Minimal development and impervious surfaces appropriate for recreational development is encouraged.
- Improve recreational access to the Chattahoochee River

## **APPROPRIATE LAND USES**

Multiple base zoning classifications exist within the Greenspace Character Area. Uses in these districts that support conservation areas, pedestrian and bicycle trails, public parks, neighborhood conservation amenities and historic or cultural sites are appropriate.

## **DEVELOPMENT EXAMPLES:**





## CHATTAHOOCHEE RIVER DISTRICT

The area closest to the river is predominantly undeveloped, and should remain largely as is with some limited development at the first median crossing to leverage the cultural, ecological and market value there. Suitability analysis should precede any development as a limited area will be useable for institutional, hospitality, residential, office, or outdoor recreation in a clustered conservation or low impact development configuration. This carefully regulated development will preserve relatively undisturbed areas, but still allow for context-sensitive development that respects the natural character of the area.

## RECOMMENDED DEVELOPMENT PATTERNS

- Maintain property in as natural a state as possible outside of development areas
- Develop a network of trails and greenspaces to provide connectivity throughout the area
- Improve recreational access to the Chattahoochee River
- Encourage low or medium density cluster developments with appropriate mix of uses in areas suitable for density.

## APPROPRIATE LAND USES

Multiple base zoning classifications exist within the Greenspace Character Area. Uses in these districts that support conservation areas, pedestrian and bicycle trails, public parks, neighborhood conservation amenities and historic or cultural sites are appropriate.

## DEVELOPMENT EXAMPLES:



## CHAPTER 8

# Report of Accomplishments

# Report of Accomplishments

## Key to Terminology:

Items that are **Completed** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Underway** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update, unless otherwise noted.

Items that are **Postponed** are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Cancelled** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

DESCRIPTION	STATUS	EXPLANATION/COMMENT
Economic Development		
Update marketing materials.	Complete	
Community branding study.	Complete	
Identify appropriate business sectors to support from existing inventory.	Complete	
Identify opportunities to target appropriate business sectors.	Complete	
Finalize marketing strategy.	Complete	
Finalize redevelopment strategy.	Complete	
New community initiated development training program.	Complete	
Implement marketing campaign in coordination with Gwinnett Chamber of Commerce.	Complete	
Housing		
Finalize inventory of infill residential development and redevelopment opportunities.	Complete	2016 Housing Study
Finalize inventory of housing stock in need of maintenance/improvement.	Complete	2016 Housing Study



Apply for CDBG Non-Entitlement funds to expand annual housing rehab program.	Complete	City receives CDBG Title 1 funds as a partner with Gwinnett County.
Update nuisance and property maintenance ordinances in accordance with state nuisance statutes.	Complete	
Seek additional funding for housing authority and housing rehab program.	Complete	
Land Use		
Continue updating zoning and development policy to reflect the future development strategy.	Complete	
Develop a strategy to accomplish remaining recommendations in the LCI plan.	Complete	The LCI Downtown Master Plan was updated in 2018.
Identify areas in our development strategy that line up with and contradict regional and county development plans.	Cancelled	This is a routine function of government.
Identify the development policies for neighboring cities at shared boundaries.	Cancelled	This is a routine function of government.
Develop a master plan for commercial and industrial development along SR 20, Buford Highway and Peachtree Industrial Boulevard.	Underway	Buford Highway and Highway 20 studies have been completed. Study on PIB deferred to 2020.
Transportation		
Conduct inventory of pedestrian and bike facilities.	Underway	Mobility study completed in 2016; LCI Downtown Master Plan completed in 2018; Sugar Hill Greenway Master Plan completed in 2016; a joint SPLOST program helps fund transportation projects in the City.
Analyze existing development policies and formulate recommendations to incorporate complete streets and transit oriented development policies.	Complete	The LCI Downtown Master Plan was updated in 2018.
Identify transit oriented development opportunities.	Underway	Future opportunities exist along the railroad and the Sugar Hill Greenway.
Develop master plan(s) for key areas in support of regional transportation opportunities.	Complete	The LCI Downtown Master Plan, completed in 2018, addressed this.

Natural & Cultural Resources		
Analyze performance of erosion and sedimentation control, stream buffer protection and landscape regulations.	Cancelled	This is a routine function of government.
Analyze performance of development inspection program.	Complete	
Develop an inventory and perform an assessment of the City's natural, cultural, and historic resources.	Cancelled	This is a routine function of government.
Continue to incorporate greenspace and recreation resources into marketing strategy.	Complete	
Facilities & Services		
Study Automatic Meter Reading.	Complete	Began conversion to automatic meter reading in 2018. Roughly 2200 out of 11,000 meters have been automated.
Natural Gas Fleet Conversion	Cancelled	Test vehicles had maintenance issues. Discontinued because vehicles were not cost effective.
Meter Readers & Inspections	Cancelled	This is a routine function of government.
Infill gas distribution network. Looping and backfeeding.	Cancelled	This is a routine function of government.
Connect gaps in the sidewalk network.	Complete	
Integrate recreation master plan into comp plan update.	Complete	
Develop a drainage master plan & integrate into comp plan update.	Cancelled	This is a routine function of government.
TMDL plan update.	Cancelled	This is a routine function of government.
Water quality retrofits for existing flood control devices.	Complete	
Finalize / prioritize implementation of capital drainage improvements & system maintenance.	Complete	
2014 NPDES Phase 1 permit renewal.	Complete	

Intergovernmental Coordination		
Continue investing in Partnership Gwinnett initiative.	Complete	
Coordinate with Gwinnett County and City of Buford on TMDL plan implementation.	Complete	
Research possible collaborative opportunities with County code enforcement.	Complete	
Coordinate pedestrian and bike planning efforts with Suwanee, Buford and Gwinnett County.	Complete	Sugar Hill Greenway Master Plan completed in 2016

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CHAPTER 9

# Community Work Program



# Community Work Program

DESCRIPTION	2019	2020	2021	2022	2023	ESTIMATED COST	RESPONSIBLE PARTY	POSSIBLE FUNDING SOURCE
Economic Development								
Explore the requirements of becoming a Broadband Ready Community as more information on the program becomes available.	x					Staff Time	City of Sugar Hill	General Funds
Implement recommendations from the LCI Downtown Master Plan.	x	x	x	x	x	Staff Time	City of Sugar Hill	General Funds
Housing								
Implement a program to improve the visual appearance of homes in older neighborhoods in the City.		x	x			Staff Time	City of Sugar Hill	General Funds
Address the need for greater diversity in housing types.	x	x	x	x	x	Staff Time	City of Sugar Hill	General Funds
Land Use								
Develop a master plan for commercial and industrial development along SR 20, Buford Highway, and Peachtree		x				\$15,000	Downtown Development Authority	General Funds

Transportation								
Identify transit oriented development opportunities.			x			Staff Time	City of Sugar Hill	General Funds
Conduct inventory of pedestrian and bike facilities.	x					Staff Time	City of Sugar Hill	General Funds
Implement the Sugar Hill Greenway Master Plan.	x	x	x	x	x	\$17,385,046	City of Sugar Hill	General Funds
Complete scheduled streetscape improvement, road widening, and road extension projects outlined in the transportation section of this plan.	x	x	x	x	x	\$15,000,000	City of Sugar Hill	Federal, State, and Local and SPLOST
Natural & Cultural Resources								
Identify existng historic and cultural sites within the City.	x					Staff Time	City of Sugar Hill	General Funds
Protect existing and identify new greenspaces throughout the City, particularly in areas that are within walking distance of Downtown.	x	x	x	x	x	Staff Time	City of Sugar Hill	General Funds
Develop a Parks & Recreation Master Plan.			x	x		Staff Time	City of Sugar Hill	General Funds
Facilities & Services								
Coordinate with Gwinnett County to provide sewer system improvements.		x	x			Staff Time	City of Sugar Hill/ Gwinnett County	General Funds

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# Appendix

# Appendix A: Community Engagement

## Examples of Community Engagement Boards

The Sugar Hill Comprehensive Plan Update process was guided by a Steering Committee comprised of citizens, local business owners, elected officials and Sugar Hill staff. The Steering Committee provided direction and feedback at key points in the process, and all meetings were open to the public. There were additional opportunities for public participation at community meetings, as well as the regularly scheduled City Council meetings (including the Kick Off Hearing and Second Hearing) where the plan was discussed. Meetings were advertised through local media outlets and on the city's social media sites.

### Steering Committee Meeting #1

Members reviewed and discussed current trends in the data and demographics for Sugar Hill and Gwinnett County. In lieu of a SWOT analysis, current Issues and Opportunities for the City were evaluated in the context of those identified in the previous comprehensive plan. Some were found to be relevant while new ones emerged during the discussion. An overview of the planning process and the Comprehensive Plan elements was presented.

### Steering Committee Meeting #2

Members reviewed and discussed the follow up information from the first meeting, including trends on housing and demographics. The community vision that was presented in the new LCI plan was evaluated and revised to be compatible with the direction of the Comprehensive Plan. The categories of the Character Area Map were reviewed and revised.

### Steering Committee Meeting #3

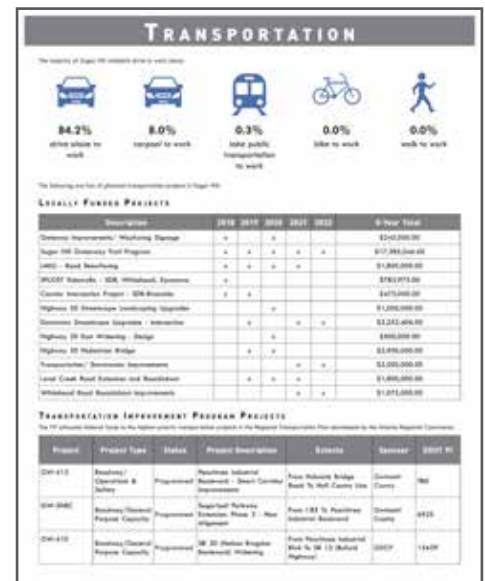
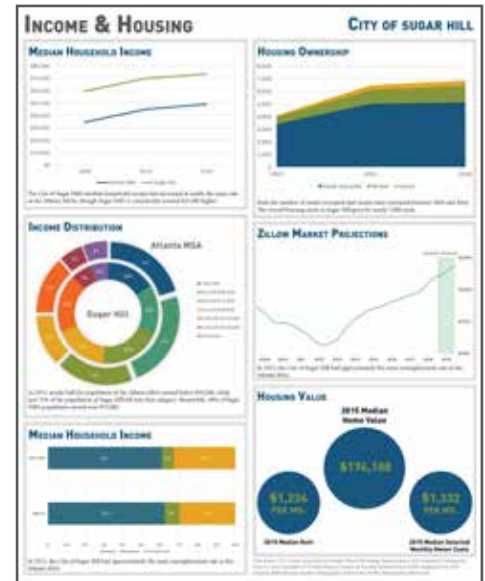
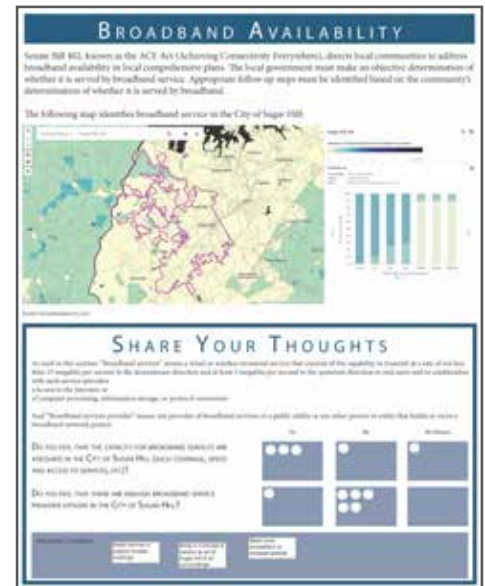
Members reviewed the draft Transportation and Housing elements, and provided feedback on changes. There was an interactive exercise for Steering Committee members to help delineate correct boundaries of the Character Areas based on the revised Character Area categories.

### Steering Committee Meeting #4

Members reviewed the first draft of the plan and provided feedback on changes. Character Areas were finalized. Details for the upcoming public meeting were discussed.

### Public Meeting

The public meeting allowed citizens to review and provide feedback for the Comprehensive Plan. The meeting was open house format and citizens provided comments in writing and through one-on-one discussion with staff from ARC and the City of Sugar Hill. All comments were synthesized into a final draft plan that was reviewed by City Staff and the Steering Committee. This draft was made public for review and comments were taken at the Second Hearing before the City Council. Further comment during the regional review period was incorporated into the final draft adopted by the City Council.





## Kick-Off Meeting - June 11, 2018

### CITY COUNCIL MEETING

DATE:  
06/11/2018

TIME:  
07:30 PM

MEETING LOCATION:  
COUNCIL CHAMBER

#### AGENDA FILES:

-  Council Meeting May 14, 2018
-  Work Session May 7, 2018
-  Proclamation Nicole DiMecurio
-  Public Hearing, RZ-18-002
-  Public Hearing, RZ-18-003
-  Public Hearing, Zoning Ordinance Amendment
-  Public Hearing, RZ-18-004
-  Public Hearing, Design Review Board
-  Public Hearing, RZ-18-005
-  Resolution & Agreement, Landfill
-  Agreement American Red Cross
-  CDBG Cooperation Agreement

[> View All Agendas and Minutes](#)

### CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG  
INVOCATION

### APPROVAL OF AGENDA

APPROVAL OF MINUTES – Council Meeting May 14, 2018; Work Session May 7, 2018

### AWARDS/PRESENTATIONS/PROCLAMATIONS

- Proclamation Leadership Gwinnett – Council Member Cohen
- **Proclamation Nicole DiMecurio**, Boston Marathon – Mayor Edwards

### REPORTS

- CITY ATTORNEY
- COUNCIL
- MAYOR
- CITY CLERK
- CITY MANAGER

### CITIZENS AND GUESTS COMMENTS

### CONSENT AGENDA

### OLD BUSINESS

### NEW BUSINESS

1. **Public Hearing, RZ-18-002**, Split Silk Properties, LLC, 679 Buford Highway, .63 Acres BG to LM – Planning Director
2. **Public Hearing, RZ-18-003**, Buford Church of Christ, 1113 Buford Highway, 7.691 Acres BG to OI – Planning Director
3. **Public Hearing, Zoning Ordinance Amendment**, Article 10, Expand Central Business District Boundaries – Planning Director
4. **Public Hearing, RZ-18-004**, Ansley Hillcrest LLC, Highway 20 @ Hillcrest Dr., 11.69 Acres BG to BG with Central Business Overlay – Planning Director
5. **Public Hearing, Design Review Board**, Central Business District 18-00615, Ansley Hillcrest LLC, Highway 20 @ Hillcrest Dr., 11.69 Acres Design Review Approval – Planning Director
6. **Public Hearing, RZ-18-005**, City of Sugar Hill West Broad Street Properties – Planning Director
7. Public Hearing, Comprehensive Plan Update – Planning Director
8. **Resolution & Agreement, Landfill** Expense Reimbursement – Assistant City Manager
9. **Agreement American Red Cross** – Assistant City Manager
10. **CDBG Cooperation Agreement** Gwinnett County – City Manager

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

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION

### ADJOURNMENT



City of Sugar Hill Comprehensive Plan  
Steering Committee Meeting  
June 18, 2018  
5:00 pm  
Agenda

- I. Welcome and Introductions
- II. Comprehensive Plan Update Process
- III. Sugar Hill Demographics Presentation
- IV. Current Issues and Opportunities
- V. Schedule
- VI. Questions and Next Steps



City of Sugar Hill Comprehensive Plan Update  
Steering Committee Meeting  
Sign In Sheet  
Monday, June 18, 2018, 5 p.m.

Name	Email Address
Tom Sheldon	
Laura Ann Acker	
Brandon Hembra	
Taylor Anderson	
Kaipo Awana	
Jenn Wettstein	
Mercy Montgomery	
Pamela Warren	
DARREN PRUITT	
Kim Landers	
Jeremy White	
Kerry Murphy	



City of Sugar Hill Comprehensive Plan  
Steering Committee Meeting  
July 16, 2018  
5:00 pm  
Agenda

- I. Welcome
- II. Follow up from First Steering Committee
- III. Review Issues and Opportunities
- IV. Review Character Area Map
- V. Questions and Next Steps



City of Sugar Hill Comprehensive Plan Update  
Steering Committee Meeting  
Sign In Sheet  
Monday, July 16, 2018, 5 p.m.

Name	Email Address
Kaipo Awana	
Tom SHELDON	
Mercy Montgomery	
Julie Adams	
Kim Landers	
Brandon Hembra	
DARRELL PRUITT	
Randy Warren	
Troy Besseche	
Taylor Anderson	
Chris Walker	
Laura Ann Acker	





City of Sugar Hill Comprehensive Plan  
Steering Committee Meeting  
August 20, 2018  
5:00 pm  
Agenda

- I. Welcome
- II. Transportation Element
- III. Housing Element
- IV. Working Character Areas
  - a. Review and Feedback Exercise
- V. Other Follow Up
- VI. Questions and Next Steps



City of Sugar Hill Comprehensive Plan Update  
Steering Committee Meeting  
Sign In Sheet  
Monday, August 20, 2018, 5 p.m.

Name	Email Address
Randy Warren	
Taylor Anderson	
Mercy Montgomery	
Kaipo Awauna	
Kim Landers	



City of Sugar Hill Comprehensive Plan Update  
Steering Committee Meeting  
Sign In Sheet  
Monday, August 20, 2018, 5 p.m.

Name	Email Address
Brandon Hembree	
Jean Wettstein	
Tom Sheldon	
Julie Adams	
Bryan Gropp	



City of Sugar Hill Comprehensive Plan  
Steering Committee Meeting  
September 17, 2018  
5:00 pm  
Agenda

- I. Welcome
- II. Presentation of Draft Plan
- III. Character Areas
- IV. Other Comments
- V. Public Meeting – Monday, October 15, 2018 at 5:00 p.m.



City of Sugar Hill Comprehensive Plan Update  
Steering Committee Meeting  
Sign In Sheet  
Monday, September 17, 2018, 5 p.m.

Name	Email Address
Kaipo Antuna	
JULIE ADAMS	
Troy Besseche	
DARRELL PRUITT	
Jenna Wettstein	
TOM SHELTON	
John Lane	
Bryan Gropp	
Mercy Montgomery	
Kim Landers	





City of Sugar Hill Comprehensive Plan  
Public Meeting  
October 15, 2018  
5:00 pm  
Agenda

Open House Activities

The activities for this open house are designed to engage the community and gather feedback to inform the Comprehensive Plan Update. The deadline to have the Comprehensive Plan Update completed is October 31, 2018.

- The Baseline - Information is presented as a snapshot of current population, housing, income and employment characteristics. This baseline data was used as the foundation for the rest of the plan components.
- What is the Vision? – This activity states the Vision for the Comprehensive Plan. What would you change?
- Issues and Opportunities – Through a review of existing plans and feedback from the Steering Committee, we have developed a list of current issues and opportunities. These boards summarize the feedback received during that process and provide the opportunity for you to respond. Do you think these statements are correct? What else is on your mind?
- Common Character – Are there areas of the community that have a similar look and feel? How would you describe them? Are there things that you like or dislike? How do these areas need to be improved in the future? What types of development do you want to see in these areas? Share ideas about uses that should be included or excluded, issues in the area, or potential changes to the boundaries of an area.
- Broadband Access – Senate Bill 402 directs local communities to address broadband availability in local comprehensive plans. Tell us your thoughts about broadband capacity and broadband service providers in your community.
- Transportation Improvements – The City of Sugar Hill has a plan for capital improvements that allocates resources for major infrastructure projects. These priorities, along with other federally funded projects are identified in the plan.
- Implement Your Priorities – The city will submit a Report of Accomplishments that identifies the status of items from its current Comprehensive Plan. The city will also identify new items to be undertaken in the next five years. What else would you like to see the City do in the future?
- Other Community Plans – There are several small area plans that influenced the development of the Comprehensive Plan. Make sure you know what else is going on in your community.

**\*\*Staff from both ARC and the City of Sugar Hill will be available to answer any questions you have. There is no formal presentation, and events can be completed at your leisure.**



City of Sugar Hill Comprehensive Plan Update  
Public Meeting  
Sign In Sheet  
Monday, October 15, 2018 5 p.m.

Name	Email Address
Christine A. Bell	
Taylor Anderson	
Steve Wilkes	
BOO KIRSCH HYNES	
Faye Sisson	
Michael Sapp	
Kathryn Bastin	
Kimberly Munier	
Mike Myslinski	
Liz Bryner	
Kim Landers	
DARRELL PRUITT	
Bryan Gropp	



City of Sugar Hill Comprehensive Plan Update  
Public Meeting  
Sign In Sheet  
Monday, October 15, 2018 5 p.m.

Name	Email Address
Tom Sheldon	
Julie Adams	
Lisa Gannon	
Vishal Vaidya	
Peggy Daniels	
Kindra Palmer	
Mikaela Pearce	
Troy Besseche	
Rory Adams	
Jane Whittington	
Melissa Dunne	
Allen Jorgensen	
Lyndsey Zapata	



City of Sugar Hill Comprehensive Plan Update  
Public Meeting  
Sign In Sheet  
Monday, October 15, 2018 5 p.m.

Name	Email Address
Gabriella Auer	
Christopher Johnson	
JODY TADA	
Curvan Mills	
Sharon Tiller	
Mercy Montgomery	



City of Sugar Hill Comprehensive Plan Update  
Public Meeting  
Sign In Sheet  
Monday, October 15, 2018 5 p.m.

Name	Email Address
BARBARA DOTSON	
MARK SHUMAKER	
Patti McDorman	
Dwayne McDorman	
Harold Tiller	
Faye Maisson	
Jim O'Keefe	
Rosie Welsh	
Clifton Rewitt	



## Second Hearing - December 10, 2018

### CITY COUNCIL MEETING

**DATE:**

12/10/2018







**TIME:**

07:30 PM

**MEETING LOCATION:**

COUNCIL CHAMBER

### AGENDA FILES:

-  Council Meeting, November 13, 2018
-  Work Session, November 5, 2018
-  Central Business District Design Review
-  2019 Proposed Operations & Capital Improvement Budget
-  Public Hearing, Comprehensive Plan Update
-  Alcohol Ordinance Amendment
-  2018/2019 Resurfacing Program Contract Award

[View All Agendas and Minutes](#)

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE TO THE FLAG

### INVOCATION

### APPROVAL OF AGENDA

### APPROVAL OF MINUTES - Council Meeting, November 13, 2018 ; Work Session, November 5, 2018

### AWARDS/PRESENTATIONS/PROCLAMATIONS

- Proclamations Teacher of the Year Lanier Cluster
- Sweet Life Photo Contest Winners

### REPORTS

- CITY ATTORNEY
- COUNCIL
- MAYOR
- CITY CLERK
- CITY MANAGER

### CITIZENS AND GUESTS COMMENTS

### CONSENT AGENDA

### OLD BUSINESS

### NEW BUSINESS

1. Public Hearing, **Central Business District Design Review**, Prestwick Development Company, Mixed-Use Development – Planning Director
2. Public Hearing, **2019 Proposed Operations & Capital Improvement Budget** – City Manager
3. **Public Hearing, Comprehensive Plan Update** – Planning Director
4. **Alcohol Ordinance Amendment** Brewpubs Brewery – City Clerk
5. **2018/2019 Resurfacing Program Contract Award** – Assistant City Manager

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

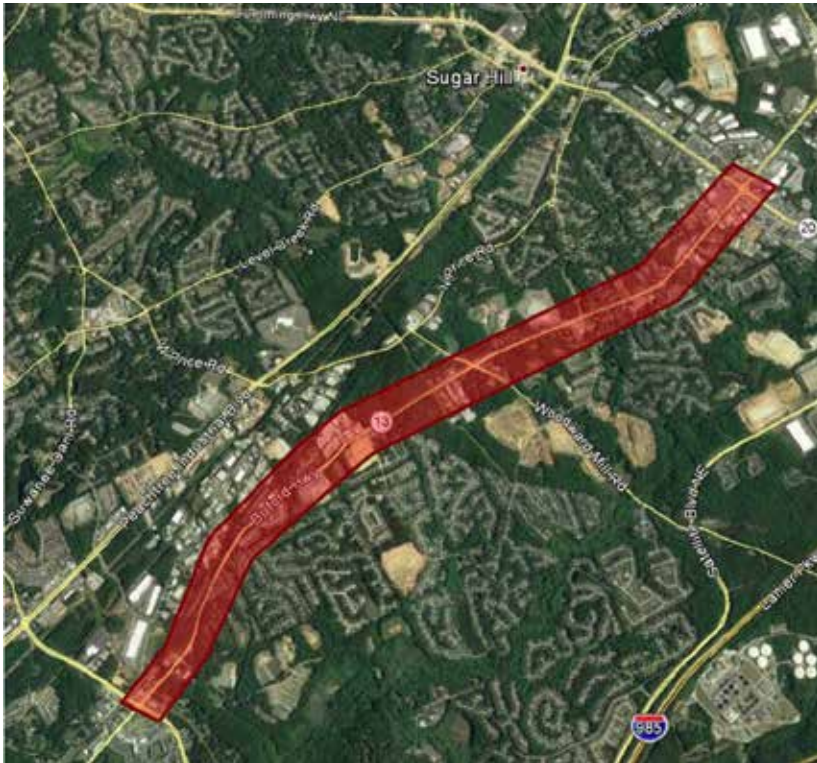
### PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION

### ADJOURNMENT

PLACEHOLDER

# Appendix B: Other Community Plans

## Buford Highway Corridor Land Use Market Analysis



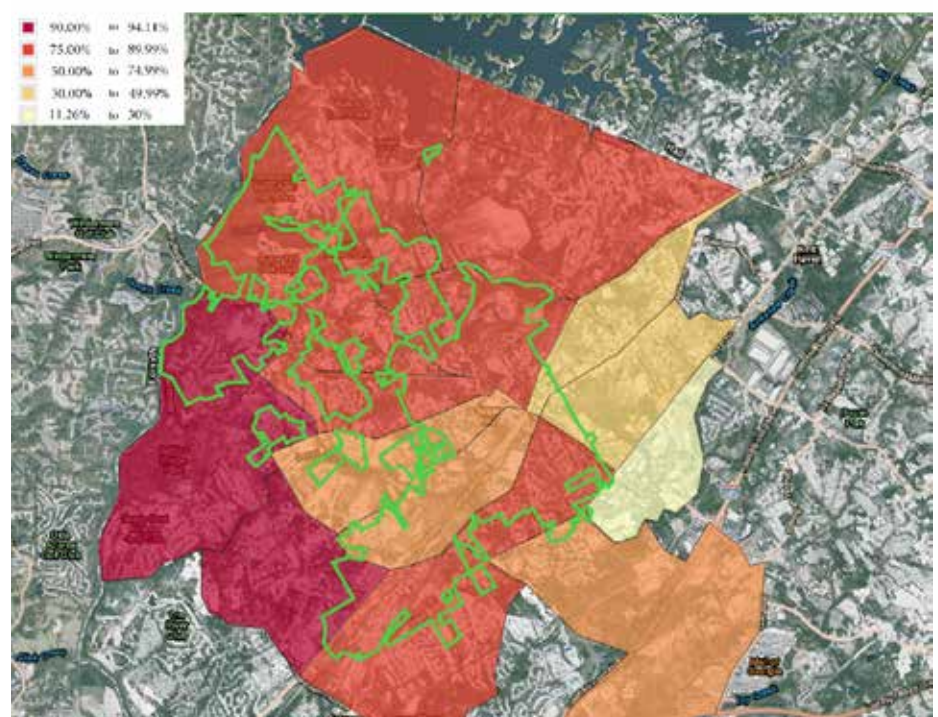
This market analysis was conducted in 2016 to provide the City of Sugar Hill with a basis for establishing land use policies that encourage a mix of land uses to benefit all users. The study area encompasses four miles of Buford Highway located just south of downtown Sugar Hill. Existing land uses along the corridor include light industrial, retail and office, housing developments, and a high school. The most attractive future land uses have been defined as light industrial/flex, active adult/senior housing, and residential housing. While there is currently a lack of flex space currently in Sugar Hill, the existence of flex product along nearby segments of Buford Highway and this corridor's access to the highway suggests that placing flex space for light industrial/office use here may be successful. Additionally, active adult/senior housing has been found to have high potential along the corridor. The need for this type of housing will continue to grow as the population of Sugar Hill ages, and this location may provide a quality of life, cost of living, and access to amenities that make

it attractive for active adult/senior housing. Population growth in Sugar Hill has declined somewhat since 2000-2010, but is still greater than the Gwinnett average. Between 2010 and 2016, the percent of population over 55 has increased 3.8%, and is expected to continue to grow. This study area contains the largest cluster of jobs in the zip code, at the intersection of Buford Highway and GA Hwy 20, which highlights the potential for flex/industrial space along the corridor.

## Home for Life Housing Study

The housing study was conducted to inform City leaders in their policy decisions surrounding housing, community, and economic development. The results of the study identified three key issues that are important to Sugar Hill residents: the need for diverse housing choices, maintaining visually appealing neighborhoods, and ensuring walkability of the City. An aging population and the desire to attract young professionals necessitate the need for a variety of housing choices, primarily townhomes and apartments. Input from the community suggests strong support for new code enforcement to ensure maintenance of neighborhoods. The promotion of a diversity of housing choices will aid in improving walkability through the increase of mixed-use development. Based on forecasts in housing for Sugar

Figure 5. – Distribution of Percentage of Owner Occupancy

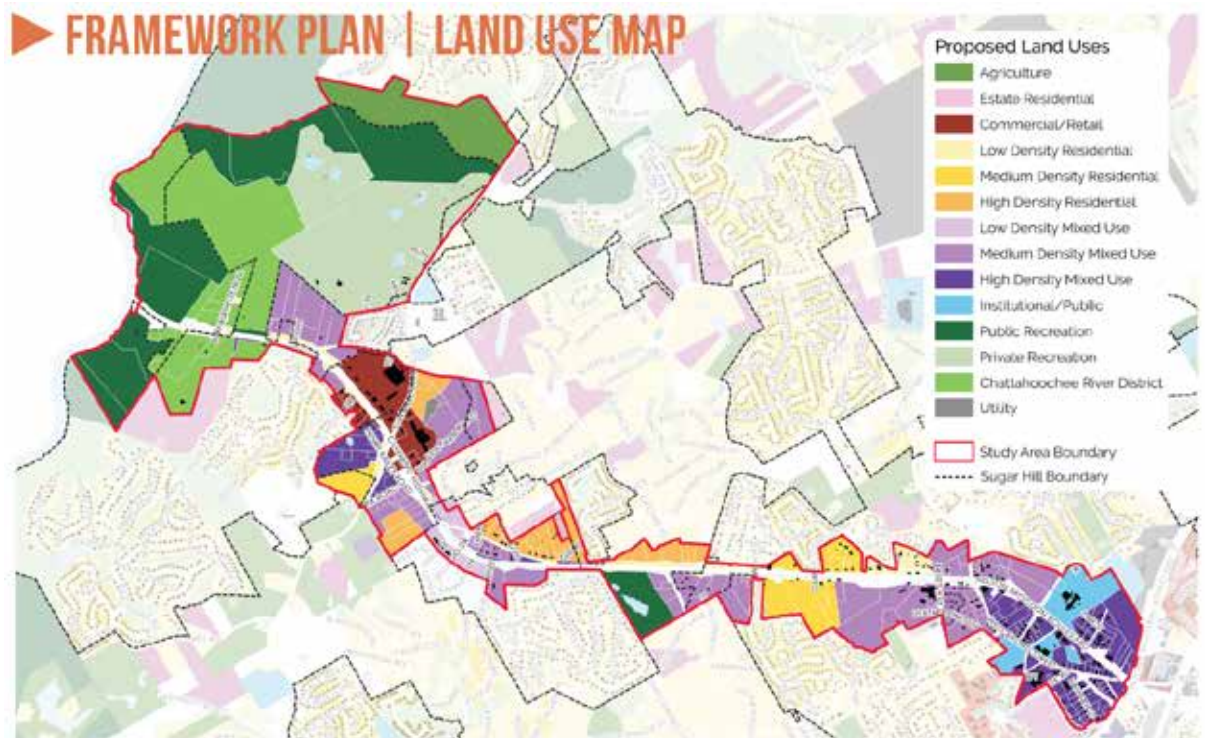




Hill, the demand for assisted living facilities is expected to exceed the current supply. Additionally, the median home value is expected to increase from \$193,000 to \$341,00 by 2030, which suggests that the median income of Sugar Hill residents will also increase. There are currently some shortages in affordable housing, and the barriers for low and moderate income households have been categorized as relating to lending, housing stock, societal and governmental issues, rental and homeownership, and special needs and assisted housing. The results of a community survey and public meeting show that residents strongly prefer diversity in housing types that help improve walkability, proximity to amenities, and social interaction. Opportunities for Sugar Hill noted in the study include significant space for residential development, potential for redeveloping older neighborhoods, home buyer education programs, development of affluent active adult communities, and improved landscape design and upkeep standards. Meanwhile, the study also indicated some constraints, such as a lack of plan to address some deteriorating conditions in certain parts of Sugar Hill, absence of affordable/workforce housing, anticipated aging population, and potential annexation of surrounding land. These opportunities and constraints were used to develop a set of recommendations for the City, which includes a list of tasks surrounding issues of code enforcement and amendments, creation of a foreclosure registry, older adult housing/services, Complete Streets standards, affordable/workforce housing, special needs services, barriers to home ownership, and possible annexations.

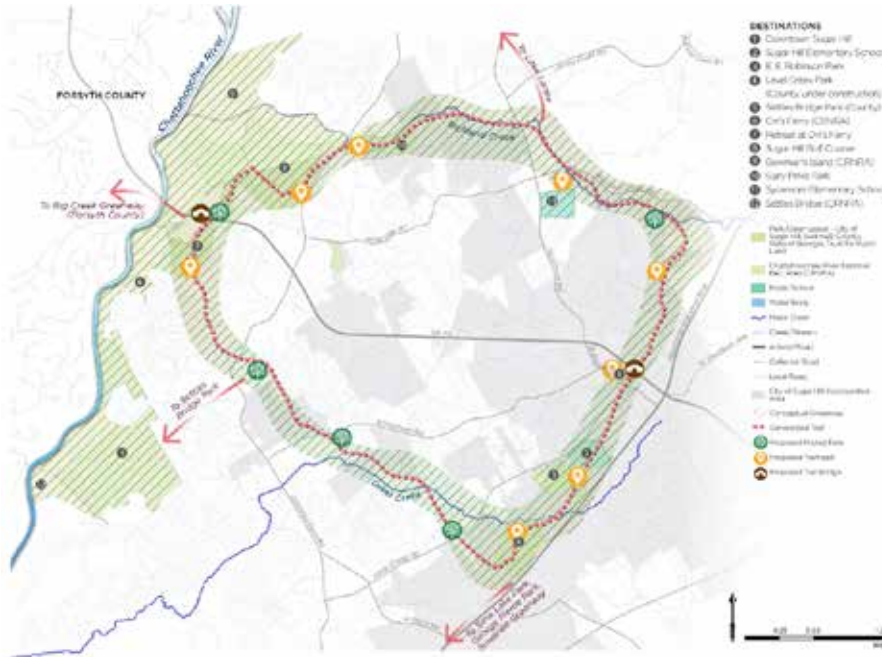
## Sugar Hill SR-20 Corridor Study

The study of Highway 20 details existing conditions of the corridor in Sugar Hill, which accommodates the highest number of vehicles in the city and is crucial to the city's ongoing development efforts. The vision for Highway 20 includes improving pedestrian and bicycle infrastructure, as well as promoting a variety of land uses well suited to the area. Through a couple of public meetings, residents'



thoughts on the futures of four specified nodes along Highway 20 were collected. In general, the discussions suggested that building design is of great importance to residents, and that parks and green spaces should be less structured and programmed. Additionally, residents placed a greater emphasis on walking and leisure than on bicycling. The study also highlights the “missing middle housing” options in Sugar Hill. Housing types such as duplexes, townhouses, and multiplexes are less prevalent, in large part due to the city's existing zoning laws. This prevents Sugar Hill from developing a healthy range of housing options to meet current and future demands, especially along Highway 20. This study also discusses the goal of redefining Highway 20 as a parkway with greater space and infrastructure for pedestrians and bicyclists.

## Sugar Hill Greenway Master Plan

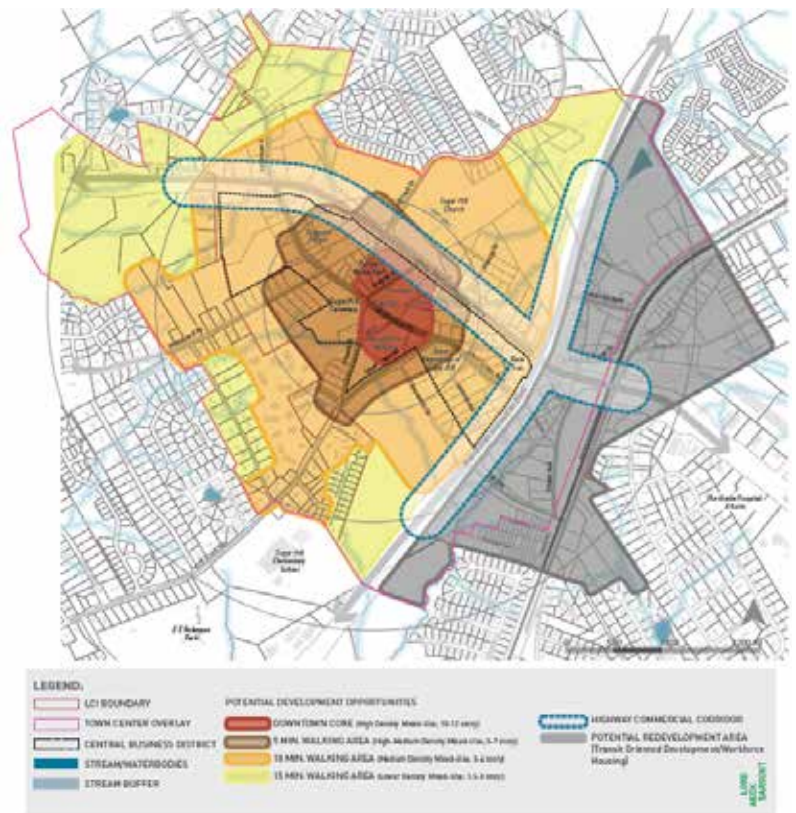


The plan for Sugar Hill Greenway highlights the City's commitment to quality of life as the driving force behind this initiative. Benefits of constructing a greenway for residents relate to a variety of issue areas, such as economic development, health, environment, transportation, and community. Unlike much of Gwinnett County, Sugar Hill has undeveloped space currently owned by GDOT that can be used for a trail. The City's location adjacent to the Chattahoochee River is also an asset for constructing a greenway that embraces the natural landscape. In determining potential locations for the trail, current land use and ownership, utility easements, and slopes & streams were considered to form a conceptual corridor. A key

goal for the greenway centers around connectivity – whether to nature, parks, schools, or other trails in the region. Design considerations for the trail include ensuring safe and convenient use by a variety of users, achieving accessibility, connecting users with nature, maintaining a safe environment, and appropriate branding and signage. Looking to the future, the City will continue to do public outreach and build partnerships, as well as searching for further funding sources.

## Downtown Master Plan

The City of Sugar Hill received a Livable Centers Initiative grant in 2017 to update the original 2005 Town Center Master Plan based on recent construction that has transformed downtown into an urban place. The goals of this update were to create a vision for future growth opportunities beyond the core, improve connectivity, and enhance the quality of life throughout downtown. A number of assets were identified for downtown Sugar Hill and the city as a whole, such as community support for progressive growth strategies, a strong sense of community, local events, and high-performing schools. The most substantial challenges facing downtown are the connectivity issues that come from the intersection of Highway 20 and Peachtree Industrial Boulevard in the heart of the area. These major corridors divide downtown and make it difficult to create a sense of cohesion. A market study suggests that when the planned developments in downtown (E Center and Broadstone) are complete, a significant portion of retail and office demand will be met. The plan highlights the prevailing need for an increase in the housing stock and greater diversity in housing types in downtown to support the planned retail development. The study area has been categorized for future development types based on a walkability analysis, as seen in the map attached. The plan includes a list of priority transportation, pedestrian, bike, and trail projects for the City of Sugar Hill.





# Appendix C: Data & Demographics

The data supplement provides additional information to support the baseline information provided in the Data and Demographics section of the plan. The demographic, income and housing profile on the following pages draws from Esri Business Analyst, a data aggregator that provides current estimates and forecasts future trends. This breakdown also provides additional information on race and ethnicity to supplement the information in the Comprehensive Plan.



## Demographic and Income Profile

Sugar Hill City, GA 5  
Sugar Hill City, GA (1374180)  
Geography: Place

Prepared by ARC - Source ESRI

Summary	Census 2010		2018	2023			
Population	18,524		22,132	24,441			
Households	6,116		7,263	7,992			
Families	4,832		5,728	6,273			
Average Household Size	3.03		3.04	3.05			
Owner Occupied Housing Units	5,029		6,078	6,711			
Renter Occupied Housing Units	1,087		1,185	1,281			
Median Age	33.5		35.5	35.3			
Trends: 2018 - 2023 Annual Rate	Area		State	National			
Population	2.00%		1.10%	0.83%			
Households	1.93%		1.08%	0.79%			
Families	1.83%		0.99%	0.71%			
Owner HHs	2.00%		1.52%	1.16%			
Median Household Income	1.29%		1.68%	2.50%			
Households by Income	2018			2023			
	Number	Percent	Number	Percent			
	< \$15,000	449	6.2%	429	5.4%		
	\$15,000 - \$24,999	352	4.8%	345	4.3%		
	\$25,000 - \$34,999	409	5.6%	392	4.9%		
	\$35,000 - \$49,999	768	10.6%	749	9.4%		
	\$50,000 - \$74,999	1,189	16.4%	1,213	15.2%		
	\$75,000 - \$99,999	1,399	19.3%	1,555	19.5%		
	\$100,000 - \$149,999	1,516	20.9%	1,715	21.5%		
	\$150,000 - \$199,999	614	8.5%	772	9.7%		
	\$200,000+	565	7.8%	823	10.3%		
Median Household Income	\$81,464		\$86,867				
Average Household Income	\$99,338		\$112,861				
Per Capita Income	\$32,258		\$36,496				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,559	8.4%	1,614	7.3%	1,776	7.3%
	5 - 9	1,750	9.4%	1,785	8.1%	1,867	7.6%
	10 - 14	1,654	8.9%	1,899	8.6%	2,004	8.2%
	15 - 19	1,280	6.9%	1,545	7.0%	1,802	7.4%
	20 - 24	851	4.6%	1,259	5.7%	1,303	5.3%
	25 - 34	2,611	14.1%	2,814	12.7%	3,363	13.8%
	35 - 44	3,452	18.6%	3,367	15.2%	3,586	14.7%
	45 - 54	2,713	14.6%	3,384	15.3%	3,494	14.3%
	55 - 64	1,533	8.3%	2,462	11.1%	2,674	10.9%
	65 - 74	729	3.9%	1,345	6.1%	1,714	7.0%
	75 - 84	322	1.7%	508	2.3%	679	2.8%
	85 +	70	0.4%	148	0.7%	179	0.7%
Race and Ethnicity	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	13,407	72.4%	13,865	62.6%	13,778	56.4%
	Black Alone	1,820	9.8%	3,034	13.7%	4,090	16.7%
	American Indian Alone	59	0.3%	53	0.2%	55	0.2%
	Asian Alone	1,170	6.3%	2,560	11.6%	3,283	13.4%
	Pacific Islander Alone	14	0.1%	16	0.1%	19	0.1%
	Some Other Race Alone	1,595	8.6%	1,869	8.4%	2,255	9.2%
	Two or More Races	459	2.5%	734	3.3%	962	3.9%
	Hispanic Origin (Any Race)	3,636	19.6%	4,299	19.4%	5,289	21.6%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

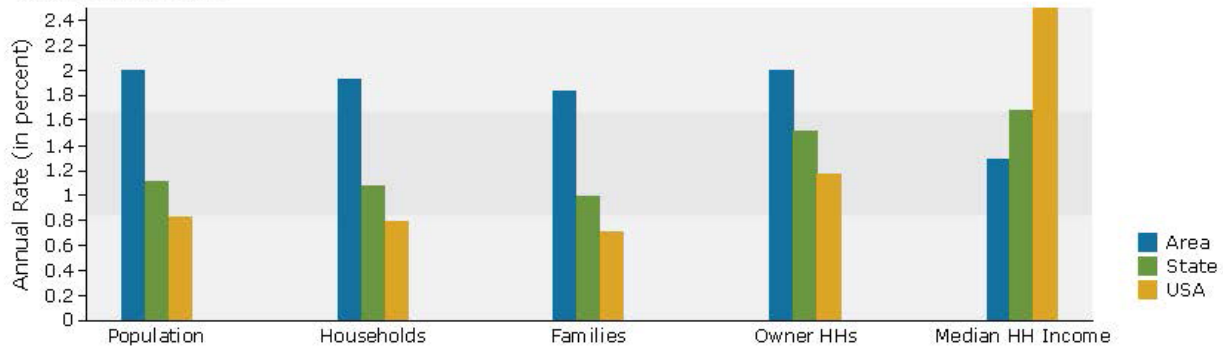
November 16, 2018

## Demographic and Income Profile

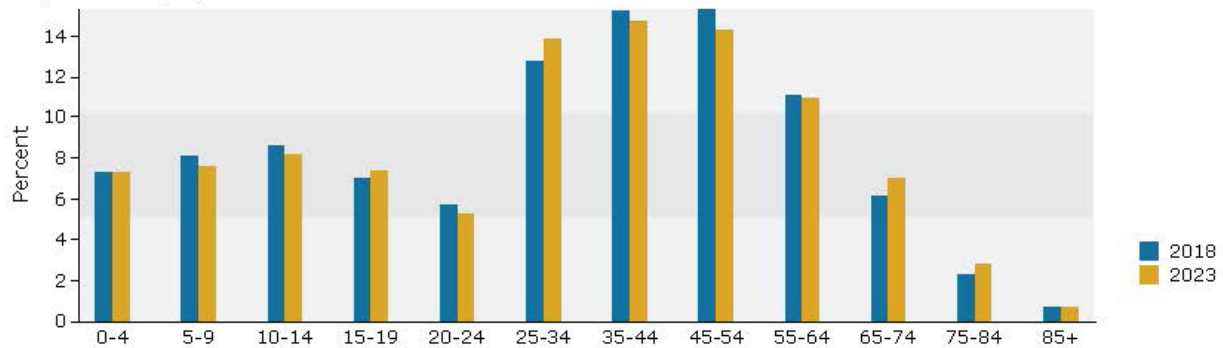
Sugar Hill City, GA 5  
Sugar Hill City, GA (1374180)  
Geography: Place

Prepared by ARC - Source ESRI

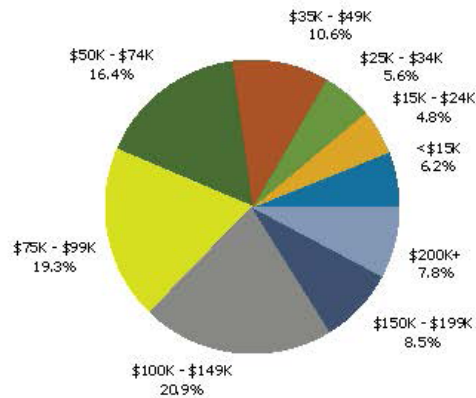
Trends 2018-2023



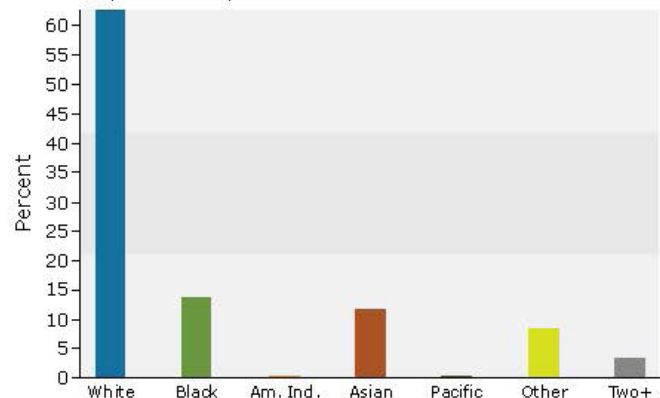
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 19.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

November 16, 2018



## Housing Profile

Sugar Hill City, GA 5  
 Sugar Hill City, GA (1374180)  
 Geography: Place

Prepared by ARC - Source ESRI

Population		Households	
2010 Total Population	18,524	2018 Median Household Income	\$81,464
2018 Total Population	22,132	2023 Median Household Income	\$86,867
2023 Total Population	24,441	2018-2023 Annual Rate	1.29%
2018-2023 Annual Rate	2.00%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	6,499	100.0%	7,536	100.0%	8,284	100.0%
Occupied	6,116	94.1%	7,263	96.4%	7,992	96.5%
Owner	5,029	77.4%	6,078	80.7%	6,711	81.0%
Renter	1,087	16.7%	1,185	15.7%	1,281	15.5%
Vacant	383	5.9%	273	3.6%	292	3.5%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	6,076	100.0%	6,713	100.0%
<\$50,000	104	1.7%	80	1.2%
\$50,000-\$99,999	253	4.2%	190	2.8%
\$100,000-\$149,999	882	14.5%	690	10.3%
\$150,000-\$199,999	1,345	22.1%	1,194	17.8%
\$200,000-\$249,999	970	16.0%	982	14.6%
\$250,000-\$299,999	830	13.7%	966	14.4%
\$300,000-\$399,999	985	16.2%	1,310	19.5%
\$400,000-\$499,999	267	4.4%	411	6.1%
\$500,000-\$749,999	296	4.9%	590	8.8%
\$750,000-\$999,999	107	1.8%	221	3.3%
\$1,000,000-\$1,499,999	36	0.6%	77	1.1%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	1	0.0%	2	0.0%
Median Value	\$223,402		\$261,413	
Average Value	\$264,068		\$313,478	

Census 2010 Housing Units	Number	Percent
Total	6,499	100.0%
In Urbanized Areas	6,499	100.0%
In Urban Clusters	0	0.0%
Rural Housing Units	0	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

November 16, 2018



## Housing Profile

Sugar Hill City, GA 5  
 Sugar Hill City, GA (1374180)  
 Geography: Place

Prepared by ARC - Source ESRI

Census 2010 Owner Occupied Housing Units by Mortgage Status		Number	Percent
Total		5,029	100.0%
Owned with a Mortgage/Loan		4,509	89.7%
Owned Free and Clear		520	10.3%
Census 2010 Vacant Housing Units by Status		Number	Percent
Total		383	100.0%
For Rent		95	24.8%
Rented- Not Occupied		4	1.0%
For Sale Only		150	39.2%
Sold - Not Occupied		16	4.2%
Seasonal/Recreational/Occasional Use		17	4.4%
For Migrant Workers		0	0.0%
Other Vacant		101	26.4%
Census 2010 Occupied Housing Units by Age of Householder and Home Ownership		Occupied Units	Owner Occupied Units Number % of Occupied
Total	6,116	5,029	82.2%
15-24	135	63	46.7%
25-34	1,084	792	73.1%
35-44	1,850	1,525	82.4%
45-54	1,549	1,324	85.5%
55-64	850	753	88.6%
65-74	419	367	87.6%
75-84	195	175	89.7%
85+	34	30	88.2%
Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership		Occupied Units	Owner Occupied Units Number % of Occupied
Total	6,116	5,029	82.2%
White Alone	4,736	4,057	85.7%
Black/African American	597	412	69.0%
American Indian/Alaska	20	12	60.0%
Asian Alone	335	287	85.7%
Pacific Islander Alone	4	3	75.0%
Other Race Alone	341	196	57.5%
Two or More Races	83	62	74.7%
Hispanic Origin	838	530	63.2%
Census 2010 Occupied Housing Units by Size and Home Ownership		Occupied Units	Owner Occupied Units Number % of Occupied
Total	6,116	5,029	82.2%
1-Person	985	788	80.0%
2-Person	1,691	1,470	86.9%
3-Person	1,194	967	81.0%
4-Person	1,286	1,092	84.9%
5-Person	596	463	77.7%
6-Person	222	157	70.7%
7+ Person	142	92	64.8%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

November 16, 2018