

**CITY OF SUGAR HILL  
LAND USE PLAN AMENDMENT**

**MAY 2005**



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## **Introduction**

The City of Sugar Hill is located in northern Gwinnett County, Georgia, approximately thirty miles northeast of Atlanta. Since its incorporation in 1939 the City has gradually expanded its corporate boundaries through annexation. Today, Sugar Hill encompasses approximately twelve square miles. According to the 2000 Census, the City's population was 11,399, and projections indicate the number of residents could double over the next twenty years. The City is bisected by Peachtree Industrial Boulevard, a divided four-lane arterial; Highway 20, a two-lane roadway that accommodates east-west commuter traffic; and the CSX Railroad. Buford Highway, the traditional north-south highway leading to Atlanta, traverses the eastern edge of the City limits. The City is bound to the northeast and east by the City of Buford and to the south by the City of Suwanee. Large swaths of unincorporated Gwinnett County lie to the north and south of Highway 20 and to the east of Buford Highway. Over time, annexations of "islands" of single-family neighborhoods have resulted in a patchwork of predominantly residential areas interspersed with developed neighborhoods and undeveloped properties in unincorporated Gwinnett County.

Recent planning efforts include the development of a Downtown Master Plan (on-going) for the traditional downtown core. The Sugar Hill Downtown Development Authority will be responsible for facilitating the implementation of the plan, which will recommend design guidelines, streetscape improvements, and appropriate sites for mixed use development. This intensified focus on downtown Sugar Hill and an interest in introducing mixed uses in the area prompted the City to revisit its Land Use Plan. In addition, the City seeks a greater balance between residential uses and commercial and industrial uses. The Land Use component of the 1998 Comprehensive Plan provides opportunities for non-residential uses; however, the Land Use component does not address the concept of mixed use, which the City wishes to incorporate on a fairly large scale throughout the City. As such, the City does not feel the 1998 plan accurately depicts its vision for the future. The City also recognizes that the continuing growth and development issues in the City and throughout Gwinnett County are high priorities to be addressed in its Land Use Plan. The amended Plan is intended to guide future growth within the City while also establishing a plan for land use in adjacent areas that may be annexed into the City at some future point.

Based on the requirements of the Georgia Department of Community Affairs (DCA), the City's deadline for undertaking a Comprehensive Plan recertification is not until 2008. This Land Use Plan amendment is intended as an interim plan update to address the aforementioned growth and development issues facing the City.

The amendment has been guided by public input received at public hearings throughout the planning process and by input received by members of Council and of the Planning Commission at work sessions that were open to the public.



## **Existing Land Uses**

Data provided by the Sugar Hill Planning Department and the Gwinnett County Geographic Information Systems (GIS) department was used in conjunction with a City-conducted parcel to parcel land use survey to determine existing land uses. For planning purposes, land uses are identified under the categories listed below.

### ***Residential***

Defined: Land devoted to permanent living accommodations, including lots containing houses or manufactured homes, housing subdivision developments, and buildings containing multiple housing units attached horizontally (duplexes or townhomes) or vertically (apartments).

Thirty-nine percent, or 2485.61 acres, of all land within the City is devoted to residential uses, primarily in the form of detached single-family residences in established subdivisions. Eighteen percent has been developed for **Low Density Residential** uses (<2.5 units/acre; detached single-family homes), 18% for **Medium Density Residential** (2.6 to 4 units/acre; detached single-family homes, duplexes, quadplexes), 1% for **High Density Residential** (>4.1 units/acre; apartment complexes, townhomes), and 2% for **Mobile Home Parks**.

### ***Commercial***

Defined: Land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

The City has broken down commercial uses into two land use categories: **Commercial/Retail** and **Office/Professional**. Commercial/Retail development occupies 123.76 acres, or 2%, of land in Sugar Hill. It is comprised primarily of smaller-scale service-oriented uses that are located along the major arterial corridors of Highway 20, Peachtree Industrial Boulevard, Buford Highway, and in the downtown area. Office uses comprise 1% or 50.73 acres of land inside the City limits and are also interspersed along the City's major corridors as well as throughout the downtown.

### ***Industrial***

Defined: Land dedicated to manufacturing facilities, processing plants, factories, warehousing, and wholesale trade facilities.

Industrial uses in the City are predominantly classified as **Light Industrial** and are found in several industrial parks located in close proximity to the railroad and with access to major arterials, particularly Peachtree Industrial Boulevard, Commerce Boulevard, Brogdon Road, and Buford Highway.

A few more intensive uses classified as **Heavy Industrial** also located in the same areas; a manufacturing facility also resides along West Broad Street. Industrial uses comprise 267.51 acres or 4% of land in Sugar Hill. Of that acreage, 242.29 acres have been developed for Light Industrial uses, and 25.22 acres have been developed for Heavy Industrial uses.

### ***Park/Recreation/Conservation***

Defined: Land dedicated to active and passive recreational uses. These lands may be publicly or privately owned and may include playgrounds, sports fields, recreation centers, public parks, nature preserves, national forests, wildlife management areas, golf courses, or similar uses.

Twelve percent of land in the City is classified as Park/Recreation/Conservation, with the largest portion of that land utilized as the Sugar Hill Golf Club. The 270-acre golf course is owned by the City and is located in the northwestern portion of the City boundaries adjacent to a national forest area that is owned by the U.S. Army Corp of Engineers. The City also operates the 34-acre E.E. Robinson Park, which has several active recreation facilities and an amphitheatre, as well as the 1.37 acre Town Green in the heart of the downtown area. Other land classified as Park/Recreation/Conservation is found as open space in detached single-family neighborhoods. A total of 941.13 acres found in the City are classified as Park/Recreation/Conservation.

### ***Public/Institutional***

Defined: State, federal or local government uses, and quasi-public institutions. Governmental uses include city halls and government building complexes, police and fire stations, libraries, post offices and public schools. Institutional uses include churches, cemeteries, and other private non-profit uses.

Public/Institutional uses comprise 125.34 acres, or 2% of land in Sugar Hill. Sugar Hill City Hall, which also houses a satellite post office, is located in the downtown area. The Carl T. Buice Center and its Early Childhood Program facility are located behind the City Hall. A newly constructed City-operated community center is also in the downtown area adjacent to the Town Green. Sugar Hill Elementary is located south of the downtown along Level Creek Road. Other institutional uses are area churches and cemeteries, including a six-acre cemetery on West Broad Street.

### ***Transportation/Communication/Utilities***

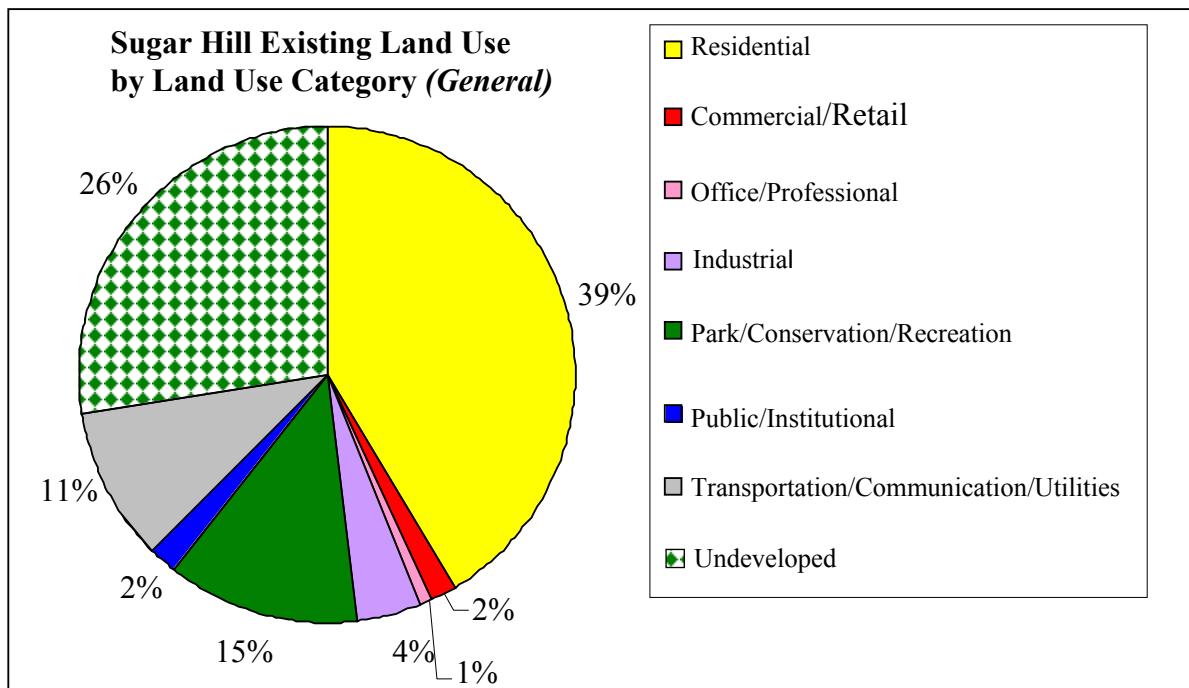
Defined: This classification includes such uses as power generation plants, railroad facilities, radio towers, public transit stations, telephone switching stations, streets and highways.

In Sugar Hill, uses classified in this category consist of streets, highways, utility substations, and the CSX Rail corridor. Transportation/Communication/Utilities account for 705.57 acres, or 11% of land inside Sugar Hill.

### ***Undeveloped***

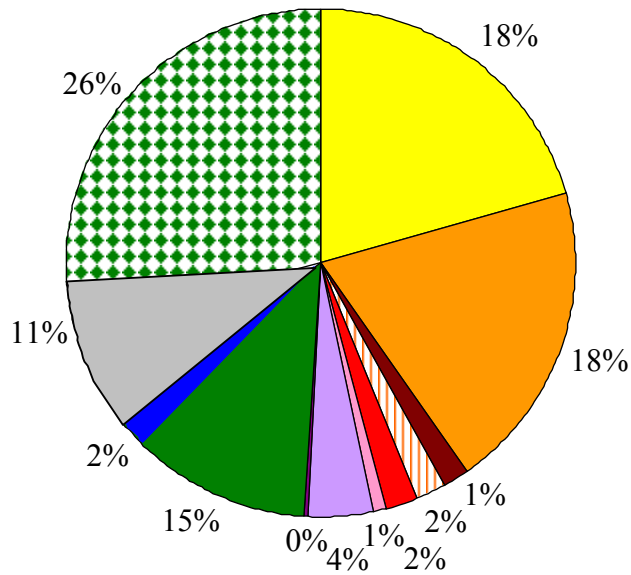
Defined: Land not developed or not being used for a specific purpose.

Undeveloped land is located on fairly large parcels throughout the City, with a significant concentration along Peachtree Industrial Boulevard (PIB). Other undeveloped tracts are scattered throughout the City and in recently annexed areas. A total of 1,683.30 acres, or 26% of land in Sugar Hill, is currently undeveloped. Of that total acreage, 681.61 acres are located along PIB, a majority of which are undeveloped. Currently, 528.26 acres or 77.50% of land along PIB is undeveloped.



EXISTING LAND USE CATEGORIES	AREA (acres)
Residential	2485.61
Commercial/Retail	123.76
Office/Professional	50.73
Industrial	267.51
Parks/Recreation/Conservation	941.13
Public/Institutional	125.34
Transportation/Communication/Utilities	705.57
Undeveloped (Includes zoned land, but not yet built)	1683.30
<b>TOTAL</b>	<b>6382.95</b>

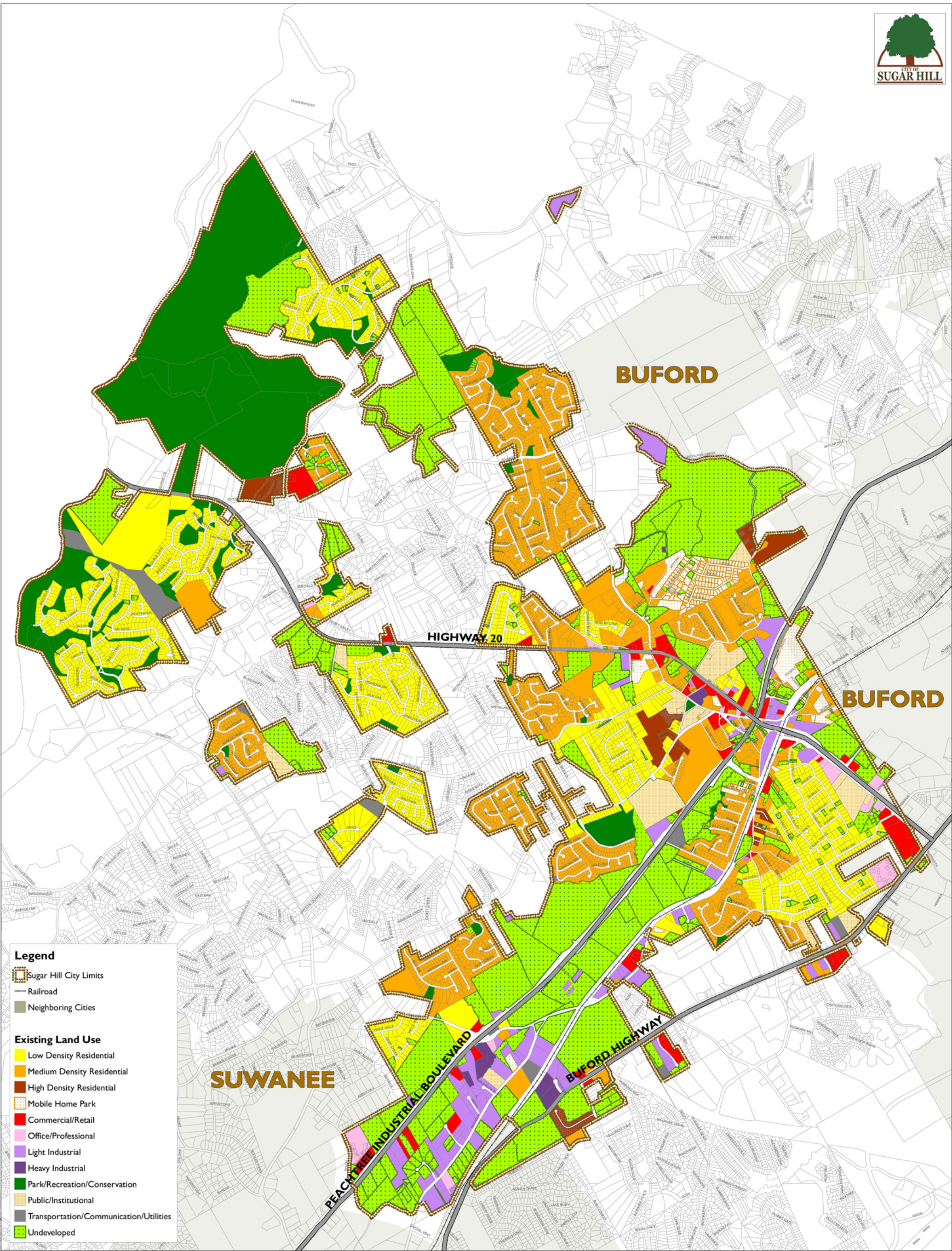
**Sugar Hill Existing Land Use  
by Land Use Category (Detail)**



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Commercial/Retail
- Office/Professional
- Light Industrial
- Heavy Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communication/Utilities
- Undeveloped

EXISTING LAND USE	AREA (acres)
Low Density Residential	1136.43
Medium Density Residential	1137.48
High Density Residential	97.27
Mobile Home Park	114.42
Commercial/Retail	123.76
Office/Professional	50.73
Light Industrial	242.29
Heavy Industrial	25.22
Parks/Recreation/Conservation	941.13
Public/Institutional	125.34
Transportation/Communication/Utilities	705.57
Undeveloped	1683.30
<b>TOTAL</b>	<b>6382.95</b>





0 500 1,000 2,000 3,000 4,000 5,000 Feet

# EXISTING LAND USE MAP

CITY OF SUGAR HILL | GWINNETT COUNTY | GEORGIA



May 2005



## **Influences on Future Development**

### *Historic Patterns of Growth*

The City of Sugar Hill is the second fastest growing city in Gwinnett County, which was one of the fastest growing counties in the United States between 1990 and 2000. The rate of growth in the County has slowed relative to that decade, but between 2000 and 2004 that rate of population growth was 17.47%. Much of that growth has taken the form of lower density residential, with 35.8% of existing land uses in unincorporated Gwinnett County classified as residential. Commercial and industrial development has lagged behind residential development, with 3.82% of existing land uses in the County classified as Commercial and 4.65% as Industrial.

Similar development patterns have occurred in Sugar Hill, which developed as a “bedroom” community and continues to experience low- to medium- density residential development. The overall growth rate in the City declined after the boom years of 1990-2000, but between 2000 and 2004, the City still experienced a significant amount of growth at 27.98%. In that time period, building activity remained fairly steady, with the issuance of the following building permits: 24 for mobile homes, 256 for multi-family units, and 908 for single-family homes.

Residential land uses account for 44% of the area inside the City limits. Much of the residential development emanates from the intersection of Highway 20 and Peachtree Industrial Boulevard, which is the City’s traditional core. Annexations have also contributed to the increase in residential uses inside the City, particularly to the north and south of Highway 20, where numerous existing neighborhoods in unincorporated Gwinnett County abut the City limits. Commercial and industrial development has occurred more sporadically along the City’s major arterial corridors, and commercial and industrial uses comprise 2% and 1% of the City’s existing land composition, respectively.

Just as the City has grown, so too have adjacent municipalities. The Cities of Suwanee and Buford now adjoin Sugar Hill to the south and northeast, which impacts the extent to which the City is physically able to grow.

### *Land Use and Infrastructure Patterns*

Sugar Hill is dependent on water and sewer capacity at the County level, as Gwinnett County Public Utilities provides water and sewer service to the City. Several planned or recently completed projects are anticipated to allow the County and its municipalities to accommodate its current rate of growth. These projects include construction of the 75 million gallon per day (MGD) Shoal Creek Filter Plant; construction of a second Raw Water Intake/Pump Station on Lake Lanier; design of a 1.5 billion gallon raw water reservoir to meeting peak day water demands and shaving peak power demand; start-up of the Central Service Area Pump Station with two 10 million gallon water tanks and a 40 MGD pump station; design of the 20 MGD North Service Area Pump Station; and rehabilitation of two existing tank/pump station facilities.

The existing roadway system in the City services a variety of trip lengths and purposes. Three major transportation corridors bisect the City: Highway 20, Peachtree Industrial Boulevard, and Buford Highway. Highway 20 serves east-west through traffic with some destination-oriented residential and commercial uses along the corridor. It is scheduled to be widened from two to four lanes with a forty-four foot median; construction is anticipated to commence in 2006-07. Peachtree Industrial Boulevard is predominantly a thru-way as much of it is undeveloped. Its proximity to the railroad has led to the development of some industrial uses at the southern end of PIB adjacent to the railroad and Buford Highway. The presence of the railroad has also encouraged additional industrial uses along the railroad and along Buford Highway. Much of the land abutting Buford Highway, the original north-south corridor to Atlanta, is in unincorporated Gwinnett County.

A nineteen-mile east-west connector road, called the Cross-County Connector, is proposed by Gwinnett County and would link Sugar Hill to Lawrenceville. A four-mile portion would be located inside the City limits, connecting Highway 20 and Peachtree Industrial Boulevard. The four-lane connector would follow the path of the previously planned Northern Arc and would primarily serve through traffic. In amending the Land Use Plan, the City is introducing two mixed use land use classifications that would guide development of undeveloped properties in the vicinity of the proposed roadway.

There is no existing transit in the City of Sugar Hill. The closest commuter bus stop served by Gwinnett Transit is located in the vicinity of the Mall of Georgia, which is approximately 4.5 miles east of the City.

The City's Short Term Work Program identifies several transportation related improvements including the construction of 7.9 miles of sidewalks, several of which have been constructed in and around the downtown to improve non-vehicular linkages to surrounding residential areas.

### *Natural and Historic Resources*

The City is dedicated to protecting sensitive natural areas and has adopted several ordinances to protect these areas, include the adoption of Soil and Erosion Control and Floodplain Management Ordinances. In addition, tree protection measures are included in the City's Landscape, Buffer, and Tree Ordinance. The City's western boundary is comprised of forested lands having frontage on the Chattahoochee River. This area is owned by the Army Corps of Engineers and is classified as Park/Recreation/Conservation. The City is also dedicated to preserving and enhancing its downtown core. While few historic structures exist, the City seeks to retain the traditional character of the area and is undertaking a Downtown Master Plan that will recommend design guidelines for new development and streetscape improvements.

### *Areas in Need of Redevelopment*

The City does not contain large districts of blight or substandard housing; however, opportunities for redevelopment do exist. The downtown area is a primary example, in part due to the presence of an aging manufacturing facility in the heart of traditional town center, as well as a vacant cabinet manufacturer on the edge of downtown. The two facilities are located on acreage that is sufficient in size and location for redevelopment. Support for mixed-use development in the downtown area was expressed at public hearings during the Land Use Plan amendment process, and it is bolstered by the City with its creation of a Downtown Development Authority. The downtown is beginning to experience some redevelopment of areas that are transitioning from underutilized commercial areas to mixed use developments with in-town living and retail and office space. The existing commercial node at Broad Street and Hwy 20 is another area subject to redevelopment due to the razing of a commercial building and the intersection's potential to be a gateway to the downtown area.

### *Opportunities for In-fill Development*

Several opportunities for in-fill redevelopment exist in the City of Sugar Hill. For example, the downtown area has already been identified as an area appropriate for redevelopment. The provision of new sidewalks and the existence of water and sewer infrastructure make the area a suitable choice for new mixed-use development. In addition, undeveloped parcels that are interspersed with existing industrial uses on the southern end of the City yield opportunities to increase a light industrial base that can provide local employment opportunities and help build the City's non-residential tax base. In-fill is an appropriate type of development for the City given the fact that potential annexation of large, undeveloped tracts is diminished with the presence of other municipal boundaries and already developed properties that abut the City limits. There still remain large, undeveloped tracts inside the City limits that may be developed, in particular along Peachtree Industrial Boulevard (PIB). However, sewer capacity is currently not available along the entire length of PIB, making it necessary for the City to continue to coordinate with the County on plans for sewer expansion.

### *Existing Development Patterns*

The City first developed as a small town comprised of single-family residences with few local businesses. Any major shopping or entertainment needs were addressed by traveling to adjacent, larger cities with more established downtowns, such as Buford. For the past twenty years Sugar Hill has primarily developed as a low- to moderate- density residential commuter community, with major retail and office opportunities located outside of the City limits, including the Mall of Georgia. The 1998 Land Use Plan introduces a greater percentage of non-residential uses in the City to strike a better land use balance, in particular along Peachtree Industrial Corridor and the four quadrants of the Highway 20/Peachtree Industrial Corridor. However, discussions at planning sessions during the Land Use Plan amendment process turned away from the segmentation of uses recommended in the 1998 plan and instead focused on finding a



balance of uses utilizing mixed-use land use classifications. Anticipated growth would therefore be accommodated with a residential component, while providing additional goods/services and employment opportunities that are accessible to local residents.

## **Future Land Use Plan**

### **Community Vision**

The City of Sugar Hill will be a community that retains its small-town atmosphere and established residential neighborhoods while providing for new business opportunities in its redeveloping downtown and along its major corridors.

With the development of the proposed Future Land Use Map, the City has focused on several goals:

- The protection of existing neighborhoods
- The introduction of mixed-use land use classifications
- The redevelopment of its downtown area
- The provision of additional commercial opportunities in the City
- The promotion of quality new development on vacant parcels of land
- Consistency between the land use map and recent rezonings and annexations
- Future uses for proposed annexation areas
- Enhancing and increasing pedestrian connections

### **Future Land Use Needs**

#### *Residential*

2985.49 acres of land are classified as residential (**Low Density Residential, Medium Density Residential, and High Density Residential**). A majority of residential-classified land reflects its existing land use classification. To accommodate the projected increase in residents, additional residential opportunities have been provided along Suwanee-Dam Road, Whitehead Road, Highway 20, and south of South Richland Creek Drive. These areas are currently undeveloped and are adjacent to existing neighborhoods. Other smaller undeveloped properties that abut existing residential areas are also classified as residential.

<b>Sugar Hill Population Projections*</b> <i>(Source: Georgia Department of Community Affairs)</i>					
	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
<b>Total Population</b>	13,664	15,929	18,193	20,458	22,723

*\*Projections are based on trends calculated using Census figures and do not utilize population estimates, which may be higher than the figures shown.*

The downtown area, located west of the Highway 20/Peachtree Industrial Boulevard intersection, is anticipated to receive higher-density residential development in a mixed-use setting. A new land use classification, **Mixed Use Commercial/Office/Residential**, is proposed for much of the downtown in accordance with the Town Center Study. Public input received during the study indicated a strong preference for residential uses located above shops, restaurants, and offices in three-story buildings that are oriented to the street.

The new mixed-use classification is also proposed along much of Highway 20 west of the downtown. Mixed Use Commercial/Office/Residential is envisioned to accommodate new commercial and office uses on the heavily traveled corridor while integrating residential development, which is the predominant use to the north and south of the roadway. This classification will also make goods and services accessible to the surrounding residential areas, which currently have limited options for commercial and office uses inside the City limits. The south side of Buford Highway is also proposed to be classified as Mixed Use Commercial/Office/Residential, which is consistent with recent commercial development that is in close proximity to existing neighborhoods.

### *Commercial*

1398.09 acres are proposed for commercial uses, the bulk of which are reflected in two new classifications, the aforementioned **Mixed Use Commercial/Office/Residential**, and **Mixed Use Commercial/Office**. The latter classification is focused primarily along Peachtree Industrial Boulevard, which is largely undeveloped and is recommended in the current land use plan to be developed for industrial and commercial uses. The City wishes to relegate industrial uses just to the east of PIB where they are already found next to the railroad. Along PIB, the City recommends a full range of commercial uses to accommodate shopping, dining, and entertainment needs, as well as professional offices. The uses may either be mixed, such as a traditional shopping center with a variety of retail and office uses, or can just focus on one aspect such as an office park. The Mixed Use Commercial/Office classification is also proposed along the northern portion of Buford Highway and on Highway 20 east of the downtown area, where there is an established mix of commercial and office uses. The substantial increase in commercial-oriented uses will accommodate anticipated increases in employment and will bolster the City's non-residential tax base.

<b>Sugar Hill Employment Projections</b> <i>(Source: Georgia Department of Community Affairs)</i>					
	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
<b>Total Employed Civilian Population</b>	7,306	8,547	9,789	11,030	12,272
<b>Agriculture, Forestry, Fishing, Hunting &amp; Mining</b>	45	54	63	72	81
<b>Construction</b>	705	830	956	1,081	1,207
<b>Manufacturing</b>	918	1,022	1,127	1,231	1,336
<b>Wholesale Trade</b>	529	612	695	778	861
<b>Retail Trade</b>	1,095	1,284	1,473	1,662	1,851
<b>Transportation, Warehousing, and Utilities</b>	204	232	259	286	313
<b>Finance, Insurance, &amp; Real Estate</b>	618	731	843	956	1,069
<b>Professional, Scientific, Management, Administrative, and Waste Management Services</b>	858	1,027	1,195	1,364	1,533
<b>Educational, Health and Social Services</b>	1,142	1,351	1,561	1,770	1,980
<b>Arts, Entertainment, Recreation, Accommodation and Food Services</b>	443	526	610	693	777
<b>Other Services</b>	279	325	370	416	462

The Town Center has been identified as an area to concentrate commercial uses, particularly in the fashion of a traditional downtown setting with a dense mix of restaurants and cafes, specialty retail shops, professional offices, and upper-story residences. The Mixed Use Commercial/Office/Residential classification is intended to allow the mix of businesses. City residents desire to help the town center become a retail and dining destination. The construction of new sidewalks in the area will promote greater accessibility to the redeveloped downtown area, and amended zoning classifications will promote the type of uses the City would like to see based on public input from the Town Center Study.

### *Industrial*

231.10 acres of land is proposed for Light Industrial uses, much of which reflects existing industrial uses. In particular, industrial uses are proposed to the east of Peachtree Industrial Boulevard along Brogdon Road, which over time has developed as an industrial area; several undeveloped properties remain. With the City choosing to concentrate industrial uses in this area, most other existing industrial pockets are recommended to transition to the Mixed Use Commercial/Office or Town Center land use classifications. The downtown area has been identified by the City as an area having potential to redevelop into a pedestrian-friendly activity center with a mix of uses. Several long-standing industrial properties are underutilized and do not contribute to the City's long-term vision for its downtown. Heavy Industrial uses are not recommended in the plan due to the City's desire to accommodate less intensive industrial development.

### *Park/Conservation/Recreation*

Areas designated with this land use classification primarily reflect the existing land uses. An additional area of park space is proposed adjacent to a closed County land-fill, and would be accessible to residents on the north side of Highway 20. The City has made a significant commitment to funding park and recreation facilities in the City and will continue to seek additional parkland; however, specific areas have not yet been identified and therefore cannot be identified on the Future Land Use Map. A total of 900.60 acres are proposed to be classified as Park/Conservation/Recreation.

### *Public/Institutional*

These uses reflect existing land uses, with the exception of a large parcel to the west of the Peachtree Industrial Boulevard/North Price intersection. This property is currently undeveloped and is classified as Public/Institutional because it has been identified by Gwinnett County as a future school site. 181.04 acres are classified as Public/Institutional.

### *Transportation/Communication/Utilities*

The City's street system and railroad comprise the acreage designated for this use, which totals 652.05. The number is less than the existing land use acreage for this classification due to the fact that several parcels that had been identified for use in the Northern Arc project have been re-classified for other future uses. No mass transit related facilities, such as park and ride lots, have been identified inside the City. The City will continue to enhance its transportation infrastructure, particularly sidewalks to provide connectivity in the downtown area, to surrounding neighborhoods and activity centers, and along major corridors. In addition, the City will examine the potential for mass transit opportunities via future studies, including a Livable Centers Initiative (LCI). The City recently applied for LCI funding for a Highway 20 Corridor Study, which could identify suitable bus stop locations in the City limits.

### *Annexation Areas*

Annexation is an important topic that received a great deal of attention during the land use planning process. This is due in large part to the fashion in which the City's corporate boundaries have grown. Annexations of residential neighborhoods have resulted in several islands or off-shoots of residential areas interspersed with large areas of unincorporated Gwinnett County. Annexation between these residential areas, particularly to north and south of Highway 20, will provide connectivity to the islands and will streamline the City limits.

The City proposes that these areas, many of which are established neighborhoods, be classified as Low Density Residential should they be annexed into the City. An exception is the area between the northern City limits and Buford Dam Road. Here, the City proposes a slightly higher density with Medium Density Residential with the Buford

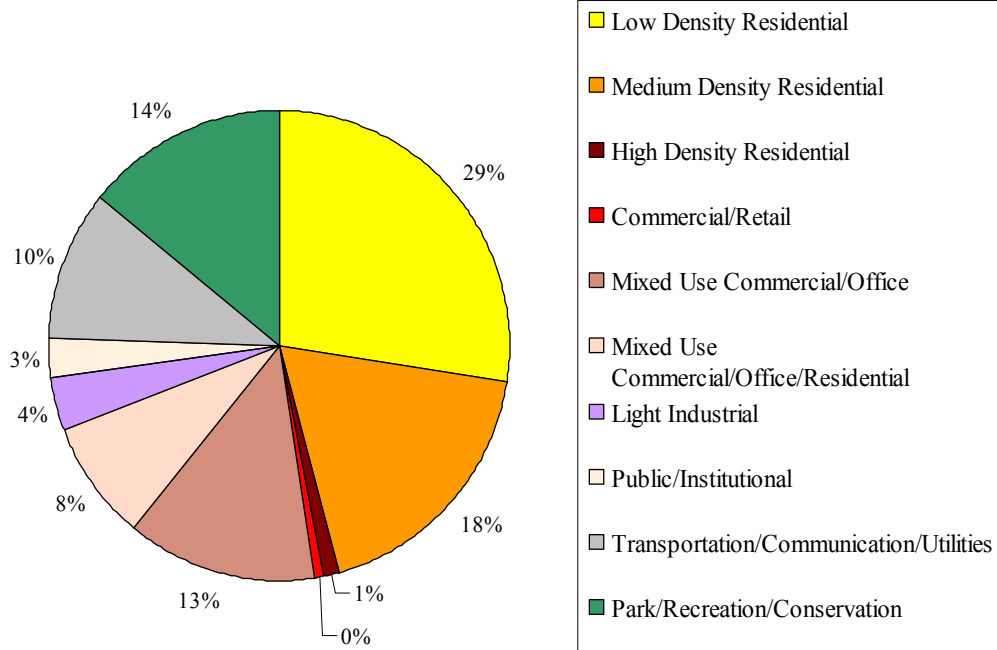
Dam Road frontage classified as commercial to reflect existing uses and to encourage further commercial development to serve the surrounding area.

Commercial is also recommended in the form of Mixed Use Commercial/Office and Mixed Use Commercial/Office/Residential for some areas proposed to be annexed. This includes the area around the Suwanee Dam Road/Riverside intersection north of the western portion of Highway 20. Several commercial uses already exist at this location, including a grocery store. The Mixed Use Commercial/Office-designated area reflects this existing use and allows for a future node of commercial/office activity. The remaining portions along Highway 20 that are not currently inside the City limits are proposed for Mixed Use Commercial/Office/Residential. This classification will afford opportunities to provide goods and services to surrounding neighborhoods while acting as a less intensive transitional area between future commercial/office uses and existing residences along the corridor. It is also consistent with the proposed land uses for the portions of the corridor that are already inside the City.

A majority of properties along Buford Highway that are not inside the City limits are proposed to be annexed as Mixed Use Commercial/Office, which continues the current trend of development along the corridor.

Proposed uses for future annexation areas are mapped on the Annexation and Future Land Use Plan map on page 17.

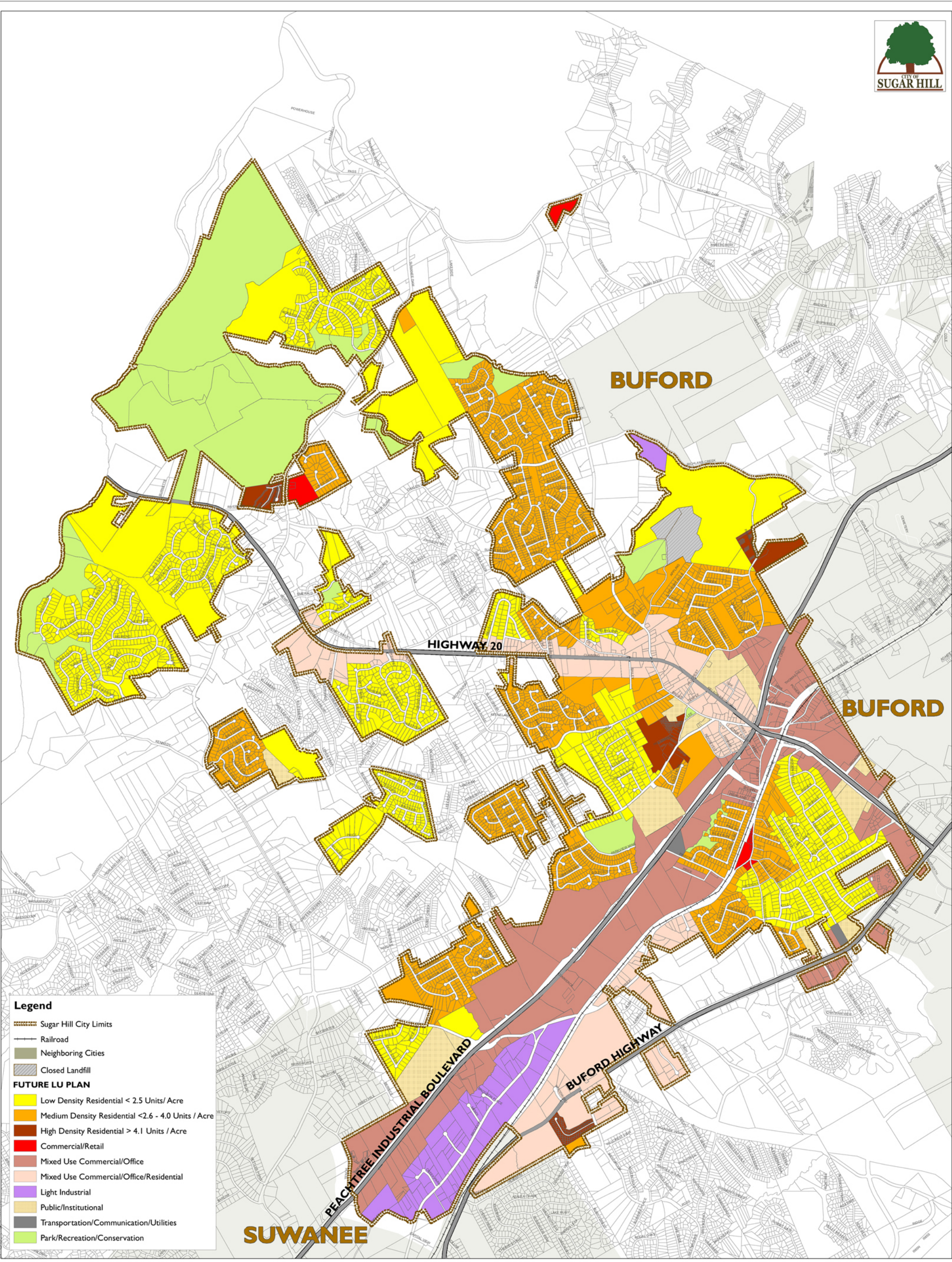
### Sugar Hill Future Land Use Plan



FUTURE LAND USE	AREA (acres)
Low Density Residential	1752.15
Medium Density Residential	1150.58
High Density Residential	82.76
Commercial/Retail	30.58
Mixed Use Commercial/Office	850.05
Mixed Use Commercial/Office/Residential	517.46
Light Industrial	231.10
Public/Institutional	181.04
Transportation/Communication/Utilities	652.05
Park/Recreation/Conservation	900.60
<b>TOTAL</b>	<b>6348.37*</b>

*\* Total does not include 34.58 acres of Closed Landfill, for which the City does not have a recommended future land use.*





**Legend**

- Sugar Hill City Limits
- Railroad
- Neighboring Cities
- Closed Landfill

**FUTURE LU PLAN**

- Low Density Residential < 2.5 Units / Acre
- Medium Density Residential <2.6 - 4.0 Units / Acre
- High Density Residential > 4.1 Units / Acre
- Commercial/Retail
- Mixed Use Commercial/Office
- Mixed Use Commercial/Office/Residential
- Light Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation



0 500 1,000 2,000 3,000 4,000 5,000 Feet

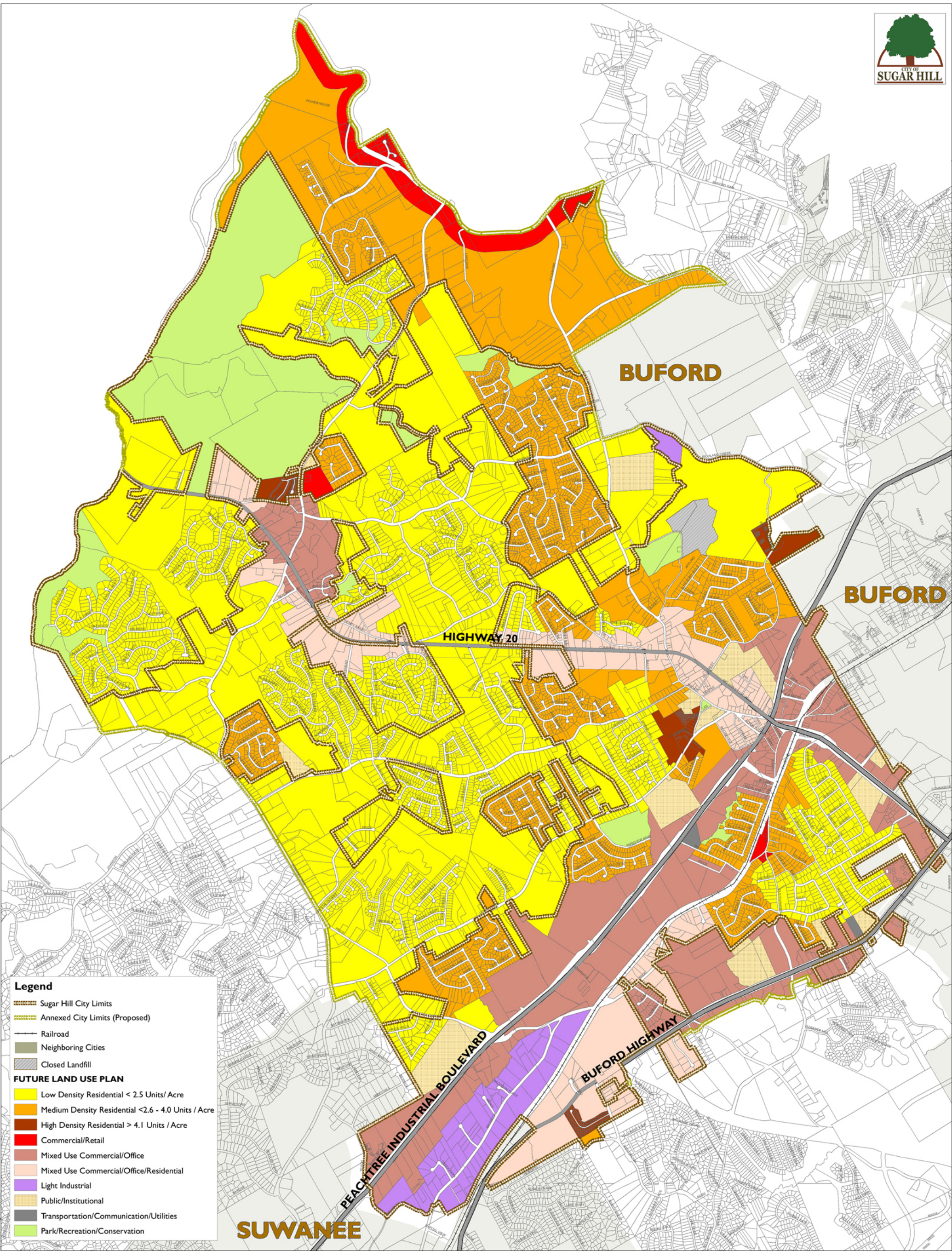
# FUTURE LAND USE PLAN

CITY OF SUGAR HILL | GWINNETT COUNTY | GEORGIA



May 2005





0 500 1,000 2,000 3,000 4,000 5,000 Feet

# ANNEXATION AND FUTURE LAND USE PLAN

CITY OF SUGAR HILL | GWINNETT COUNTY | GEORGIA



May 2005



## ***Plan Implementation***

The following strategies are recommended to help the City achieve its goals:

### *Economic Development*

- Implement the recommendations from the Town Center Study, seek Livable Centers Initiative (LCI) grandfathered status for the plan, and encourage marketing efforts by the Downtown Development Authority for a revitalized downtown.
- Publicize the change in land use regulation to property owners and potential developers.
- Periodically produce written updates of changes in the City.
- Apply for Livable Centers Initiative (LCI) funding for future studies, including the Highway 20 Corridor.

### *Land Use*

- Assure existing landowners of their right to continue existing land use activities.
- Maintain an inventory of available vacant and underutilized properties within the downtown area and along the City's major arterial corridors.
- Undertake an annual review of the Future Land Use Map and make necessary updates to reflect proposed changes.
- Review and potentially incorporate ARC's "Retrofitting Corridors" Tool Kit into the City's major transportation corridors in the City as appropriate.
- Review current land development review policies and regulations to determine if changes need to be made in order to facilitate redevelopment and infill.
- Develop a set of guidelines to protect existing single-family neighborhoods from encroachment and incompatibility.
- Amend Buffer, Landscape and Tree Ordinance to enhance screening provisions between existing single-family neighborhoods and new development.
- Create new zoning classifications that are consistent with the new Mixed Use Commercial/Office and Mixed Use Commercial/Office/Residential land use classifications.
- Undertake corridor-specific studies and/or develop design guidelines to foster quality development along Peachtree Industrial Boulevard, Highway 20, and Buford Highway.

### *Housing*

- Work with Gwinnett County and the Atlanta Regional Commission (ARC) to implement housing strategies compatible with the goals of the City of Sugar Hill Land Use Plan.
- Strictly and equitably enforce codes and ordinances through the appropriate City departments.

### *Community Facilities and Services*

- Identify opportunities for additional public park/recreation sites across the City.
- Maintain and expand services provided at E.E. Robinson Park and the newly constructed community center.
- Work with Gwinnett County to plan the future provision of services.
- Create pocket parks in subdivisions and throughout the City.

### *Historic and Natural Resources*

- Continue to promote the “historic character” of downtown Sugar Hill.
- Develop design guidelines for future downtown development and redevelopment.
- Develop an inventory of specimen trees that are of aesthetic or historical importance.
- Promote the use of the Conservation Subdivision Residential (CSD) zoning district, which was adopted by the City to encourage the preservation of green space in new residential developments. With CSD zoning, forty to fifty percent of green space is required to be set aside.

### *Transportation – Pedestrian Oriented*

- Continue to connect older established neighborhoods to the downtown, parks, and other activity centers with a pedestrian and/or mixed-use trail network.
- Work with the railroad to build better pedestrian connections at railroad crossings.
- Apply for Transportation Enhancement funds to implement streetscape improvement projects that are recommended in the Downtown Master Plan.
- Implement sidewalk improvements identified in the Sugar Hill Sidewalk Plan and the Short Term Work Program.

**CITY OF SUGAR HILL  
LAND USE PLAN AMENDMENT**

***APPENDIX***



- ***Resolution of Submittal***
- ***Schedule of Public Meetings***
- ***Supporting Materials for Public Meetings***

**CITY OF SUGAR HILL  
LAND USE PLAN AMENDMENT**

***PUBLIC MEETING SCHEDULE***

<b>Meeting with Planning Commission</b>	<b>October 5, 2004</b>
<b>Work Session with Mayor and City Council (#1)</b>	<b>October 20, 2004</b>
<b>Public Hearing #1</b>	<b>October 28, 2004</b>
<b>Work Session with Mayor and City Council (#2)</b>	<b>November 3, 2004</b>
<b>Public Hearing # 2</b>	<b>November 18, 2004</b>
<b>Planning Commission Presentation/Public Hearing</b>	<b>January 18, 2005</b>
<b>Council Meeting/Public Hearing</b>	<b>February 14, 2005</b>
<b>Council Meeting/Public Hearing/Transmittal</b>	<b>May 9, 2005</b>

## COMMENT FORM

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This form may be returned to the Sugar Hill City Hall, Department of Planning & Development  
4988 West Broad Street, Sugar Hill GA 30518 | Phone (770)945-6734

# City of Sugar Hill - Land Use Plan

Work Session with Mayor and City Council  
October 20, 2004

## COMMENT FORM

**We want your comments!** *Please use this form to leave any notes or comments you have during this meeting so that we have a thorough and comprehensive accounting of the issues important to everyone attending this meeting.*



# What is the City's vision for the future?

## Residential

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## Commercial

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## Mixed - Use

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## Industrial

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## Public Uses - Institutions, Parks, Open Space, etc.

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## Unincorporated Gwinnett County (including potential annexations)

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# City of Sugar Hill - Land Use Plan

Public Hearing  
October 28, 2004



## General Overview of Tonight's Meeting

Tonight you will find five stations where you will have an opportunity to review existing land uses throughout the City and tell us how you would *like* to see the area develop over the next twenty-five years. There are four stations which focus on specific corridors: **Peachtree Industrial Boulevard**, **Buford Highway**, **Highway 20** and the **Town Center Area**. There is also a fifth station set up with a map of the entire City. At each station, please provide us with your ideas on the available 'Comments Boards.'

## Land Use Classifications

When thinking about future land uses for the City, please keep in mind these general categories:

- **Residential**
  - Single-Family*
  - Townhomes*
  - Multi-family*
- **Retail** (shopping and entertainment needs)
- **Commercial Services** (for example: auto sales, auto repair, contractors, wholesalers, etc.)
- **Mixed-use** (a mixture of land uses either in one building or in separate buildings on the same site; for example: Residential & Retail/Office)
- **Office** (general, medical and professional office buildings)
- **Office/Light Industry** (research and business support services, warehousing, with very limited manufacturing uses)
- **Light Industry** (warehouses, distributors and light manufacturing / no outdoor storage)
- **Heavy Industry** (manufacturing and processing operations / outdoor storage)
- **Recreation/Open Space** (parks, playgrounds, recreation centers, dedicated outdoor open space)
- **Institutional** (schools, churches, hospitals, museums, governmental buildings, community facilities)
- **Transportation/Utilities** (land devoted to railroads, transit lines, freeways, streets, roads, airports, independent parking, electric sub-stations, water and sewage treatment plants, etc.)

## COMMENT FORM *(turn page over)*

**We want your comments!** Please use the form on the back of this page to leave any additional comments so that we have a thorough and comprehensive accounting of the issues important to everyone attending.

You can leave this form in either the **Comment Box** near the entrance to the room or with a representative from the City or PBS&J. You may also return this form by fax or mail to PBS&J to the attention of Paige Hatley at 5665 New Northside Drive, Suite 500, Atlanta, GA 30328, fax (770) 226-0967. Email comments are also welcome: [pwhatley@pbsj.com](mailto:pwhatley@pbsj.com) **Completed comment forms must be received no later than Monday, November 1, 2004.**



# Proposed Land Uses by Area

## Buford Highway Corridor

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## Highway 20 Corridor

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## Peachtree Industrial Boulevard Corridor

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## Town Center

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## Other Comments

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# What Land Uses Do You Envision for Each Area/Corridor?

## Buford Highway

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## Highway 20

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## Peachtree Industrial Boulevard

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## Town Center

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## Other Comments

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## COMMENT FORM

[illegible]

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