

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

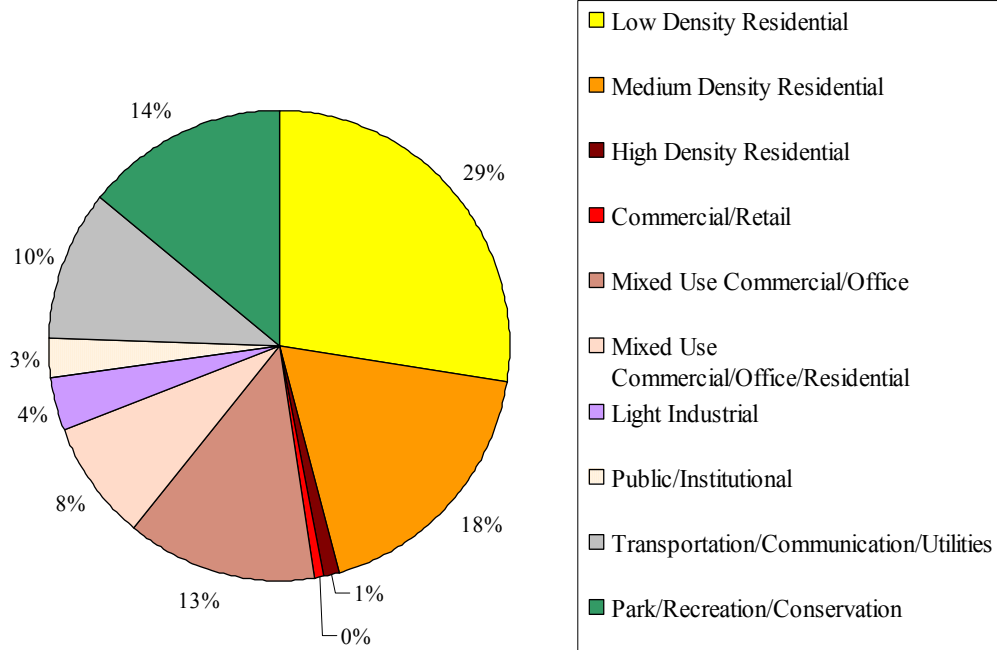
Dam Road frontage classified as commercial to reflect existing uses and to encourage further commercial development to serve the surrounding area.

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.

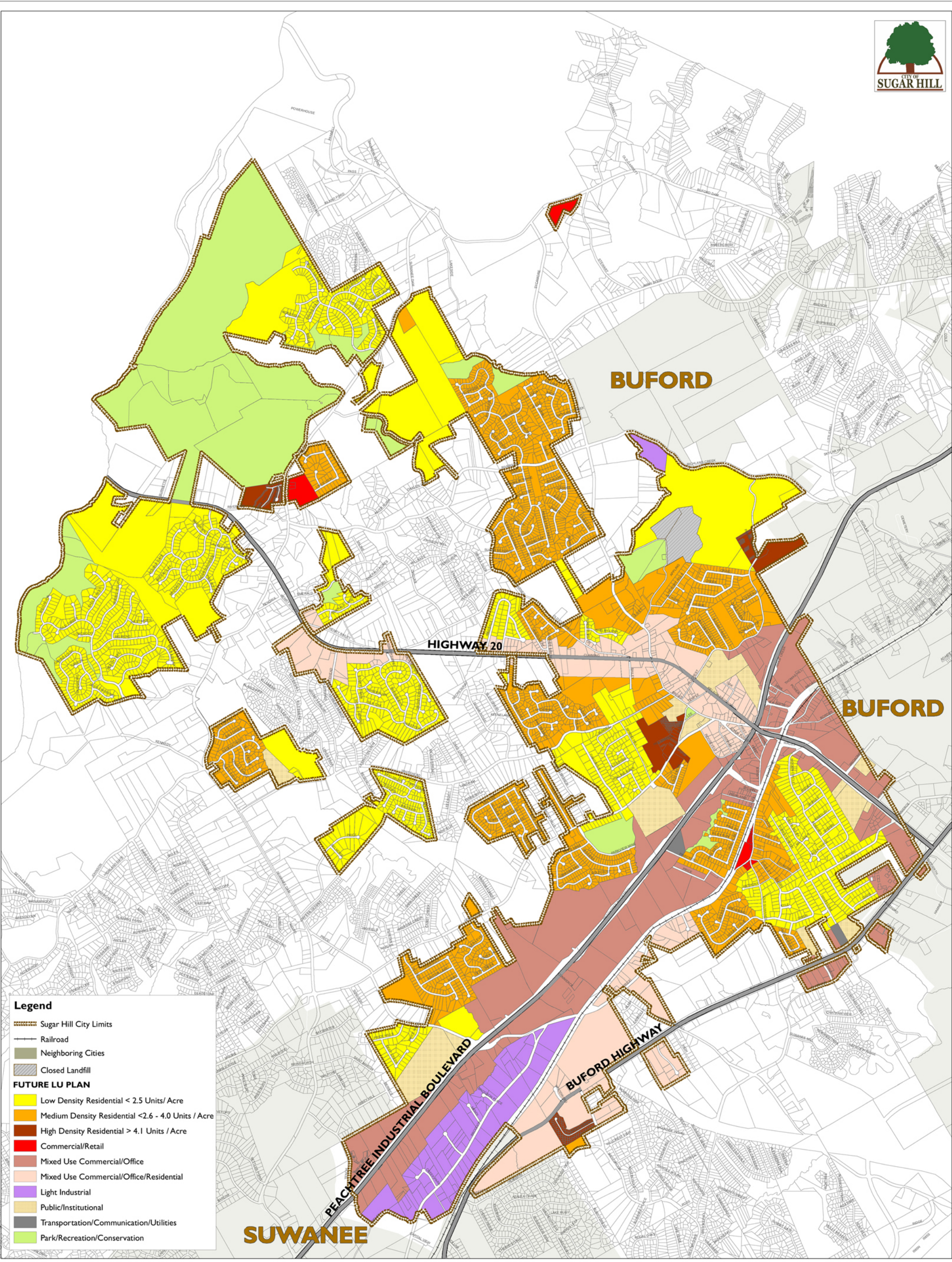
Proposed uses for future annexation areas are mapped on the Annexation and Future Land Use Plan map on page 17.

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
TOTAL	6348.37*

** 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



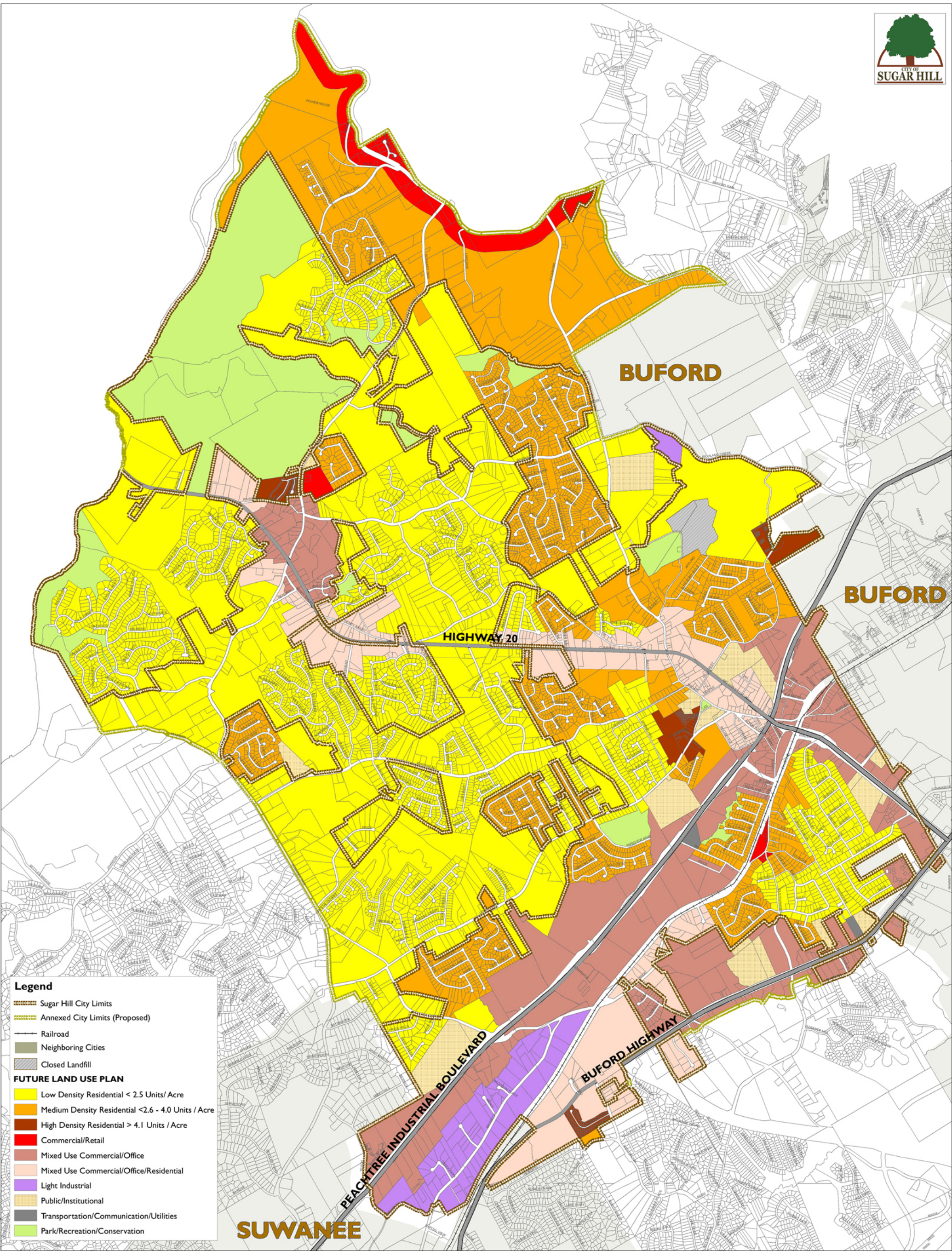
0 500 1,000 2,000 3,000 4,000 5,000 Feet

FUTURE LAND USE PLAN

CITY OF SUGAR HILL | GWINNETT COUNTY | GEORGIA



May 2005





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

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

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

Commercial

Mixed - Use

Industrial

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

Unincorporated Gwinnett County (including potential annexations)





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 **Completed comment forms must be received no later than Monday, November 1, 2004.**

Proposed Land Uses by Area

Buford Highway Corridor

Highway 20 Corridor

Peachtree Industrial Boulevard Corridor

Town Center

Other Comments

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

Buford Highway

Highway 20

Peachtree Industrial Boulevard

Town Center

Other Comments

COMMENT FORM

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