

DATE: January 5, 2024

TO: Mayor Brandon Hembree, City of Sugar Hill
ATTN TO: Claire Weatherly, Planning and Zoning, City of Sugar Hill
FROM: Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2023 City of Sugar Hill Comprehensive Plan Update

Description: A regional review of the draft 2023 City of Sugar Hill Comprehensive Plan Update.

Submitting Local Government: City of Sugar Hill

Action Under Consideration: Approval

Date Opened: January 5, 2024

Deadline for Comments: January 26, 2024

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
HALL COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF BUFORD
GWINNETT COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CITY OF SUWANEE

Review information is attached.

Please submit comments to dshockey@atlantaregional.org For questions, please contact ARC Plan Review Manager Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If no comments are received by **January 26, 2024**, ARC will assume your agency has no input on the subject plan. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.



December 14th, 2023

Atlanta Regional Commission
229 Peachtree Street
Atlanta, GA, 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 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 Kaipo Awana, Planning Director, at kawana@cityofsugarhill.com or (770) 945-6716.

Sincerely,

Brandon Hembree
Mayor

Enclosures

CITY OF SUGAR HILL
RESOLUTION
2039 COMPREHENSIVE PLAN

WHEREAS, the Mayor and City Council of the City of Sugar Hill has completed developing the state-required comprehensive plan; and

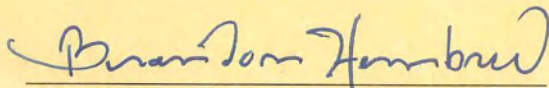
WHEREAS, the City of Sugar Hill's "ENVISION100 Comprehensive Plan" document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective October 1, 2018 and established by the Georgia Planning Act of 1989; and

WHEREAS, a public hearing was held on November 30, 2023, following an extensive public engagement program designed to exceed the minimum standards set by the Department of Community Affairs; and

WHEREAS, the City Council of Sugar Hill have worked extensively with city staff to prepare the ENVISION100 Comprehensive Plan to ensure that it accurately represents the needs and aspirations of the diverse Sugar Hill Community.

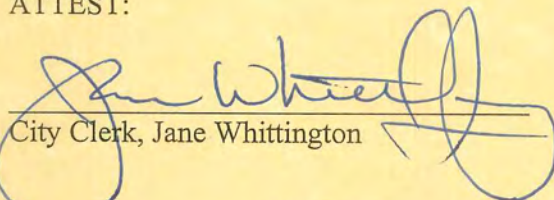
NOW THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of Sugar Hill does hereby approve transmission of the City of Sugar Hill ENVISION100 Comprehensive Plan to the Georgia Department of Community Affairs and Atlanta Regional Commission for review and comment.

This resolution adopted this 11 day of December, 2023.



Mayor – Brandon Hembree

ATTEST:



City Clerk, Jane Whittington





ENVISION100

SUGAR HILL 2039 COMPREHENSIVE PLAN

Comprehensive Plan

Acknowledgements

City Council

Brandon Hembree, Mayor
Marc Cohen, Mayor Pro Tem
Mason Roszel, Post 1
Jenn Thatcher, Post 3
Alvin Hicks, Post 4
Taylor Anderson, Post 5

Planning Commission

Julie Adams
Jason Jones
Phil Olsen
Rosemary Walsh
Jeremy White

Steering Committee

Amy Parris Cook
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Chuck Allen
David Williams
Denise Hoell
Faye Sisson
Jack Wolfe
Jenn Thatcher, City Council
Jerry Oberholtzer
Jonathan Hoover
Kasey Jackson
Kathryn Baskin
Madison Gingras
Marc Cohen, City Council
Michelle Sullivan
Niccolla Brown
Nick Boyers
Reilly Christy
Steve Graessle
Victoria Kesler
Wansley Sudderth

**Without help from City staff, this
would not have been possible!**

Special thanks to:

Avery Simmons
Alexis Torres
Andy McQuagge
Cameron Coan
Chase Rehak
Darcee Bloom
Kim Landers
Madison Hanus
Ned Jasarevic
Nicole Klein
Victoria Richburg

Additional thanks to:

Paul Radford, City Manager
Troy Besseche, Assistant City Manager

Planning Staff

Claire Weatherly
Logan Witter, AICP
Kaipo Awana, AICP

Prepared with the assistance of

KB Advisory Group
Accent Creative Group

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Introduction

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 for a city. Local governments in Georgia are required to develop and maintain a long-range comprehensive plan in order to be able to issue permits and licenses, as well as remain eligible for various state-administered funding and incentive programs. This long-range plan is required to be updated every 5 years. Planning helps guide the city to a shared vision of the future, and for this reason, investing in city planning is important to city leadership. Having a thorough understanding of where we are going helps guide the daily decisions that will get us to the future. Our planning legacy began generations ago as families built a foundation of community with a vision of a prosperous and unique Sugar Hill. The city's planning department and Planning Commission were established in 1972 to manage the growth that was starting to take place in this area. Gwinnett County more than doubled in population size every ten years between 1970 and 1990, experiencing a similar pace of growth until 2000.

With a population of 4,557 in 1990, Sugar Hill was the seventh largest city by population in Gwinnett County, one of the fastest growing counties in the country at the time. The city prepared its first two comprehensive plans in the 1990s as a requirement of the 1989 Georgia Planning Act. The city's 1992 plan focused on ensuring that land use facilitated economic development, conservation of natural and historic resources, community facilities, and housing to protect and promote the quality of life of Sugar Hill residents. In the 1998 plan, the city was focused on continuing to capitalize on economic growth in the region, while ensuring affordable housing was provided to existing and new residents. Low and medium density housing were targeted for this growth and began to proliferate. During this time, the Sugar Hill Housing Authority was formed to help finance the Plantation Ridge apartments, now known as Renew, and provide more housing options to low-income households.

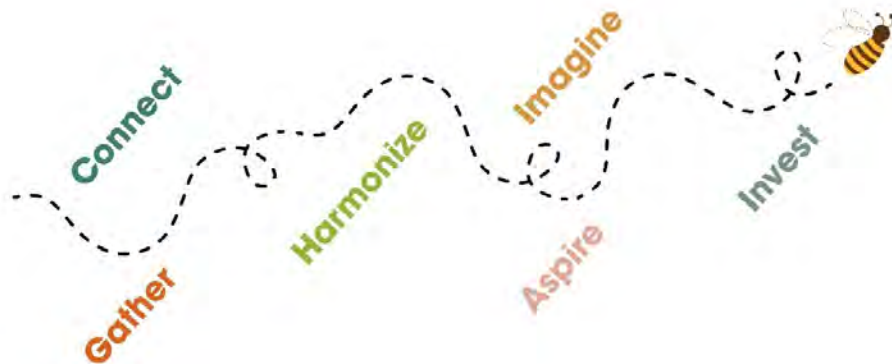
Through the year 2000, people were still moving to this area in large numbers, and our city's population doubled from the 1990 census reaching 11,700. Sugar Hill continued to grow at a fast pace for a few years into the new millennium. Growth eventually slowed as the city recovered from the throes of a recession. However, by 2010 the city had grown to a population of almost 19,000 and consumed thousands of acres of land to build homes for our growing community. In fact, until Peachtree Corners was incorporated in 2012, Sugar Hill was the third largest city by population in Gwinnett County which had almost 800,000 residents at the time. With a growing population and decreasing availability of vacant land, planning has become more and more important to encourage efficient land use and variety in the marketplace to ensure that the City of Sugar Hill continues to be a vibrant and resilient place to live, work and play.

One of the first investments in specialized local planning was with the 2005 Town Center Master Plan. Since then, Sugar Hill leaders have prioritized major planning projects focused on housing, mobility, and economic development. The Home for Life Study (2016), Buford Highway Corridor Study (2016), Aspire 20 Plan (2018), LCI Downtown Master Plan Update (2019), and Greenway Master Plan (2020) were all completed to help paint the picture of what Sugar Hill should become.



The City of Sugar Hill planning department staff worked throughout 2023 to prepare an update to our long-range plan. Planning staff completed public involvement, plan writing, and much of the data analysis in house, with subconsultants hired for expertise where staff needed additional support. Staff decided to take on the work of updating the plan in-house after receiving only one proposal in response to the published solicitation. The proposal was over budget and did not align with the city's goals for the plan. KB Advisory Group (KB) was hired to provide expert housing market analysis, and Accent Creative Group (ACG) provided communication materials for the ENVISION100 campaign, as well as the design of the final publication. The plan update was completed with guidance from a steering committee comprised of community members from a variety of backgrounds. This group provided feedback and recommendations at key points regarding the public involvement and outreach process. This group was not asked to make recommendations on policy issues, but instead focused on the public input process itself.

Project Schedule



The planning process took place over multiple phases. In these phases, we **connected** to the community through public involvement and **gathered** data. We **harmonized** data with community conversations as we **imagined** our community in 2039 and beyond, **aspired** to a fresh vision, and chose how to **invest** in a chosen future for Sugar Hill. This process occurred over several months with multiple phases happening simultaneously.

Outlined in the following section, there were multiple opportunities for community members to be involved in the planning process. Planning staff utilized a variety of outlets to promote involvement. These efforts resulted in the city's most successful outreach program to date, with more individual connections and responses than ever before!

The final draft plan was created through analysis of public input and data collected. City staff must submit the plan for regional review following the completion of the second public hearing (held in November 2023). The plan must be accepted by the Department of Community Affairs (DCA) and adopted by Mayor and City Council no later than February 28th, 2024, for the city to maintain qualified local government status under the state's local planning program administered by the DCA.

OUTREACH

13 Pop-ups across Sugar Hill

Kroger (Marketplace at Sugar Hill)
Splash Night
Historic Preservation Speaker Series
E Center
Sugar Hill – Buford Library
Sugar Hill Golf Course
Sparks in the Park
White Oak ES Open House
Sugar Hill ES Open House
Splash Night
Sugar Hill Church
Lanier Cluster Kickoff
All Pro Dad's Lanier Cluster

Yard Signs were placed across the city:

Gold Mine Park, downtown Sugar Hill, the Golf Course, Gary Pirkle Park, Cornerstone Park, the E Center, Splash Pad/Community Plaza, Community Garden and Whitehead Elementary School. Additionally, yard signs were placed strategically at multiple city events including Sparks in the Park and the Melissa Etheridge concert.

Sweet Life Newsletter

The Sweet Life newsletter is sent out to Sugar Hill gas bill recipients quarterly. The newsletter sent out in August 2023 featured ENVISION100. Over 12,500 households receive this newsletter. This included an option for community members to call the planning department if someone is unable to access the involvement resources online.

Social Media

The City of Sugar Hill's Facebook and Instagram were utilized. Over 20 posts promoted involvement in the plan. These include videos made with City Council and Youth Council.

Postcards

Postcards were posted at 25 businesses and organizations across Sugar Hill. They were handed out at all pop-ups as well as multiple city events. Postcards feature information in English and Spanish.

City Website

The ENVISION100 comprehensive plan update had its' own page on the city of Sugar Hill website with information available in English and Spanish.

E-Blasts

Email was utilized throughout the outreach and public involvement process. E-blasts had the highest success rate of the outreach tactics. Emails were sent through the City of Sugar Hill subscribers list, the E Center subscribers list, and the Sugar Hill monthly Snapshot. Additionally, e-blasts were sent out through multiple religious organizations, Homeowners Associations, and apartment resident lists.

Gwinnett Daily Post Ads

Targeted ads went through the Gwinnett Daily Post to promote involvement in the plan. These ads were active throughout the month of August.

INVOLVEMENT

Thank you to all who participated in public involvement!

ENVISION100 Survey

The ENVISION100 survey was open from May 10, 2023, to August 10, 2023. 825 community members completed the survey!

The survey asked multiple choice, ranked choice, and open-ended questions. One open-ended question had public responses, and respondents were able to vote in support of others' responses.

The survey was virtual, with paper versions available at City Hall, the E Center and Shiv Mandir.

Open Houses

44 Community members attended an Open House! They highlighted results from public input and data analyzed. Four open houses were held across the city:

August 28 - Samba Steakhouse

August 29 - Community Room (City Hall)

August 30 - Waterfall Room (E Center)

August 31 - Church on the Hill

Public Hearings

July 17, 2023 – First public hearing was held at City Hall to review the outreach and involvement campaign.

July 19, 2023 - August 2, 2023 – A virtual Input Forum was opened on the city website as a continuation of the public hearing. It featured a recorded version of the presentation with an opportunity to comment on public involvement and outreach efforts.

November 30, 2023 – The second public hearing was held at City Hall to review the draft comprehensive plan. The draft was also available for review online and feedback via email for a total of three weeks.

February 2024 - A third public hearing is planned to provide final updates to the community regarding the submitted plan.

Community Roundtables

44 people attended a community roundtable.

The roundtables were designed to be small group conversations, with an opportunity to create dialogue on a variety of topics. Each roundtable began with a short presentation followed by a guided activity. Roundtable dates, times, and the quantity of meetings were scheduled according to an interest form that was open for over a week. The information presented at the roundtables was made available on the website after the meetings.

7 roundtables were held in person in the Roundhouse Room.

2 roundtables were held virtually.

Lanier Cluster Students

September 26th and September 27th, planning staff welcomed over 100 students from all five Lanier cluster schools. Students attended an informational session about local government and planning followed by a tour of downtown. Students participated in a feedback session to provide input for the plan update which included placing stickers on boards and completing a worksheet.



**HONEY,
GET INVOLVED!**

cityofsugarhill.com/envision100

¿Hablas español? Visite
cityofsugarhill.com/envision100-es

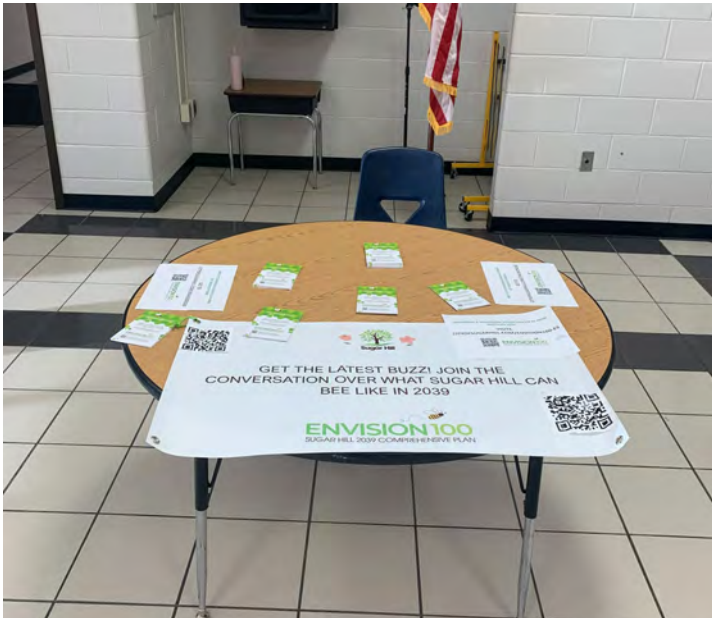
ENVISION100
SUGAR HILL 2039 COMPREHENSIVE PLAN



INVOLVEMENT AND OUTREACH

A special thanks to our steering committee for their contributions to the involvement and outreach program! Their additions included:

- Paper versions of the survey
- Involvement with local schools:
 - Staff attended two open houses.
 - Information for the open houses was sent home in elementary school Friday folders.
 - Pop-up at All Pro Dads
 - Lanier Cluster Student Event
- Utilization of Soofa signs downtown and at parks.
- Utilization of neighborhood HOA connections.
- Promotional bulletins posted at the American Legion, Kroger, and Publix.





Join us for an Open House!

Monday August 28th
From 6 p.m. to 8 p.m.
Samba Steakhouse

Tuesday August 29th
From 10:30 a.m. to 11:30 a.m.
The City Hall Community Room

Wednesday August 30th
From 7 p.m. to 8 p.m.
The E Center Waterfall Room


Thursday August 31st
From 5 p.m. to 7 p.m.
Church on the Hill

ENVISION100
SUGAR HILL 2039 COMPREHENSIVE PLAN

Parents and guardians, help us to envision the future of Sugar Hill for your family and the entire community! Join us for an Open House! Drop in to give your input as we present the data and public input gathered so far. Connect and exchange your ideas on our community's values and aspirations for the future.

Samba Steakhouse: 5690 Cumming Hwy NE
City Hall Community Room: 5039 W Broad St NE
E Center Waterfall Room: 5019 W Broad St NE
Church on the Hill: 4600 Nelson Brogdon Blvd

ENVISION100
SUGAR HILL 2039 COMPREHENSIVE PLAN

 **Sugar Hill**



VISION

As we cast a vision for Sugar Hill in 2039, we are looking to our most important shared values as a guide to make decisions that reflect who we want to be as a community.

For generations, the people of Sugar Hill have worked hard to build community. Exceptional access to high-quality schools and a variety of greenspace has molded the tightknit neighborhoods we know and love today. Decades of persistent growth have allowed us to experience high levels of convenience and wide-spread prosperity. It has also led to challenges as we all utilize the same roads, parks, schools, shopping, and services. Our vision will seek to address those challenges as we continue to build community for current and future generations.

Vision Statement

Sugar Hill, in 2039, will be a community where multiple generations choose to plant roots. Residents and business leaders work together to create a thriving hometown for living out all of life's stages. From growing up and establishing a career, to raising children and retiring, Sugar Hill will be a place where all can flourish.



VISION

The following statements were created to supplement the vision statement to better guide our community. These statements were created through public input opportunities outlined beneath each statement.

Survey Community Roundtable Open Houses Lanier Student Event
Together, we...

Build community.

“A true sense of community; family-oriented; business-friendly.”

Small-town feel and improved dining/shopping options were reiterated in most roundtable discussions.

“Offer ways for people to continue to meet/serve together/have fun together/work together to keep the small community feel even as we grow. Love THE BOWL and feel like so many ways it can be used as well as concerts to create community.”

“Supporting locally owned businesses”, “gathering for community events”, and “watching out for the safety of my family, friends, and neighbors” as top responses for defining small-town feel.

Students mentioned supporting local businesses, community events, and public involvement.

Support a healthy market with quality homes suitable for all while protecting the integrity of existing neighborhoods.

“Provide more for seniors in the community that is affordable.”

Most roundtables discussed concerns about housing affordability and the ability to age in place in Sugar Hill.

“The number of apartments and prices associated are outrageous.”

Open house participants preferred market-based solutions to address inventory challenges.

While students showed a personal connection to their homes, many also mentioned concerns about affordability.

VISION

Survey

Community Roundtable

Open Houses

Lanier Student Event

Together, we...

Foster innovation in land use, infrastructure, and technology for safe and efficient mobility options.

“More walkable spaces, clear up traffic congestion.”

Most discussions featured support for connectivity across the community, as well as concerns about automobile congestion and ADA accessibility.

“The traffic to get into Sugar Hill is ridiculous and nothing is being done to improve the roads.”

Just over half of respondents would walk, if possible, for daily trips. The most cited barriers to walking or biking include distance, lack of connected paths, and concern for safety.

The top choice for how students would like to travel to school is by car, van, or truck. There is also a significant number of students who would prefer to walk or bike to school if possible.

Prioritize public greenspace to provide a variety of opportunities to experience the outdoors together or in solitude.

“Grow smart, and consider the assets of Sugar Hill, don't follow a template that is not applicable. We have woods, a river, the lake.”

All community roundtables supported greenspace. Different parks amenities were discussed while acknowledging our community's assets.

“More spaces for running, walking, and biking in our beautiful natural setting. Expanding and connecting the Greenway would be wonderful.”

Overall, participants voted for more greenspace. “Improving sidewalks to new and existing greenspace” had the highest number of votes. “Places for gathering and recreation” was the highest rated value on the values activity.

“Provide more green space in downtown Sugar Hill - so families or kids can kick a soccer ball, throw a football or have a picnic.”

“Care for the Earth” was the most popular value. Support for more parks was one of the most frequent responses.

COMMUNITY DEMOGRAPHICS

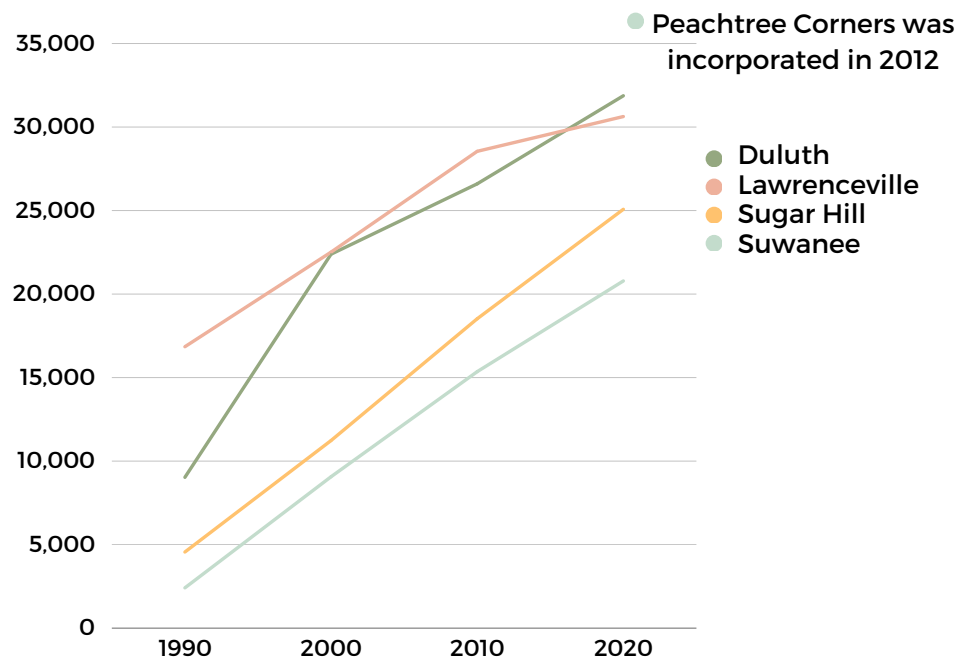
It is vital to know who makes up our community to have a well-rounded comprehensive plan that reflects the diverse families and individuals across Sugar Hill. In order to plan for the future, we must first look at where we are now. What is our community like? Where and how are we changing? There is no one-size-fits-all for community planning, so we look at our specific demographics to help us form a broad understanding of our community as we envision who we will be in 2039.

As our collective needs and preferences grow in variety and complexity, maintaining relevant plans will be important to building and maintaining a strong, vibrant, and resilient community. Sugar Hill has sustained remarkably steady growth for the past three decades. As our community continues to be a desirable place to live, this pattern of growth is anticipated to continue. Thoughtful planning is important to ensure that all residents are able to make a home and life in our community.

Data Elements

Consistent Population Growth as Sugar Hill is a Leading City in Gwinnett

Sugar Hill has experienced strong, linear growth over the last 30 years. Since 1990, we have added between 6500-7100 people every decade. Strong growth is mirrored in nearby communities such as Duluth and Suwanee, as well as the rest of Gwinnett County. Sugar Hill has been one of the top four cities by population in the county for the last twenty years.



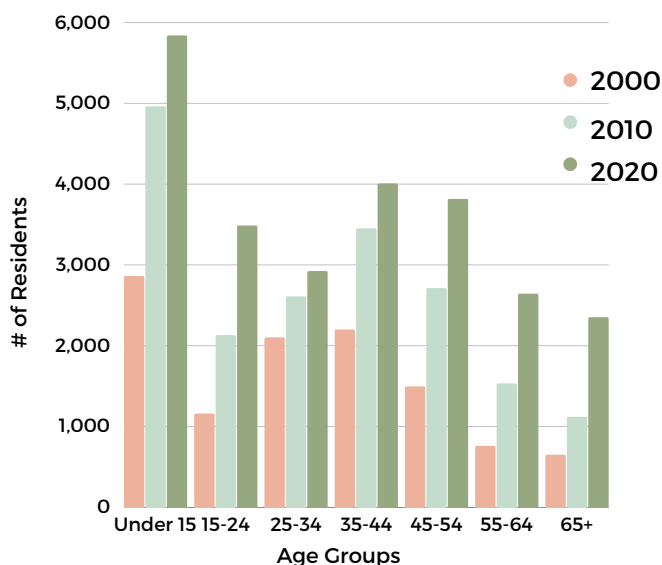
Data Source: US Census: Decennial Census (2020, 2010, 2000, 1990)

COMMUNITY DEMOGRAPHICS

Data Elements

Residents of Sugar Hill Trending Older

While our community has predominantly consisted of young families over the last several decades, we have seen significant growth in our older population since 2000. As the earlier waves of families that came to Sugar Hill in the 1990s and 2000s begin to age up, demographics have begun to skew older. Our largest age group is still the under 15 category, though this has declined as a share of the overall community in recent years.

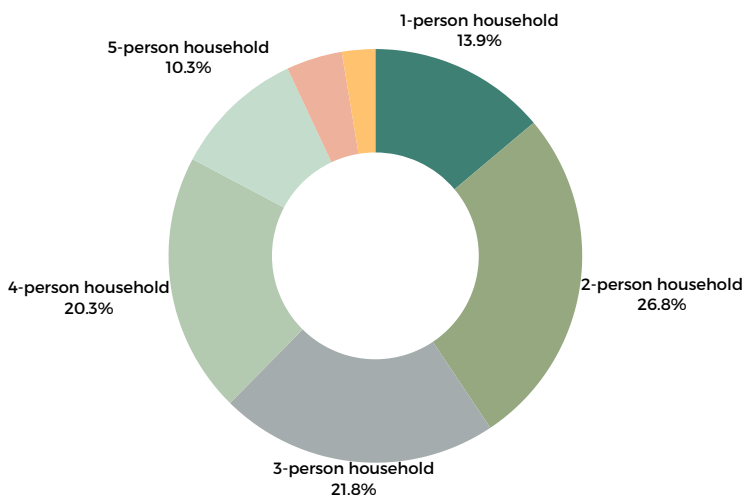


Data Source: US Census: Decennial Census (2020, 2010, 2000)

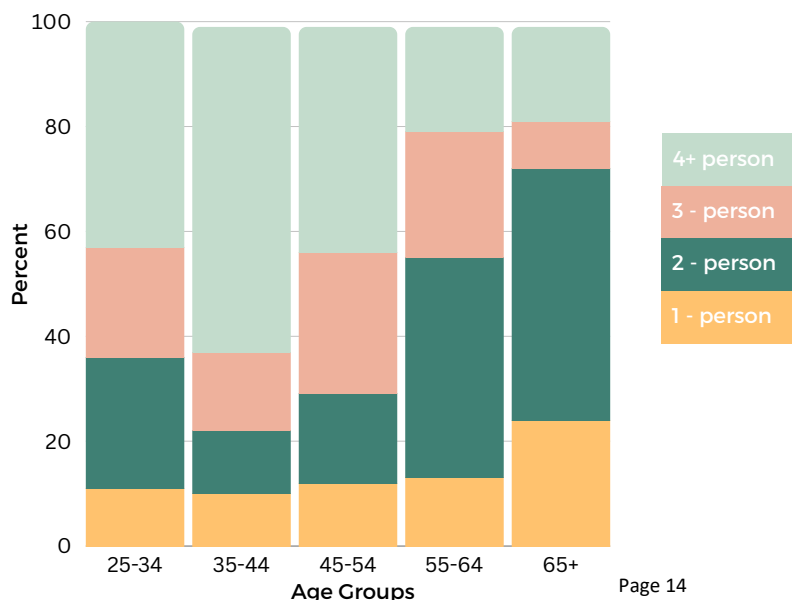
Smaller Households for Older Community Members

While Sugar Hill continues to be home for many families, with the majority of households being three people or larger, a significant share of the community now has a smaller household. The majority of Sugar Hill residents over 55 years old live in a 1- or 2-person household.

Household Size



Household Size by Age



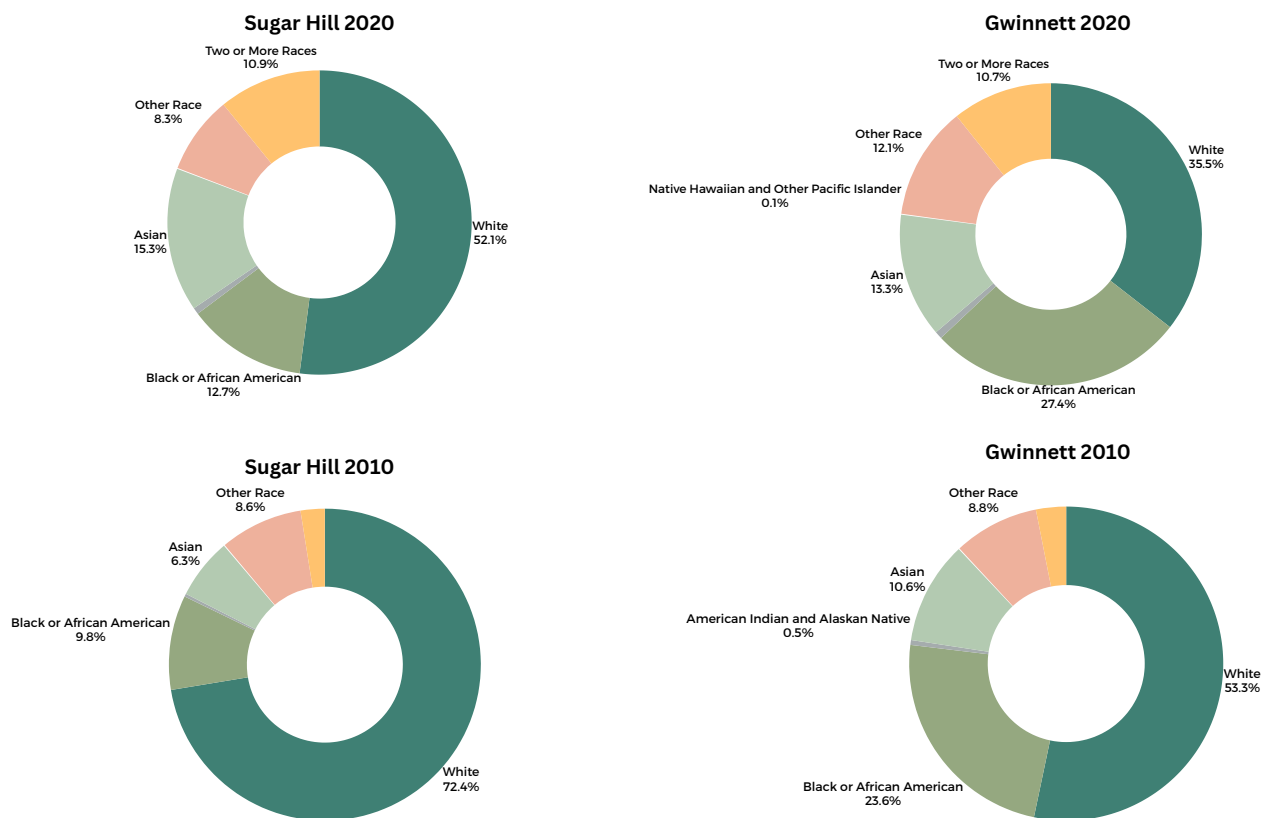
Data Source: US Census: US Census: Decennial Census (2020), Census PUMS Data (2021 5-year estimates)

COMMUNITY DEMOGRAPHICS

Data Elements

Racial Makeup

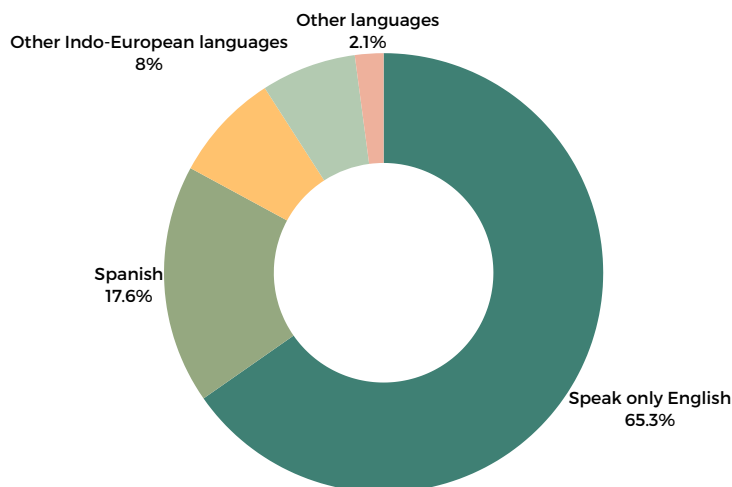
Within the last 20 years, our community has grown more diverse in many ways. While our community is still predominantly white, our community is home to more Black, Asian, and multiracial people. These groups have grown in share of the total population since 2010.



Data Source: US Census: Decennial Census (2020, 2010)

Languages Spoken at Home

While the majority of our population speaks English, a significant minority speaks Spanish or another language as their primary.



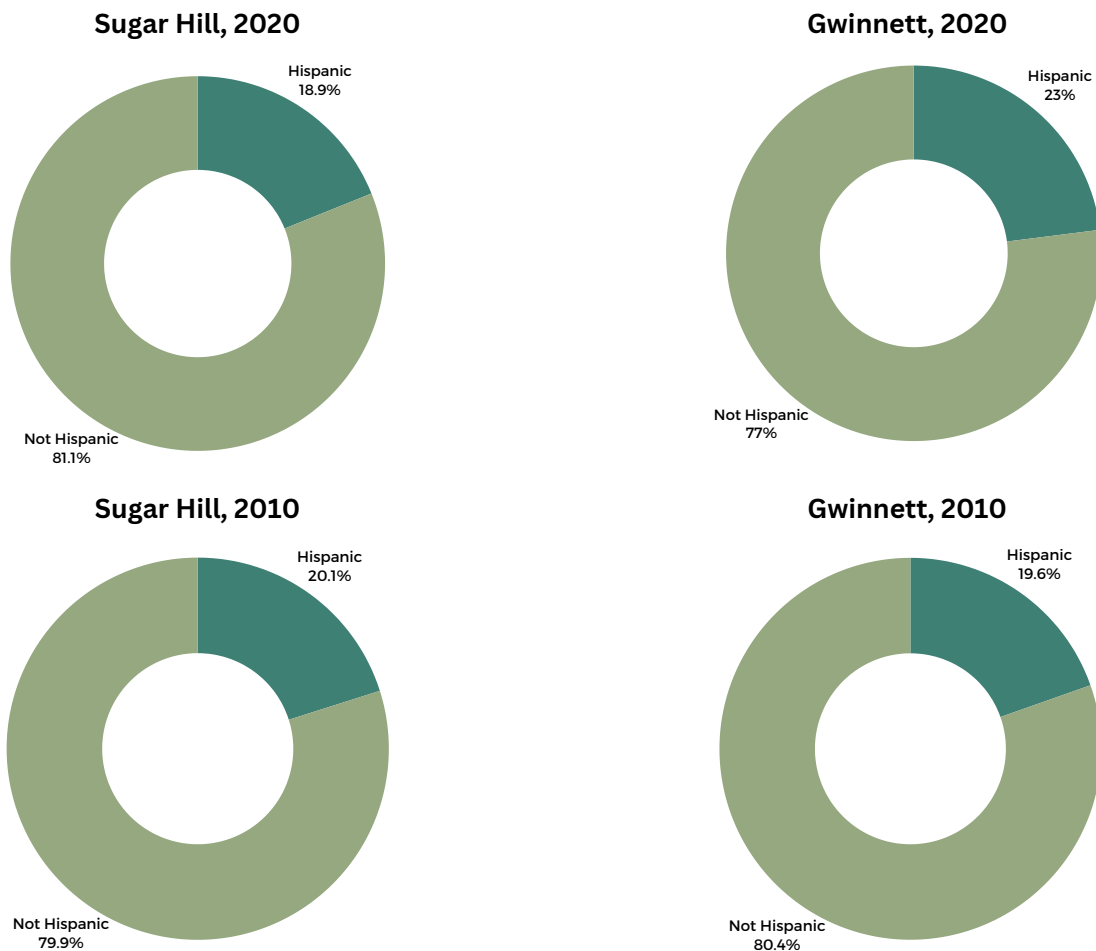
Data Source: US Census: Decennial Census (2020)

COMMUNITY DEMOGRAPHICS

Data Elements

Ethnic Makeup

Our distribution of Hispanic and non-Hispanic communities within our city is very similar to the overall makeup of the county.



Data Source: US Census: Decennial Census (2020, 2010)

Overall High Post-Secondary Education Attainment

Just over 40% of residents have completed a four-year degree or higher.

89.4%

High school graduate or higher, ages 25+

40.9%

Bachelor's degree or higher, ages 25+

Data Source: US Census ACS 5 Year Estimates (2021)

COMMUNITY DEMOGRAPHICS

Data Elements

Our Community Welcomes More Business

A 2023 ESRI Business Analyst report indicates that just over 800 businesses and 7,000 employees operate within Sugar Hill. This is a notable increase since 2019, which indicated 709 businesses and 5,700 employees, reinforcing that Sugar Hill is not only a desirable place to live, but to work and own a business as well. Unemployment rates are in line with the county's nearly historic lows of approximately 3%.

819
Businesses

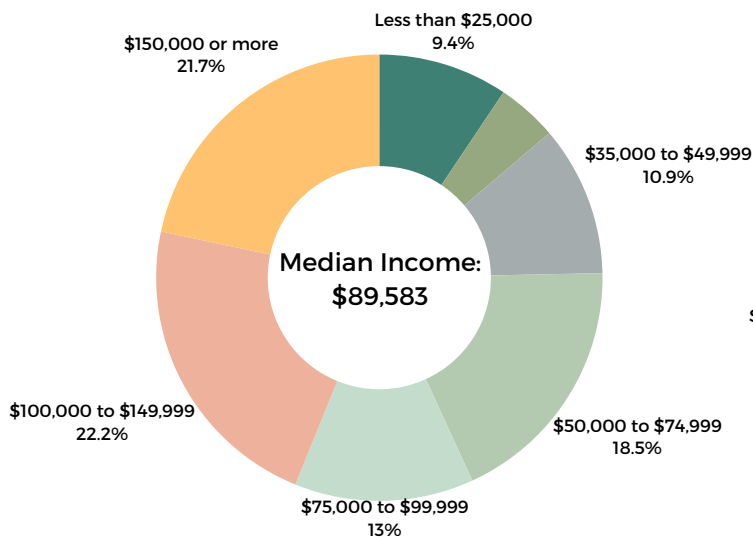
7,073
Employees

Data Source: ESRI Business Analyst; 2019, 2023

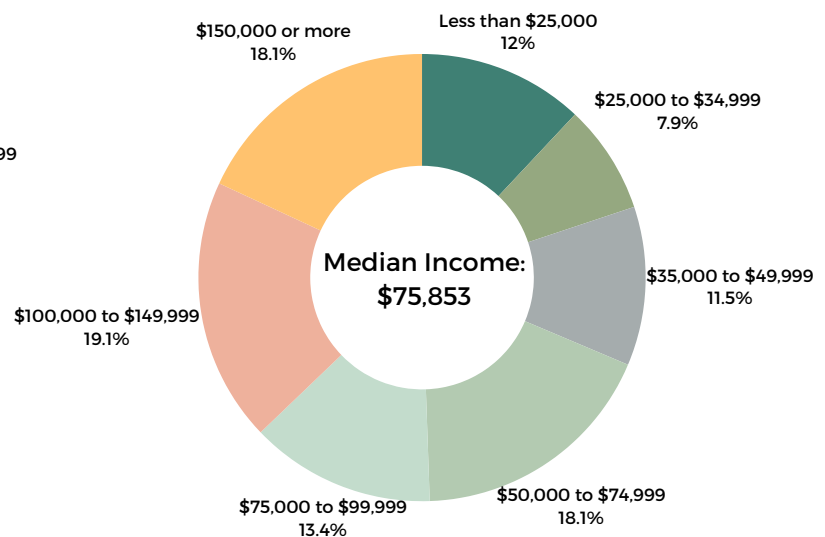
Household Income

Our median household income is approximately \$15,000 higher than the county average, with over 40% of households earning over \$100k per year. However, almost 25% of our households are earning less than \$50k per year.

Sugar Hill 2021



Gwinnett 2021



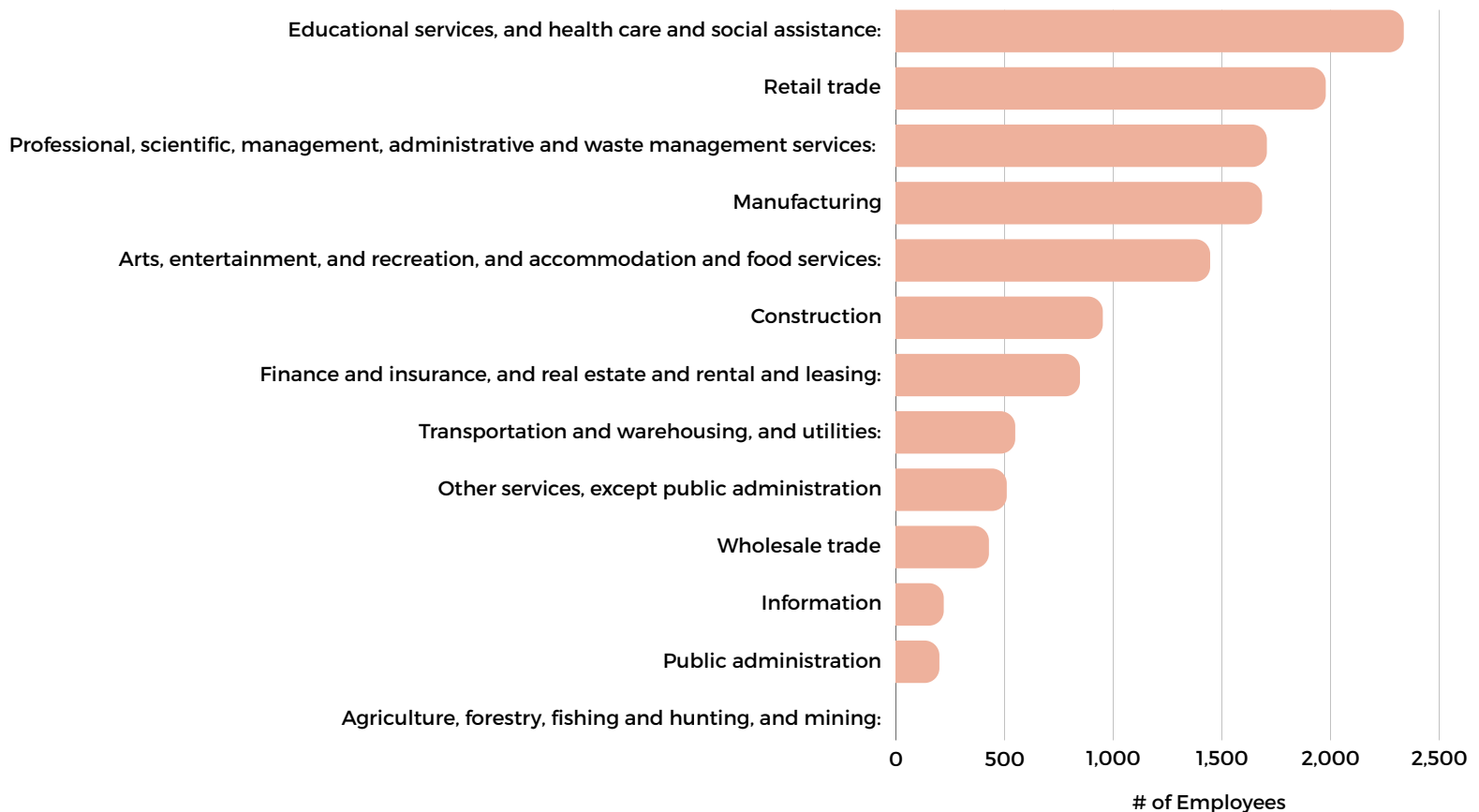
Data Source: US Census American Community Survey (2021)

COMMUNITY DEMOGRAPHICS

Data Elements

Employment Industries

Residents within our city are employed in a variety of fields, though many commute outside of city limits for work. Some of the largest categories include educational and health services, retail, professional services, and manufacturing, reinforced by the major industrial and retail centers located within just a few miles of our city. This describes a workforce that is employed at many levels, from skilled hourly workers to high-salaried professionals, adding to the diverse nature of our community.



Data Source: US Census ACS 5 Year Estimates, 2021

HOUSING

For many of us, our home is one of the most important places where we spend our time, creating a highly personal connection to the built environment around us. Ideally, this is a place where we play, rest, and spend time with loved ones. In order to ensure a healthy housing market that enables our community to thrive in 2039 and beyond, we must also consider the influence of market forces and demographic shifts.

Sugar Hill's market has long been attractive to families and newer households looking to purchase a home. This is reflected in the years of significant growth which started in the late 1980s until new home production virtually halted during the 2008 financial crisis. As the economy recovered and more people were looking to buy a home, home builders slowly began producing more units. Demand continued to grow while it remained difficult to finance and build new homes, setting the stage for the supply shortage we are experiencing today.

The decade of relatively low construction of new units, plus other financial factors, has increased pressure in the housing market. Over the last five years, there has been an increase in new construction with single-family attached and multi-family units making up much of the new supply. This has led to substantial growth in Sugar Hill's housing stock following the decade-long lull in new construction. The supply of for-rent and for-sale housing is expected to increase through 2025 with several projects currently under construction.

Demand continues to outrun supply. This has driven up rental rates and for-sale prices making access to housing generally more difficult. Market-driven housing prices have outpaced average wages from the predominant employment backgrounds found in Sugar Hill, resulting in fewer housing options attainable for our local workforce. Overall cost burden is high for both homeowners and renters in our community. More than half of renters and a quarter of homeowners spend more than 30% of their household income on housing. Rentership has increased significantly across middle- and upper-income households at all ages while homeownership has become concentrated among older and wealthier households.

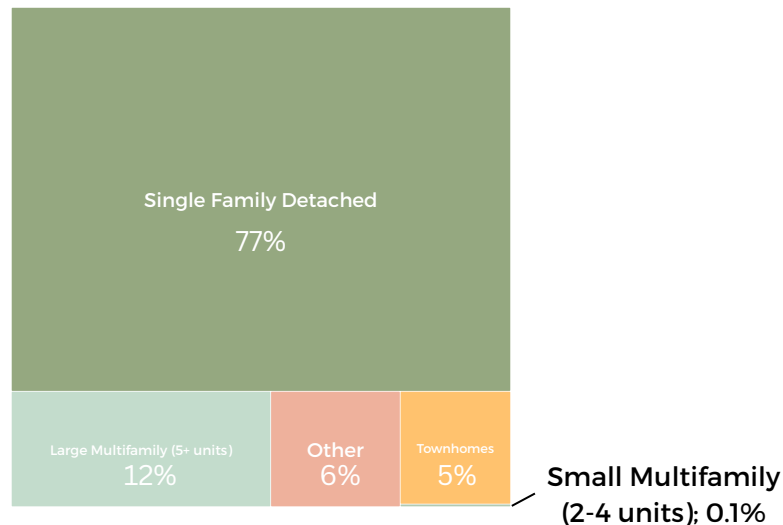
Future housing growth may be influenced and challenged by land use policies, land scarcity, and external market factors in the years to come. Sugar Hill continues to be an attractive place to live with good schools and greenspace, high-quality services, and a strong sense of community. As we look to 2039, we seek to ensure that there is housing stock to accommodate the different needs and preferences of our community.

HOUSING

Data Elements

Single Family Detached Homes Dominate Inventory

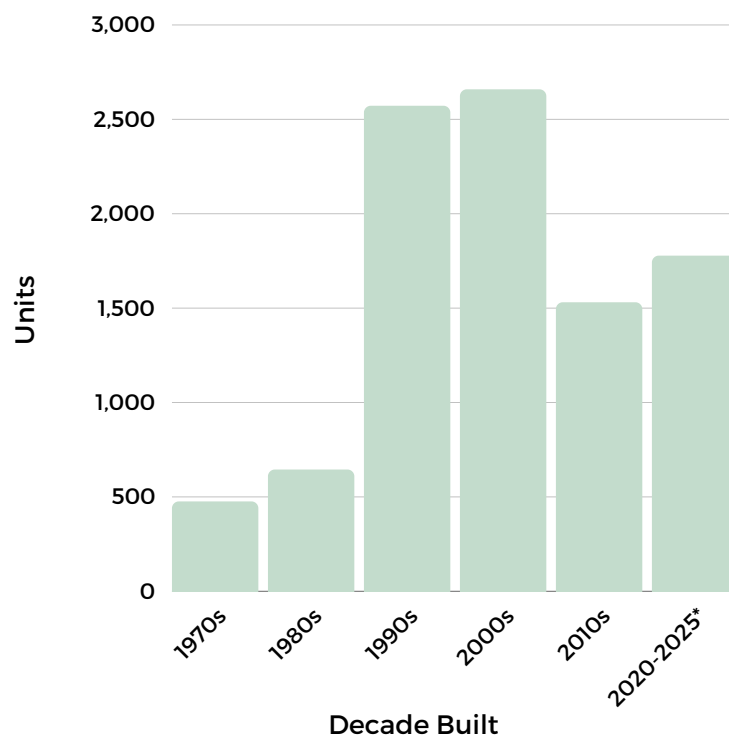
Single family detached homes make up the vast majority of housing within the city, typically with at least three bedrooms. Even when adjusted to include the new apartments and attached homes being built, this category remains a large majority.



Data Source: ACS 2021, CoStar, Claritas, Gwinnett County GIS

Housing Age

Sugar Hill experienced significant growth during the 1990s and 2000s. Over half of all housing in the city was built during those two decades. This boom in housing development was halted through the 2008 recession and remained slow throughout the 2010s.



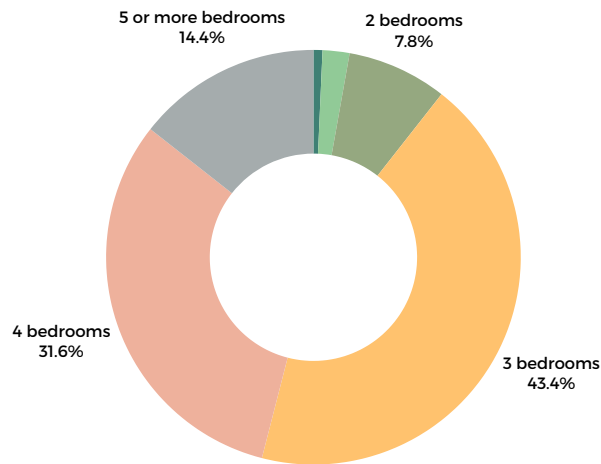
Data Source: US Census ACS 5 Year Estimates, 2021

HOUSING

Data Elements

Gap Between Home Size and Household Size

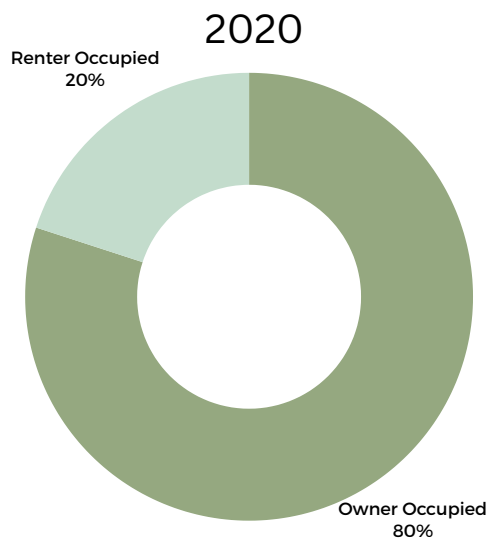
Almost 90% of all housing units in Sugar Hill have three or more bedrooms. At the same time, approximately 40% of all households in Sugar Hill are made up of one or two people creating an imbalance in our current housing stock and housing needs.



Data Source: US Census ACS 5 Year Estimates, 2021

High Homeownership

Sugar Hill experiences a remarkably high rate of homeownership.



Data Source: US Census ACS 5 Year Estimates, 2021

HOUSING

Data Elements

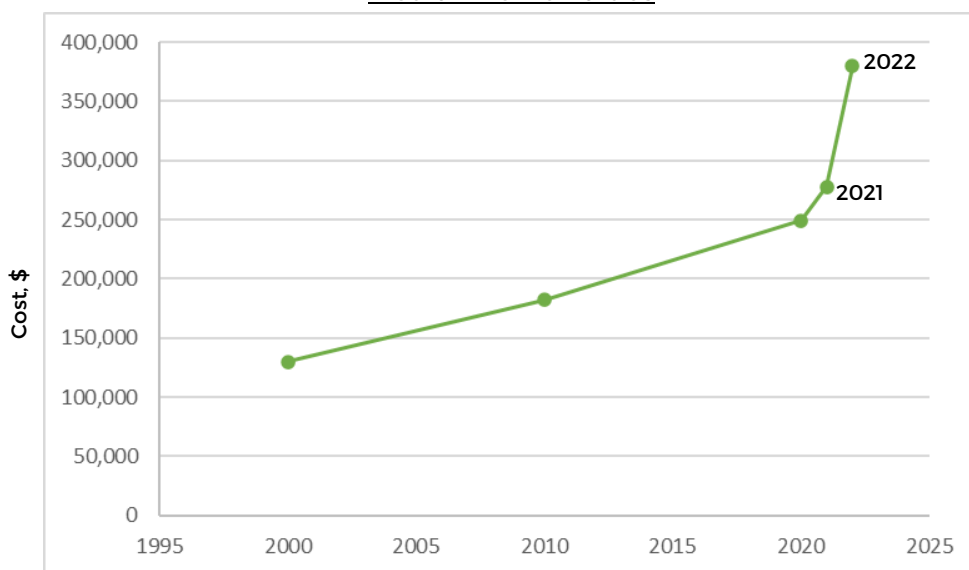
Home Values Soar

Historically, Sugar Hill has enjoyed substantial value when it comes to housing. In the year 2000, our median home value was \$130,000. Even after experiencing a major recession, median home values rose to \$182,000 by 2010 and to \$249,300 by 2020 at an average annual growth rate of 3%-4%.

Between 2020 and 2021, we saw shocking increases in new construction prices. The average purchase price for a single-family detached home jumped by 23% and over 46% for single-family attached.

In 2022, overall home values followed the trend, soaring by over 36% over the previous year to \$379,900.

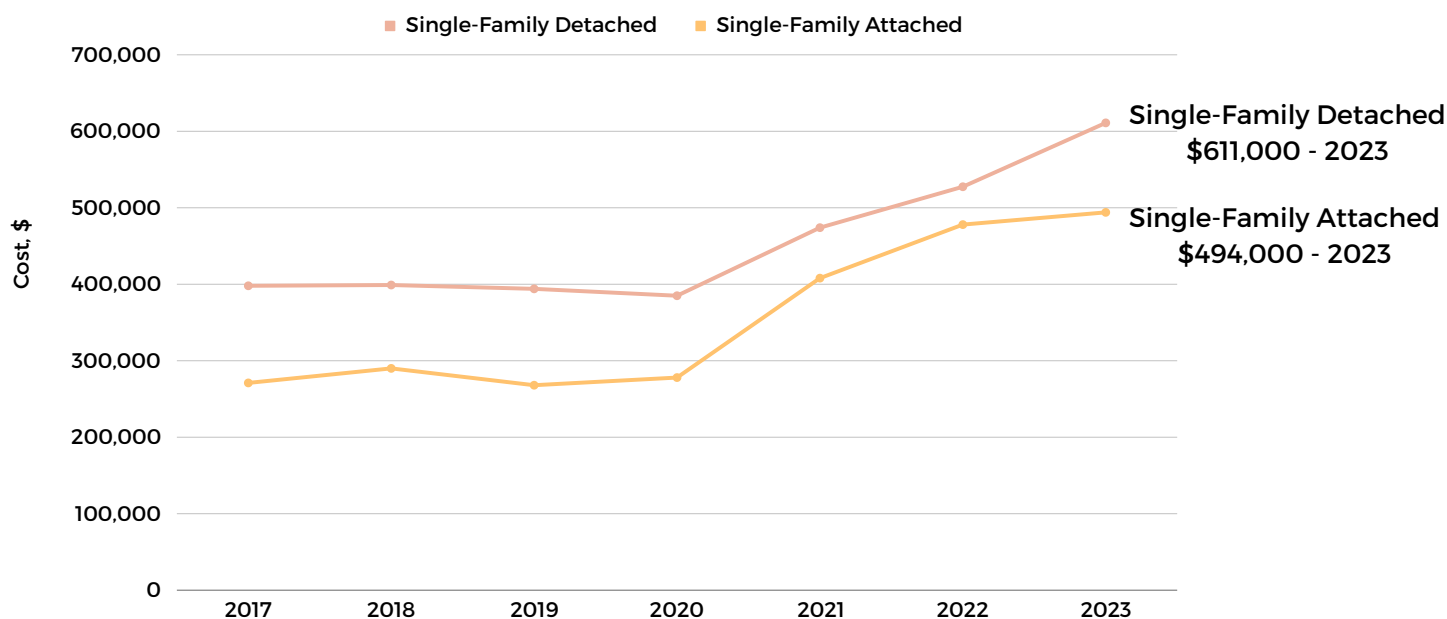
Median Home Values



*This chart uses the median home values from 2000, 2010, 2020, 2021, and 2022. It does not show the recession's impact on home values.

Data Source: 2000 Decennial Census, ACS 2010, 2020, 2021 5 Year Est, ACS 2022 1 Year Est

New Construction Prices



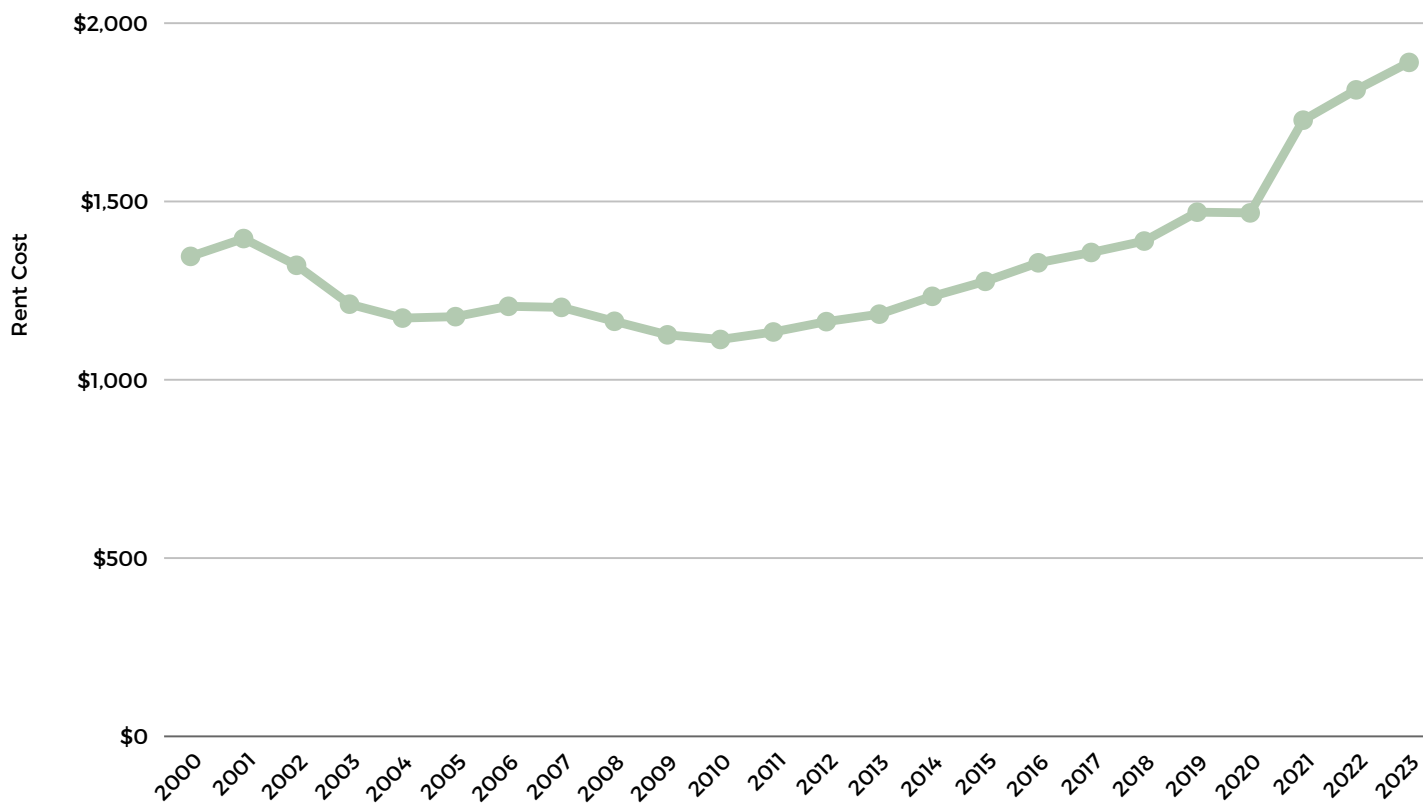
Data Source: Smart RE

HOUSING

Data Elements

Rents Keep Climbing

Multifamily rents have been relatively high and have shown consistent growth for more than a decade. Rents followed a similar pattern to home values ascending by 18% between 2020 and 2021.



Data Source: CoStar

Institutional Investors Small Share

It is estimated that nearly 3% of all detached and attached homes within the city are owned by institutional investors. Moderately priced homes built in the 1990s and 2000s have been targeted to purchase, remodel, and then rent out. There are relatively few units like this in our community, but they tend to be clustered in specific neighborhoods.

3%

of residential properties
are owned by
institutional investors.

Data Source: City of Sugar Hill

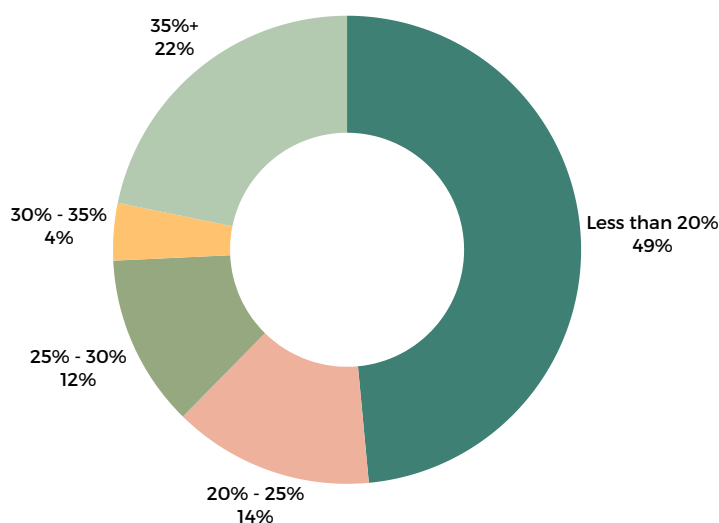
HOUSING

Data Elements

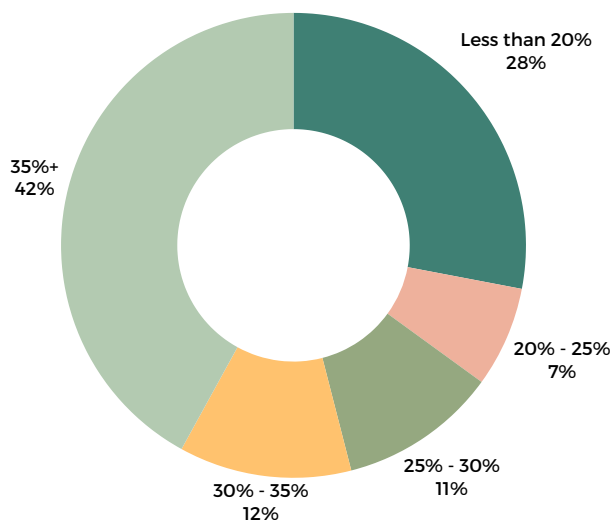
Cost Burden

A cost burdened household is one that spends more than 30% of its gross income on housing, while a severely cost burdened household spends more than 50%. Just over half of all renters are cost burdened or severely cost burdened, while one out of every four homeowners in Sugar Hill are cost burdened. Rental households typically face a greater cost burden due to a variety of factors, with a significant factor being that renters are subject to yearly increases in rent in a volatile market. Meanwhile mortgage holders experience more stability with payment increases coming from property taxes.

Owner's Housing Costs as a % of Household Income, 2021



Renter's Housing Costs as a % of Household Income, 2021



Data Source: US Census ACS 5 Year Estimates, 2021

HOUSING

Conversations

There were two main recurring themes across public involvement activities for housing: **aging in place** and **affordability**.

Aging in Place

Survey

“Ability to age in place” was a top choice when asked what is most significant about housing. Three quarters of respondents chose this option.

Open Houses

Aging in place was a focus of the open house activities. Respondents were asked about housing options for youth just starting out and for their personal preferences on aging in place. Most respondents would like to live on their own as long as possible. The second most popular response was a preference for living close to daily needs and activities.

Roundtables

Aging in place was a conversation topic in most roundtable discussions. When discussing aging in place, participants mentioned concerns over affordability of options for senior oriented housing, a lack of options for age restricted housing, multigenerational living, and community wide accessibility concerns.



Affordability

Survey

“Too high housing costs” was the top choice for what participants find most significant in regard to housing. Three quarters of respondents chose this option. Affordability was referenced throughout the responses to open ended questions. Comments included perceptions that high housing costs stem from luxury apartments, institutional investors, and property taxes.

Open Houses

Most respondents supported encouraging market-based solutions to address inventory issues.

Roundtables

Concern over affordability was discussed in most roundtables. Some participants supported the city having a role in mitigating affordability concerns while some prefer that the city remain outside of the housing market. Concerns regarding affordability were focused on affordability for our aging community as well as for young people.

Lanier Cluster Students

Some participants listed concerns over housing affordability, and they supported public initiatives to encourage affordability.

HOUSING

Needs

- Identify housing characteristics that aging seniors, young singles and couples, young families, and those with disabilities might be seeking.
- Determine where gaps exist in the supply which might hinder our ability to age in place.
- Document what is preventing adequate supply of homes for those at or below the median income.
- Identify areas vulnerable to disinvestment.

Opportunities

- Demonstrate potential for a variety of single-family housing typologies in the right places.
- Improve connections among community members from all areas.
- Guide infill housing while preserving character of existing neighborhoods.

MOBILITY

Since the mid-1980s, people have been moving to Sugar Hill and surrounding communities for the allure of a suburban lifestyle. Sugar Hill has long been an attractive place to raise a family with great schools, parks, and a positive community feel. This suburban lifestyle has been made possible due to wide access to automobiles. Most of us drive to work, drive children to school and activities, and drive for daily errands. Many of us leave for work and school at the same time and travel using the same roads. Neighboring communities also utilize the same roads at the same times for their daily commutes. This car-centric lifestyle, combined with thousands of homes built in close proximity, has led to most of our community experiencing traffic in daily life.

With road jurisdiction spanning from local to federal, traffic mitigation is a complex problem to solve. Many who experience daily traffic, specifically on Highway 20, advocate for road widening. Instead of four lanes across, Highway 20 was designed for expansion toward the center and could be six lanes across. While this seems like an obvious solution to congested roads and may offer short term relief, in the long-term adding capacity encourages more vehicles and eventually adds to congestion. The expansion of Highway 20 in 2017 almost immediately unlocked latent demand adding over 10,000 more daily trips within 2 years. At the same time, streets which have not been widened, such as Suwanee Dam Road, have seen consistent volume in trips per day.

For many of us, we are unable to live our lives without our vehicles. This poses a unique difficulty for those who cannot drive or do not have access to a vehicle. For the majority of our community, walking, biking, and transit are currently not practical to satisfy daily needs. However, there are tools which could improve our access to non-automobile alternatives. Thoughtful land use decisions, such as clustering development in nodes, can help to improve the practicality of walking and micromobility while safety improvements, connecting paths and sidewalks, and regular maintenance of facilities can encourage more pedestrian and micromobility travel. Micromobility includes bikes, e-bikes, scooters, and other small, wheeled devices.

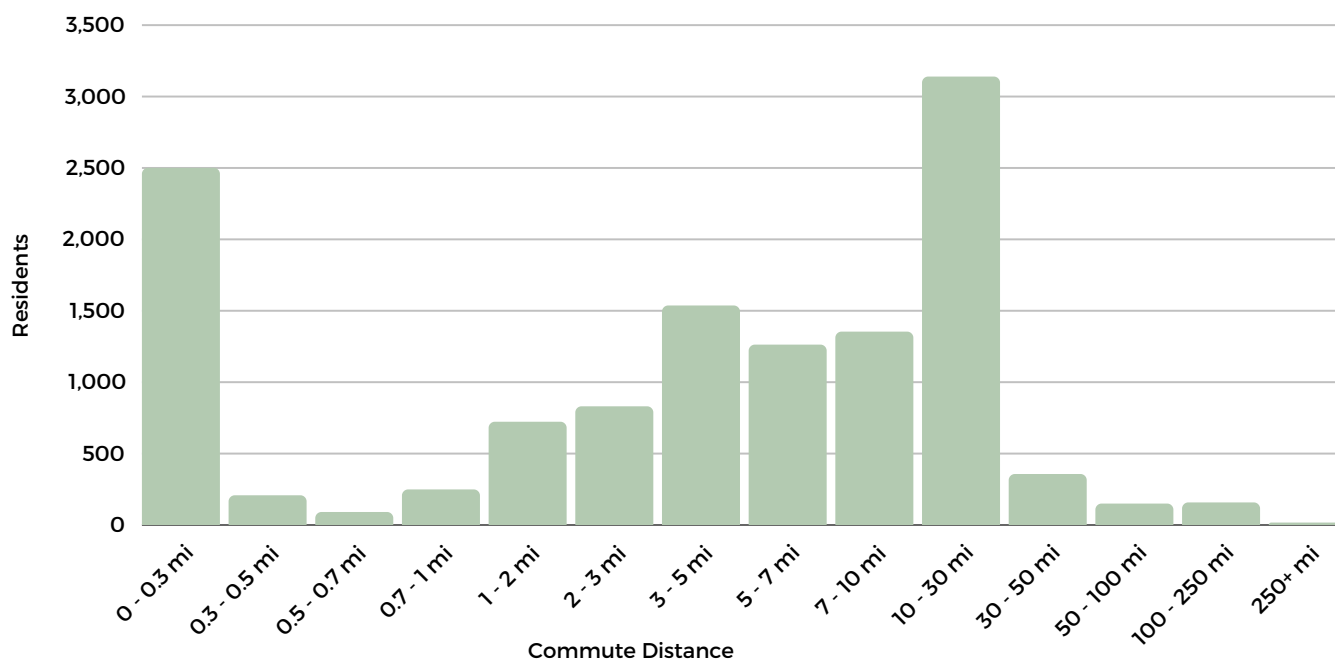
We all experience automobile congestion, and ameliorating this issue will require multi-faceted solutions. As we look to 2039, how we are able to move about is one of the most important topics that will greatly influence our daily lives. In this section we will look at the current state of mobility in Sugar Hill and prioritize how we move forward.

MOBILITY

Data Elements

We Drive A Lot!

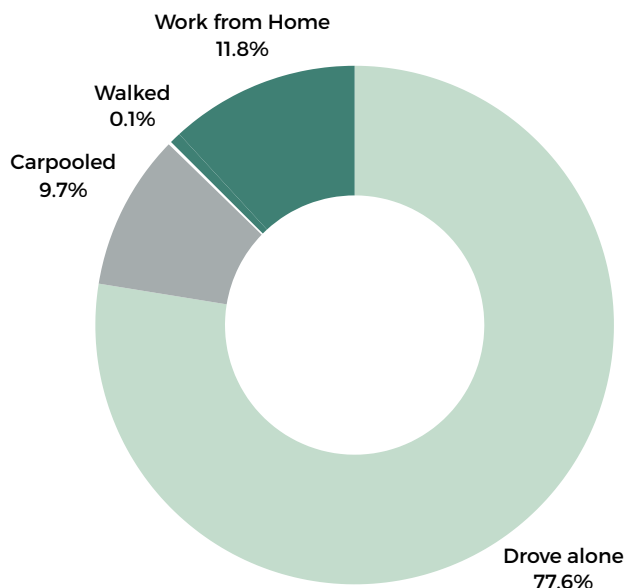
Many of us commute daily. With almost half of Sugar Hill commuting over five miles per day, and an average commute time of 32.6 minutes (2021), much of our community spends a lot of time in their vehicles.



Data Source: US Census ACS 5 Year Estimates, 2021; Placer.ai Data

Modes of Transportation

Over three quarters of our community drive alone to work.



Data Source: US Census ACS 5 Year Estimates, 2021

MOBILITY

Conversations

Congestion

Survey

The majority of survey respondents drive to work and are overall not currently happy with their commute. By far the top response for significance to respondents regarding transportation is automobile congestion. Some respondents attributed congestion to higher density developments as well as some being concerned that transportation infrastructure is becoming more overcrowded.

Roundtables

Traffic concerns were mentioned in most of the community roundtables. The perception that increased traffic was a result of multifamily developments was mentioned by some attendees.

Pedestrians

Survey

Pedestrian infrastructure was the second most important topic regarding transportation for respondents, although ranked much lower than traffic concerns. Support for connected sidewalks was reiterated as well as excitement for the completed greenway.

Roundtables

Connection of sidewalks was recurring amongst some roundtables. Participants stated enjoyment and willingness to walk when safe and able.

Open Houses

Most participants would walk or would consider walking for daily activities if possible. Distance, lack of connected paths, and concern for safety were the most prominent hinderances to walking (or biking) for daily activities.

Lanier Cluster Students

Only 3 students responded that they currently walk or bike to school compared to 26 who said they would like to walk or bike to school.

MOBILITY

Conversations

Connectivity

Connectivity was generally supported by survey respondents and roundtable participants. The current lack of connectivity was identified as a barrier to walking.

Micromobility

Micromobility includes transportation with a bike, scooter, or other small, wheeled device. While not the top priority from the survey or roundtables, micromobility generally had support. The current barriers largely include safety concerns.

Transit Access

Transit access harbors mixed feelings from community members. Those in favor of transit generally preferred microtransit recognizing the potential positive impact on traffic congestion and the benefit for community members who do not drive. Some community members oppose any transit options, reasoning that those who choose to live in the suburbs willingly depend on a car for their daily needs.

Needs

- Identify intersections and streets where additional traffic calming measures are necessary.
- Improve pedestrian and bike connectivity between activity areas, parks, schools, and neighborhoods.
- Safe infrastructure for walking and micromobility.
- Pedestrian crossings along Highway 20 between Sycamore Road and Suwanee Dam Road.

Opportunities

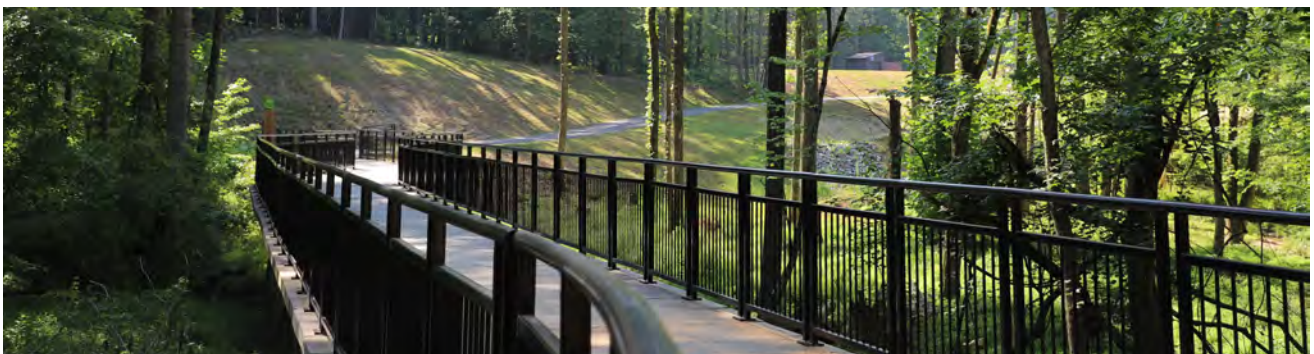
- Complete the greenway including pedestrian bridges over Highway 20.
- More continuous, convenient, safe, and interesting pedestrian and micromobility facilities in key development nodes and corridors.
- More pedestrian- and micromobility-friendly commercial nodes and activity centers.
- Anticipate evolving transportation technologies (EVTOL, autonomous vehicles, ride-share, etc.).

GREENSPACE

Located close to Lake Lanier, the Chattahoochee River, and hundreds of acres of parks within a short drive, our community has extraordinary options to gather with friends, exercise, and get outdoors. Our greenspace is a shared resource as we benefit from greenspace stewarded by our city, neighboring cities, Gwinnett County, and the National Parks Service. Within a 15-minute service area, hundreds of acres of passive and active greenspace can be accessed by our residents, from sports fields and public plazas to walking trails and unpaved hiking areas.

Greenspace provides numerous benefits to our community. It provides a place for neighbors to come together at a little league game or gather together for a picnic. Our greenspace makes a healthy and active lifestyle more accessible. From playgrounds to paved trails, community members are able to move and play in a form that best suits their needs. Greenspace can be a relaxing and peaceful place to get away from the built environment. It is also home to many plants and animals that are necessary to balance the ecosystems around us. Abundant greenspace is an important investment in our health and wellbeing. In addition to its intrinsic value, greenspace increases property values and has positive effects on local economies.

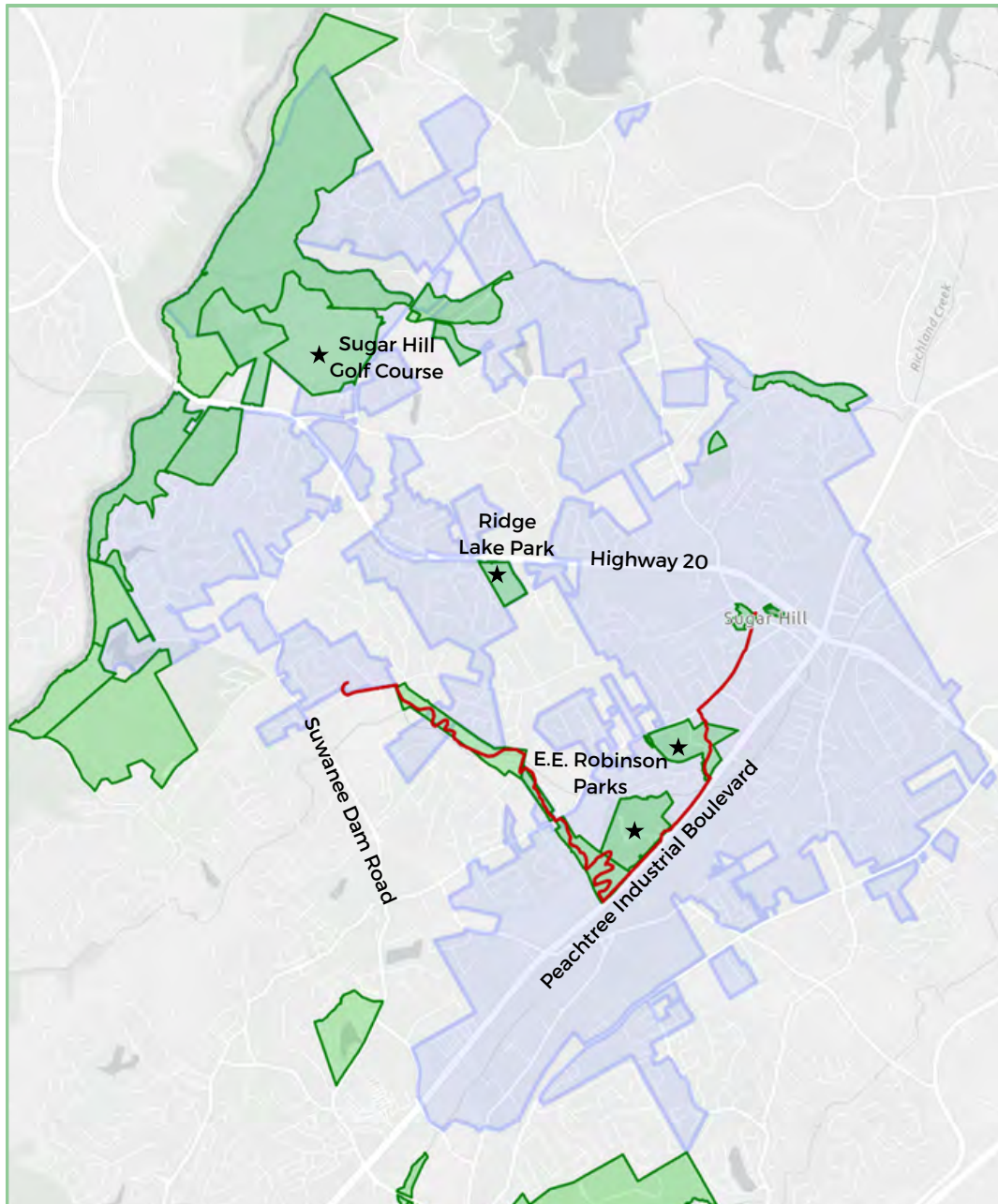
While greenspace is one of our most popular assets, there are steps that we can take in order to improve our greenspace and make it more accessible. Our trail and walkway network, while fairly robust, is a work in progress and currently lacks continuity. Hundreds of acres of land along the Chattahoochee River remain untapped for new unpaved trails and hiking activities. Many of our residents are close to parks; however, they need to use cars to safely and quickly get to them. Balancing protected greenspace with new development will become increasingly important as we run out of readily available land. By improving connections to existing assets and activating new ones, we can work to ensure that all of our residents live within a walkable or bikeable distance to a wide variety of outdoor recreational activities. Throughout this section, we will highlight our current resources and outline what we will be striving for as we look to 2039.



GREENSPACE

Data Elements

The map below shows Sugar Hill and surrounding areas in proximity to greenspace. Sugar Hill city limits are marked in blue. Parks, recreation, and greenspace are marked in green. The red line represents the completed portion of the greenway.



1,817 of acres of parks,
recreation, and greenspace

GREENSPACE

Conversations

Passive Recreation

Across all public input activities, support for passive recreation, such as trails and open fields, was evident.

Open Houses

Community members are supportive of passive recreation uses such as walking or jogging. The two most supported topics at the open houses in regard to greenspace were improving sidewalks to new and existing greenspace and enhancing usability of greenspace.

Proud of Greenspace

A resounding theme from public input is the overall support for greenspace in our community.

Open Houses

Overall, participants supported more greenspace. From improving usability of existing greenspace to acquisition of new greenspace, participants largely advocate for more greenspace and champion our parks and recreation.

Survey

Participants reiterated that passive recreation is important. For significance of greenspace, 'trees and wildlife' was the most popular answer followed by paved paths.

Roundtables

Greenspace was recurring throughout all community roundtables. Most roundtables discussed support for the greenway and mentioned support for paved and unpaved paths.

Survey

The most loved aspect of daily life in Sugar Hill is access to parks and greenspace. While parks and greenspace are important to community members, there is support to continue to grow and improve our assets. Our community enjoys going outside on weekends and sharing our greenspace with friends and family visiting.

Roundtables

All nine roundtables discussed support for our parks and recreation, highlighting it as one of our greatest assets. Greenspace assets, such as our parks, the Chattahoochee, and Lake Lanier, were often referenced when participants shared their favorite parts of Sugar Hill.

GREENSPACE

Needs

- Prioritize greenspace through strategic land acquisition.
- Evaluate opportunities for conservation.
- Invest in passive recreation amenities, such as paved and unpaved trails, as well as other flexible outdoor gathering areas.
- Review policies to encourage more ecologically effective landscaping practices.

Opportunities

- Complete the Greenway Trail throughout the community.
- Develop a strategy to activate existing greenspace holdings.
- Consider upgrading amenities at existing parks to enhance access and user experience.
- Facilitate flexible programming for gathering, community building, and events.

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.

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

"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. 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.

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



Map from Federal Communications Commission

FUTURE LAND USE

The future land use element of our comprehensive plan will guide the future character of the city as we make decisions about land use policies. This information helps us to understand where housing is, where communities gather for dining and events, and where our community can experience greenspace. An important focus of this plan update is to ensure that the future land use map best reflects the needs and preferences of our community as we look to 2039. It uses a big picture approach towards new development, suggesting general areas where uses should be located as opposed to creating a specific parcel by parcel requirement.

The majority of Sugar Hill has already been developed. Our neighborhoods will remain neighborhoods; our commercial areas will remain commercial areas. This is reflected in our updated future land use map. While there are some shifts in designations to better accommodate our vision for Sugar Hill, the map largely is unchanged from the previous plan. The former “Established Neighborhoods” and “Maturing Neighborhoods” have been combined to “Neighborhoods”. The former “Industrial” category has been renamed to “Employment Areas” area because it is more accurately characterized by a variety of existing office, warehouse, assembly, and light manufacturing uses. The Chattahoochee River District has been renamed to “Riverlands” to better align with the current planning initiative for the river corridor. “Downtown” was renamed “Town Center” for a clearer differentiation between the Central Business Overlay District (CBD) which is our core downtown area and the larger Town Center Overlay District (TCO). The TCO was not intended to develop with the same intensity as the CBD. The “Transition District” has been removed in recognition of the actual character of the underlying properties as “Employment”, “Neighborhoods”, or “Town Center”. Minor adjustments have also been made to reflect developments that have occurred in recent years, such as Ridge Lake Park. Aside from these organizational adjustments, the future land use map continues to have the same land use designations as previous plans.



FUTURE LAND USE

As we plan for 2039, we will balance the preservation of what is already here with innovation in land use as developable properties become increasingly scarce. We recognize that most of the city is largely developed, and the overall character of the city has already been established. There are, however, significant tracts in the Town Center and Riverlands areas that still require thoughtful planning.

This framework, of balancing preservation and smart development, has guided recent development decisions. While there has been little development activity in the Riverlands area, the town center has experienced an increase in mixed use and multifamily developments in the core downtown neighborhood through public and private investment.

The properties that make up the core downtown neighborhood were zoned for uses other than single family residential prior to the creation of the central business district. In fact, every mixed use and multifamily development starting with the E Center and Eagle Theater in 2016, then the Local and Cadence in 2019, Holbrook assisted living in 2020, Solis in 2022, Novare and the Refinery in 2023 was previously zoned, at least partially, for industrial, light manufacturing, general business, highway service business, office institutional, or residential multifamily. These tracts were always going to be developed for a range of uses more intense than single family residential and many were already previously developed. Some of the previous uses include: a closed county school, car wash, body shop, and automobile salvage yard. Now these properties include a gym, community theater, art gallery, history museum, a variety of indoor and outdoor gathering spaces, portions of the Sugar Hill Greenway, public art, shops, restaurants, public and private structured parking, and a variety of Class A multifamily residential developments.

Formerly known as the Chattahoochee River District, the Riverlands are comprised of city owned land near the Chattahoochee River. Future use and stewardship of this area will focus on activating existing greenspace, as well as creation of commercial uses where applicable, while preserving the ecological and cultural integrity of these lands. The Development Authority, doing business as the Riverlands Authority, will champion and facilitate careful community planning for the Riverlands.

FUTURE LAND USE

Sugar Hill is connected by several major transportation corridors which include a variety of commercial, office, warehouse, and light manufacturing uses. Highway 20, Peachtree Industrial Boulevard, and Buford Highway tie together our neighborhoods and community resources. Many of us use these major routes for daily trips including work, school, and errands, and we experience daily automobile congestion during peak travel hours. Development along these corridors must be strategic to bring improved amenities to the community while not exacerbating congestion. Several previous planning initiatives have focused on emphasizing nodes of development in key locations within these corridors in an effort to reduce distances between neighborhoods and neighborhood shopping and other amenities.

As we plan for land use throughout the community, filling in gaps may be important as we look to fulfill our shared vision for the future. Because of the shape of Sugar Hill's city limits, the Sugar Hill community reaches beyond its' jurisdictional boundary. With more than 50,000 people living in the Greater Sugar Hill area, it is important to consider the whole community in our planning efforts. As we organize strategies to best utilize our land, this may include filling in gaps between our formal boundaries through annexation. Strategic annexation enables more cohesive planning initiatives.

This section articulates the physical qualities and recommended land use policies for each character area to guide development toward a well-organized vision for Sugar Hill in 2039.



FUTURE LAND USE

Conversations

Future land use was highlighted across public input activities. As we discuss greenspace, housing, and mobility, we discuss how we distribute our land across these uses, as well as others.

More Dining Options

Survey and roundtable participants reiterated a need for more dining options, as well as more retail options. “Dining options” was the top choice for how Sugar Hill can be better, and this sentiment was reflected across all open-ended questions. Most roundtables discussed support for having more variety and quantity of dining and retail options

Support for Greenspace

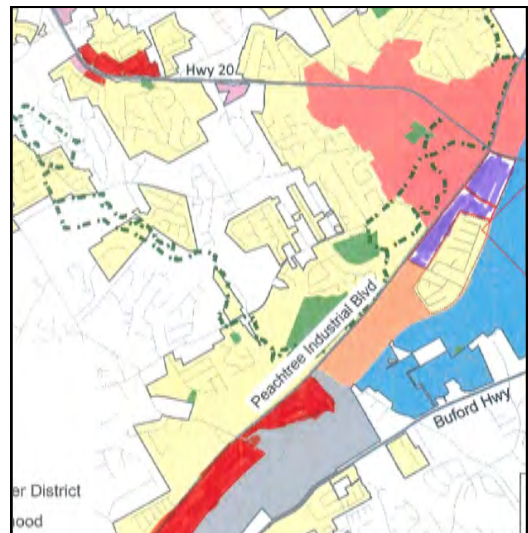
Overall support for greenspace was prevalent across all public involvement activities. Participants call for more greenspace and improved usability of existing greenspace.

Housing

Our predominant land use is single-family detached homes, which reflects the family-oriented culture and suburban development pattern of our community. Many participants enjoy this aspect of the community and would like to see it preserved. Distaste for apartments was highlighted in the survey and in some roundtables. In the short term the city should monitor how successfully existing and under construction apartments mesh with our community. In the meantime, the city should discourage new large apartments. This ensures a land use program that encourages smart development of housing in the city center while preserving our neighborhoods across the entire community.

Land Use Open House Activity

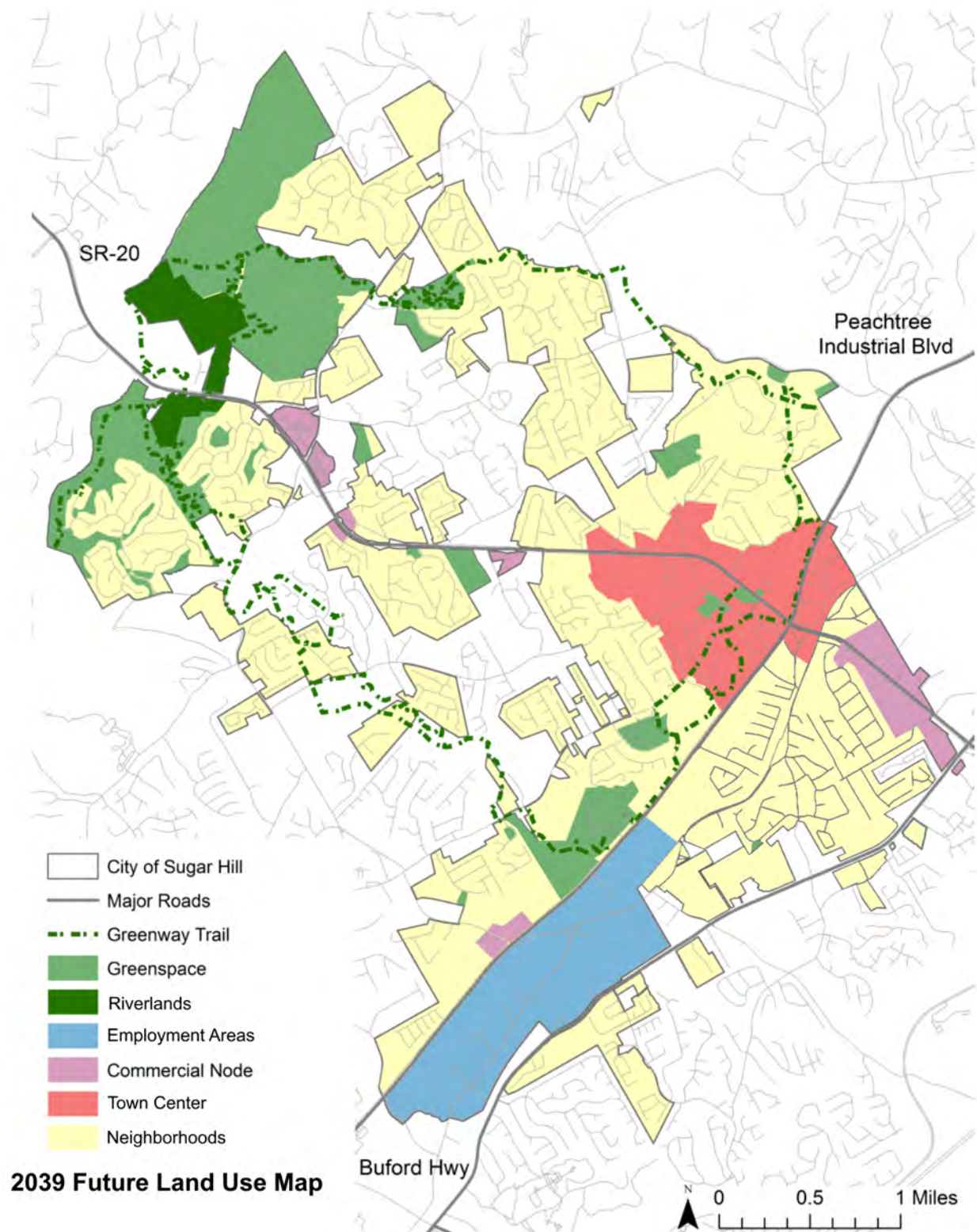
Open house participants were asked to choose land use designations for specific undeveloped properties across Sugar Hill. These properties were concentrated along Highway 20, Peachtree Industrial Boulevard, and Buford Highway. Along Highway 20, participants overall prefer either commercial or residential uses. Mixed use or commercial uses were the preferred land use designations along Peachtree Industrial Boulevard. Greenspace had some support for use along PIB. Housing was the top preferred use for Buford Highway followed by greenspace.



*example coloring sheet from an open house participant

FUTURE LAND USE

Character Area Map



FUTURE LAND USE

Character Area: Town Center

Sugar Hill's Town Center is a vibrant activity center with a mix of uses including retail, service commercial, professional office, medium to high density residential, civic, and institutional uses. Community greenspaces in this area include a mix of active, 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.

Recommended Development Patterns

- The town center should include new developments that enhance the vibrant nature of the core, including new dining, shopping, and living options.
- Maximize development potential with a mix of uses to create critical mass within a 10-minute walk.
- Ensure development patterns create a transition in scope and scale between the highest densities in the town center and surrounding suburban areas.
- Revitalize aging structures and vacant properties through redevelopment and infill strategies.
- Design controls are designed to ensure aesthetic quality for new construction.
- Continue to improve pedestrian and bike connectivity between the town center and the rest of the city.
- Incorporate a variety of active and passive greenspaces such as urban plazas, neighborhood parks, and pocket parks as a part of new development.
- Support businesses and activities that will attract and engage citizens of all ages.

Appropriate Land Uses

A variety of land uses are appropriate within the town center character area, so long as they create the desired effects as listed above. Zoning classifications of the City of Sugar Hill that generally align with this area are as follows:

- General Business (BG)
- Office-Institutional (OI)
- Highway Service Business District (HSB)
- Medium Density Single-Family Residential (RS-72)
- Medium Density Mixed Residential (R36)

*The Town Center character area describes general guidance, not to be confused with the Town Center Overlay district which describes specific development requirements for the zoning overlay district.

FUTURE LAND USE

Character Area: Commercial Nodes

Several commercial areas along GA Hwy 20 and Peachtree Industrial Boulevard provide commercial and service amenities to residents of Sugar Hill. The city is in close proximity to the Mall of Georgia and Cumming Marketplace, which absorb 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, including churches, may also be suitable for these locations. These areas generally serve the needs of the residential communities adjacent to their boundaries.

Recommended Development Patterns

- Retain strong design standards for buildings, signage, site lighting and landscaping to ensure long lasting architectural compatibility and protect the visual integrity of the city.
- Incorporate design features to further expand and improve pedestrian, micromobility, and transit connectivity.
- Encourage master planning with access through shared driveways and inter-parcel connectivity to minimize impact to local traffic.

Appropriate Land Uses

A variety of land uses are appropriate so long as they integrate aesthetically and functionally into the surrounding neighborhood. Zoning classifications of the City of Sugar Hill that generally align with this area are as follows:

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

FUTURE LAND USE

Character Area: Neighborhoods

Sugar Hill's Neighborhoods are characterized by single-family suburban neighborhoods, largely constructed within the last 30 years with pockets of older residences throughout the city. This area represents a housing typology that makes up the majority of the city's housing stock. Much of the city's land has generally reached build-out, with limited opportunities for new development on undeveloped land. Given the age and quality of the homes, there is very limited redevelopment or infill occurring in this area. Maintaining the integrity of the city's housing inventory while integrating it into new development will be an important consideration for new development.

Recommended Development Patterns

- Ensure that existing neighborhoods are afforded vehicle, pedestrian, and micromobility access to areas elsewhere in the city, particularly for older neighborhoods where connectivity may be lacking.
- Encourage compatible architectural scale and style for new and infill development to preserve community character.
- Ensure street design fosters traffic calming and safety measures within residential neighborhoods.
- Continue to integrate the Sugar Hill Greenway throughout the city to provide access to all residents.
- Provide recreational amenities, as well as passive and active greenspace, in close proximity to existing neighborhoods by leveraging land within new developments.
- Encourage area-appropriate infill on undeveloped parcels to best utilize available land within the city.

Appropriate Land Uses

Existing and appropriate land uses in this area 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; RS-175; RS-200)
- Medium Density Single-Family Residential (RS-100; RS-72)
- Medium Density Mixed Residential (R36), to allow for the development of mixed-typology housing where appropriate given the character of the surrounding area.

FUTURE LAND USE

Character Area: Employment Areas

Sugar Hill's Employment Areas support a variety of office, manufacturing, assembly, and processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, or other nuisance characteristics could be present. This area is highlighted by proximity to major transportation corridors and utility infrastructure.

Recommended Development Patterns

- New construction should be master planned.
- Introduce retail and service uses, as appropriate, while being mindful of adjacent industrial, office, or manufacturing uses.
- Ensure adequate infrastructure for future development, including utilities, truck access, etc.

Appropriate Land Uses

Land uses appropriate in this area are generally industrial, manufacturing, or office and align with the following zoning classifications of the City of Sugar Hill:

- Office-Institutional (OI)
- Light Manufacturing (LM)
- Heavy Manufacturing (HM1)
- Heavy Industry (HM2)

FUTURE LAND USE

Character Area: Riverlands

This area closest to the Chattahoochee River is predominantly undeveloped and should remain largely as such, with some limited development at the first median crossing to leverage the cultural, ecological, and market value of the properties. A suitability analysis should precede any development as a limited area will be useable for commercial, institutional or outdoor recreation uses 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.

The Riverlands Authority (Development Authority) was established with the primary function to guide development in the Riverlands District.

Recommended Development Patterns

- Maintain the property in a natural state outside of development areas.
- Develop a network of paved and unpaved trails and enhanced greenspaces to activate the area and provide access to these natural assets.
- Improve recreational access to the Chattahoochee River.
- Require any development to be low impact and complementary to the area, as suggested by and in conjunction with the Riverlands Authority.

Appropriate Land Uses

Multiple base zoning classifications exist within the Riverlands District but should be preceded by recommendations outlined by the Riverlands Authority and the City of Sugar Hill. Any development within the area must support the broader conservation area while establishing accessibility of land through pedestrian and bicycle trails, public parks, and historic or cultural sites as appropriate.

FUTURE LAND USE

Character Area: Greenspace

Areas of protected greenspace are established for recreation, pedestrian and micromobility options, or conservation purposes throughout the city. These areas include ecological, cultural, and recreation amenities, such as public parks, recreation areas, and the Riverlands District. The focus should be placed on land conservation while providing a natural balance between developments within the city. Promotion of greenspace areas as passive-use tourism and recreation destinations is encouraged.

Recommended Development Patterns

- Maintain properties in as natural a state as possible, where appropriate.
- Develop a network of trails and greenspaces to integrate into the surrounding neighborhoods and the city as a whole.
- Utilize greenspace areas as possible for the infiltration and natural cycling of stormwater runoff. Minimal development and impervious surfaces appropriate for recreational development are encouraged.
- Improve recreational access to the Chattahoochee River.

Appropriate Land Uses

Multiple base zoning classifications exist within Greenspace areas. Uses in these areas should support conservation. These areas may include pedestrian and bicycle trails, public parks, neighborhood conservation amenities, and appropriate historical or cultural sites.

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		
Explore the requirements of becoming a Broadband Ready Community as more information on the program becomes available.	Postponed	
Implement recommendations from the LCI Downtown Master Plan.	Underway	The City of Sugar Hill is in the process of completing recommendations.
Housing		
Implement a program to improve the visual appearance of homes in older neighborhoods in the city.	Incomplete	
Address the need for greater diversity in housing types.	Underway	The City of Sugar Hill has updated zoning and development guidelines to include a greater diversity of housing types.
Transportation		
Identify transit-oriented development opportunities.	Complete	The City of Sugar Hill has implemented a downtown development strategy that will facilitate access to potential transit services.
Conduct inventory of pedestrian and bike facilities.	Postponed	
Implement the Sugar Hill Greenway Master Plan.	Underway	The City of Sugar Hill has completed 4.7 miles of the planned greenway.

REPORT OF ACCOMPLISHMENTS

Description	Status	Explanation/Comment
Complete scheduled streetscape improvement, road widening, and road extension projects outlined in the transportation section of this plan.	Complete	
Natural and Cultural Resources		
Identify existing historic and cultural sites within the city.	Underway	
Protect existing and identify new greenspaces throughout the city, particularly in areas that are within walking distance of downtown.	Underway	
Develop a Parks & Recreation Master Plan.	Underway	The City of Sugar Hill is in the midst of creating a Parks, Recreation, and Greenspace master Plan.
Facilities and Services		
Coordinate with Gwinnett County to provide sewer system improvements.	Underway	

COMMUNITY WORK PROGRAM

Description	2024	2025	2026	2027	2028	Estimated Cost	Responsible Party	Possible Funding Source
Economic Development								
Prioritize programs to retain existing local businesses.	X	X				Staff Time	City of Sugar Hill Economic Development Manager	General Fund
Develop programs to attract new local businesses to vacant commercial spaces.	X	X	X	X	X	Staff Time	City of Sugar Hill Economic Development Manager	General Fund
Develop program to track inventory of vacant and underused commercial spaces.	X	X	X	X	X	Staff Time	City of Sugar Hill Economic Development Manager	General Fund
Downtown public parking.	X					\$5,875,000	City of Sugar Hill Economic Development Manager	SPLOST
Bowl improvements.			X	X		\$4,900,000	City of Sugar Hill Economic Development Manager	SPLOST
Housing								
Conduct a detailed housing needs assessment.	X	X				\$25,000	City of Sugar Hill Planning Department	General Fund
Research programs to mitigate steep rise in housing prices and encourage new workforce housing.	X	X	X	X	X	Staff Time	City of Sugar Hill Planning Department	General Fund
Identify appropriate variety of housing types that support aging in place.	X	X	X	X	X	Staff Time	City of Sugar Hill Planning Department	General Fund
Identify and evaluate potential programs supportive of seniors and those with disabilities.		X	X			Staff Time	City of Sugar Hill Planning Department	General Fund
Land Use								
Inventory properties where development or redevelopment is likely to occur and work with neighbors to craft local area plans for those tracts.			X	X		Staff Time	City of Sugar Hill Planning Department, Economic Development Manager	General Fund
Implement program to track inventory of developable land.		X	X			Staff Time	City of Sugar Hill Planning Department	General Fund
Conduct Spatial Analysis of neighborhood proximity to community amenities.	X	X				Staff Time	City of Sugar Hill Planning Department	General Fund
Identify key nodes and nodes most likely for redevelopment to develop area plans where applicable.	X					Staff Time	City of Sugar Hill Planning Department	General Fund

COMMUNITY WORK PROGRAM

Description	2024	2025	2026	2027	2028	Estimated Cost	Responsible Party	Possible Funding Source
Transportation								
Complete pedestrian bridge at Stanley Street and SR20.	X	X				\$6,000,000	City of Sugar Hill Project Management Staff	General Fund/SPLOST
Complete future Greenway phases.	X	X	X	X	X	\$10,500,000	City of Sugar Hill Parks and Recreation, Assistant City Manager	SPLOST
Sidewalk projects.	X	X				\$1,600,000	City of Sugar Hill Project Management Staff	SPLOST
Traffic calming and streetscape improvements.	X	X	X			\$4,200,000	City of Sugar Hill Project Management Staff	SPLOST
Road network improvements.			X	X	X	\$3,100,000	City of Sugar Hill Project Management Staff	SPLOST
Natural and Cultural Resources								
Support SHHPS historical archiving program.	X	X	X	X	X	Staff Time	City of Sugar Hill	General Fund
Invest in a public art master plan.			X	X		\$50,000	City of Sugar Hill, Arts Commission, City Manager	General Fund
Master plan Richland Creek trailhead park.			X			\$25,000	City of Sugar Hill	SPLOST/Grants
Develop a master plan for Riverlands District.	X					\$75,000	Development Authority	General Fund
Inventory, evaluate & acquire properties for greenspace acquisition.	X	X	X	X	X	\$3,000,000	City of Sugar Hill, Planning Department, City Manager	General Fund
Build Richland Creek Trailhead park.				X	X	\$2,000,000	City of Sugar Hill	General Fund
Downtown parks and greenspace.	X	X				\$1,650,000	City of Sugar Hill Parks and Recreation, Assistant City Manager	SPLOST
Facilities and Services								
Evaluate areas for improvement at existing park facilities.	X	X				Staff Time	City of Sugar Hill	General Fund
Implement ADA Transition Plan.	X					Staff Time	City of Sugar Hill	General Fund



ENVISION100

SUGAR HILL 2039 COMPREHENSIVE PLAN



Appendix A: Community Involvement

The Sugar Hill Comprehensive Plan Update was guided by a Steering Committee comprised of citizens, local business owners, elected officials, and Sugar Hill staff. The Steering Committee focused on providing direction and feedback for the outreach and public involvement program in the process, and all meetings were open to the public. There were opportunities for public participation at community meetings, as well as the regularly scheduled City Council meetings where the plan was discussed. Meetings were advertised through local media outlets and on the city's social media sites and are summarized below.

Steering Committee Meeting #1: July 13th, 2023

Members reviewed and discussed their role as the steering committee. An overview of the planning process and the Comprehensive Plan elements was presented. Planning staff shared the public involvement plan and asked for feedback from members. Members completed a form to respond to planned input opportunities and outreach campaign.

Steering Committee Meeting #2: August 14th, 2023

Members reviewed and discussed updates to the public input and outreach campaign. Staff incorporated comments made at the July meeting into the updated program.

Steering Committee Meeting #3: September 11th, 2023

Members provided feedback on the final update covering public involvement and outreach. This meeting was held virtually on Microsoft Teams.

Public Hearings:

The public hearings allowed citizens to review and provide feedback for the Comprehensive Plan. The first meeting focused on the public involvement and outreach plan. All comments were synthesized for the plan. The second meeting focused on the draft which was made public for review on the City of Sugar Hill website. Comments were received at the Second Hearing before planning staff. The plan was available for review on the website with the opportunity to comment via email; no emails were received. Further comment during the regional review period was incorporated into the final draft adopted by the City Council. A third public hearing is planned for February 2024.

Survey:

The survey was open from May 10th, 2023, to August 10th, 2023. The survey featured multiple choice, ranked choice, and open-ended questions. The survey was conducted virtually through publicinput.com with a page on the city website. Paper versions of the survey were available by phone call as well as at City Hall, the E Center, and Shiv Mandir. The survey was available in Spanish and English. 825 community members participated in the survey!

Community Roundtables:

A series of community roundtables provided an opportunity for small group conversations among community members and planning staff. Roundtables were scheduled according to responses to an interest form that was open for over a week. In total, 44 community members attended a roundtable!

Each roundtable began with a short presentation followed by a guided activity. There was additional time for open discussion towards the end of each meeting. Roundtables focused on housing, mobility, and greenspace. The discussions in the roundtables were recorded for analysis and documentation.

Meetings were held as follows:

- Monday, August 7th, at 5:30 p.m., Roundhouse Room
- Wednesday, August 9th, at 2:00 p.m., Roundhouse Room
- Thursday, August 10th, at 6:00 p.m., Roundhouse Room
- Saturday, August 11th, at 11:00 a.m., Roundhouse Room
- Monday, August 14th, at 4:00 p.m., Microsoft Teams
- Tuesday, August 15th, at 7:00 p.m., Roundhouse Room
- Wednesday, August 16th, at 5:30 p.m., Microsoft Teams
- Thursday, August 17th, at 1:00 p.m., Roundhouse Room
- Friday, August 18th, at 5:00 p.m., Roundhouse Room

Open Houses:

4 open house meetings were held across the community. Overall, 44 community members were in attendance. Open houses featured boards that highlighted results from public input and data analyzed. There were five boards where community members were asked to place stickers and two worksheets.

- Monday, August 28th, from 5:00 p.m. to 6:00 p.m. at Samba Steakhouse
- Tuesday, August 29th, from 10:30 a.m. to 11:30 a.m. in the City Hall Community Room
- Wednesday, August 30th, from 7:00 p.m. to 8:00 p.m. in the E Center Waterfall Room
- Thursday, August 31st, from 6:00 p.m. to 7:00 p.m. at the Church on the Hill

Lanier Cluster Student Events:

Over 100 students from all five Lanier cluster schools were welcomed at City Hall to learn more about local government and partake in input activities for ENVISION100. Students from Lanier High School and Lanier Middle School came to City Hall on September 26th. Students from Sugar Hill Elementary School, Sycamore Elementary School, and White Oak Elementary School came to City Hall on September 27th. Students participated in a feedback session which included placing stickers on boards and completing a worksheet.

Steering Committee Meeting: July 13th, 2023



Agenda
City of Sugar Hill
Steering Committee
July 13th, 2023, 6:00 p.m.

Welcome to the team!

Steering Committee Role

Introductions

Public Involvement Plan

Questions and Input

City Hall Community Room
5039 West Broad Street
Sugar Hill, GA. 30518
Office: 770-945-6716

Steering Committee

July 13th, 2023

Name

Marc Cohen	Jerry Oberholtzer
Wendy Suddeth	Chuck Allen
Avery Simmons	Faye Sisson
Harold	Jarasha Hawn
Ben Urbanowicz	Claire Weatherly
Jenn Thatcher	Lucy Wince
DAVID B. Williams	
Sheldon/Ga (B.C.)	
Steve Grassle	
Jodi Woff	
Nicella Brown	
Kasey Jackson	
Brandon Jackson	

Steering Committee Meeting: August 14th, 2023



Agenda
City of Sugar Hill
Steering Committee
August 14th, 2023, 6:00 p.m.

Welcome and Introductions

ENVISION100 Survey Update

Community Roundtables Update

Outreach Efforts Update

Open Houses

Questions and Input

City Hall Community Room
5039 West Broad Street
Sugar Hill, GA. 30518
Office: 770-945-6716

Steering Committee

August 14th, 2023, 6:00 p.m.

Name

Marc Cohen	Sheldon/Ga
Jerry Oberholtzer	Nicella Brown
Chase Renak	Steve Grassle
Victoria Kuhnert	Amber Chambers (media)
Denise Hall	
Jack Little	
Chandra Brandel	
Avery Simmons	
Nick Beyer	
Wendy Suddeth	
Kathryn Plaskin	
Faye Sisson	
Amey Cook	

Steering Committee Meeting: September 11th, 2023



Agenda
City of Sugar Hill
Steering Committee
September 11th, 2023, 6:00 p.m.
Microsoft Teams Meeting

Welcome and Introductions

Open Houses Update

Outreach Efforts Update

Up next!

Summary

12

Attended

5:52 PM - 6:18 PM

Start and end time

25m 47s

Meeting duration

19m 13s

Average attendance time

Participants

Name	First join	Last leave	In-meeting duration	Role
CW Claire Weatherly cweatherly@cityofsugarhill.com	6:01 PM	6:18 PM	17m 5s	Organizer
DH Denise Hoell denise.hoell@cityofsugarhill.com	5:53 PM	6:18 PM	24m 22s	Presenter
KA Kaipo Awana KAwana@cityofsugarhill.com	5:54 PM	6:18 PM	23m 50s	Presenter
FS Faye Sisson	5:55 PM	6:18 PM	23m 9s	Presenter
HD Hattie Diaz hdiaz@cityofsugarhill.com	5:55 PM	6:18 PM	22m 22s	Presenter
NB Nick Boyers Nick.Boyers@gcpsk12.org	5:56 PM	6:18 PM	21m 35s	Presenter
SG Steve Graessle	5:56 PM	6:18 PM	21m 17s	Presenter
CB Chandra Brandel Chandra.Brandel@gcpsk12.org	5:58 PM	6:18 PM	19m 51s	Presenter
JO Oberholtzer, Jerry Jerry.Oberholtzer@gwinnettcounty.com	6:01 PM	6:18 PM	16m 58s	Presenter
MC Marc Cohen marccohen@cityofsugarhill.com	6:01 PM	6:18 PM	16m 32s	Presenter
JH jonathan hoover	6:02 PM	6:18 PM	16m 12s	Presenter
KB Kathryn Baskin	6:10 PM	6:18 PM	7m 21s	Presenter

Public Hearing: Planning Commission, July 17th, 2023

**AGENDA
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, JULY 17, 2023 – 7:00 PM
CITY HALL COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GA. 30518
OFFICE: 770-945-6734**

WORK SESSION BEGINS PROMPTLY AT 6:45 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVAL OF MINUTES

Approval of the April 17, 2023, minutes as written.

BOARD MEMBER COMMENTS

OLD BUSINESS

NEW BUSINESS

1. **PUBLIC HEARING** – Vision 100 Comprehensive Plan Update

CITIZENS COMMENTS

ADJOURNMENT

Public Hearing: Planning Commission, July 17th, 2023

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, JULY 17, 2023 – 7:00 PM
CITY HALL COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GA. 30518
OFFICE: 770-945-6734**

WORK SESSION BEGINS PROMPTLY AT 6:45 PM

Present were Chairman Jeremy White, Commission Members Phil Olsen, and Jason Jones. Also present were City Attorney Frank Hartley, Planning Director Kaipo Awana, Planning Technician Kimberly B. Landers, Planners Logan Witter, Claire Weatherly. Absent was Vice Chairman Julie Adams and Commission Member Rosemary Walsh

WORKSESSION: Called to order at 6:45 pm by Chairman Jeremy White. There were no comments from the Commission Members about the upcoming cases. Work Session was closed.

CALL TO ORDER at 7:00 pm by Chairman Jeremy White.

PLEDGE OF ALLEGIANCE TO THE FLAG led by Chairman Jeremy White.

APPROVAL OF THE AGENDA

Commission Member Jason Jones made a motion to approve the agenda. Commission Member Phil Olsen made the second. Motion approved 3-0.

APPROVAL OF MINUTES

Approval of the April 17, 2023, minutes as written.

Commission Member Phil Olsen made a motion to approve the April 17, 2023, minutes as written. Commission Member Jason Jones made the second. Motion approved 3-0.

BOARD MEMBER COMMENTS - None

OLD BUSINESS - None

NEW BUSINESS

1. PUBLIC HEARING – Envision 100 Comprehensive Plan Update

Planning Director Kaipo Awana went over updates to the Envision 100 comprehensive plan pertaining to the outreach efforts and public involvement. Citizens who commented included Gary Pirkle who questioned who was on the steering committee and how they were selected and wants that information published. Andrew Schultz questioned the outreach and indicated he only found out about it through the Council Meeting and wants to get more people involved.

CITIZENS COMMENTS - None

ADJOURNMENT

Commission Member Phil Olsen made a motion to adjourn. Commission Member Jason Jones made the second. Motion approved 3-0.

Meeting adjourned 7:15 pm.

Public Hearing: Planning Commission, July 17th, 2023

 **PUBLIC COMMENT CARD** Please Print & Fill In Completely

Agenda Item/Zoning Case #: _____

Name: Andrew Schultz

Address: [REDACTED]

Phone #: [REDACTED]

<input type="checkbox"/> SUPPORT	OR	<input type="checkbox"/> OPPOSE
I AM A SUGAR HILL RESIDENT		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
I AM A SUGAR HILL BUSINESS OWNER		<input type="checkbox"/> YES <input type="checkbox"/> NO

_____ receive the city's E-Newsletter please provide your email

PUBLIC HEARING: After the Mayor opens the public hearing and calls your name approach the podium and state your name and address for the record. Only address the Mayor and Council, not the audience. Each side for and opposed will have an equal share of total time to speak. Ten minutes per side is the normal time limit.

CHECK WHAT MAY APPLY:	<input type="checkbox"/> I WISH TO SPEAK	OR	<input type="checkbox"/> I DO NOT WISH TO SPEAK BUT WANT MY COMMENTS READ INTO THE RECORD.
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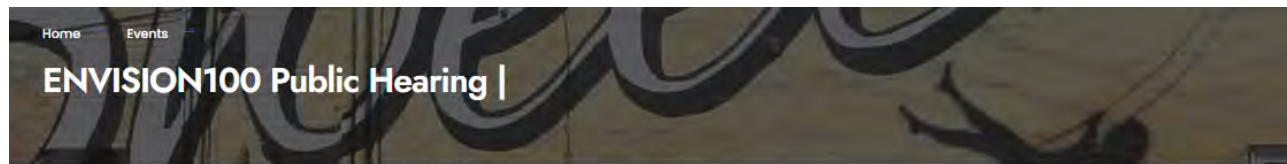
Comment Card Instructions:

1. Complete the card including the Agenda Item, Zoning Case Number, your name, address and phone number.
2. Submit the completed card to the City Clerk.

Question/Comment: More public but reach + input

Gary Pirkle did not fill out a
Comment card.

Public Hearing: November 30th, 2023



The second public hearing for the ENVISION100 Comprehensive Plan update will be held November 30th at 7:30 p.m. in the City Hall Community Room.

Please join us as we review the plan. Community members will have the opportunity to provide input.

Event Details

- **Date:** Nov 30
- **Time:** 7:30 pm to 8:30 pm
- **Venue:** Community Room
- **Categories:** Planning and Development

Location

Community Room

5039 W Broad St, Sugar Hill, Georgia
30518



PUBLIC COMMENT CARD – ENVISION100 Comprehensive Plan

Nov. 30th, 2023

Name: Clifton PREWITT

Address

Phone

I am a Sugar Hill Resident.

☒ YES ☐ NO

I am a Sugar Hill Business Owner.

☒ YES ☐ NO

Please check what may apply:

☒ I would like to speak.

☐ I would not like to speak but want my comments read into the record.



PUBLIC COMMENT CARD – ENVISION100 Comprehensive Plan

Nov. 30th, 2023

Name: Gary Pinkie

Ad

Ph

I am a Sugar Hill Resident.

☒ YES ☐ NO

I am a Sugar Hill Business Owner.

☐ YES ☒ NO

Please check what may apply:

☒ I would like to speak.

☐ I would not like to speak but want my comments read into the record.

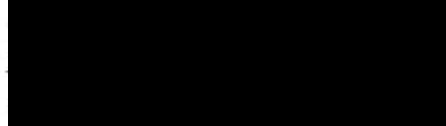
Public Hearing: November 30th, 2023



PUBLIC COMMENT CARD – ENVISION100 Comprehensive Plan

Nov. 30th, 2023

Name: Andrew Schultz



I am a Sugar Hill Resident.

☒ YES ☐ NO

I am a Sugar Hill Business Owner.

☐ YES ☒ NO

Please check what may apply:

☒ I would like to speak.

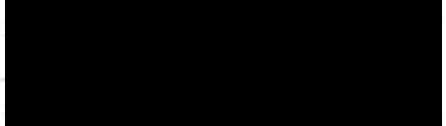
☐ I would not like to speak but want my comments read into the record.



PUBLIC COMMENT CARD – ENVISION100 Comprehensive Plan

Nov. 30th, 2023

Name: Amber Chambers



I am a Sugar Hill Resident.

☒ YES ☐ NO

I am a Sugar Hill Business Owner.

☐ YES ☐ NO

Please check what may apply:

☒ I would like to speak.

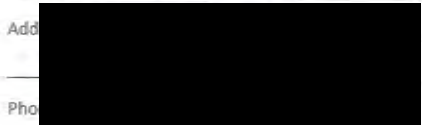
☐ I would not like to speak but want my comments read into the record.



PUBLIC COMMENT CARD – ENVISION100 Comprehensive Plan

Nov. 30th, 2023

Name: Joshua Anderson



I am a Sugar Hill Resident.

☒ YES ☐ NO

I am a Sugar Hill Business Owner.

☐ YES ☒ NO

Please check what may apply:

☒ I would like to speak.

☐ I would not like to speak but want my comments read into the record.

Public Hearing: November 30th, 2023



PUBLIC COMMENT CARD – ENVISION100 Comprehensive Plan

Nov. 30th, 2023

Name: James January

Add

Pho

I am a Sugar Hill Resident.

☒ YES ☐ NO

I am a Sugar Hill Business Owner.

☐ YES ☐ NO

Please check what may apply:

☒ I would like to speak.

☐ I would not like to speak but want my comments read into the record.

ENVISION100 PUBLIC HEARING

Nov. 30th, 2023

Name: Gary Pickle

Address: [REDACTED]

I do not agree with R36 townhomes in the business designated
areas on Hwy 20, A1B, and Buford Highway

I also do not agree with all of the spending in the
work program

ENVISION100 PUBLIC HEARING

Nov. 30th, 2023


Name: James January

Address: [REDACTED]

1. Consider light/medium industrial as appropriate
as jobs!

2. New ideas for single family/affordable "starter"
homes

December 2023 City Council



[City News](#)
City Updates




[City Services](#) ↓
All city departments

[Business](#) ↓
Doing Business

[Government](#) ↓
Mayor & City Council

[Get Involved](#) ↓
In your community

[City of Sugar Hill](#)[Notices](#)[Service Requests](#)[Community Events](#)[Calendar](#)



CITY COUNCIL WORK SESSION

DATE:
12/04/2023

TIME:
07:00 PM

MEETING LOCATION:
COUNCIL CHAMBERS

AGENDA FILES:

 [2024 Budget Highlights](#)

 [2024 Proposed Budget Summary 112023](#)

 [PROPOSED 2024-28 CIP Budget 2023.11.20-1](#)

 [RZ-22-007 Dec CC Epack](#)

 [Planning Staff Report Envision100](#)

 [Property Line Adjustment 12042023](#)

 [Right-of-Way Donation Acceptance](#)

[View All Agendas and Minutes](#)

AGENDA ITEMS FOR THE COUNCIL MEETING

AWARDS AND PRESENTATIONS/PROCLAMATIONS

- Proclamation North Gwinnett Cluster Teacher of the Year – Mayor Pro Tem Cohen

OLD BUSINESS

NEW BUSINESS

- Public Hearing, 2024 Proposed General Fund and Capital Improvement Budget – City Manager
 - [2024 Budget Highlights](#)
 - [2024 Proposed Budget Summary 112023](#)
 - [PROPOSED 2024-28 CIP Budget 2023.11.20-1](#)
- RZ-22-007, Jason Nam Kim, 5422 Sugar Ridge Dr., Tax Parcel R7 321031, 2.68 acres zoned RS-100 proposed zoning BG (public hearing 12-11-23) – Planning Director
 - [RZ-22-007 Dec CC Epack](#)
- Envision 100 Comprehensive Plan, Adoption and Approval to transmit to the Georgia Department of Community Affairs and the Atlanta Regional Commission for review and compliance with state planning standards – Planning Director
 - [Planning Staff Report Envision100](#)
- Property Line Adjustment Sugar Hill Distillery/Cemetery – Assistant City Manager
 - [Property Line Adjustment 12042023](#)
- Right-of-Way Donation Acceptance New Road “A”/Church Street Extension – Assistant City Manager
 - [Right-of-Way Donation Acceptance](#)

December 2023 City Council

City of Sugar Hill
Planning Staff Report
ENVISION100

DATE: December 1, 2023
TO: Mayor & City Council
FROM: Planning Director
SUBJECT: ENVISION100 Comprehensive Plan

Plan development for the ENVISION100 Comprehensive Plan is nearing completion. I'm proud of the thorough data analysis and extensive community engagement efforts of the project team, steering committee, and fellow coworkers from various city departments. I'd also like to thank KB Advisory Group for expert market analysis and Accent Creative Group for graphic design and communication support.

A draft of the plan was made available on the city's website Thursday, November 16th. A public hearing was conducted at 7:30 PM on Thursday, November 30th at city hall. We will continue proofreading as we prepare to submit the document for regional review in addition to compiling and including as much final feedback from the community as possible.

To provide the community ample time to review and provide feedback, we will accept comments through 5:00 PM this Thursday, December 7th so that we can incorporate them into the latest document prior to city council taking action to initiate regional review on Monday, December 11th.

Survey Responses

ENVISION100 Survey #1

Project Engagement

Tell us about your relationship to community! (Choose all that apply)

87%	Resident of Sugar Hill	731 ✓
34%	Own Property	288 ✓
25%	Family/Friends live in Sugar Hill	212 ✓
21%	Visit Sugar Hill Often	176 ✓
12%	Employed Nearby (<5 miles)	99 ✓
11%	Employed Elsewhere (>5 miles)	93 ✓
7%	Own a Business	62 ✓
4%	Currently Renting	30 ✓
1%	Student	10 ✓
0%	Own multiple homes for rent	3 ✓

840 Respondents

Tell us about your relationship to community! (Choose all that apply)

87%	Resident of Sugar Hill	731 ✓
34%	Own Property	288 ✓
25%	Family/Friends live in Sugar Hill	212 ✓

21%	Visit Sugar Hill Often	176 ✓
12%	Employed Nearby (<5 miles)	99 ✓
11%	Employed Elsewhere (>5 miles)	93 ✓
7%	Own a Business	62 ✓
4%	Currently Renting	30 ✓
1%	Student	10 ✓
0%	Own multiple homes for rent	3 ✓

840 Respondents

What is the main language that is spoken at home?



851 respondents

Please select all that apply to your household make up:

81%	Married / Domestic Partnership	676 ✓
32%	School Aged Children	265 ✓
16%	Single	134 ✓
14%	Young Children	120 ✓
14%	Adult Children living at home	118 ✓
13%	Empty Nesters	108 ✓
7%	Grandparent(s)/Multigenerational	55 ✓
4%	Disabled/Family member with a disability	31 ✓

838 Respondents

Where do you live?





Imagery ©2023 NASA, TerraMetrics

What neighborhood do you live in?

18%	Subdivision Not Listed	130 ✓
12%	I don't live in a subdivision	91 ✓
6%	Wild Timber	43 ✓
5%	Laurel Park	40 ✓
5%	Twin Creeks	35 ✓
4%	Barrington Estates	32 ✓
4%	Oaks at Lanier	29 ✓
4%	Arbor Clos	27 ✓
3%	Riverside Walk	24 ✓
3%	Secret Cove	24 ✓
3%	Frontier Forest	23 ✓

2%	Primrose Creek	18 ✓
2%	Parkview	17 ✓
2%	I live in an apartment	14 ✓
2%	Avonley Creek	14 ✓
1%	Bent Creek	10 ✓
1%	Pinecrest Station	10 ✓
1%	Abingdon	9 ✓
1%	Emerald Lake	8 ✓
1%	Kendrix Ridge	8 ✓
1%	Springs	8 ✓
1%	Sycamore Summit	8 ✓
1%	Creeside at Pinecrest	7 ✓
1%	Brighton Park	6 ✓
1%	Fairview Park Townhomes	6 ✓
1%	Lakefield Forest	6 ✓
1%	Richland Creek	6 ✓
1%	Sugar Hill Plantation	6 ✓
1%	Cypress Springs	5 ✓

1%	Glen at Level Creek	5 ✓
1%	Lanier Park	5 ✓
1%	Princeton Oaks	5 ✓
1%	Ashford Crossing	4 ✓
1%	Parkside Landing	4 ✓
1%	Rivendale Crossing	4 ✓
1%	Saddle Tree	4 ✓
0%	Cobblestone Park	3 ✓
0%	Glens of Sugar Hill	3 ✓
0%	Hillcrest Townhomes	3 ✓
0%	Oakgrove Estates	3 ✓
0%	Summergrove	3 ✓
0%	Westbrook Commons	3 ✓
0%	Links at Sugar Hill	2 ✓
0%	Pine Pavilion Estates	2 ✓
0%	Sugar Hill Overlook	2 ✓
0%	Sugar Hill Station	2 ✓
0%	West Price Hills	2 ✓

0%	Belmore Estates	1 ✓
0%	Enclave at Hunters Creek	1 ✓
0%	Hadley Township	1 ✓
0%	Hillcrest Glenn	1 ✓
0%	Lake Forest Estates	1 ✓
0%	Preserve at Addison Woods	1 ✓
0%	Roberts Landing	1 ✓
0%	Warrenton	1 ✓

730 Respondents

How long have you lived in Sugar Hill?

33%	16+ years	265 ✓
22%	6-10 years	183 ✓
16%	2-5 years	134 ✓
12%	11-15 years	98 ✓
10%	I do not live in the City of Sugar Hil	80 ✓
7%	Less than 2 years	55 ✓

What statement best describes your home situation?

90%	Own a single family house	729 ✓
3%	Rent a single family house	28 ✓
3%	Rent a flat/apartment	21 ✓
2%	Own a townhome	17 ✓
1%	Other	10 ✓
1%	Rent a townhome	7 ✓
0%	Own a condo/flat	1 ✓

Which statement best describes your typical commuting situation? (Choose all that apply.)

75%	I drive	613 ✓
34%	I work at home	281 ✓
10%	I do not work	84 ✓
3%	I walk or bike	28 ✓

0%

I take transit

4 ✓

0%

I carpool/vanpool

1 ✓

817 Respondents

If you chose more than one option, please explain why:

My neighborhood is not listed

3 months ago

I'm a hybrid employee

3 months ago

The question was "choose all that apply". I am an artist that works from home and my means of commuting is driving. Therefore, those are my apt choices.

3 months ago

I drive children to school, but I do not work, besides being a stay-at-home mother.

3 months ago

My work is just a minute of my house.

3 months ago

Retired

3 months ago

I occasionally go into the office

3 months ago

Primarily retired with some work from home.

3 months ago

Hybrid

3 months ago

Work from home and travel to clients.

3 months ago

Realtor /Home Office

3 months ago

i do have to drive sometimes for errands and work

3 months ago

Hybrid.

3 months ago

Work some says from home

3 months ago

I work from home

3 months ago

We mostly drive around Sugar Hill. If there is a big event, we walk to downtown if we're able because there usually isn't enough parking.

3 months ago

hybrid job

3 months ago

No more apartments. Taxes are ridiculous. Not enough parking has been allotted for increase in housing. Would love to see better quality restaurants with outside seating. Trader Joe's would be a very welcomed addition.

3 months ago

Hybrid work

3 months ago

I drive to and from the PO, Grocery Stores, my Church etc but do not have a job as I am retired.

3 months ago

I work from home but commute to activities at church in Floery Branch several days a week

3 months ago

My job is hybrid, currently one day at home and 4 in the office.

3 months ago

Work from home with occasional trip to office

3 months ago

Stop building our little sugar Hill area is getting Over CROWDED I've LIVED HERE FOR 22 YEARS AND ALMOST ALL THE TREES ARE GONE AND TOO MANY BUILDINGS APARTMENT EVERYWHERE

3 months ago

I travel by car for film work and walk for leisure in the city limits.

3 months ago

H

3 months ago

I take my kids to school on bike, my husband drives, and I work from home

3 months ago

80% of my work is from my home. The remaining 20% is from my office in Stone Mountain or remote locations throughout the United States

3 months ago

Hybrid work

3 months ago

I work from home, but I drive my kids to school every day

3 months ago

Hybrid schedule

3 months ago

I work at home most of the time but do occasionally drive to the office

3 months ago

I work hybrid so I work from home and in the office.

3 months ago

Work 3 days a week at home

3 months ago

I drive when I sub for a preschool but that is not a regular job.

4 months ago

I work from home, but when I have to go anywhere I drive

4 months ago

Travel for work

4 months ago

Stay at home mom

4 months ago

I am a disable person. But I can drive.

4 months ago

Hybrid job

4 months ago

I have 2 jobs.

4 months ago

Work from home as well commute a couple days a week

4 months ago

Previously commuted via Gwinnett Express at 985 park & ride

4 months ago

I work from home 3 days a week

4 months ago

Hybrid employee

4 months ago

All apply to household members.

4 months ago

50/50 work from home and office.

4 months ago

Go to office 2-4 days monthly.

4 months ago

One of us drives 3 miles each way to work. The other adult in my household works from home.

4 months ago

Hybrid

4 months ago

Flex work schedule, at home typ 1-2 days a week. Other days I commute to office out of area or travel to customer sites.

4 months ago

I drive to my business, Work from home for my Job & try to walk or bike for household stuff

4 months ago

I work a hybrid schedule - drive to office 3x week, work from home 2x week.

4 months ago

I work from home most days, and drive to the office some days

4 months ago

Because I drive my kids to their school, to the stores that are not near, and I work from home.

4 months ago

I'd love to bike if there is a safe cycle lane along suwanee dam and 20

4 months ago

I primarily work at home but I meet with tena RS and contractors at my properties.

4 months ago

My Daughter and Husband Drive and I work from Home.

4 months ago

Transit as much as possible, but have to drive much of the time. Would love more transit!

4 months ago

I'm retired but need to drive to live my life

4 months ago

I go into the office sometimes but mostly work from home.

4 months ago

One family member commutes to an office in Suwanee, one primarily works from home

4 months ago

I own my own business.

4 months ago

I am a homeschool mom. We learn at home a lot, but also do lots of field trips.

4 months ago

Retired

4 months ago

I work in Alpharetta most days, but I also work from home at least once per week (when not traveling).

4 months ago

Three points I'd like to reiterate:

1. There are a lot of run down/ vacant spaces with prime real estate. Knock those places down and rebuild before clearing out trees and land.
2. Traffic is awful and getting worse by the day. It's irresponsible to build and build without thought the of creating new roads and/or traffic regulations.
3. Like many have said, those apartments downtown are hideous and unnecessary.
4. If Sugar Hill isn't more thoughtful it will end up like a Lindburg or Lilburn area: a place that had potential to shine like it's neighboring towns, but poor decisions make it a lower income drive-thru town with nothing to see or do.

4 months ago

Hybrid work

4 months ago

Hybrid work schedule

4 months ago

Drove before covid. Have been working from home since covid. Anticipate going back to the office or some hybrid schedule by end of the year.

4 months ago

Work from home but drive kids to school/day care and drive to work once a week.

4 months ago

I am able to work at home some days and drive the rest

4 months ago

I'm a photographer

4 months ago

I have a corporate job where I work from home and drive to photography sessions for my business I own

4 months ago

I work from home 75%

4 months ago

I drive and my husband works from home

4 months ago

Sometimes required to go to office in Duluth

4 months ago

I work at home and wife drives to work

4 months ago

Hybrid Work

4 months ago

I work from home 4/5 days a week. One day a week I drive to my office in Cobb County

4 months ago

I work from home 2 days a week, drive to the office 3 days.

4 months ago

Drive distances that are a little out of the neighborhood, bike to closer distances to avoid traffic

4 months ago

Hybrid work schedule

4 months ago

I drive far distances but often travel by bike or walking in town

4 months ago

I work from home and work requires that we commute to the office 2 days per week minimum

5 months ago

Hybrid work, in office 6-9 days a month

5 months ago

I drive

5 months ago

Hybrid work

5 months ago

I work from home but my wife commutes to work.

5 months ago

I mostly work from home, but go to the office two days per week.

5 months ago

My Wife drives and I work at home

5 months ago

Drive to office several times a year

5 months ago

I'm a realtor, so I work at home and commute.

5 months ago

I work from home 3 weeks a month.

6 months ago

I'm a hybrid employee

6 months ago

I am retired but continue to work part time in sugar Hill.

6 months ago

dasdasdasd

6 months ago

I drive when the weather isn't great; otherwise I walk.

6 months ago

Husband works from home. I do not work.

6 months ago

I don't work but I drive and I walk in the neighborhood.

6 months ago

Hybrid work

6 months ago

I am currently working from home due to orders from my doctor for medical reasons. I've been working from home since February. Not sure when I am going back to the office but when I do, I will drive.

6 months ago

I work from home and go to appointments with clients.

6 months ago

Retired

6 months ago

I'm less than a half mile from city hall. I often walk to downtown

6 months ago

Hybrid work situation

6 months ago

I work from home on MWF and work in the office on Tues/Thurs.

6 months ago

I own my business.

6 months ago

N/a

6 months ago

I'm involved in Sugar Hill since I head up Players Guild at Sugar Hill. We live in unincorporated Gwinnett and I identify with Sugar Hill.

6 months ago

My husband works in Lawrenceville and I work mostly from home part-time

6 months ago

I'm retired now

6 months ago

Hybrid work arrangement, commute to Alpharetta 1-3 days per week.

6 months ago

I sometimes have to go in to the corporate office

6 months ago

I live in Downtown Buford. I connect with the community in Sugar Hill! You all have done an excellent job so far at making community events and involvement a top priority.

6 months ago

Homemaker

6 months ago

I work from home but walk to take my kids to school, sports practice or walk downtown.

6 months ago

I work from home and commute to other locations to work as well

6 months ago

Driving is the most convenient mode of transportation

6 months ago

Hybrid Work

6 months ago

I drive, but I also walk into town a lot.

6 months ago

What do you think are the most important values for our community?

NO MORE APARTMENTS!!

6 months ago

👍 353 Agree

Grow smart, and consider the assets of Sugar Hill, don't follow a template that is not applicable. We have woods, a river, the lake.

6 months ago

👍 290 Agree

Stop building so many apartments And lower residence per acre. Grow slowly and purposefully. Address traffic issues before growth. Shops and restaurants are nice but not big chain cookie cutter places

6 months ago

👍 289 Agree

Keeping the small town feel. Managing growth as bigger IS NOT better.

6 months ago

👍 270 Agree

Value all that Sugar Hill has to offer but concerned about property taxes going through the roof.

6 months ago

👍 264 Agree

More walkable spaces, clear up traffic congestion.

6 months ago

👍 240 Agree

Welcome businesses that are community friendly! More restaurants would be very welcome.

6 months ago

👍 231 Agree

STOP with all the fast overdevelopment and building of apartments and housing!! Sugar Hill was a great town until all the mass construction and trying to increase the growth at an alarming exponential rate! It is no longer easy to navigate around.

6 months ago

👍 209 Agree

Provide more green space in downtown Sugar Hill - so families or kids can kick a soccer ball, throw a football or have a picnic.

6 months ago

👍 188 Agree

No more cutting down trees in Sugar Hill. The logo used to be City of Trees and now is the City of Concrete and Shrubs. I will not be around to see 2039, but there are a lot young folk that would like to see fewer tall buildings on Broad Street.

6 months ago

👍 166 Agree

Housing with all the investors coming in is getting outrageous. You're canceling out households that are less than dual income. This was a great, affordable town when I came here in 2015. Not anymore.

6 months ago

👍 157 Agree

So sorry to see the apartments in downtown Sugar Hill, too close to the street and lost the small town environment

6 months ago

👍 153 Agree

I think the community of Sugar Hill most values access to better & healthier dining options, less traffic congestion, and more personal input into what is added into the community (whether it's businesses, parks, or construction of homes).

6 months ago

👍 153 Agree

Please stop with the apartments

5 months ago

👍 140 Agree

Would like to see decent places to eat in downtown. The two we have now are failing health inspections. Not surprised

6 months ago

👍 126 Agree

We have been very disappointed in the development in downtown. Too many apartments, not enough green space, not homey at all. We are proud of the Vets memorial, history museum, and The Bowl. But, there is an obvious transient population.

6 months ago

👍 123 Agree

Stop raising property taxes to stop gentrification.

6 months ago

👍 114 Agree

Residents living outside of the downtown area need to have equal access to the E-Center and all that is offered downtown. Parking needs to be addressed if the expectation is that all are welcome. Possibly build a bridge to the church.

6 months ago

👍 112 Agree

I do not like all the apartments. It is too closed and closed in. It looks awful.

6 months ago

👍 102 Agree

The number of apartments and prices associated are outrageous. As a single mother and business owner I can afford NOTHING in the community I grew up in. My parents bought a home on Whitehead 40 years ago. Now I couldn't possibly live here alone.

6 months ago

👍 101 Agree

No more Apartments!!!!!!!!!!!!!!

5 months ago

👍 97 Agree

Taking care of current residents. Stop building so many apartments making the traffic unbearable for your tax paying residents!!!

6 months ago

👍 95 Agree

Important Values: A true sense of community; family-oriented; business-friendly; not just a Hwy 20 drive-through town, but a desirable destination to visit and live.

6 months ago

👍 95 Agree

More spaces for running, walking, and biking in our beautiful natural setting. Expanding and connecting the Greenway would be wonderful. More and safer sidewalks and crosswalks would make Sugar Hill more walkable and even more enjoyable.

6 months ago

👍 86 Agree

I use to love Sugar Hill before the over excessive building of apartments. They take away from the beauty of our city. The traffic to get into Sugar Hill is ridiculous and nothing is being done to improve the roads.

5 months ago

👍 78 Agree

It depends on who you speak with. Leaders "appear" to value dollars over a balanced community of growth, green space, affordable housing and amenities. What resident's value "appears" to have been moved to bottom of consideration.

6 months ago

👍 76 Agree

Provide more for seniors in the community that is affordable.

6 months ago

👍 70 Agree

Incorporate things to keep our teens and young adults busy. Increased involvement from families and city officials/law enforcement to decrease the reckless of some teen groups in the area.

6 months ago

👍 69 Agree

An important value is safe and efficient roads. In the last few years road and intersection improvements have slowed while volume has sharply increased leading to far more accidents and truly nerve-wracking intersections along Suwanee Dam near 20!

6 months ago

👍 68 Agree

Infrastructure needs to be addressed asap. Used to take just minutes to get out of Sugar Hill, now the traffic is so congested it can take up to 20 or more. With the upcoming expansion of 20 we need to make a plan to compensate during construction.

6 months ago

⬆️ 61 Agree

Ensure there are enough affordable housing options for folks who work in our community.

6 months ago

⬆️ 61 Agree

No more apartments more parks and green areas. There's also too much traffic in downtown I liked it better when there were no apartments around downtown.

5 months ago

⬆️ 59 Agree

Apartments bring crime & traffic. What are our City Planners thinking?! Certainly not about the people who actually live here! I've lived here 30 years & raised my family, but if things continue as they are, will have to move when we retire--sad.

6 months ago

⬆️ 58 Agree

High density housing is a problem. Unaffordable, traffic and infrastructure impact, and loss of trees. Is making Sugar Hill undesirable.

5 months ago

⬆️ 54 Agree

Stop the dense building. Traffic is already much worse and schools are even more crowded. Stop the bad publicity for downtown Sugar Hill with the local news crew coming to do story on local Trump supporter. Why is that business allowed to look so bad

6 months ago

⬆️ 54 Agree

If you are going to add more apartments, please make them affordable for the average income. The ones in Sugar Hill now are outrageous. That means the people that work here have to commute and that adds to the traffic problem.

6 months ago

⬆️ 54 Agree

Christ is King.

6 months ago

⬆️ 52 Agree

STOP building high priced townhouses & appartments. KEEP OLD TREES, they req 100 years! STOP TAX INCREASES Likely can't afford to retire here due to taxes. Maintain the sweet life cottages instead investors' oversized houses. More RESTAURANTS & shops

5 months ago

⬆️ 50 Agree

The traffic has become unbearable! Growth is far exceeding the road capacity.

6 months ago

⬆️ 50 Agree

No more apartment complexes, cut the milleage rate so that families can afford to stay in their homes, make the Sugar Hill Golf Course more appealing and a true space for the community to golf together, put more money into recreational opportunities.

5 months ago

⬆️ 49 Agree

No more apartments. More park areas and green spaces

5 months ago

⬆️ 42 Agree

We need a trader Joe!!

5 months ago

⬆️ 42 Agree

More restaurants

5 months ago

⬆️ 39 Agree

Wished you could revert some of the construction approvals already granted...

5 months ago

⬆️ 37 Agree

There is a large population of children with special needs in our community, but limited community programming, services (PT/OT/Speech), and nothing in our local area as they age out of school. We need to prepare for their future.

6 months ago

⬆️ 37 Agree

STOP building apartments and townhomes - Our roads and schools are always way behind the population growth, leading to ridiculous traffic.

4 months ago

⬆️ 36 Agree

The multi-family construction is out of hand and not feasible. Cease that construction and only allow single family homes. More dining options.

4 months ago

👍 36 Agree

We LOST the hometown feel. The overpriced apartments and townhomes are atrocious. The sculpture on 20 with the houses juxtapositioned is exactly what has happened in our wonderful city. We need more small single family homes at a lower price point!

4 months ago

👍 36 Agree

Stop building apartments and please don't allow large industrial buildings down 20. Traffic has already increased greatly since the apartments have been built.

4 months ago

👍 35 Agree

Make Sugar Hill the best of what it can be for what it was and what the residents asked for years ago. Restaurants, shopping, and recreation. Not 1000+ apartments. Those in power for the last 5+ years have almost entirely ignored that.

5 months ago

👍 34 Agree

Sugar Hill has the highest property taxes in Gwinnett. Amidst a historic housing crisis, that is unacceptable. Sugar Hill is not the town I moved to five years ago. Slow down the gentrification. Focus on middle class families.

4 months ago

👍 33 Agree

Too many apartments in our used to be quaint town.

4 months ago

👍 32 Agree

Affordable single family homes, not apts or 800k townhomes. To be a dual income household unable to afford a mortgage in this city we love is so discouraging.

5 months ago

👍 31 Agree

Mutual respect, connectedness to our neighbors, and intact households.

6 months ago

👍 31 Agree

More and better restaurants. Sugar Hill is very lacking in dining options of high quality management, food, and service. Our beautiful town with all of its ambience, and venues for entertainment is devoid of a dining experience to match.

4 months ago

⬆️ 30 Agree

No more apartments! STOP taking properties from long time Sugarhill residents! Have a plan to reduce traffic, bring in our own police dept. to reduce crime rate, offer more for special needs children. Add golf cart side roads to reduce traffic.

5 months ago

⬆️ 29 Agree

No more Apartments and town homes. Develop more green areas. The city is already to small for the amount of residence being built. Fix traffic.

4 months ago

⬆️ 27 Agree

We moved to Sugar Hill because we loved the community & small down feel. Downtown was just getting started. Restaurants and little shops in walking distance were an exciting. No so much al the zero lot homes, apartment buildings & over crowed schools

5 months ago

⬆️ 27 Agree

To be a small community. We don't need to be so big and no more apartments and townhomes. Bigger is not always better.

5 months ago

⬆️ 26 Agree

Address Multi housing and traffic issue. Been in North Georgia all my life and have seen areas where multi housing units brings increased traffic and an increase in crime which is currently on the rise based on current statistics.

5 months ago

⬆️ 26 Agree

Create a downtown where all are welcome (not just very affluent, mobile people). Hold developers & businesses to a high standard to embrace such residents. Promote positive interatcions with law enforcement & city officals in everyday activities.

6 months ago

⬆️ 26 Agree

Accessible, engaging, community, appealing, friendly, green-forward

6 months ago

⬆️ 26 Agree

Slow down on all the townhomes and apartments.

4 months ago

👍 25 Agree

Common-sense approach to growth instead of the aggressive push to urbanize Sugar Hill, more fiscal responsibility by City government, more transparency from City government, and better efforts to involve the entire community in decisions.

5 months ago

👍 24 Agree

The little city just seems so closed in with all those apartments!!! I hope no more will be built close to the city.

4 months ago

👍 23 Agree

Sad to see the mismanagement and overgrowth of Sugar Hill. We love it here but the amount of apartments and townhouses in the downtown area and on Hillcrest Rd is absolutely ridiculous. No forethought to the affects on traffic and stop raising taxes!

4 months ago

👍 22 Agree

No more Apartments!!!! Enough is enough
More green space and create cart paths throughout the city.

4 months ago

👍 22 Agree

Over a decade ago the residents of Sugar Hill said they wanted more dining, shopping, and greenspace. The regime in place since then has done the exact opposite. It is clear from the comments here that the majority agree that they have wrecked it.

5 months ago

👍 22 Agree

The ability to maintain a small town feel while also providing a variety of large city amenities.

5 months ago

👍 22 Agree

Please do not build any more apartments. The rapid development of apartments has distracted from the beauty of the city and the overall feel of downtown.

4 months ago

👍 21 Agree

I agree with what most are saying, no more apartments and townhomes. Our sweet little city is becoming too overcrowded. Too much traffic and it makes downtown too crowded to enjoy so I find myself in Suwanee or at Halcyon.

4 months ago

👍 21 Agree

Continue to promote the Arts

5 months ago

👍 21 Agree

Lower taxes for homeowners. Skyrocket them for investors, and put policies in place so that it comes out of their share/profits not overcharging residents.

5 months ago

👍 21 Agree

Love for other community members and pride in our community. Desire to share the Sweet Life.

6 months ago

👍 21 Agree

Having a university outpost or college courses nearby would keep our graduates in the community.

6 months ago

👍 21 Agree

Ditto on no more apartments!!!

4 months ago

👍 20 Agree

More sidewalks & street lights to encourage more walking. Allow a left turn on to Riverside Road from Cumming Highway to allow less back up of traffic at the light for traffic turning left on to Suwanee Dam Road.

6 months ago

👍 20 Agree

Stop overbuilding of apartments. The planning is very poor for downtown Sugar Hill. It looks like a joke. Where is the green space? Why didn't you look at classy downtown Duluth? Huge houses on Whitehead Road diminish the look of the rest.

4 months ago

👍 19 Agree

We need restaurants, we need small businesses, we don't need chains and big box stores in Sugar Hill. Manage zoning and permits diligently within our city rather than going after the tax dollars that those big stores bring in.

4 months ago

👍 19 Agree

I would love to us attract businesses similar to Duluth in terms of food, retail, and entertainment. I agree with many here that affordable housing is a big concern and hints that all are not welcome after all.

5 months ago

⬆️ 19 Agree

Too many tall expensive apartment buildings and small roads. This can be very dangerous sometimes because the apartments are built so close to the edge of the road. There's no green space, it all just feel very congested in a small area, not suited.

4 months ago

⬆️ 18 Agree

We need growth that is thoughtfully planned. The apartments that surround the downtown area have completely enveloped the area and are very unattractive. We need large greenspace in the downtown area so people have a place to actually enjoy.

4 months ago

⬆️ 18 Agree

Offer ways for people to continue to meet/serve together/have fun together/work together to keep the small community feel even as we grow. Love THE BOWL and feel like so many ways it can be used as well as concerts to create community.

5 months ago

⬆️ 18 Agree

Slow down the construction please. Keep the small town feel. Focus on adding a couple of restaurants and specialty shops/boutiques to help current residents spend more time/money locally.

4 months ago

⬆️ 17 Agree

Have a place for people to get food and sit outside. Right now there are 2 sit down restaurants (not very good), a pizza place, ice cream place, and a brewery. The others are not open when people come to Sugar Hill. This is REALLY lacking.

5 months ago

⬆️ 17 Agree

Having a sense of community where people know each other and take pride in participating in the community.

6 months ago

⬆️ 17 Agree

The quickly growing city is creating more traffic and increasing dangerous speeders on local roads. I would like to see more infrastructure aimed at safer walking/biking trails to access the parks and DT area. Golf cart paths!

6 months ago

⬆️ 17 Agree

This over development will drive out lifelong residents and bring in faddy trendy short term renters. Stop. Please.

4 months ago

⬆️ 16 Agree

The amount of apartments being built in Sugar Hill and Suwanee is appalling. There will be serious detrimental effects to the community because of this. Also, I would like to see more locally owned restaurants.

4 months ago

⬆️ 15 Agree

I totally agree with all of the comments about stopping any further development of apartments in Sugar Hill! Massive apartments have crowded the narrow street of the downtown and have taken away our sweet home town feel. No more apartments!

4 months ago

⬆️ 15 Agree

Slow the growth rate

4 months ago

⬆️ 15 Agree

Strong community with local businesses not chains. No more apartments! Eco friendly town that promotes walking and biking safely!

4 months ago

⬆️ 15 Agree

The most important value for Sugar Hill should be a safe family atmosphere. We raised our children in this community and want it to stay safe for the next generation.

5 months ago

⬆️ 15 Agree

Honesty

6 months ago

⬆️ 15 Agree

Quit building! We moved here because it was a small town. Now there are townhomes and apartments every inch of the city. Traffic has become ridiculous and crime rates have risen. This year was the first time we ever mentioned moving.

4 months ago

⬆️ 14 Agree

Stop building. Stop tearing down every tree. Stop destroying the environment. Stop destroying nature. Development and greed are out of control. Animals have nowhere to live and are in the streets. This town is being ruined. We don't want this!

4 months ago

⬆ 13 Agree

City planners have followed the mistakes of Suwanee and pursued quantity over quality. Mass housing including super dense multi story apartments is the exact opposite of quality life. Where do you think all those people's cars go?!?!?

4 months ago

⬆ 13 Agree

More dining/shopping and parking in downtown and community events. Focus on expanding green spaces and connecting so more walkable/bike able. No more high density housing (they are not affordable anyways).

4 months ago

⬆ 13 Agree

When we first moved here, the city had no debt. We now have debt and for some reason our city has been involved in the development business vs maintaining our small town feel while keeping taxes low.

5 months ago

⬆ 13 Agree

Less Property Tax, Less Apartments and Town homes. Less is more. Quit trying to come up with ways to spend Taxpayer money.

4 months ago

⬆ 12 Agree

Stop all of the apts. And Town Homes. None of this is reasonably priced and the traffic on 20 is insane! It will continue to get worse. Sugar Hill does not have the land to grow, so why are we not that Sweet Place it used to be?

4 months ago

⬆ 12 Agree

More healthy food options - grocery stores and restaurants. More usable green space. Volunteering/community service opportunities.

5 months ago

⬆ 12 Agree

Too many apartments/townhomes. Need more parks. There's no greenspace downtown.

3 months ago

⬆ 11 Agree

More single family home. Less apartments/townhomes in downtown. Aside from the Bowl, downtown is not great. More retail/restaurants/green space in downtown. LOWER PROPERTY TAXES.

4 months ago

⬆️ 11 Agree

Safety

5 months ago

⬆️ 11 Agree

It would be amazing to be known as a city that invests in it's residents. This looks like incentives for SH residents who own a business, investment in youth programs beyond what the county provides, etc. Also partnerships with faith based orgs.

6 months ago

⬆️ 11 Agree

Stop building

3 months ago

⬆️ 10 Agree

Slow construction of apartments, townhomes, and subdivisions. Address traffic congestion on 20 going both directions. Speed up progress on the greenway. No more fast food and low quality restaurants. We need quality with ambiance and outdoor seating.

4 months ago

⬆️ 10 Agree

Sugar Hill was once a beautiful area. When you were driving on the overpass of Hwy 20 you could see downtown SH & Eagle Theater, but not anymore. Now we are a drive thru town on Hwy 20. So many lots of trees being ripped out for more housing.

4 months ago

⬆️ 10 Agree

We ought to have a Greenway here or some walking trails. The fact we don't is a disgrace.

4 months ago

⬆️ 10 Agree

It's sad that we have no green space in the middle of town like Suwanee or Lawrenceville.

4 months ago

⬆️ 10 Agree

We need a chick fil a and no more mexican restaurants.

4 months ago

⬆️ 10 Agree

Providing infrastructure to meet needs of population. Protecting personal property rights. Maintaining a safe living environment. Keeping property taxes reasonable. Encouraging private sector investment. Improving traffic flow.

4 months ago

 10 Agree

More single-family homes, less apartments. More green space. More retail/restaurants that actually bring people to downtown Sugar Hill. I prefer downtown Suwanee. And LOWER TAXES.

4 months ago

 9 Agree

Focus on families with younger children. Create activities that are family friendly. Stop building high rise apartment buildings that take away from the small town feel.

4 months ago

 9 Agree


Slow growth and focus on long term plan for congestion

4 months ago

 9 Agree

So much for that small town feel!

4 months ago

 9 Agree

Stop all the municipal construction. It's a waste of tax money to try to create a downtown Sugar Hill.

5 months ago

 9 Agree

there's no stand alone pharmacy in Sugar Hill.....

5 months ago

 9 Agree

Investors trying to make profit out of renting homes is out of hand in SH. Communities are doing their part in addressing this. Local policy action that holds builders/investors big (e.g. Zillow-like) and small (e.g. 3+ props.) is urgently needed.

5 months ago

 9 Agree

Building and connecting community while providing a sense of place and a small town experience.

6 months ago

 9 Agree

Stop building apartments everywhere. Focus on keeping green spaces, and the comfort and safety of the communities citizens so that in 20 years it will still be a place people want to live.

4 months ago

⬆ 8 Agree

Too much development! We have lost the very thing that made Sugar Hill special. We do NOT have the green space, shops, and restaurants that other developed cities have. This worries me about my property value. May Boom but quickly crash.. fix it

4 months ago

⬆ 8 Agree

Sugar Hill homeowner since 2000; loved until now. Every corner with trees has been leveled for apartments, etc a few feet from hwy20. It's horrible, I don't recognize our community anymore. Can't there be a green buffer? So disappointed in SugarHill.

4 months ago

⬆ 8 Agree

low density and low taxes

5 months ago

⬆ 8 Agree

Electric car chargers in the downtown parking area and for the new apartments/condos

5 months ago

⬆ 8 Agree

Continue the downtown development, including retail and restaurant growth. To continue to create space for community development and interaction with residents and guests. To continue building relationships with the municipality, schools & businesses

5 months ago

⬆ 8 Agree

Would love to see more affordable eating/dining establishments in the downtown area. Disappointed in having to pay \$10-12 for a beer. There must be a way to have high quality good food/drink that is more aligned with the economy.

4 months ago

⬆ 7 Agree

Very Congested the cost of living is ridiculous

4 months ago

⬆ 7 Agree

Please stop raising taxes and building apartments. The focus should be on building a healthy community that lasts. Would like to see more green space for families and small business restaraunts opposed to fast food chains.

3 months ago

⬆ 6 Agree

Please stop cutting down the forests

3 months ago

⬆ 6 Agree

No more apartments. Stop overbuilding. We need more green space.

4 months ago

⬆ 6 Agree

Downtown feels so claustrophobic. Way too many buildings and not accessible for those who do not live there. Absolutely no hometown feel anymore which is what most people loved about this town. It's cute that you think anyone cares about 2039.

4 months ago

⬆ 6 Agree

No More Apartments or Townhomes.

4 months ago

⬆ 6 Agree

Stop building apartments and townhouses.

4 months ago

⬆ 6 Agree

We've been here since 2005 and the exponential growth has left us disappointed Not at all what the sweet, small city of Sugar Hill has been. We never would've settled here if we had known it was going to become Apartment City.

4 months ago

⬆ 6 Agree

No school taxes for senior residents. Green spaces

4 months ago

⬆ 6 Agree

Greenspace. Parks and walk/bikeability. We're a city of 25k people with 2 parks.

4 months ago

⬆ 6 Agree

No more apartments with short term renters.

Build more schools, good library.

more eco friendly town self-sufficient in energy, green spaces, support and encourage local trade.

4 months ago

👍 6 Agree

Go through and change these lights where people can make a left turn on green not a flashing yellow during busy times it can take up to 10 minutes to make a left turn. This is unacceptable.

4 months ago

👍 6 Agree

As a long time resident I'm saddened to see what's happening to what was a great place to live and raise a family. Can't do anything about what's already been done, but I what I can do is make a voice heard on election day. Time to clean house!

4 months ago

👍 6 Agree

No consideration for children... can we plan for children's playgrounds, and not only greenways and dog parks?

5 months ago

👍 6 Agree

Need to diversify the housing. There are no Larger home subdivisions in Sugar Hill. All starter homes. No homes for families to grow into.

5 months ago

👍 6 Agree

Need a Trader Joes, build better more diverse restaurants and place of entertainment, to attract younger more diverse families. Downtown Duluth is where I go to given that right now there is nothing attractive about downtown sugar hill

3 months ago

👍 5 Agree

Too much building been here in sugar hill for 22 years. Was a beautiful place with all the trees+woods+now it's awful Soo many apartments building+ cutting down the trees left+right+ what's going on with that white house that use 2 b a bakery so bad

3 months ago

👍 5 Agree

Don't like too many apartments. No green space. Wanted to have the way from Level Creek to Whitehead road so we can avoid the traffic from downtown Sugar hill.

4 months ago

👍 5 Agree

Taxes and no more apartments

4 months ago

 5 Agree

Would love more restaurants at the bowl. The current restaurants really aren't great. Would love a Trader Joe's near by too

4 months ago

 5 Agree

I'd like a place to bring families and extended family. We current go to Suwanee to use the field for picnics or kite flying or bocce, or we go to Duluth/Buford for their free concerts. We always patronize businesses while we are there.

4 months ago

 5 Agree

Community spaces and events, managing crime

5 months ago

 5 Agree

Growth and Development have happening since the beginning of time. What is important is creating conversations from every sector and gathering information that helps us develop uniquely as a community.

5 months ago

 5 Agree

Fast food places for families on the go.

5 months ago

 5 Agree

having something for everyone

6 months ago

 5 Agree

Resilience

8 months ago

 5 Agree

Sugar Hill has lost the charm that we were so attracted to. Our family does like music on Friday nights, the bowl, splash pad/ ice skating ring and theatre. Would enjoy having better quality dining experiences. Rushing stands out as lone exception.

3 months ago

 4 Agree

Broad Street is too narrow. It's fine that they want to keep it two lanes so that it doesn't become a place people speed through, but the lanes themselves are so narrow that trucks hang out of parking spots all the time and it's a hazard.

3 months ago

 4 Agree

upgrades to the infrastructure before additional building/growth takes place.

4 months ago

 4 Agree

No more

4 months ago

 4 Agree

The apartments that are being built provide places for people that do not need or wish to have the upkeep of house ownership. There should be condo ownership possibilities in Sugar Hill.

4 months ago

 4 Agree

Think about the people that live in the outlying areas of the city not just the (concrete high rise jungle)! We need speed controlled in my area, it's been brought to the cities attention numerous times.

4 months ago

 4 Agree

Growth is nice, we live in Gwinnett and Sugar Hill has become an acceptable place to commute from! I do wish we had more room and green space in our town center (Bowl) area like Suwanee and Duluth.

4 months ago

 4 Agree

I like fast growing Sugar Hill. I would appreciate more shopping options and big box stores such as Home Depot and Walmart

4 months ago

 4 Agree

With the new living communities on the horizon and the expansion of Sugar Hill's population, we need a more variety of eateries and fine dining to accommodate our expansion.

4 months ago

 4 Agree

Authenticity

8 months ago

 4 Agree

No mas apartamentos, mantener la idea de pueblo pequeño amigable y limpio, Personas amables y cristianas . Jardines y bosques de ensueño.

3 months ago

 3 Agree

Code enforcement needs to get out into the neighborhoods more frequently and do their job. Stop all of the overdevelopment, as the apartments are an eyesore. More renters means more people who are not invested in the city.

3 months ago

 3 Agree

All these overpriced and outrageous “housing” developments are out of control. Few who have lived and worked her for decades can afford these raises in costs

3 months ago

 3 Agree

Sugar Hill used to be so warm and homey appealing...it is obvious that the City planning has been accepting gifts and rewards from developers to allow such ridiculous construye of too many excessively large apart complexes...Downtown is completely ruined

3 months ago

 3 Agree

Traffic is bad, schools are getting overcrowded, new drivers are having a hard time learning to drive in our city, new apartments are too expensive and are out pricing the homes in the area, taking down too many trees

3 months ago

 3 Agree

Be thoughtful in growth and keep the community involcement high.

3 months ago

 3 Agree

More restaurants

3 months ago

 3 Agree

Please focus on finishing the Greenway. I love that we will have a safe and beautiful way to ride our bikes.

3 months ago

 3 Agree

More walkable spaces and more parks.

3 months ago

👍 3 Agree

Local food market, Bagel shop, Shops that encourage creativity - painting, pottery making, etc., Coffee/Bookstore featuring local authors, a fine dining option.

3 months ago

👍 3 Agree

Nos encanta vivir en Sugar Hill, pero con tristeza y preocupacion vemos como se han ido construyendo tantos apartamentos, en detrimento del bienestar general, ya no hay parqueaderos cuando vas al Bowl, transitar por alli se ha vuelto muy dificil.

4 months ago

👍 3 Agree

We visited Victoria BC this summer, please take some clues from this town. The town was very clean & landscaped beautifully. We need more street lights thru the town. The areas around town are to dark. More security during activities in town.

4 months ago

👍 3 Agree

I like that it is quiet and the people are nice, however, it is getting crowded.

4 months ago

👍 3 Agree

More green space, and parking.

4 months ago

👍 3 Agree

Preserving and creating opportunities for community to grow, balancing preservation and growth, diversity

4 months ago

👍 3 Agree

Places to gather with the community.

4 months ago

👍 3 Agree

I am glad the city leaders are all around the community and take a genuine interest people of our community

5 months ago

👍 3 Agree

Local businesses are everywhere!

6 months ago

👍 3 Agree

Sustainable, vibrant

8 months ago

👍 3 Agree

Creativity

8 months ago

👍 3 Agree

We are in desperate need of a grocery store closer to downtown. Currently, you have to drive over 5 miles to get to a grocery store. We are essentially a food desert.

3 months ago

👍 2 Agree

Keep open and green space all around. Minimum apartments and condos. Keep its small town look and feel.

3 months ago

👍 2 Agree

Stay small. Don't want a big city feel

3 months ago

👍 2 Agree

NO MORE Multi-Family housing - so disappointed that Sugar Hill has gotten so congested and crowded, not the city it once was, feels like I am living in Atlanta and I hate that!!

3 months ago

👍 2 Agree

I believe downtown Sugar Hill should stop building as it stands. Finish remodeling the Bowl area and lake. Complete the apartments and townhomes currently being built, then stop. Downtown is getting too crowded. Most love it small and accessible.

3 months ago

👍 2 Agree

Stop the overdevelopment especially in the downtown area. You really have NOT accounted for the amount of traffic and congestion that will take place.

3 months ago

👍 2 Agree

To be uniquely Sugar Hill and stop trying to duplicate the joneses. Ensure that the existing businesses are established before creating more competition for them. Think outside the box in housing, leisure activities and community support

3 months ago

 2 Agree

Having AFFORDABLE housing. What rent is now is absolutely lunacy

3 months ago

 2 Agree

Affordable housing for adult singles. Small-city, community atmosphere. Greenspaces. NOT more apartments, high-rise townhomes (those next to City Hall are horrible), and more cars. The city has lost much of its sweet feeling with all the growth!

3 months ago

 2 Agree

I love urban settings and even I'm offended by the highrises crowding downtown. No more buildings above 3 stories in the downtown area and we need much more greenspace and walkability. Prioritize patios and dining/activity spaces.

3 months ago

 2 Agree

Growth is inevitable and hopefully there are enough apartments for now. I would like to see more local retail and restaurants and some smaller homes. Looking forward to the new park and more greenway. I also hope the city continues to add art locally

3 months ago

 2 Agree

Get rid of the pawn shop and the abandoned gas station on 20. You should have made the developer that purchased the land around that gas station also purchase it and clean it up.

4 months ago

 2 Agree

We should value families by making housing affordable. We should value green spaces and building a sense of interconnectedness among residents.

4 months ago

 2 Agree

I feel that the residents of SH , and its leadership, places a high value on community and service. Casual, creative spaces help feed that vision.

4 months ago

 2 Agree

love the community events!

4 months ago

👍 2 Agree

I would say build more dense. It's makes traffic better and add transit to the community. Apartments don't bring crime. This city small town feel isn't a thing that this city ever had. And newer generations value dense walkable cities and not cars.

4 months ago

👍 2 Agree

The Sugar Hill Downtown has to many buildings so close to the road, that there is no way to widen the streets to accommodate the amount of traffic since so many apartments have been so close to the road. Poor planning.

3 months ago

👍 1 Agree

Too many Apts going up. Stop building. We are losing the small town feel.

3 months ago

👍 1 Agree

With the population boom due to the excess number of apartments built downtown, we need more parking options downtown. It may also be time to hire our own police force so supplement GCPD within the city.

3 months ago

👍 1 Agree

More, and BETTER, restaurant options. Golf cart paths and accessibility would help ease traffic. More greenspace in the immediate downtown area. And for Pete's sake, finish the Lid!!

3 months ago

👍 1 Agree

Less apartment building, tearing down eye soar properties, add character to the buildings in downtown Sugar Hill (examples downtown Roswell and Alpharetta)

3 months ago

👍 1 Agree

I'm okay with growth, but we need to deal with that light by Suwanne Dam Road and West Price first. That light causes so much backup because the timer is too long. Let's deal with the traffic that will get worse with the expansion!

3 months ago

👍 1 Agree

It was the small-town feel, now I feel like I live in Atlanta. Parking is non-existent, especially for handicap parking. So grateful that the annual event I usually go to downtown has moved to another location.

3 months ago

 1 Agree

Have young families in mind. We need Lanier Schools to remain at their level, preferably get better. Family friendly entertainment, walkable sidewalks, bike lanes, good restaurants. Single family homes, address traffic.

3 months ago

 1 Agree

Downtown Sugar Hill is disappointing when compared to downtown suwanee and Duluth. The restaurants aren't good (CCT failed health inspection & Mexican restaurant is overpriced & brewery is not great) & it's not a great area to hang out with friends.

3 months ago

 1 Agree

No more appartments

3 months ago

 1 Agree

No more apartments

3 months ago

 1 Agree

Enough with the apartments. Enough with over crowding of down town.

3 months ago

 1 Agree

STOP PUTTING UP AN APARTMENT ON EVERY SINGLE CORNER! IT'S GETTING OUT OF HAND!

3 months ago

 1 Agree

Crime. If it is nonviolent, the criminals get a free pass. I am moving my business out of Sugar Hill as the Gwinnett police refuse to patrol the area and protect the businesses from theft.

3 months ago

 1 Agree

Need a grocery store closer to town and no more apartments maybe another 1 or 2 family restaurants to dine in ..more greenery.

3 months ago

 1 Agree

I have lived here for 45 yrs., am sickened by the number of apartments. People that have no commitment to property, the community or the hometown feel. Crime is on the rise in a community where there was none. STOP!!!!!!

3 months ago

 1 Agree

It's clear that the numerous apartments our city government is signing off on are not going away. So how do we deal with the problem now? More sidewalks/bike on North Price, Peachtree Industrial & Buford Hwy would be helpful - with crosswalks.

3 months ago

 1 Agree

Please stop building more apartments and do something about the traffic congestion on Suwanee Dam Road. Would like more facilities geared towards racquet sports (tennis,Pickleball) and swimming

3 months ago

 1 Agree

too much development. The area is going to be overcrowded and lose the country feel it had when we moved here 8 years ago. The addition of the park on 20 is nice but we don't need every inch of 20 consumed by strip malls and apartments.

3 months ago

 1 Agree

We moved to Sugar Hill for the small town feel and felt it was a great place to raise our kids. We love the schools and don't want them to become overcrowded. I rarely visit any of the new spots in downtown Sugar Hill as its such a pain to try and pa

3 months ago

 1 Agree

Small shops/boutiques and an organic grocery store would be appreciated.

3 months ago

 1 Agree

More dining, less large housing developments and apartments

3 months ago

 1 Agree

More, and decent, dining options.

3 months ago

 1 Agree

Add street lights on Whitehead and other streets surrounding broad St-safe and increase walkability, add more concerts, music and plays. A farmers market would be nice. Provide space for nonprofit volunteer activity like food pantry to give back.

3 months ago

 1 Agree

Allow businesses that provide an increase to quality of life and property values. Reject those that do not meet those requirements

4 months ago

 1 Agree

Low income housing for senior adults

4 months ago

 1 Agree

Low income Senior adult housing.

4 months ago

 1 Agree

Continue the sidewalks the East Side of Peachtree Ind. from Spring Hill Dr. to North Price Rd.

4 months ago

 1 Agree

Our we building more schools to help accomodate the new apartments and homes.

4 months ago

 1 Agree

Stop allowing Mexicans to over populate our neighborhoods have more than one family per single family home Sugar Hill is a peaceful place 20 years ago but now it has become to concerned about growth which is fine but you invite more crime

6 months ago

 1 Agree

Community

6 months ago

 1 Agree

I value the growth that Sugar Hill has shown over the recent years. However, we need to stop mixed-use development. Focus more on nice dining, shopping options that residents really want. Some of which we already have in dining! We need more of that!

3 months ago

More pickle ball courts

3 months ago

Renting is too transient. And rental residents have no invested interest to progress or take pride in the area.

3 months ago

No more Apartments! I called a doctor's office to schedule an appt. last week and they asked for my address. They said, "Sugar Hill? Is that the place with all the apartments?!" It is embarrassing and out of control. Recycling & Garbage is awful.

3 months ago

Disappointed to see all the apartments. The amount of traffic is getting out of hand. I live in Sugar Hill and teach in the Lanier district and the amount of overcrowding we are starting to see is crazy, and that's without Solis even being full yet.

3 months ago

sincere service, equality

3 months ago

See

3 months ago

Maintain steady growth without over-expanding. Property taxes are continually escalating. Please, keep those in check. The expensive townhomes being built will only exacerbate the property tax issue. More permanent, affordable housing. Our prici

3 months ago

I would like to see thoughtful controlled growth with more gathering and green spaces to draw the community together. If we need to add housing to our community it would be nice to see more single family homes and not more apartments.

3 months ago

Support SMALL business. I love the small-town feel and I think it should stay that way.

3 months ago

No more apartments please!

3 months ago

I would love to see any further downtown construction have a brighter look. I don't love all of the dark, industrial looking buildings like Solis. We should have kept more of the classic look of City Hall. Alpharetta looks much better/friendlier.

3 months ago

We moved to Sugar Hill 14 years ago because of the current comprehensive plan that is in place so it's nice to see it's being implemented. We want to see the city be a place for all demographics which means we need more affordable housing

4 months ago

Keep it simple

4 months ago

Sugar Hill needs to either contract for additional Gwinnett police or supplement by beginning to build a Sugar Hill police force = Safety and adherence to community standards. There are also response time issues with 911 that need to be addressed.

4 months ago

There are way too apartments being built and the infrastructure doesn't support the additional traffic. The suburbs should try to preserve the small town feel. Downtown Sugar Hill is too crowded with buildings and apartments...

4 months ago

Hire the development company that built Cumming City Center. Great shops. Great restaurants. Great green space. Great for families.

4 months ago

Disagree with adding police and don't support marshal service. A lot of extra cost for citizens to bear and Gwinnett County is adequate.

4 months ago

Slower, smarter development. Stop the clear-cutting, and plant more trees. They not only make the city more attractive, but they also make it more livable by allowing us to enjoy the outdoor amenities all year round (even when it's hot!).

4 months ago

Create and advertise better family/ community events. Take a look at Halcyon's kids club and other events they've hosted to foster their community. I often hear about events after they happen. Where is the marketing team promoting your events?

4 months ago

What conversations are underway with GCPS regarding school enrollment and class size? Any specialized school plans for Sugar Hill (e.g., language immersion schools)?

5 months ago

Most residents here value family, faith, education & friends. The community needs to value the priorities of residents in order to merge with the business & financial decisions of the city. Smart growth, not overgrowth.

5 months ago

Affordable home ownership opportunities for single income households. Various types of housing such as condos/duplex/triplex/brownstones/townhouses. A safe walkable/bikeable/strollers community including a pedestrian bridge across Hwy 20.

6 months ago

More restaurants and stores, Starbucks in sugar hill or a coffee shop other than river mill bakery and rushing co

6 months ago

Too many apartments, too much traffic, not enough parking. It's losing the small community feel. The harder it is to access and navigate, mainly due to parking, the fewer people will want to deal with the hassle of trying to go

6 months ago

Love the progress on the greenway...keep going! More parking and dining options downtown...and tell CCT to get their act together!

6 months ago

Sugar Hill is a small community and that is why we are here. There are too many apartments being built, traffic issues and it is losing its small town values. The sense of community is being lost with all the progression in the wrong direction.

6 months ago

What do you love most about your daily life in the Sugar Hill community? (Select up to seven)

66%	Parks and Greenspace	419 ✓
40%	Downtown Experience	253 ✓
33%	Community Relationships	210 ✓
26%	Public Safety	163 ✓
18%	Dining Options	117 ✓
16%	Housing	103 ✓
15%	Access to Arts and Historical Resources	97 ✓
14%	Access to the Internet	86 ✓
11%	Other	72 ✓
11%	Access to Fresh Food	71 ✓
9%	Access to Healthcare	60 ✓
6%	Business Development	37 ✓
4%	Employment Opportunity	23 ✓
3%	Transportation	16 ✓

633 Respondents

In what ways could your daily life in Sugar Hill be better? (Select up to seven)

63%	Dining Options	398 ✓
48%	Parks and Greenspace	304 ✓
43%	Downtown Experience	267 ✓
39%	Access to Fresh Food	246 ✓
23%	Public Safety	144 ✓
22%	Community Relationships	141 ✓
21%	Transportation	135 ✓
14%	Access to Arts and Historical Resources	88 ✓
13%	Housing	83 ✓
11%	Employment Opportunity	68 ✓
11%	Business Development	67 ✓
9%	Other	58 ✓
8%	Access to Healthcare	48 ✓
5%	Access to the Internet	32 ✓

628 Respondents

Please rank the options below in level of importance for you:

69%	Schools and Education	Rank: 2.82	330 ✓
76%	Parks and Greenspace	Rank: 3.43	365 ✓
70%	Safety	Rank: 3.61	336 ✓
64%	Transportation and Road Infrastructure	Rank: 4.90	305 ✓
62%	Thriving Downtown Environment	Rank: 5.30	296 ✓
60%	Economic Stability	Rank: 5.37	286 ✓
56%	Healthy Environment	Rank: 5.82	268 ✓
63%	Community Events	Rank: 6.04	300 ✓
52%	Access to Daily Necessities	Rank: 6.25	250 ✓
51%	Relationships within the Community	Rank: 7.03	242 ✓
46%	Housing Options	Rank: 7.45	221 ✓
42%	Employment Opportunities in CoSH	Rank: 9.29	200 ✓
11%	Other	Rank: 9.58	52 ✓

479 Respondents

What will be most significant to you about housing over the next 15 years? Rank the options below:

74%	Too High Housing Costs	Rank: 2.39	379 ✓
76%	Ability to age in place	Rank: 2.44	390 ✓
64%	Personal Living Space	Rank: 3.07	331 ✓
65%	Neighborhood Aesthetics	Rank: 3.43	335 ✓
60%	Having Housing Options	Rank: 3.46	309 ✓
64%	Neighborhood Amenities	Rank: 3.75	327 ✓

514 Respondents

What will be most significant to you about transportation over the next 15 years? Rank the options below:

93%	Automobile Congestion	Rank: 1.53	488 ✓
70%	Pedestrian Infrastructure (sidewalks, crosswalks, etc.)	Rank: 2.73	370 ✓
72%	Maintenance of Existing Roads	Rank: 2.74	379 ✓
60%	Multi-Use Paths	Rank: 3.74	315 ✓
57%	Bike Infrastructure (bike lanes, bike racks, etc.)	Rank: 4.09	299 ✓

54%

Access to Transit

Rank: 4.70

285 ✓

526 Respondents

What will be most significant to you about recreation over the next 15 years? Rank the options below:

88%

Trees and Wildlife

Rank: 2.01

445 ✓

71%

Paved Paths

Rank: 2.58

359 ✓

60%

Unorganized Sports (pickleball, disc golf, etc.)

Rank: 3.96

303 ✓

57%

Unpaved Paths

Rank: 3.99

289 ✓

57%

Playground Options

Rank: 4.05

292 ✓

56%

Organized Sports (football, softball, etc.)

Rank: 4.06

287 ✓

58%

Accessibility

Rank: 4.22

294 ✓

508 Respondents

How would you ideally spend a Saturday morning? (Choose all that apply)

66%

At a coffee shop or breakfast spot

424 ✓

62%

Walking the Greenway

398 ✓

61%

Enjoying a local park

393 ✓

60%	At a farmer's market	390 ✓
38%	Sleeping in	247 ✓
31%	Gardening	202 ✓
26%	Boating at Lake Lanier	169 ✓
23%	Supporting youth sports	146 ✓
15%	At a museum	97 ✓
13%	Golfing	86 ✓
12%	Working out at the E Center	77 ✓

645 Respondents

If you had family/friends coming to visit, what would you be sure not to miss? (Choose all that apply)

63%	Local Restaurants	386 ✓
62%	Downtown Events/Shows	381 ✓
50%	The Greenway/Local Parks	308 ✓
34%	The Chattahoochee River	206 ✓
21%	Splash Park / Dawn P Community Plaza	130 ✓

20%	The Mall of Georgia	123 ✓
13%	City of Sugar Hill Art Gallery and History Museum	79 ✓
13%	Sugar Hill Veterans Memorial Plaza	77 ✓

614 Respondents

Are there any other ways you like to have fun in Sugar Hill?

Musical shows

3 months ago

Honestly, I go to Buford. We are too overcrowded, and the traffic is horrendous.

3 months ago

Need more independent dining. NOT FRANCHISED FAST FOOD. Need to pull residents back in from MOG or Cumming.

3 months ago

I would love to have Greenways be green and not through neighborhoods - I would love it if we actually had more safe places to go for bike rides as a family

3 months ago

I would like more interesting and inviting restaurants and shops and well as a speciaty grocery store. And no more apartments. Walkability is also important.

3 months ago

Visitar el Bolw of sugar Hill

3 months ago

Los espectáculos musicales y la vida en el Bolw sin geniales

3 months ago

Taking my grandchildren to a playground and park

3 months ago

Causal sidewalk restaurant even dog friendly

3 months ago

Downtown walk

3 months ago

Music venues/restaurants

3 months ago

musical shows

3 months ago

soccer

3 months ago

Need places for young people to engage.

3 months ago

I would love to see a great family Italian restaurant.

3 months ago

Breweries! Always fun

3 months ago

Public pool would be nice and year round ice skating rink

3 months ago

A community pool

3 months ago

no

3 months ago

Tennis and run events

3 months ago

More green space community activities

3 months ago

Lake Lanier

3 months ago

Stop over building downtown.

3 months ago

Not at the moment

3 months ago

More dining options and more community events

3 months ago

No to costly

3 months ago

Sitting on a patio at a bar or restaurant

3 months ago

Improve internet bandwidth-bring in fiberoptic cable would help with working from home. More healthcare options.

3 months ago

attending local business special events

3 months ago

Dancing events and multicultural events.

3 months ago

I would like to see more public art around the city.

3 months ago

Not the restaurants. They are awful. We need more to take people out and to go out.

3 months ago

Dog park, liquor store

3 months ago

Many friends in the area have not seen Sugar Hill in a long time. I like to:

- 1) Take them to lunch at Central City, Sugar Hill Distillery, or River Mill (also works for a breakfast or dessert spot)
- 2) Go to the art gallery and museum (but not on Monday!)
- 3) Walk down to the Veteran's Memorial
- 4) walk back up the other side of the street and take the bridge from the parking lot-we also go in City Hall
- 5) We walk along the terrace area and look over the bowl
- 6) Might get ice cream at scoops but we at least we go look at the candies
- 7) I have my \$5 bill ready to treat them to a "happy" out of the Art-O-Mat.

These things can be done any day-except Monday-and make for a fun way to show off our Sweet City.

4 months ago

No

4 months ago

We need farmers markets and fall / Christmas festivities

4 months ago

We really love to walk to downtown and see a concert at the Bowl or Eagle Theatre along with enjoying food and drinks at the local spots

4 months ago

We need more dining options, more pedestrian sidewalks, more coffee shops

4 months ago

More for kids to do everyday.

4 months ago

More places to visit with your kids and family.

4 months ago

Let's get a Trader Joe's, a good sub shop, and something other than Mexican in the Kroger / Publix shopping center!

4 months ago

My wife and I love seeing plays/productions at the eagle theatre, more of those would be great

4 months ago

Yes, have more activities, concerts and festivals in the bowl and downtown

4 months ago

Llendo a la iglesia Sugar Hill Church compartiendo con todos alli

4 months ago

More outdoor concerts at the Bowl, more entertainment at the Eagle Theater, better restaurant options downtown, expand the Sugar Hill Post Office, and more parking downtown.

4 months ago

No

4 months ago

A question: We pay significant taxes to build and maintain parks, and sporting fields, and sponsor entertainment that non-residents take advantage of. It is not clear to me what advantage tax-paying residents have over non-residents.

4 months ago

The Bowl has gotten to small for activities. Please put a outdoor arena for concerts & farmers market etc etc. Ideas from Pikes Market Seattle WA. Safety on sidewalks while cars are flying by. Planter concrete barriers with flowers. Please keep Sugarhill clean, small business, more restaurants & safe. Low taxes.

4 months ago

Visiting the local parks and visiting Sugar hill Art Gallery and Museum.

4 months ago

The arts/crafts shows are great! Fall festivals are a fun way to get together, let kids play and see the local creativity.

4 months ago

.

4 months ago

What is done cannot be undone. I loved our small town. In 15 years I hope we have traffic under control. Option for golf carts & grocery shopping to ease car congestion. More businesses to handle the condensed urban community or we will lose everything. Meaning our property values. At this point Go Big or Go Home. We must match the other cities such as Suwanee Town Park. If that cannot be done I don't understand why this was done in first place. So I do plan to attend and find out what Sugar Hill plans to become bc my retirement plans depend on it. Either selling or staying.

4 months ago

Craft fairs, local artisan events (Duluth fall festival), fundraisers

4 months ago

An off leash dog park, a movie theater, rooftop bar/restaurant, aquatic center, skating rink(not just seasonal ice rink)

4 months ago

Food truck events, art festivals, lantern parade, farmers market, free or low cost active community events like park yoga or Tai children or painting in the park.

4 months ago

Concerts at the Bowl

4 months ago

scavenger hunts; fashion shows;

4 months ago

Lake Lanier. Friends and family. Games and school events

4 months ago

No

4 months ago

I don't enjoy watching nature be destroyed

4 months ago

NA

4 months ago

Need more restaurants. And not the chains.

4 months ago

I want a Community swimming pool.

4 months ago

Ice rink in the winter was fun. Concerts!

4 months ago

We like going to Orange Theory and then eating afterwards

4 months ago

Car Show

4 months ago

We need more restaurants.

4 months ago

Would love to see more art fairs and events for families

4 months ago

Places within walking distance

4 months ago

Lake Lanier

4 months ago

upperclass restaurants, botanical garden / park

4 months ago

School sporting events. Lake Lanier picnics, sunrises, sunsets.

4 months ago

Theater could show some actual movies

4 months ago

Have a town hall meeting!

4 months ago

What other options are there? That's right, there are none because all the space has been taken up by APARTMENTS.

4 months ago

Playing Pickleball when the courts are open and free

4 months ago

Parks

4 months ago

I run, and having safe sidewalks and road crossings are very important, as well as shaded sidewalks. As a female I am not comfortable being on a remote path or greenway by myself, so having good sidewalks is especially important.

4 months ago

We Enjoy the Eagle Center shows. I'd like live music more in plaza, even if it's just local artists.

4 months ago

More free concerts and events would be nice. Neighboring cities provide music and entertainment throughout the summer at no cost with limited ticketed events. Big name concerts are nice on occasion, but lesser-known acts that would allow families to attend with picnic baskets might return more of "hometown feel" to Sugar Hill

4 months ago

Not anymore. Too many people everywhere, too much noise.

4 months ago

Tennis at EE Robinson. Needs more though.

4 months ago

None

4 months ago

Attending the events at the Eagle or concerts at The Bowl with friends and walking the promenade at night.

4 months ago

Lake Lanier Parks

4 months ago

We need to infuse our local library with as much funding as we do our businesses. The Sugar Hill branch is doing things and allows the community a resource for extended education. Little Free Libraries should be added and maintained throughout the community. An educated community is important.

4 months ago

More concerts at the bowl

4 months ago

Dining options, concerts (maybe more oldies and less country), happy hour specials.

4 months ago

Eagle Theater performances, Bowl Events, Sugar Rush, and the like

4 months ago

Walkable dining options, small businesses that offer shopping

4 months ago

I appreciate community events downtown

4 months ago

I enjoy the events if and when I hear about them. Our Sugar Hill Bowl is amazing. I'd like to see road expansion to accommodate future traffic congestion.

4 months ago

I have a lot of fun riding my bike all over Sugar Hill.

4 months ago

Safe area to walk around downtown. Well thought out shops/boutiques. Good and unique restaurants. Keeping an atmosphere that attracts families.

4 months ago

Love the new Rooftop bar. Would absolutely adore having better options to eat out. We truly can't think of anywhere to go have a meal most nights. Rushing is high quality and love it there, but not open most nights. The other restaurants are just not good. Looking forward to the new charcuterie place, however.

4 months ago

A local bus transportation within the city and to a few shopping centers in Cumming, Suwanee, and Buford would be wonderful.

4 months ago

Would love to have more dog friendly places!

4 months ago

Attending shows at the Eagle, family getting ice cream

4 months ago

Hiking paths, bring back tubing on the Chattahoochee

4 months ago

Leave

5 months ago

Leave town.

5 months ago

Pickup organized sports. I'm not sure if that falls under organized or unorganized, but it'd be nice to have a field for organized sports that's not locked down for a league.

5 months ago

I would like to take guests to downtown restaurants & shops but there aren't enough. Rivermill & Rushing are my favorites and need more sit down restaurants like them.

5 months ago

It would be nice if we had quietness, no street racing all hours of the night.

5 months ago

I do not think it's the cities job to provide "fun" for it's citizens, I think it's the cities job to not put us in debt so they can lower our taxes and the citizens are not taxed out of their homes. I think it's the city's job to not increase high density housing so the suburban small town feel will not go away. Increased density is increased crime, congestion, problems.

5 months ago

I like walking around downtown and seeing all the different people enjoying themselves doing different things. Real sense of community.

5 months ago

I would love to see affordable ways to offer public transit options from downtown sugar hill restaurants & entertainment district to communities in the area i.e. private taxi, uber & the like so to avoid having people drive under any influence. Would love to see more accessibility to the Greenway/Parks etc.

5 months ago

tennis

5 months ago

I just want to come on a Friday night and have a place where I can pick up a quick bite and sit outside. Even a sit down restaurant. A live music bar is about to open. That's great. But what about food. When people come to events at the Bowl, there's nowhere to go. As a local, I've seen people come into Sugar Hill and look dismayed at how little there is.

5 months ago

Parks and green space! Walking trails, playgrounds, etc are what the community wants!

5 months ago

Traffic, lack of parking is making it difficult to enjoy anything downtown. Concerts at the Bowl have been fun and affordable, but parking is terrible.

5 months ago

Golf

5 months ago

Better shopping and food options downtown. The current selections are not great.

5 months ago

Need some better restaurants. Central City Tavern, Pizza Place and Mexican are not good. I've been to all of them a couple of times and will not go back. We need some much better restaurant options

5 months ago

Old school arcade and a 24 hr restaurant

5 months ago

Sugar Rush Arts Festival, Food Truck nights, youth sports

5 months ago

Need a Chick-fil-A!

5 months ago

Dog friendly events/ restaurants, Can we have some Water bottle filling stations please. Thanks

5 months ago

Safe and CLEAN dog park

5 months ago

Yes . Stop knocking down nature

5 months ago

no

5 months ago

Going to Coffee Shops

5 months ago

Need more fun recreation things to do for middle age people. Cornhole league, adult basketball league, other things to keep the middle age more active and able to interact with the community. We used to have the free zumba, etc. Adult yoga would be nice.

5 months ago

Not sitting in traffic

6 months ago

Access to a public pool.

6 months ago

Access to a public pool would be nice.

6 months ago

The outdoor Fall market is the best.Also enjoy the movies

6 months ago

My local craft group would love to meet inside instead of just going when the weather is nice and sitting outside. It would be so nice for the many empty rooms to be available to residents without huge fees. We meet weekly and offer free instructions on knitting and crochet .All or welcome.

6 months ago

Restaurants and bars are subpar at best. We drive to Buford, Suwanee, Lawrenceville, Halcyon, and Duluth for quality food and local shops. Please do better in that regard. Thanks!

6 months ago

Volunteering with community groups and at city venues

6 months ago

Event at bowl should be tailored to all generations. Lately it has been for young people only. Friends & I no longer attend concerts as we once did.

6 months ago

We need safe and dedicated space for road bike riding.

6 months ago

Running the Greenway and sidewalks, working out at the E-Center

6 months ago

Music on the promenade and comedy at the Distillery. Also like sitting in the swings across from city hall.

6 months ago

Golf Cart access and pet friendly common areas and dining.

6 months ago

My daughter is going into middle school and has fallen in love with lacrosse but sadly, there is no team for lanier at this age and only 1 goal at gary pirkle park to practice when there is no soccer going on (ALL-IN monopolizes this park!!!). I would love to see the football field equipped with 2 lacrosse goals on the football field (not shoved in a corner of the soccer field). Please make a space that our lacrosse players can practice!! If you build it, they will come!!

6 months ago

When we gather with friends and family it usually involves leaving Sugar Hill. For all the development there is NOTHING to stay here for, much less attract people from surrounding areas. Many of our favorite memories of Sugar Hill have been replaced with apartments (the gazebo, rides at sugar rush, free entertainment downtown) yet for all the housing we have to leave to go anywhere except a grocery store, paint store, or self storage. How about attracting a Chick-fil-a and a Target? Or a river front park?

6 months ago

Provide a flat park with actual grass in downtown Sugar Hill.

6 months ago

enjoying nature trails and parks with my friends and their dogs

6 months ago

Our family enjoys walking downtown with friends and the kids play in the bowl or on the plaza as a place to run around. Downtown community space is great for unstructured fun. family picnic, friends gathering, etc.

6 months ago

Attending shows put on by On The Stage Children's Theatre and other performers at the Eagle Theater and attending concerts at the Bowl.

6 months ago

More good restaurants

6 months ago

Taking an evening sitting on the promenade with friends listening to music and grabbing a bite to eat. Have enjoyed some of the concerts in the Bowl

6 months ago

concerts and people watching

7 months ago

Fishing on Lake Lanier

7 months ago

Paddling on Lake Lanier

7 months ago

Go to concerts in the Bowl; shows in the Eagle Theatre; watch grandkids play basketball in the E Center gym; and enjoy the downtown restaurants.

8 months ago

I love to hike the trails in the Chattahoochee River National Recreation Area, as well as fish in the Chattahoochee River.

8 months ago

Second chance, cool. Fishing, hiking.

8 months ago

Yes

8 months ago

What kind of neighborhood would you imagine living in in the next ten years?

46%	My current residence	294 ✓
39%	My current residence with home improvement(s)	250 ✓

19%	I plan on moving out of Sugar Hill by then	121 ✓
15%	A larger residence	94 ✓
10%	A smaller residence	65 ✓
10%	A residence farther away from downtown Sugar Hill	64 ✓
5%	A residence closer to downtown Sugar Hill	35 ✓
5%	An age-restricted community	30 ✓

639 Respondents

What word or phrase would you use to describe Sugar Hill in 2039?

Amazing

3 months ago

To big

3 months ago

Growing to fast

3 months ago

Vintage Sugar Hill

3 months ago

Small town country environment with the feel of the city

3 months ago

As things currently go, complete gridlock.

3 months ago

Peaceful

3 months ago

Established.

3 months ago

Very pleasant.

3 months ago

Green, Safe, Cared For (lawns, homes, etc.), Family Oriented, No more apartments

3 months ago

A lot of growth with apartments

3 months ago

thriving

3 months ago

Overpopulated

3 months ago

relaxing and vibrant community

3 months ago

Es un vecindario realmente dulce y amigable

3 months ago

Used to be quaint- now, a concrete conglomeration!

3 months ago

Promised Land on the Hill

3 months ago

Crowded

3 months ago

The best small town in America

3 months ago

A once small town.

3 months ago

Over built.

3 months ago

smart, planned development with something for everyone

3 months ago

Modern

3 months ago

Unique

3 months ago

Overcrowded

3 months ago

Small community growing fast and trying to define who it will become.

3 months ago

beautiful

3 months ago

clean and beautiful

3 months ago

Vibrant

3 months ago

A family-oriented place to live.

3 months ago

too crowded and unsafe with the current growth that is going on

3 months ago

Overcrowded

3 months ago

Great neighborhood

3 months ago

Special, unique

3 months ago

Growing

3 months ago

A place where everything is local and walkable. Perhaps a local electric bus or trolley.

3 months ago

Atlanta

3 months ago

Friendly community.

3 months ago

Congested

3 months ago

Disappointment

3 months ago

The Small City that Used to Be.

3 months ago

exploding growth - good and bad

3 months ago

Overcrowded

3 months ago

Growing

3 months ago

getting too much traffic

3 months ago

Quaint and fun

3 months ago

I place where you can enjoy late night walks and feel safe.

3 months ago

Over crowded, high housing cost

3 months ago

Not Overcrowded

3 months ago

Over populated and congested. Typical suburban sprawl

3 months ago

Crowded

3 months ago

Not affordable for the middle class

3 months ago

Safe, friendly small town

3 months ago

Hopefully still a nice place to live.

3 months ago

Overcrowded

3 months ago

Thriving area that is safe and fun to live in

3 months ago

Big City Living in a Suburb

3 months ago

Community

3 months ago

Controlled growth

3 months ago

To costly to live hear

3 months ago

Too congested, just like Alpharetta all over again. Nobody cant afford to live, houses too close to each other. I move to Sugar Hill back in 2008 to avoid Alpharetta but after my kids done with school, I think I am going to move further north

3 months ago

Too EXPENSIVE

3 months ago

Connected Community & Life

3 months ago

small town feel; local businesses supported; family friendly; not concrete jungle

3 months ago

Damaged if it doesn't stop over building

3 months ago

Flourishing

3 months ago

Great idea, execution counts most.

3 months ago

Fun, thriving, family feel

3 months ago

Live-work-play

3 months ago

Progressive and supportive community.

3 months ago

Crowded, congested, and overgrown...traffic issues and too many transient families that aren't invested in the community. While I certainly hope this will not be the case, at its current growth rate, I'm not sure.

3 months ago

Nature

3 months ago

I have seen Sugar Hill change a lot over the last decade and not all for the better. If we stay it depends on the traffic, crime, and population.

3 months ago

Home town

3 months ago

Inclusive and healthy

3 months ago

Doesn't need more apartments.

3 months ago

Thriving

3 months ago

Too congested

3 months ago

Less traffic, more paths

3 months ago

Hopefully it's still the sweet life with good food and great people.

3 months ago

Community

3 months ago

In decline due to over-development

3 months ago

Excessive apartments and horrible traffic

3 months ago

Charming

3 months ago

Peaceful, family friendly, safe, neighborly and serene

4 months ago

Quaint with a small town charm

4 months ago

Growing

4 months ago

A thriving city for all ages

4 months ago

Diversity

4 months ago

Probably congested? Hopefully a better high school?

4 months ago

Building too many apartments

4 months ago

Over crowded, looking more like a city inside the perimeter I purposely avoided by moving here 6 years ago.

4 months ago

We tempered our growth and choose happiness over revenues

4 months ago

Walkable, fun, community

4 months ago

Hopefully still a sweet small city

4 months ago

(Hopefully) a safe small town

4 months ago

At this rate, a waste

4 months ago

Hometown

4 months ago

Environmentally friendly

4 months ago

Bustling and crowded.

4 months ago

Education: Collaborate with educational institutions to maintain high-quality schools and provide opportunities for lifelong learning and skill development.
Partnerships and Collaboration: Work with neighboring cities, counties, and regional organizations to share best practices, pool resources, and collaborate on regional issues.
Public Safety: Prioritize the safety and well-being of residents by investing in a well-equipped and well-trained police and fire department.
Economic Development: Encourage a diverse and vibrant local economy by attracting businesses that align with the city's vision, providing incentives for entrepreneurship, and offering resources to support small businesses.

4 months ago

If building/growth isn't managed properly- "overcrowded" or "urban sprawl"

4 months ago

Sugar Hill la ciudad donde puedes vivir en comunidad y seguridad

4 months ago

Too many apartments in a very condensed area

4 months ago

Congested4 months ago

Community4 months ago

OVERCROWDED or SLUMS4 months ago

Walkable Community4 months ago

in progress4 months ago

A great place live. We need to keep the small town feel. Please slow down on the Apts.

4 months ago

A city which is calm and quite with a lot of greenery places.

4 months ago

Friendly4 months ago

.

4 months ago

Sugar Hill use to be the best kept secret of Gwinnett County.

4 months ago

This all used to be trees and fields and then they tore it down to build apartments.

4 months ago

Overbuilt

4 months ago

Heavily congested

4 months ago

Congested

4 months ago

Desirable

4 months ago

Too late

4 months ago

country meets city

4 months ago

Green!

4 months ago

Greed and destruction. Treeless, polluted, and overdeveloped

4 months ago

Best Small town community in Georgia

4 months ago

Active4 months ago

Decisive authority over portions of unincorporated Gwinnet that affect our local community

4 months ago

Congested4 months ago

Suwanee light. Congested and overdeveloped.

4 months ago

Community with Heart4 months ago

Limited4 months ago

Small4 months ago

Overly congested community where politicians don't listen to the voice of the people

4 months ago

A beautiful little community hidden amongst the craziness of Gwinnett

4 months ago

Toast. If the present trends continue.

4 months ago

Horrible traffic4 months ago

Overdeveloped4 months ago

Greedy4 months ago

It used to be a nice place to live. But then they built a whole bunch of apartments, raised taxes, and squandered their downtown area by catering to special interests. They didn't build a downtown that benefited everyone. And the schools are still mediocre compared to Cumming, Suwanee, and Buford.

4 months ago

Overpriced4 months ago

Overcrowded4 months ago

Sweet Community!4 months ago

A super fun city and a caring community that feels like family.

4 months ago

Overbuilt4 months ago

Community worth living in for life

4 months ago

Over crowded

4 months ago

Intimate

4 months ago

At the current rate, a crime infested ghost town

4 months ago

fresh

4 months ago

Overdeveloped which was poorly directed by City government

4 months ago

Congested and transient due to the number of over priced apartments.

4 months ago

Paved, treeless apartment town with traffic

4 months ago

Losing its charm

4 months ago

Quaint

4 months ago

Over populated with no parking

4 months ago

High Density

4 months ago

Hopefully not too crowded.

4 months ago

Connected, green, small town charm.

4 months ago

Overcrowded

4 months ago

Like every other small city that gave in and let corporations come in ruin it

4 months ago

Overgrown

4 months ago

Leader

4 months ago

Clean, safe, and friendly

4 months ago

Sweet

4 months ago

Hopefully better without over crowding.

4 months ago

Healthy, happy, and sweet place for a kind and caring community.

4 months ago

Community

4 months ago

Crowded

4 months ago

Elevating life

4 months ago

Overcrowded and congested

4 months ago

Diverse, Informed, Educated, Forward

4 months ago

Overgrown

4 months ago

Still that small town feel

4 months ago

Intimate

4 months ago

Too high of living cost

4 months ago

"We brought back the green space" (take the hint and cool it with the concrete jungle. Y'all are ruining the small town appeal)

4 months ago

Community

4 months ago

saturated

4 months ago

Overcrowded, expensive, not a city that the founders would be proud to call home.

4 months ago

Hopefully it will be more diverse and less like Cumming junior.

4 months ago

Sweet

4 months ago

More green

4 months ago

A small suburban community

4 months ago

I hope I'm not living here by 2039 as Sugar Hill is being overrun by apartments, traffic and taxes!

4 months ago

An all inclusive family destination with something for everyone. Stay all day or walk around for the evening to a great dinner spot.

4 months ago

Best case: Town that solved traffic congestion and maintained economic stability.

Most likely: Overgrown and expensive place to live.

4 months ago

Na

4 months ago

Hopefully I can use the word..... AWESOME. 😊

4 months ago

I will be 92 then if I'm still around, just hope the city will be thriving!

4 months ago

Small

4 months ago

Transient and no longer connected.

4 months ago

We kept it small!

4 months ago

Overpopulated

4 months ago

Thriving.

4 months ago

crowded.

4 months ago

Different

4 months ago

Hopefully it's affordable for young families.

4 months ago

Based on what has happened in the past 4 years, "congested".

4 months ago

Small town big and close community

4 months ago

Congested

4 months ago

With the current trends in over-development of high density homes and apartments, the phrase that comes to mind is "It used to be so nice."

4 months ago

Outdoor Paradise

4 months ago

Quaint small town feel where everyone connects and people come from everywhere to see what we're all about

4 months ago

The new Suwannee

4 months ago

Yikes

4 months ago

A total disaster of abandoned or run-down apartments

5 months ago

Probably a disaster of abandoned apartments.

5 months ago

A complete disaster given the way things have been going under the current "administration of insiders" for the last decade or more. The only thing that seems to matter to any of them are horrendously large apartment complexes.

5 months ago

United On The Hill

5 months ago

Unique

5 months ago

Hometown

5 months ago

Too busy, high crime area, transportation issues out of control, over populated, unpleasant place to live.

5 months ago

Welcoming

5 months ago

Vibrant

5 months ago

Overbuilding every day

5 months ago

Thriving

5 months ago

Up and Coming. Diverse

5 months ago

suburban small town feel and cost

5 months ago

The best place to live, work, and play.

5 months ago

A safe, clean & green community of the future that's built to enhance the lives of its residents and not to the current detriment of its neighborhoods including downtown.

5 months ago

Bigger and probably crowded.

5 months ago

Enjoy our restaurants with your friends and family.

5 months ago

Quaint

5 months ago

Housing pricing families out of Sugar Hill

5 months ago

debt

5 months ago

Apartment city

5 months ago

No complaints

5 months ago

Small town, big community,

5 months ago

I would hope that it would retain a small town feel and that the apartment complexes would give way to more starter home subdivisions, so that my children could afford to buy a home in Sugar Hill.

5 months ago

Hopefully not to big

5 months ago

Too expensive..high taxes

5 months ago

not a destination but could be

5 months ago

a place to grow

5 months ago

A growing family community that has balance. A place where families can feel safe and enjoy the community life of restaurants, outdoor parks and recreation, and a since of belonging to a great community.

5 months ago

I would like it to be a safe family friendly town that is not overrun by construction investors and policies. Let people live quietly.

5 months ago

At the rate it's going, crowded, too much traffic and treeless.

5 months ago

Atlanta

5 months ago

less development

5 months ago

Small town feel with big city amenities.

5 months ago

I hope a Small town community

5 months ago

overcrowded

5 months ago

progress

5 months ago

Inventive

5 months ago

Crowded with no decent infrastructure

5 months ago

Authentic

5 months ago

Family Safe

5 months ago

A home for everyone

5 months ago

Better "Walk Score"/ increased walkability

5 months ago

All Electric - no natural Gas.

5 months ago

Connected

5 months ago

Overcrowded with run down empty apartments and high crime. You asked

5 months ago

Too crowded. Too many apartments.

5 months ago

New

5 months ago

definitely unbucolic.....In my eyes as a native it is already this way, but this is the very reason most people moved to Sugar Hill.

5 months ago

Family-oriented, with multiple outlets for community and visitor experiences (much like Greenville, SC)

5 months ago

Welcoming / Hospitable / Innovative

5 months ago

Desirable, popular

6 months ago

Community oriented

6 months ago

Over populated

6 months ago

A place I am pleased to call home.

6 months ago

Overdeveloped

6 months ago

Focused on Families, arts, walkable.

6 months ago

Beautiful!

6 months ago

A walkable, bikable, nature friendly community

6 months ago

Welcoming

6 months ago

Crowded Downtown, no parking

6 months ago

A community that provides a sense of place, builds community, learns and honors its past while planning for the future.

6 months ago

Fresh

6 months ago

Overly congested area

6 months ago

Too commercialized and overpopulated

6 months ago

The place to be

6 months ago

The Sweeter Life

6 months ago

Still having a small town feel

6 months ago

Inclusive I hope.

6 months ago

Not too congested ,family friendly housing lots of green space

6 months ago

Sweet life in the Hill.

6 months ago

High-end, classy, professional

6 months ago

Keep Sugar Hill SWEET!

6 months ago

Foreign and unrecognizable

6 months ago

Growing smart with a focus on a healthy life and community

6 months ago

Desirable

6 months ago

Overcrowded

6 months ago

A beautiful family-oriented city with a planned, thriving downtown, including great restaurants and activities.

6 months ago

The next Milton without Fulton County taxes

6 months ago

Home of the ridiculous housing cost.

6 months ago

Vibrant, welcoming and sustainable.

6 months ago

Well-rounded community.

6 months ago

Diverse

6 months ago

controlled growth

6 months ago

Too many people and higher crime. The downtown area looks awful. It's swallowed up by massive apartment buildings. There's no charm at all in comparable to downtown Buford or downtown Duluth.

6 months ago

overcrowded, too many people in too little space, trees and green space ravaged

6 months ago

Morphing from a quaint town to a California congested mess.

6 months ago

Small town feel

6 months ago

established

6 months ago

Overcrowded

6 months ago

OVERSATURATED6 months ago

A vibrant and complete city where people don't want to (much less have to) leave for shopping, dining, and entertainment.

6 months ago

Downtown with better entertainment options and restaurants

6 months ago

Downtown Sugar Hill is a beautiful area.

6 months ago

Highway 20 will look like Jimmy Carter Blvd. Traffic will be a hot mess. Crime will be high. The small town feel that we all love will be long gone. I foresee an unsafe, overcrowded city. With better planning, we could keep our small town feel, and still have an awesome, vibrant downtown community.

6 months ago

Less apartments and a safe city

6 months ago

Overpopulated

6 months ago

\

6 months ago

Quaint

6 months ago

Overpopulated and gentrified.

6 months ago

Friendly and green City

6 months ago

Congested if we don't stop or control our growth rate

6 months ago

Concrete City

6 months ago

Thriving

6 months ago

pro: culturally diverse

con: deforested?

6 months ago

Walkable, green.

6 months ago

Connected.

6 months ago

Thriving

6 months ago

A community that cares

6 months ago

If on its current trajectory - Hot Mess

If developers listen - Preserved

6 months ago

Community6 months ago

Safe, walkable, healthy, close-knit community6 months ago

Complete6 months ago

Congested, not necessarily geared for the elderly6 months ago

vibrant7 months ago

Booming small town feel.7 months ago

A community rich in history and excited about the future.8 months ago

Thriving!8 months ago

Vibrant and resilient.8 months ago

Is there anything else you would like to share?

I would hope the leaders and planners will value all the input provided and look for patterns of what is consistently important to residents. It is certainly unrealistic to expect everyone will be pleased with the outcome. However, on the other side, if input is not valued and reviewed to inform decisions, and any outcome does not reflect data collected, then it will appear the decisions were pre-determined and all the surveys were simply an exercise. For Sugar Hill to be viable and sustainable another 100 years and leave any type of credible legacy, people must be valued.

3 months ago

Love living in Sugar Hill and have loved seeing it grow over the years even if we don't agree with some parts of it :-). Downtown Sugar Hill dining options are great so far and we simply enjoy spending our time there in the evenings and don't have to drive far to other towns for a nice dinner and drinks option. Just need to have more of them!

3 months ago

No

3 months ago

Would really like to advocate for additional, higher-quality dining options. Also, golf cart paths would help to ease traffic and parking in the downtown area.

3 months ago

Why can't Sugar Hill have a Chick-fil-A and stand alone Starbucks like every other city around? Please don't sell land and allow business in without a long-term goal and plan i.e. Suwanee didn't let Walmart in 20 years ago and they have Suwanee Town Center because of it. We need to have high standards like they did!! Please only quality grocery stores, car wash places that aren't unsightly, no more apartments everywhere we look, and clean up all the broken down gas stations. Why can't business signs be held to certain size / set standards to help make our community look quaint and pretty?

3 months ago

I love what Sugar Hill is becoming. We need more retail and dining options if the housing trend continues...but the potential of what Sugar Hill can become is exciting.

3 months ago

no more apartments and better infrastructure

3 months ago

Please wait until you have what is built filled before building more.

3 months ago

No more apartments

3 months ago

Great community facilities but cannot handle growth

3 months ago

I am really disappointed in the development of downtown Sugar Hill, all the apartments. When we moved here five years ago most of the land was undeveloped and I thought we would go a similar route as Suwannee. Instead we throw up high rises and leave no space for families to come and play picnic, just kick around. There is little to draw families there. Green space would have drawn families who could have then helped support the restaurants and shops. It is really ugly to drive through the downtown area. Look at Suwannee, they're adding even more open park space next to the library. Go to Suwannee on the weekend and it's packed with people enjoying themselves outdoors. A shame the leaders of Sugar Hill sold us out to get a bigger tax base.

3 months ago

Not at this time

3 months ago

Taxes have gotten too high may not be able to stay because of it

3 months ago

Developers need to pay for the infrastructure that they are so focused on building here, not the existing home owners.

3 months ago

I'd like to see Sugar Hill become a Golf Cart community similar to P'tree City.

3 months ago

Please slow down on all the apartment building.

3 months ago

I'm so irritated with local leaders allowing overgrowth of Sugar Hill in such a short period of time. Stop with all the apartments and townhomes. I do not plan being here in 2039 and hope to be in a more family/friendly oriented small town city.

3 months ago

Having townhomes in downtown priced in the 800's is absurd! I'm downtown multiple times a day, literally. Parking is getting harder and harder. Golf cart community would be something to consider.

3 months ago

Just stop trying to be Suwanee or Buford

3 months ago

no

3 months ago

Eventually I would like to live in a senior community close enough to my family and church where ,if necessary, I could also have assisted living facilities available. At the moment I have only seen one and was not particularly impressed.

3 months ago

In 2039 we will have a whole new generation of kids and families, so we must start giving more attention to schools, teachers, and students. One great example is Buford Schools, pushing those students to be the best and creating a city where everyone wants to live and be part of the system.

3 months ago

Mandate that Georgia power start burying their cables when new construction happens. The power lines are ugly and not managed at all. The new intersection at Riverside and Suwanee Dam is an embarrassment. The lines criss cross the intersection right in front of the lights. I have never seen that before. Every time there is a storm the trees fall and take out the power. when 20 was widened that was a perfect opportunity to go below ground.

3 months ago

Definitely have City Council cutback on constant voting to pass so many permits on contracts/developments. Sugar Hill is to small to keep becoming overgrown.

3 months ago

When approving new housing, affordability in relation to other housing should be considered. Some apartments are more expensive than the big, nice houses in our area already.

3 months ago

I feel like the older communities within the city limits are neglected while leaders are only focused on new developments.

3 months ago

Please do more surveys like this and listen to the community.

3 months ago

We need better marketing for events happening in downtown. The events are there but we never know that it's happening until the day of or one day before. Post weeks in advance to the word out better

3 months ago

Clean up all the oil leaks from the garbage trucks on our roads. My road needs to be fixed in Diggers Way all broken and cracked up

3 months ago

Enough multi-dwelling construction. Subdivisions that feed onto Hwy 20 have a very difficult time accessing Hwy 20, especially if trying to cross lanes to turn left. No traffic signals and too much traffic make it extremely difficult to exit the subdivision.

3 months ago

Not really

3 months ago

Hate all the buildings

3 months ago

Please think of all the law abiding citizens who live here who are very very low income when it comes to building RIDICULOUSLY PRICED apartments and condos

3 months ago

Please fix the infrastructure like the road. Now we pay so much taxes but maintenance is degrading, amenities are gone, too many apartments

3 months ago

Thank you for all that you do to think and plan for an optimal future on our behalf!

3 months ago

We really need more grocery stores on the west side of Sugar Hill. There is nothing close.

3 months ago

Downtown sugar hill is so sweet! Let's keep it that way

3 months ago

Economic vitality is most important, as it will provide the money to fund the rest. Please ensure a healthy commerce. Consider moving the cemetery, it is not relevant to the future - I understand this is contentious, but it is not said thoughtlessly.

3 months ago

I love this city, and look forward to living here for many years to come. I would like to see it continue to be a close community and so have some concerns over the rapid, uncontrolled growth and reshaping of our community with the large number of apartments going in simultaneously.

3 months ago

I wish we could get a coffee shop!

3 months ago

More employment opportunities so that people do not have to commute far.

3 months ago

Downtown SH seemed to have so much potential, but now it seems claustrophobic and overcrowded with not a lot of options for dining. I get extremely sad to see a new forest or patch of trees cut down every week.

3 months ago

I have seen Sugar Hill change a lot over the last decade and not all for the better. If we stay it will depend on the future traffic, crime, and population. We chose to move here because it was a sleepy little town and nothing like Roswell. Now its too much like Roswell.

3 months ago

No

3 months ago

STOP BUILDING APARTMENTS!

3 months ago

Agree with others that multi-family housing units being built needs to stop with the current ones. No more after this and no more town homes. Single family housing only going forward. And we need more really good restaurants downtown. Most of the current options have really went down hill. Downtown needs to focus on green space and recreation and dining going forward. And a bridge over 20.

3 months ago

Please put a stop to all the apartments and townhomes. Traffic is congested enough and this is just making it worse!! You can't even see the downtown area from 20 anymore. Keep this a small home town feel. We moved here because the city had that feeling but over the last few years it has all changed.

3 months ago

Greenway needs benches

3 months ago

Please more restaurant options and better downtown experience. All of those cities and towns are building up their downtown areas and ours has been disappointingly slim in what's there compared to other areas like suwanee and cumming

3 months ago

Please create more green spaces and bring in more restaurants. The splash pad isn't enough and the restaurants are not great. The distillery is good but even it needs more

3 months ago

Please listen to the community and do things that the community actually wants

3 months ago

We need a dog park with water feature. And stop being a "dry" city; we need liquor stores.

3 months ago

I love all the improvements in Sugar Hill over the last few years. The ECenter is amazing. So much good. Like others, concerned about the apartments.

4 months ago

I'd like Sugar hill to spend the money and tear down all the monstrosities surrounding downtown Sugar Hill and replace the trees on Hillcrest. Sugar Hill is full of amazing people... friendly, helpful and provide a family atmosphere. I'd like to keep it that way. Growth is inevitable but not when it changes the entire complexion of the city people chose to live in and support.

4 months ago

Sugar Hill needs a disc golf course! Plenty of options to build one into existing (non-buildable) park land. Maybe add a few more pickleball courts.

4 months ago

Please add farmers markets and more activities to do!

4 months ago

We want more restaurants which means more rooftops to support them. More affordable housing for younger families is a must

4 months ago

Please stop the apartment building madness. Also too many townhomes and too much congestion and traffic because of this overbuilding. Downtown Sugar hill needs to be no car zone and has more green spaces if possible. Downtown Sugarhill needs a lawn like Halcyon or Alpharetta.

4 months ago

No

4 months ago

I agree with all the comments about the apartments. If there had been a vote I don't think the apartments would have been put up right next to 20. All the apartments and congestion make me want to move to a different place. We moved here in 2015 before they were build. We do like the downtown area though. And the focus on parks and green space.

4 months ago

I hope you actually listen to those who have taken the time to respond to this survey. No one wants all this mess you're building. We want shops and restaurants and green space. You don't need to build mass housing all in one spot to make money.

4 months ago

Education: Collaborate with educational institutions to maintain high-quality schools and provide opportunities for lifelong learning and skill development.
Partnerships and Collaboration: Work with neighboring cities, counties, and regional organizations to share best practices, pool resources, and collaborate on regional issues.

Public Safety: Prioritize the safety and well-being of residents by investing in a well-equipped and well-trained police and fire department.

Economic Development: Encourage a diverse and vibrant local economy by attracting businesses that align with the city's vision, providing incentives for entrepreneurship, and offering resources to support small businesses.

4 months ago

Sabemos que es necesario crecer, pero no todo crecimiento es sinonimo de progreso, a veces menos es mas.

4 months ago

Stop the over building and removal of trees and greenspace

4 months ago

No

4 months ago

STOP BUILDING!!!

4 months ago

no

4 months ago

Transitioning from a rural to a more urban community requires a larger focus on standards and rules. This is hard for long-time residents and requires more public services to manage - has to happen. The Mall of Georgia area is becoming unsafe and an area to avoid. Work with Simon Properties to provide additional lighting, new paving, and dedicated security patrolling the parking lot. This mall can destroy a lot of value in Sugar Hill.

4 months ago

stop building, too much traffic!!

4 months ago

We need more schools (to many apts) Please make the area safe & clean.

4 months ago

You should make the alternative access road from Level Creek to Whitehead road since you have made Suger Creek Dr one way so people living on Whitehead road can easily access to peachtree Industrial Road with out getting in to Sugar hill city's congested traffic.

4 months ago

.

4 months ago

Our city was beautiful. Now developments swallowed up our city hall. This is NOT what the plans showed many years ago. Longtime residents who planned to retire here are leaving. Maybe that was the intent. If it was well planned like other cities. But ours looks like it was poorly planned. Not enough shops. Not enough restaurants. Lots of townhomes/apartments/Condos but nothing to do. Which I fear will drive our property values down. Not up. So hoping the city can balance out the housing developments with more businesses, roads, schools, medical care - room in ERs to support this massive growth we didn't ask for.

4 months ago

stop building apartments. Please start approving rational, affordable housing and not just 700k+ mansions on quarter acres.

4 months ago

Looks to residents that you're trying to be another Suwanee, Avalon, Halycon

4 months ago

For the most part I appreciate the growth of Sugar Hill. I want the country vibe to remain and not turn into another urban nightmare

4 months ago

No

4 months ago

I'm extremely unhappy that my property taxes have tripled to create a city I'm disgusted with.

4 months ago

Affluent small town community which has the best schools and residents with lots of parks, green space and play grounds.

4 months ago

Moved to Sugar Hill over 15 years ago and would like to stay forever, but traffic and congestion could drive us away.

4 months ago

No

4 months ago

I really hope this isn't an exercise in futility, but that the city ACTUALLY cares about people's responses. Based on those that are published already, the people want a very different direction than the one city council is currently taking.

4 months ago

If anyone would like to see what happens when you have too many apartments, I encourage them to drive towards Lilburn on Pleasant Hill road/Steve Reynolds south of I-85. If you build townhouses and apartments on every available plot of land, you de-value and over-populate a community. I am seriously worried about how Suwanee and Sugar Hill will look in 3-5 years. My wife grew up in Suwanee at NGHS, and we have been shocked at how quickly the apartments moved in and took over. If much more of this continues, we will definitely be moving to a different area. We do not want to deal with an increase in traffic in an already over-trafficked community, not to mention the lack of greenery now that every corner has apartments on it.

4 months ago

After 30 years living here I am sad. I thought I might be able to retire here only to find out I would be taxed out of my home. I can not repair my home because all the money I would use goes to Property tax for Gwinnett and Sugar Hill.

4 months ago

I love the City of Sugar Hill. We raised our children here and it has a special place in our hearts. I just hope that the people making decisions about the future of our city will listen to what the residents are saying. Most of us feel the same way and we want Sugar Hill to be a great family place to live. Please keep that in mind when making choices about growth in the future. Don't overdevelop our city!

4 months ago

Do not share my comments publicly. I should NOT need to turn that option off multiples in one survey!

4 months ago

Fix the traffic lights!!!!

4 months ago

Give us more dining options and less housing

4 months ago

I have no faith in Sugar Hill going in the right direction. Eventually we will move.

4 months ago

I don't mind the extra housing, but id love to see the roads and schools expanded for the extra people, see less chain restaurants and more fancy places. no walmart but a trader joes, etc. more cute places with little lights for just a drink/good evening.

4 months ago

Too many apartments

4 months ago

You have ruined the cozy and interesting downtown by adding all the extra (and appallingly ugly!) apartment buildings. You had it right when you finished the apartments across from the Eagle Theater. Then you had to allow all the others to build their high-rises. The congestion is bad enough, but in 10 years, those ugly boxes will be eyesores. I avoid downtown now. What a shame.

4 months ago

Better development options for the size of the town

4 months ago

Town Hall Meeting

4 months ago

I would like to see a Shuttle service for the elderly 55 and up. That would take is the the E-Center, Downtown area, Mall of Georgia and to Stores.

4 months ago

You have all lost my vote

4 months ago

Stop building apartments! Parking and traffic is already an issue downtown. We can't enjoy the restaurants or shops because there is no where to park. The small town feel ia gone and it's just concrete and congested roads now. Wish we could bring back the town square and gazebo with trees all around.

4 months ago

Please make preserving trees and existing green space a priority!

4 months ago

We were originally excited about the growth of downtown with access to more restaurants and activities, however it has become crowded with all of the high-density housing making it difficult to go out for breakfast on a Saturday morning. The quality of the dining is also lacking a bit. CCT used to be a pretty good place to grab a burger, but the quality of the food and the maintenance of the patio has declined. I know that is not really within the city's purview but thought the feedback might be helpful as we seek out new restaurants. The patio furniture on the plaza could also use a good cleaning. The fabric cushions were so nice when they were new, but now they are stained and not inviting.

4 months ago

More trees this town was so beautiful with all the greenery. More parking for all Sugar Hill residents.

4 months ago

City of Sugar Hill, please build Mountain Biking trails.

4 months ago

Currently infrastructure isn't keeping up with growth. Traffic congestion is terrible. No green space downtown. Too many ugly apartments.

4 months ago

I love Sugar Hill -- I do wish there was more green space downtown like Suwanee -- where families go for picnics and to play. I would also LOVE if they moved the Buford/Sugar Hill Library to downtown Sugar Hill. I think this would be such a great asset to the community.

4 months ago

The parking in downtown need to be compact cars and the larger vehicles in the parking deck. It's so hard to drive though with all the vehicles sticking out on the street. The parking spaces were not created deep enough.

4 months ago

I think while the apartments in downtown are a great first step, that the city should take advantage of the momentum to ask more from developers particularly with regard to form and affordability. Many of the residents who have responded to this survey are opposed to apartments because as of right now all the city has are these huge 300+ unit developments that do somewhat overwhelm the downtown. The city should try to guide future development by encouraging a diverse range of new housing options, including small multifamily structures such as duplexes, triplexes and quadplexes around the downtown area that conform to city determined design codes (Duluth's downtown is a great example of how city-led design standards can help integrate old and new construction while increasing residential and commercial density). I think the city should also explore activating the cemetery as a greenspace, much like Oakland Cemetery in Atlanta. Transit is another big concern of mine and I doubt anything will ever come from it but I would love to see public transit options available both within the city and connecting Sugar Hill to other parts of Gwinnett and Atlanta. There are existing park and rides by the I-985 off ramp and at Mall of Georgia and a local bus route or microtransit service between downtown Sugar Hill and those park and rides could help take some cars off the road. I'm part of the minority that would also love to see a heavy rail link between Sugar Hill and Atlanta possibly running parallel to the existing rail line that runs through the city. Others have commented that they'd like to see a riverside park in Sugar Hill and I think that also would be a great idea. Lastly, I think that the city of Sugar Hill should begin focusing development efforts near the Sugar Hill Corners and Sugar Hill Station shopping centers. Sugar Hill Station in particular could use new investment and would be a great location for a suburban retrofit into a location with a real sense of place.

4 months ago

Please listen to the people who already live in Sugar Hill when we say, Please stop building apartments and townhomes. Sugar Hill is full!

4 months ago

I pray for our little town that the city advisors do not get carried away with over growth.

4 months ago

Each of us as individuals are responsible for creating a healthy, happy and caring community. I respect the leaders of our community and the hard work they have done are doing and with my vote will be able to continue to do! The negativity and critical voices do not represent the community I love. Most of us see the whole picture and appreciate our leaders (we are often just more quiet about it). Thank you all very much for your faithful service to Sugar Hill.

4 months ago

I hope development slows down and that the choice to leave our beautiful community green is chosen. No more tearing down trees, no more apartments, no more congested streets.

4 months ago

Surprised that safety is not mentioned more by community members. As much funding that has gone into the Marshall program - there are hours of operation for our community. The Gwinnett County Police Department has proactively put Sugar Hill on the back burner since the Marshalls were implemented. The NextDoor app is filled with instances of our neighbors calling 911, for it to only ring and ring with no answer. Beyond that - the large events that bring in crowds from all towns - are an attraction for bad behavior. If you cannot get your patrons to safety in an emergency - you shouldn't host the event. The city of Sugar Hill is ONE emergency away from losing funding and not taking a step further towards growth. The logistics need to be recognized as needing work.

4 months ago

It's a hard balance to make everyone happy, but the consensus seems to be don't overdo the apartments and keep lots of trees and green spaces. My biggest hope for 2039 is we still have a "small town" feel by having leaders that continue to involve, speak to and work with the community instead of hiding in a building 9-5. It's what gives us that sense community that makes SH do special.

4 months ago

Sugar Hill made great strides in creating a downtown district. However, very poor planning on the roads within the district. Very narrow and too much traffic flows through the city streets. The infrastructure does not support the development. Strange configuration of the whole layout and poor aesthetics from Hwy 20. Restaurants are minimal and only 1 is worthy of being a patron but yet again parking is not easy. Honestly, I love the concept they started out with but the implementation failed. It's been 10 years and they still have yet to purpose some of the land that they forced businesses to sell from on Hwy 20 between the church and Peachtree Ind Blvd. The apartment complexes overwhelm the small space and detract from the small town feel. I'm very disappointed. I get it - it's all about tax dollars / revenue for the city as well as increased voter numbers. As a household of 13 years within the city we are very disappointed! The one thing I will praise is the Veterans monument. That was a creative and honorable way to use that space.

4 months ago

We need another market between Publix/ Kroger and the Walmart .

4 months ago

I am very concerned about property taxes and luxury developments, particularly the 800,000 townhomes downtown. I do not want to be priced out of my forever home. I hope the city council will take these concerns seriously and do their best to make sugar hill affordable for middle class families.

4 months ago

Stop the apartments and remove speed bumps!!!!

4 months ago

Thanks for trying to plan ahead. Don't dream small, but be a trend setter, not a template follower.

4 months ago

Na

4 months ago

When is the Sugar Hill greenway gonna be finished? 😞 😞

4 months ago

I am happy that my Granddaughter Kasey Jackson, is so interested in the City's future!!

4 months ago

I love living here, I grew up on Sugar Ridge and attended the Sugar Hill schools just like my parents did. But now things feel they're headed toward an inside the perimeter feel and community makeup. We'll likely aim to move our more rural within the next few years.

4 months ago

Golf cart accessibility would benefit this community

4 months ago

Please consider slowing down the development of more housing/apartments.

4 months ago

I think the city leaders are doing a great job. I'm concerned about traffic continuing to build with housing increasing. (I know this is a county issue, but it affects us all here). Would also love some good quality places to eat out - something that is missing. We eat in Duluth, Buford, Lawrenceville and Roswell/Alpharetta when we go out - would love to stay closer to home.

4 months ago

A local bus transportation within the city and to a few shopping centers in Cumming, Suwanee, and Buford would be wonderful

4 months ago

A local bus transportation within the city and to a few shopping centers in Cumming, Suwanee, and Buford would be wonderful.

4 months ago

I've lived and taught in Sugar Hill since 2002. While I've enjoyed the growth of our city, I feel too much is being built and it needs to slow down. Focus more on the residents you do have living here rather than trying to bring in thousands of more people. I like the small city feel. By adding so many apartments, it is taking away from that. Plus the cost of housing is crazy, including taxes from all the growth. I want to continue to live here but as a teacher, that makes it harder to afford.

4 months ago

No more apartments!

4 months ago

I appreciate the chance to participate in this survey, but I fear that decisions have already been made with respect to the over development of our sweet city. The massive apartments that now dwarf city hall and practically sit on Hwy 20 are truly sad and were a terrible decision. That land could have made a beautiful park to sit adjacent to the Bowl and provide a welcoming space with great visibility to downtown.

4 months ago

I am very concerned about how dramatically the traffic has increased in the last couple of years. I also want the parking situation in downtown addressed. I would go downtown a lot more if the parking was not such a problem. We've had company in-town all week and have chosen to eat out elsewhere because I did not want them to have to wander all over and have to walk a long way from parking.

4 months ago

Please slow down the growth.

4 months ago

I frequent the library the MOST because I'm a student and it's nearby but as I was visiting other local libraries it's kinda... Old. Outdated and the years really show on that building.

4 months ago

Why are we not able to add comments on what DOESN'T matter for some of the later questions? Clearly the current (and former) administration has zero tolerance for any criticism of the completely wrong direction they are taking us in. We are not in the middle of nowhere dependent on a single large employer, and we do NOT need all these apartments and townhomes. For whatever reason, a tiny minority of Sugar Hill resident keep electing people with the same mindset. Later this year is the time to stop that.

5 months ago

I think it's great that you're considering public opinion in your planning. Really appreciate the effort you're putting in and I hope it translates into some clear decisions for the planning team. Best of luck.

5 months ago

Yes, please stop removing trees and animal habitat. You're pushing all the wildlife into dangerous areas for them to survive. Stop building apartments and get the crime under control. End traffic congestion and don't take anyone else's home. People are becoming homeless due to the high cost of living. Slow down !! Thank you

5 months ago

Sugar Hill has grown very quickly and we are in a state of growing pains, thus growing into it and planning carefully for the long term is important to maintain a full and active community, without completely losing a charming small town feel.

5 months ago

Stop the growth before it is too late. please.

5 months ago

I appreciate a community leadership who takes the time to look well into the future and try get a sense of what the residents and business leaders are really looking to have in their town.

5 months ago

Please please solve the existing traffic congestion issues BEFORE building these outrageously hideous apartments, townhouses that appear to encroach hwy 20 lanes and thus limiting the views. It's ridiculous that at times it takes up to 20-30mins to get to 985 from Suwanee Dam Rd.

5 months ago

I would like to see the addition of tennis courts through the e-center or at Pirkle Park. Although EE Robinson has courts, those belong to the county and not Sugar Hill. There are many new communities being built without courts and tennis is a major draw as ATL is the largest recreational community in the world. Having courts nearby to play tennis is an important draw for many home owners and property renters. I am also concerned about the about of commercial property for sale along 20. Although much of it is outside the city of Sugar Hill, it will certainly have a tremendous impact on traffic and accessibility.

5 months ago

I've been going to the ECenter twice a week for over 2 years and am always disappointed that I can never find a place to eat other than the pizza place. The one restaurant that's open is just not very good. Every time I see construction I get really excited thinking a restaurant will open but instead, it's another apartment complex. Seriously.

5 months ago

Since you already built so many apartments, you need to give those same people places to eat and gather. That's lacking. And if you do have restaurants, require them to be open when people actually go. The coffee shop is closed at night. So is Rivermill Bakery. And the Mexican restaurant is not very good. Give good businesses / restaurants incentives to open in downtown. Without food, you can't create community. The sitting space and fountains is so beautiful but very few people come because there are no places to pick up food.

5 months ago

We love living here and our son loves Sycamore Elementary. With our 2nd baby on the way, we wish we weren't still renting our home. But even with 2 incomes we can't afford a mortgage in Sugar Hill. Wish there were more affordable single family home options.

5 months ago

We need trees in the median along highway 20

5 months ago

I love it here - let's capitalize on what we have. We have the lake and nature and we can make it unique and a place where people want to visit. More unique small shops and restaurants are a must. We need more of a down town Duluth or even Asheville vibe.

5 months ago

When we moved here in 2007 we did not plan to stay long. So what kept us here? We had Gary Pirkle Park, Downtown space, and a safe community. This is what will keep families living here. They need safe things to do and affordable housing opportunities.

5 months ago

With all the development I was very disappointed that our property taxes increased and no gain for us long time residence.

5 months ago

Clean up and beautify the intersection of Buford Hwy and Nelson Brogdon. It's ugly and messy. Dangerous pedestrian crossings. And it's on the edge of Sugar Hill, can't be ignored.

5 months ago

Fix the roads, the massive congestion and left turning arrow on to Hillcrest needs to be more than 10 seconds long with all the housing and apartments going in before anymore building.

5 months ago

Love my home, but the overbuilding and elimination of green space is not what I moved here for. The lack of restaurants and the overabundance of apartments are my main concerns. Also, we do NOT need a traffic light at Stanley. The traffic on Hwy 20 at any given time of the day is bad at the PIB intersection - a light at Stanley would make that even worse

5 months ago

To help the city's long term success, the city boundaries should be contiguous and not a "paint splatter". This will help unifying residence, create a common interest and support for the city, allow local residences to decide what is built locally, prevent various conflicts between the city vs. county, increase the ease of public services amount other benefits.

5 months ago

I hope we have better city management in 2039 and that all the trees and green spaces have not been overdeveloped. We need people in city hall that value what we have now vs spending money and selling out to special interest and developers.

5 months ago

No more apartments.

5 months ago

We don't live in the City of Sugar Hill proper, but we consider ourselves residents. Our neighborhood is one of the only in our direct vicinity that is part of unincorporated Gwinnett. I would be interested in seeing what it would look like for our hood to be annexed by the City.

5 months ago

Please reconsider the Chick-fil-A!

5 months ago

The new parks without water fountains/ bottle fillers/ water for dogs, Seems crazy Not to place accessible water stations next to bathrooms.

5 months ago

Stop adding new Gas Hookups - switch over fulling to Electric - all new construction should have 240V hookups in garages and apartment parking areas.

5 months ago

Keep gathering community feedback but go to out to the community to do it. Provide many opportunities to engage in what residents want.

5 months ago

Too much building and apartments. It will ruin this city in 10-15 yrs

5 months ago

Please maintain quality residential living. Consider adding roundabouts along Suwanee Dam Road. For example, at Ramey Road and Suwanee Dam Road.

5 months ago

SugarHill is a peaceful community to live in

5 months ago

I love our city and look forward to helping create the future bright and shining example of a quaint, modern, accessible southern city.

5 months ago

Love this sweet city - thanks for all you do!!

5 months ago

So grateful for mayor Hembres involvement in the schools and in the community!

6 months ago

Stop allowing apartments to be built. It's probably too late, the damage is already done!! You have destroyed our sweet city!!!

6 months ago

Please enforce parking ! How about parking passes to buy with reserved spots. People are parked in front of apartments all day !

6 months ago

Anything eco-friendly would be cool! Community garden and/or pollinator garden? Eco-friendly restrooms in the parks? Farm to table restaurants?

6 months ago

Please leave room for our wild animals to live. They are running out of places to go.

6 months ago

Make SH more for the existing population & homeowners instead of catering to the younger population of renters who are coming to the area. The homeowners are the tax payers!!! Taxes are going up for us but amenities are being provided mostly for young renters.

6 months ago

Parking situation needs to be figured out. We want to participate in downtown events but dread the parking situation so we don't come out. Also, Sugar Hill needs better and more dining options. We always go to Cumming!

6 months ago

Stop the building

6 months ago

Traffic congestion is a BIG issue. Invest in infrastructure to alleviate it.

6 months ago

Growth is exciting. New neighborhoods and businesses are exciting, but Sugar Hill and Gwinnett County are looking like they are getting out of balance.

6 months ago

Having lived in Sugar Hill since 2007, I hope to see it grow with a focus on healthy living and strong community.

6 months ago

When I downsized and sold my house 2 years ago, I couldn't imagine leaving Sugar Hill! I have lived here all of my adult life! I was thrilled to be able to move into The Local and love being able to park my car on a Friday night and not move it until Monday morning...and still get to go to the theater, restaurants, brunch, exercise, shop, and hang out with friends!

6 months ago

Need more gated communities

6 months ago

The complete oversight of community members that BUILT this little town is getting disgusting. The enormous apartment complexes, cost of housing, tax increases, and already out of control traffic even before Solis is fully open are problems that simply cannot be overlooked. Given the responses I saw based on percentage...it might benefit the CoSH to actually listen to its established residents and homeowners unless the overall goal is gentrification and a true move to push out long term residents.

6 months ago

Sugar Hill is unique. It is growing and growing can be painful for humans and communities alike. It has natural assets like Lake Lanier and the Chattahoochee nearby as well as vast greenspace and parks. The downtown is the heart of the community that brings families and guests together in a natural and engaging manner. The city is well-respected statewide for its creativity and its downtown.

6 months ago

Why do we have a Marshall if they often just go sit in parking lots? Why isn't the marshal either out being seen in neighborhoods, helping out with construction issues (stuff in the road, managing traffic, noticing problems, etc), or even supporting parking downtown (like with trucks/large vehicles who impede traffic because they are too long)

6 months ago

Need increased parking options in downtown Sugar Hill, please keep branches trimmed higher along sidewalks, healthy restaurant options (like farm-to-table and organic)

6 months ago

The city needs to hold the construction companies that work in the downtown area responsible for the damage that they do to the existing infrastructure, etc. The city also needs to do a better job of alerting the residents of when these construction companies will be creating traffic issues or have the companies do a much better job of traffic control when needed.

6 months ago

Please stop building more and more high capacity housing.

6 months ago

What I would share is to the wish to turn back the hands of time and reduce the high density housing in such small space. Of course, that is not realistic. Very disappointed in our City of Sugar Hill development.

6 months ago

Downtown has gotten so depressing. The parking is awful, the restaurant options are SO limited, and it feels so blocked in by all the huge apartment buildings. It used to be really pleasant but now it's just... Hardly anything I want.

6 months ago

City plans to hap hazard. Over use of apartments not enough attention to community values. Evident plans are based on increasing corporate dollars and not community values.

6 months ago

City planner need help. So far the over use of apartments looks like a mess. Plans hap hazard. Apparent that design is strictly based on increasing corporate dollars not community design.

6 months ago

I'd like to see our downtown become more like Buford when it comes to music and shows.

6 months ago

Can we get rid of the eyesore that is the Sugar Hill Bakery? It's a cute building but currently looks so trashy!

6 months ago

I avoid the downtown area. It is too crowded.

6 months ago

Driving around downtown Sugar Hill near 20/PIB and close to where we live near 20/Suwanee Dam has gotten to be absolutely terrifying to drive. If we moved away it would be because of how dangerous and congested the roads and intersections have gotten. I know much of it is controlled by the county, but the city needs to insist on improvements or it is the city that will suffer and develop a bad reputation for traffic safety.

6 months ago

Downtown sugar hill needs much better entertainment options. So many residences being built and restaurants/bars are very disappointing and being a resident of sugar hill, I do not want to go to downtown as there are no options

6 months ago

I love living in Sugar Hill

6 months ago

When I moved to Sugar Hill in 2016, I remember being really excited about the plans for Downtown Sugar Hill, which were not yet built. However, the original poster at that time did not include all the apartments/condos that have now overtaken the area, shaded the public areas of downtown, and already led to a massive increase in traffic and congestion in the area. I don't like that developers keep building upward to fit more people in the area when the infrastructure does not support traffic worse than it already is. I also was hoping that the downtown area would eventually support more unique restaurants and bars, like Rushing Trading Company and Indio Brewing. However, food options are limited and overpriced at CCT and the taqueria downtown for mediocre food. I had a lot of hope for how special the downtown area could be for me and my family, but the way it has developed is not in a direction that I think supports what community members actually wanted. We are a community with a lot of young and school aged kids wanting to have areas accessible that are fun for adults and children, and we don't want to have to fight to find parking somewhere just to be able to enjoy the space nearby. I used to go to the downtown area more, now I just go to the parks because the downtown area is just a lot of buildings and traffic.

6 months ago

We need more options to exercise

6 months ago

Please no more apartments.

6 months ago

I have a friend who can not drive a car. Improvements to transit or bike paths would benefit them greatly.

6 months ago

I am a huge fan of the greenway project. It was a major consideration when moving to this area.

6 months ago

I would like to see less development and more green space around the downtown area.

6 months ago

Let's continue to work as a community to find ways to create remarkable and unique experiences across our city. I'd love to see us leverage more of the creative visionaries we have in our community to bring these types of experiences to life in our new developments and existing assets.

6 months ago

No more multi-family construction

6 months ago

Sugar Hill lost sight of what made this city special, and tried to "keep up with the Jones". We've lost the magic and small town feel that drew us here. It's not too late to save us from becoming the next Duluth or Suwanee - barf!

6 months ago

No

6 months ago

The city used to be very quaint and safe but the apartments are excessive and traffic is horrific. Sugar Hill is losing its small town feel and it is extremely disappointing.

Stop worrying about progression and big developments and start focusing on families which is the foundation of the city.

6 months ago

Keep up the communication!

6 months ago

The main reason that keeps us here is the neighborhood we live in. It is far enough away from the downtown area to allow us to avoid traveling through there, especially during major events yet provides easy access to major highways, health care and shopping.

6 months ago

Definitely think it's ready. The light login setting worked well when I accessed survey from phone it asked me to enter name and email when I submitted first question on blank survey and it brought up my previous answers.

7 months ago

What is your age?

29%	46-55	122 ✓
27%	36-45	115 ✓
17%	56-65	72 ✓
11%	66-75	45 ✓
10%	26-35	44 ✓
3%	Over 75	11 ✓
2%	18-25	10 ✓
1%	Prefer not to answer	3 ✓
0%	Under 18	0 ✓

422 respondents

What is your race/ethnicity?

79%	White	333 ✓
6%	Hispanic, Latino, or Spanish	27 ✓
6%	Black or African-American	24 ✓
5%	I prefer not to answer	20 ✓
4%	Asian	17 ✓
2%	Other	7 ✓
0%	American Indian or Alaska Native	2 ✓
0%	Native Hawaiian or Other Pacific Islander	2 ✓

419 Respondents

What is your gender?

65%	Female	276 ✓
34%	Male	144 ✓
1%	Prefer not to answer	4 ✓
0%	Do not identify as male, female, or transgender	1 ✓
0%	Transgender	0 ✓

425 Respondents

What is your highest formal education level?

43%	Bachelor's Degree	177 ✓
30%	Graduate or Professional Degree	122 ✓
15%	Some College	60 ✓
8%	Associate's Degree	31 ✓
5%	High School/GED	22 ✓

412 Respondents

What is your marital status?

78%	Married or Domestic Partnership	326 ✓
10%	Divorced	43 ✓
8%	Never Married	35 ✓
2%	Widowed	8 ✓
1%	I prefer not to answer	4 ✓
0%	Separated	0 ✓

416 Respondents

National Origin:

88%	United States	368 ✓
6%	Other	27 ✓
2%	European	8 ✓
2%	South American	7 ✓
1%	Korean	3 ✓
0%	Mexican	2 ✓
0%	Central American	2 ✓
0%	Vietnamese	1 ✓
0%	Chinese	0 ✓

Do you have a disability?

92%	No	385 ✓
8%	Yes	34 ✓

419 Respondents

Total household income:

46%	\$118,000 or greater	188 ✓
17%	Prefer not to an	69 ✓
14%	\$94,000-\$117,999	56 ✓
9%	\$47,000-\$69,999	36 ✓
9%	\$70,000-\$93,999	36 ✓
2%	\$31,000-\$46,999	10 ✓
2%	\$20,000-\$30,999	7 ✓
0%	Less than \$12,000	2 ✓
0%	\$12,000-\$19,999	1 ✓


405 Respondents

ENVISION100 Subscription Form

The following form to subscribe for updates was open throughout the planning process. Subscribers received updates for the different opportunities for input. 290 community members subscribed for updates. The subscription form was on the project page on the city's website as well as was promoted regularly across different outreach methods.

Connecting Community > ENVISION100 Subscription Form ⚙️

🗣️ Translate



Sign up to receive updates on ENVISION100!

First Name *

Last Name *

Email *

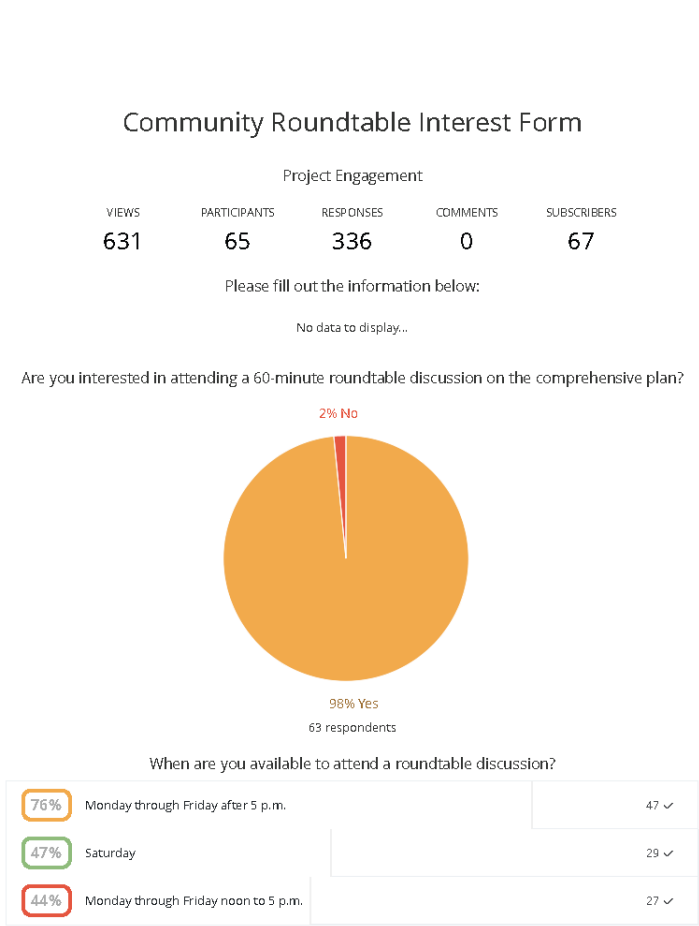
Phone

Address

Zip

Community Roundtable Interest Form

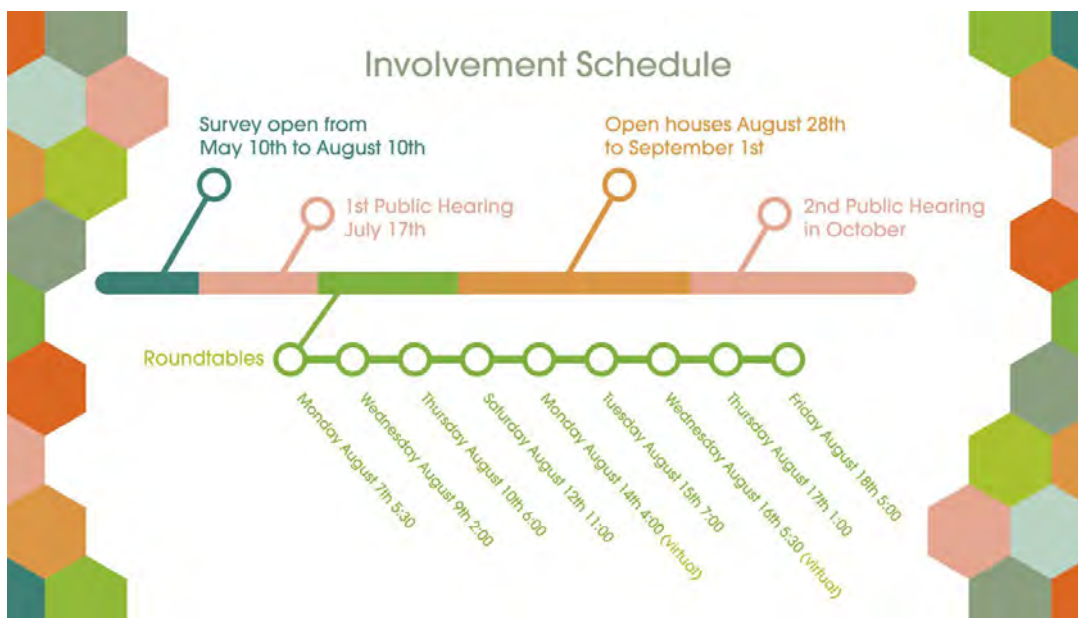
The following form was open for one week to measure interest and availability for community roundtables. Roundtables were then scheduled according to responses.



Community Roundtable Presentation



Community Roundtable Presentation



GREENSPACE

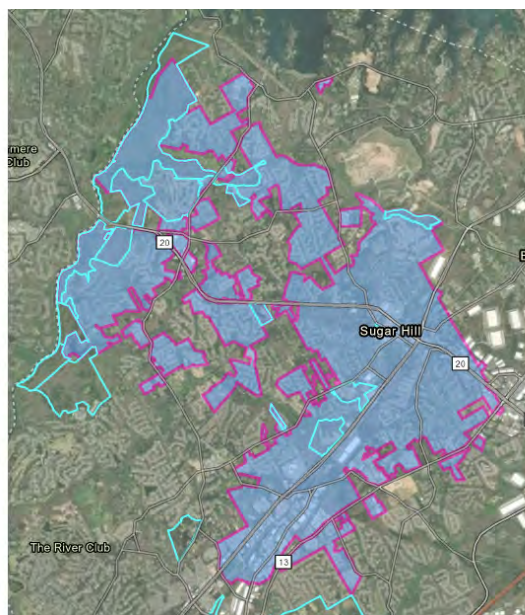
832 acres



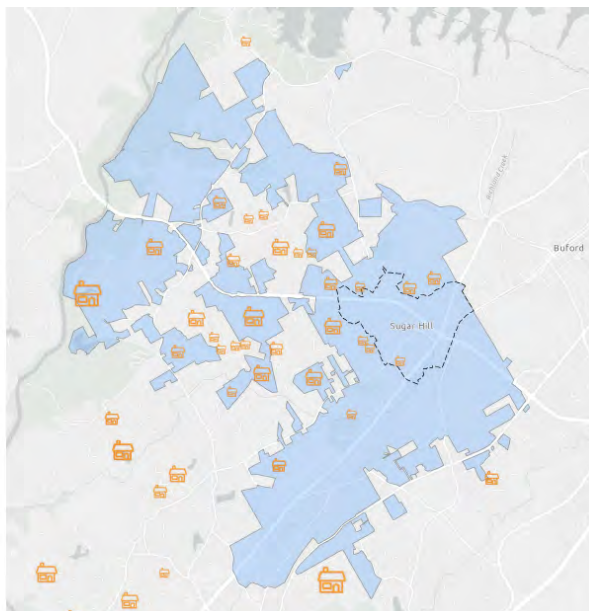
985 acres

In total:

1,817 acres

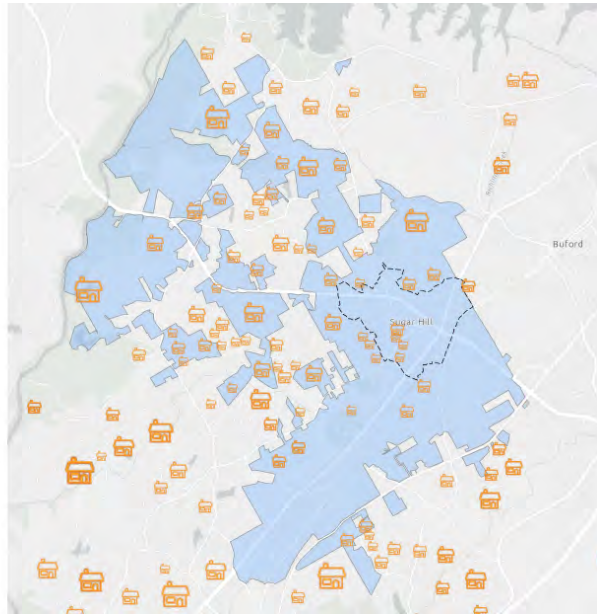


HOUSING 1990s

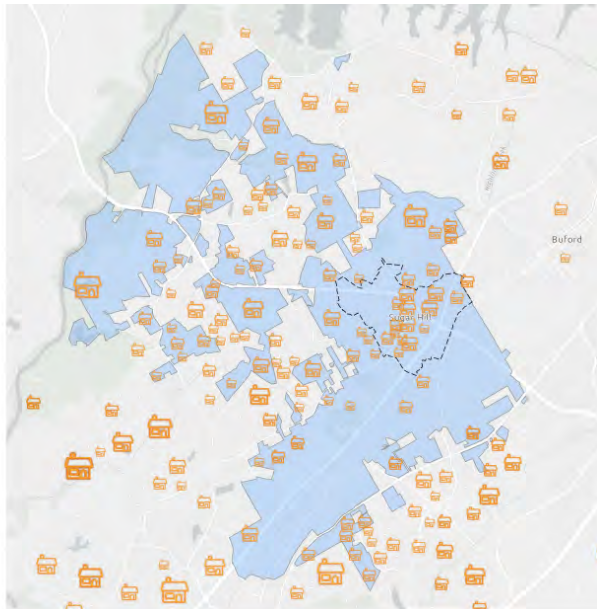


Community Roundtable Presentation

HOUSING
+2000s

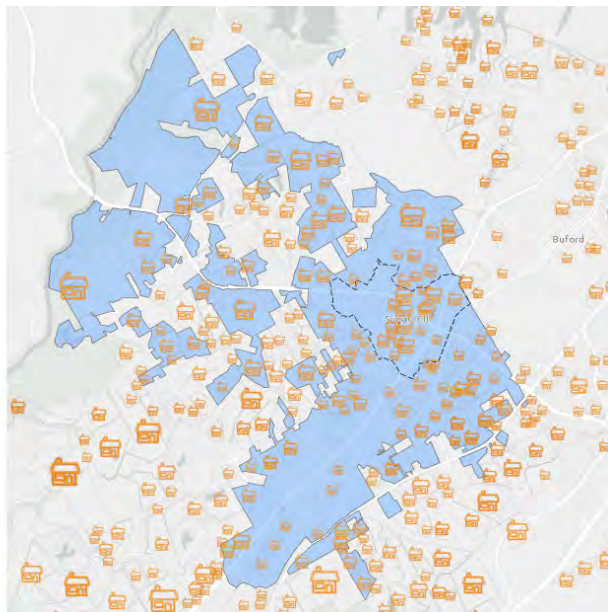


HOUSING
+2010-2023

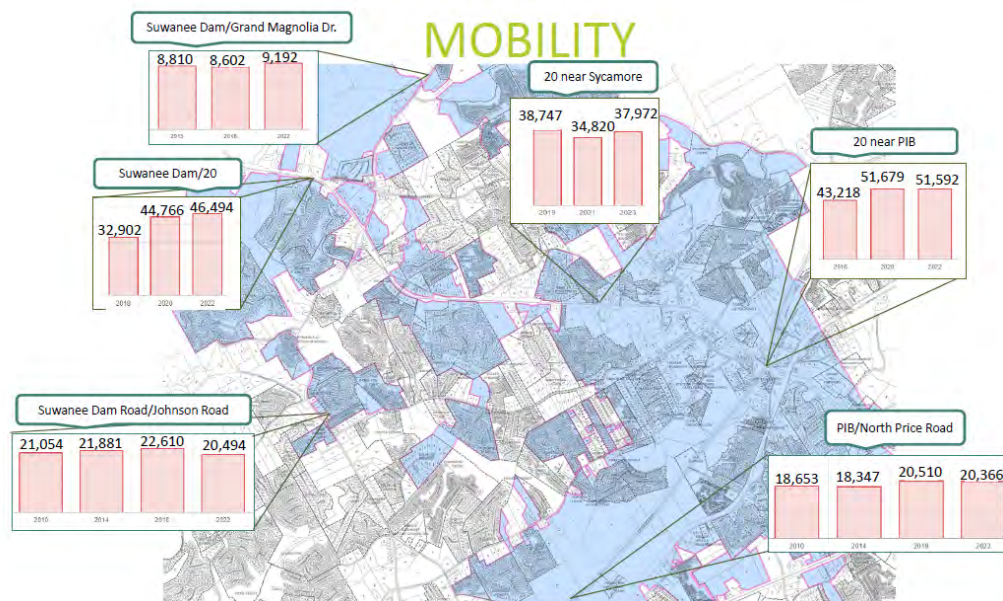
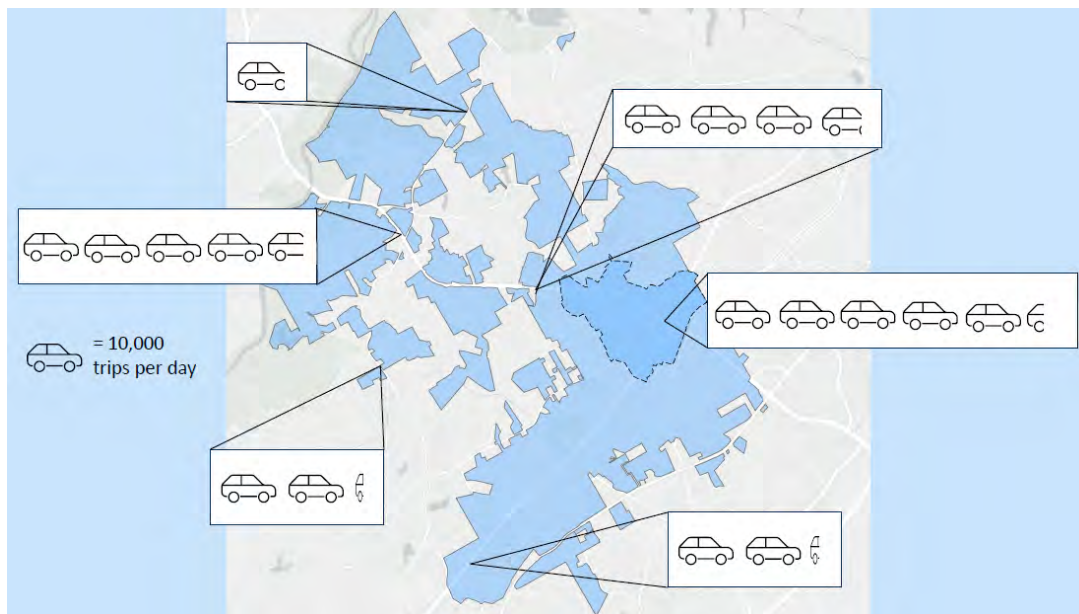


HOUSING

Sugar Hill	8,500+ units
Unincorporated	8,000+ units
Downtown SH	2,500+ units



Community Roundtable Presentation

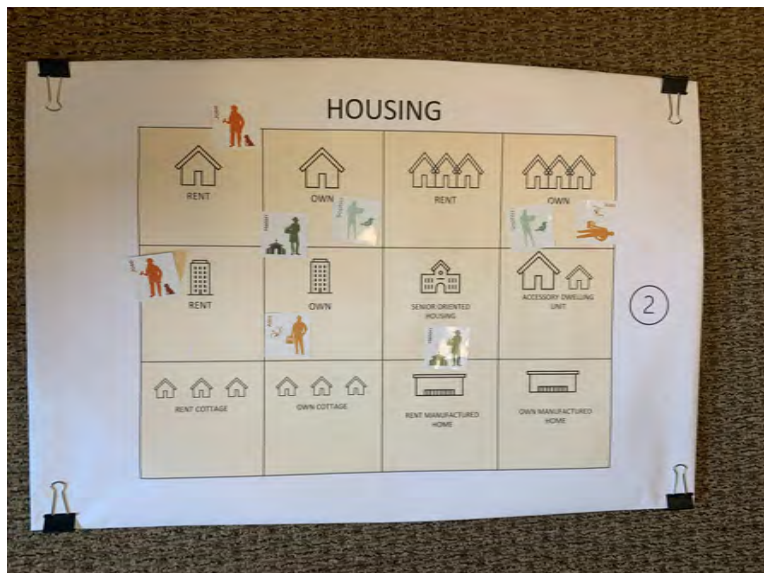


Jose Helen Janice Sophia Alex John Jordan Mia

Community Roundtable Guided Activity

The personas activity was designed to have participants step into someone else's shoes to illustrate the various needs of our community members and prompt thoughtful discussion on the topics of housing, greenspace, and mobility. While the personas were fictional, they were created to be representative of the community living here. Some characteristics were provided for each persona which allowed participants to make assumptions about their needs and preferences. Participants then placed stickers according to these choices. The following discussion covered reasoning behind choices as well as comparing the needs of the participant to their persona.

Since the stickers were placed according to the persona, not personal preference, the boards were not used as take-aways for public input. Staff utilized the group discussions to inform the plan.



Community Roundtable: August 7th, 2023

Please
sign in!



August 7th, 2023

Mike Sullivan

Justin J. Montgomery

Lesley Reilly

Wes Skiver

Community Roundtable: August 7th, 2023



ENVISION100

SUGAR HILL 2039 COMPREHENSIVE PLAN

COMMUNITY ROUNDTABLE

August 7th, 2023 5:30 p.m.

Introductions

Greenspace

Mobility

Housing

Activity

Signed up: Gary Pirkle, Cindy Skibitsky, Lisa Skiver, Lesley Reilly, Mike Sullivan, Justin Montgomery, Elias Mohammed, and Mike Reilly

Attended: Mike Sullivan, Justin Montgomery, Lisa Skiver, and Lesley Reilly

Staff: Kaipo Awana, Logan Witter, and Claire Weatherly

Activity: Attendees discussed the challenge of choosing where to place the sticker for greenspace, lack of feasibility for all options for mobility, and involvement of personal preferences in housing. Name tents instead of name tags?

Questions: Attendees asked about housing unit growth rates over the previous few decades, changes in demographics, feasibility/probability of bike lanes, comparison to nearby cities (Suwanee)

Personal: Attendees mentioned wanting to choose all of the greenspace options, personal preference of wanting greenspace, emphasis on bike infrastructure and mountain biking trails,

One attendee mentioned preference away from apartments, one mentioned wanting transit options to Atlanta with proper infrastructure, one attendee mentioned not wanting to have buses going through the city

Other notes:

- Review updated demographic and housing data, comparable cities
- 'Initial thoughts' on activity being initial thoughts on taking the activity and then thoughts on the activity itself after discussion on activity
- More time at the end for general questions and personal discussion
- Print persona narratives for Kaipo to reference?
- Have supplemental slides for supporting data (demographics/housing trends from kba) or a cheat sheet?

Topics

- Induced demand traffic counts
- Housing trends, target demographics for apartments
- Bike lane feasibility
- Comparison to neighboring cities
- Aging in place, aquatics, mountain bike trails, does the city reach out to specific developers?

Community Roundtable: August 9th, 2023



August 9th, 2023

Meg Avery

Jonathan Hosen

Kristen Petillo

Peggy Daniels

Community Roundtable: August 9th, 2023



COMMUNITY ROUNDTABLE

August 9th, 2023 2:00 p.m.

Introductions

Greenspace

Mobility

Housing

Activity

Signed up: Kristen Petillo, Meg Avery , Peggy Daniels, Meghan Summerall, and Jonathan Hoover

Attended: Kristen Petillo, Meg Avery, Peggy Daniels, and Jonathan Hoover

Staff: Kaipo Awana, Logan Witter, and Claire Weatherly

Activity: Attendees discussed differences in individual circumstances, unknown to us, that may impact where a sticker should go.

Questions: Questions about specific projects, questions about parks standards

Personal: Discussion over the balance between greenspace, housing, and mobility. Attendees voice concern over current downtown make up of apartments. Affordability of housing and prospect of government support housing programming was mentioned, support for homeless folks and workforce housing. Attendees discussed the lack of options for dining out in the city – prefer that the city encourages more restaurants.

Other notes:

Topics

- Far behind on transit
- Lack of restaurant options
- Support for greenspace and recreation
- Aging in place, affordability of housing

Community Roundtable: August 10th, 2023



August 10th, 2023

JARED Thompson

Chandra Brandel

Jonathan Auter

Molly Stone

Marjorie Propp

Community Roundtable: August 10th, 2023



COMMUNITY ROUNDTABLE

August 10th, 2023, 6:00 p.m.

Introductions

Greenspace

Mobility

Housing

Activity

Signed up: Jared Thompson, Jonathan Auton, Chandra Brandel, Jody Tada, Marjorie Prophete, Rafeael Smith, and Elias Mohammed

Attended: Jared Thompson, Jonathan Auton, Chandra Brandel, Jody Tada, and Marjorie Prophete

Staff: Kaipo Awana, Logan Witter, and Claire Weatherly

Activity: Attendees saw the different wants and needs for their persona. Attendees mentioned someone who reminded them of their persona.

Questions: Attendees asked about rent/costs of housing being regulated by the government, inquired about why the power lines in downtown were not moved underground, asked about prioritization and cost of sidewalks.

Personal: Emphasis on connectivity, attendees support transportation options including transit and pedestrian infrastructure. One attendee mentioned support for density including higher density options than are currently available. Two attendees discussed downsizing and options to age in place in the city. Attendees discussed transit options in other cities/countries and preference away from auto-oriented transportation priorities. Attendees mentioned concern with waste pick up service. One attendee asked about possibility to move away from city natural gas to electric, as well as started a discussion about access to EV chargers. Attendees cited preference to be able to walk, but inability to do so because of the lack of infrastructure – unable to cross highway 20 (pedestrian bridge), unconnected sidewalks, overall safety concerns. Attendees mentioned lack of grocery stores on the east side of the city.

Other notes:

Topics

- Far behind on transit
- Support for greenspace and housing options
- Better pedestrian infrastructure

Community Roundtable: August 12th, 2023



August 12th, 2023

Ashley Langarian

Scott Leazer

Sara Kulick

Community Roundtable: August 12th, 2023



ENVISION100

SUGAR HILL 2039 COMPREHENSIVE PLAN

COMMUNITY ROUNDTABLE

August 12th, 2023, 11:00 a.m.

Introductions

Greenspace

Mobility

Housing

Activity

Signed up: Sara Kulick, Ashley Lazarian, Michael Esposito, Jacqueline Tupua, Mark Hagen, Scott Leazer, Jacques StLouis, and Cindy Skibitsky

Attended: Sara Kulick, Ashley Lazarian, and Scott Leazer

Staff: Kaipo Awana, Logan Witter, and Claire Weatherly

Activity: Walkability as a plus. Option to not have to drive everywhere. Mention of multigenerational households becoming more frequent, potentially as a result of affordability issues. Bigger homes/ homes with basements/ detached garage for more comfortable multigenerational living. Large affordability concerns and lack of housing inventory are creating issues. More people are working from home. Accessibility for folks with disabilities. Having options for people to age in place with independence. Transportation as an issue with aging in place. Better support and accessibility for youth with disabilities. Small town feel and loss of small town feel. Folks renting out of necessity creating higher turn over rates. Love Sugar Hill for the diversity, looking at trajectory of the community with lack of affordability. National housing issues.

Questions: Policy for accessory dwelling units. Affordability questions and jurisdiction. Mismatch of housing demand and housing supply as preferences change. Clarifying that traffic is not new. Why is the city building up (concern of selling out)/ what is the drive to the urban push? Clarified that the city is limited in control over restaurateurs.

Personal: Connection of density with an urban community, but not as everyone's preference. Attendee felt that city's are building too quickly without considering the long time residents/homeowners. "can you have the best of both worlds" – in reference to urban/suburban/exurban balance. Emphasis on affordability concerns when providing multifamily housing. Inability to find homes for families. Importance of community/city standards for builders and developers. People leaving Sugar Hill because of recent changes. Taking into consideration the concerns of people who want the community to remain small town. Concern of aging population and inability for people to afford to age in place, to afford age supporting care. Attendee supports transit for youth, elderly, and connectivity across the city. Buses taking young, inexperienced drivers off of the road as well as supports those who are unable to drive. Concerns for traffic and mobility. These issues are showing up everywhere. People are flocking to Georgia for the past few years. Preference against apartments – transient community members (people like the family oriented nature of Sugar Hill), more urbanized, change from what led people to move here. There has been a lot of quick change and folks are unsure as to whether it is good for them. Apartments – renters as not involved or invested, not seeing life here long term, worry of climate and care of community, care about investment and care of schools, parks, downtown. Support for smaller mom and pop restaurants and shops in downtown Sugar Hill.

Other notes:

Topics:

- Small town feel in connection to apartments – concern over transiency.
- Support for ADA improvements, specifically mentioned for parks and transit.
- Support for transit and improved connectivity, enjoy ability to not have to drive.
- Affordability and lack of inventory for housing.
- Concern over climate/culture of the city with changes
- Support for ADUs, there are many more multigenerational households.

Community Roundtable: August 14th, 2023

Community Roundtable Virtual

ChatFilesRecapAttendanceRecordings & Transcri...Meeting WhiteboardBreakout roomsQ&A+

Join

Download

Monday, August 14, 2023 3:49:40 PM

Summary

9Attended

3:49 PM - 5:36 PMStart and end time

1h 46m 38sMeeting duration

1h 17m 34sAverage attendance time

Participants

Name	First join	Last leave	In-meeting duration	Role
<div>CW</div> <div>Claire Weatherly</div> <div>cweatherly@cityofsugarhill.com</div>	3:49 PM	5:36 PM	1h 46m 25s	Organizer
<div>LW</div> <div>Logan Witter</div> <div>lwitter@cityofsugarhill.com</div>	3:49 PM	5:36 PM	1h 46m 22s	Presenter
<div>KA</div> <div>Kaipo Awana</div> <div>KAwana@cityofsugarhill.com</div>	3:54 PM	5:36 PM	1h 41m 20s	Presenter
<div>RN</div> <div>read.ai meeting notes</div> <div>teams-bot1@read.ai</div>	4:00 PM	4:02 PM	1m 12s	Presenter
<div>AS</div> <div>Anne Sepko (Guest)</div>	4:02 PM	5:14 PM	1h 11m 39s	Attendee
<div>BD</div> <div>Barbara Dotson</div>	4:02 PM	5:17 PM	1h 14m 48s	Attendee
<div>CT</div> <div>Craig Tilley (Guest)</div>	4:02 PM	5:15 PM	1h 13m 1s	Attendee
<div>VB</div> <div>Butts, Varesa</div> <div>Varesa.Butts@gwinnettcounty.com</div>	4:02 PM	5:14 PM	1h 12m 20s	Presenter
<div>UD</div> <div>Dave, Umang</div> <div>usd@umich.edu</div>	4:05 PM	5:36 PM	1h 30m 55s	Presenter

Community Roundtable: August 14th, 2023



COMMUNITY ROUNDTABLE

August 14th, 2023, 4:00 p.m.

Introductions

Greenspace

Mobility

Housing

Activity

Signed up: Umang Dave, Varessa Butts, Craig Tilley, Madonna Owens, Barbara Dotson, Pamela Wilkinson, Anne Sepko, and Sherry Heyl

Attended: Umang Dave, Varessa Butts, Craig Tilley, Barbara Dotson, and Anne Sepko

Staff: Kaipo Awana, Logan Witter, and Claire Weatherly

Activity: Online activity did not work.

Questions: Questions about transit feasibility; annexation/city make up;

Personal: One attendee mentioned that transit would be helpful as he is unable to drive, as well as being helpful for elderly folks and young teenagers. One attendee opposed public transit and concern of safety. One attendee mentioned that they would like more housing options that have large lots (over an acre). Some attendees supported having housing options including renting versus owning, single family detached versus apartments. Other attendees voiced concern over rentership and transiency. Attendees supported greenspace and enjoy the small town feel of the city. Attendees support bike lanes and pedestrian infrastructure.

Other notes:

Topics:

- Concern over corporate home buying.
- Question about city shape and annexation

Community Roundtable: August 15th, 2023



August 15th, 2023

Jaye Olson

Ben Martin

Mary Martinez

Tom Lobonc

Eric Hoell

Denise Hall

Phil Olson

Gary Pirkle

Community Roundtable: August 15th, 2023



COMMUNITY ROUNDTABLE

August 15th, 2023, 7:00 p.m.

Introductions

Greenspace

Mobility

Housing

Activity

Signed up: Tom Lobonc, Bruce Martin, Mary Martinez, Phil Olsen, Faye Sisson, Denise Hoell, Eric Hoell, and Gary Pirkle

Attended: Tom Lobonc, Bruce Martin, Mary Martinez, Phil Olsen, Faye Sisson, Denise Hoell, Eric Hoell, and Gary Pirkle

Staff: Kaipo Awana, Logan Witter, and Claire Weatherly

Activity: Housing affordability. Difficult to consider public transit as an option when there is not a good example, attendees potentially support transit where it is well established but not here. Gaps in public transit make it difficult to advocate for. Potential of senior oriented housing and provided amenities/social activities. Some attendees are in favor of largely natural greenspace. Importance of ADA accessibility for parks and recreation as well as mobility. Discussion of personal preferences against attached/multifamily housing but acknowledge from the perspective of their persona. Discussion of definitions of greenspace/accessibility. Support for the greenway and nature.

Questions: Questions about city's ability to regulate housing/rent prices. Do personas represent the city of sugar hill? How much control does the city have over price of developments/over what developments come in? Is price regulated through zoning? Impact of housing density on traffic? Question over increased price of land. What can sugar hill do to alleviate housing crisis?

Personal: Concern of homeownership barriers, 'who is the city being developed for'? Are essential workers being supported in housing? Kaipo clarified that Sugar Hill is 80% owner occupied, largely single family detached and lack of control by local government over housing prices. Tax incentives/ tax breaks for low income/affordable housing. Support for Accessory Dwelling Units, especially as more adult children and grandparents live at home; ADUs to be rented out. Other attendee complained about number of people living in the home next door with this concern with acknowledgement for lack of options for people to go. Tradeoff of density and affordability. Impact of density on traffic. Concern over long term maintenance of apartments. Disappearance of starter homes across the nation. Concern over transiency and rentership – change in population and community climate. Can developers focus on smaller starter homes. Family oriented community encouraged by starter family-oriented homes. The price of land having increased greatly along with increasing scarcity of land in the city. "Nothing commits you to an area like a 30 year mortgage" – wanting to see families who are here for the long run. Conversation over apartments for tax base. Attendee mentions the Safe At Home act. Long term maintenance of apartments, concern of long term decrease in property values. Attendees discussed the community 'filling up', land being full versus becoming higher density. Attendee says he supports lower density housing for the community, does not want apartments to be built across the city. Attendee supports some higher density and some lower density – a balance across the city. Preference for family homes – fee simple. Support for parks and greenspace, happy with the options in the community; community aspect of parks and greenspace. Conversation over neighborhood amenities – one attendee supports amenities for all neighborhoods while others recognize the higher costs associated with amenities and personal preference of not having an HOA.

Other notes:

Topics:

- Separate question about where the stickers placed and your differences/similarities

Community Roundtable: August 16th, 2023

ENVISION100 Community Roundtable 8/16

ChatFilesRecapAttendanceRecordings & Transcr...Meeting WhiteboardBreakout roomsQ&A+

Join

85

Wednesday, August 16, 2023 5:13:03 PM

Download

Summary

7

Attended

5:13 PM - 6:43 PM

Start and end time

1h 30m 26s

Meeting duration

1h 14m 53s

Average attendance time

Participants

Name	First join	Last leave	In-meeting duration	Role
<div>CW</div> Claire Weatherly cweatherly@cityofsugarhill.com	5:13 PM	6:43 PM	1h 30m 17s	Organizer
<div>LW</div> Logan Witter lwitter@cityofsugarhill.com	5:25 PM	6:43 PM	1h 18m 10s	Presenter
<div>KA</div> Kaijo Awana KAwana@cityofsugarhill.com	5:27 PM	6:43 PM	1h 15m 47s	Presenter
<div>HS</div> Hernando Saenz hsaenz@pcanet.org	5:30 PM	6:33 PM	1h 2m 56s	Presenter
<div>SL</div> Sheila LaFortune contact@advancedbeginningshealthcare...	5:30 PM	6:43 PM	1h 12m 38s	Presenter
<div>TR</div> Tracy Rye (Guest)	5:30 PM	6:43 PM	1h 12m 34s	Presenter
<div>KW</div> Kalee Weiland (Guest)	5:31 PM	6:43 PM	1h 11m 46s	Presenter

Community Roundtable: August 16th, 2023



COMMUNITY ROUNDTABLE

August 16th, 2023, 5:30 p.m.

Introductions

Greenspace

Mobility

Housing

Activity

Signed up: Tracy Rye, Kalee Weiland, Corey Williams, Jonathan Kittell, Hernando Saenz, Sheila LaFortune, Makela Gruman, and Michele Kiefert

Attended: Tracy Rye, Kalee Weiland, Hernando Saenz, and Sheila LaFortune

Staff: Kaipo Awana, Logan Witter, and Claire Weatherly

Activity: Support for passive recreation; greenspace geared towards a variety of different needs. Attendee resonates with downsizing. Support for dog parks and open greenspace. Utilizing uber options to have things delivered as well as for rideshare. Emphasis for need to utilize car. Housing affordability concern, Jose not able to afford an apartment in Sugar Hill.

Questions: Question about expanding highway 20. Are ADUs allowed? Cities role in price of housing pricepoints/rents. Institutional investors

Personal: Mention of lack of options for road biking, especially safe non-crowded options. EE Robinson as being a good example of ADA accessibility and multicultural/educational emphasis, as something to be incorporated more. Concern over traffic, not a lot of people who live in sugar hill work in sugar hill – connections to places where a lot of people work. Reference to county transit plan. Micro mobility especially for east-west mobility. Kaipo mentioned 10 ft sidewalk in coordination with the Buford hwy to PIB expansion. Single family detached as an attraction to the city of sugar hill. Concern over townhomes in downtown. Concern for lower socioeconomic diversity moving forward, lower income folks being pushed out (gentrification as inevitable?). Push back of idea that affordability issues are a supply concern. Building and maintaining houses versus adding to houses that are already in existence. Concern over impact of \$800,000 townhomes on property values, “people buying those townhomes are not working in Sugar Hill”. Fair Housing Act explained for affordability concern. Gwinnett County housing study referencing severe affordability issues also in metro Atlanta. Concern over institutional investors. Density of zoning and concern over infrastructure gaps for higher density. Safety and mobility concern for downtown concerts/events.

Community Roundtable: August 17th, 2023



August 17th, 2023

Alexa Elliott

Stephanie Isaacs

Randy McAdoo

Kerry Murphy

Jason Jones

Melissa Dunne

Community Roundtable: August 17th, 2023



ENVISION100

SUGAR HILL 2039 COMPREHENSIVE PLAN

COMMUNITY ROUNDTABLE

August 17th, 2023, 1:00 p.m.

Introductions

Greenspace

Mobility

Housing

Activity

Signed up: Alexa Elliott, Lori Carella, Stephanie Isaacs, Melissa Dunne, Randy McAdoo, Kerry Murphy, Jason Jones, and Jeanne White

Attended: Alexa Elliott, Stephanie Isaacs, Melissa Dunne, Randy McAdoo, Kerry Murphy, and Jason Jones

Staff: Kaipo Awana, Logan Witter, and Claire Weatherly

Activity: Perception that there are a lot of apartments and townhomes being built recently compared to single family detached. Traffic concerns, great schools in the area. Sugar Hill has retained small town feel. Subdivisions as creating a sense of community. Concern over affordability. Aging in place – smaller owned cottages as a possible option. Appreciation for parks but balance of parks and housing as land uses. Rideshare/microtransit as a great option for older folks. Support for starter homes. Perception of attached housing/multifamily housing being less relaxing/louder. Support for ADUs for growing children.

Questions: Strategy for the downtown area. Explanation of ratios of housing types and tenure – overtime and in comparison to nearby cities. Community demographics – trending older and wealthier. City as having a role in facilitating affordable housing. Questions over cost/probability of 'starter homes'. City having limited ability to regulate/enforce renter vs owning. Question about examples of municipalities regulating investor buyers.

Personal: HOA as regulating rentership in neighborhood with goal to maintain family oriented communities. Public pushback against smaller homes on smaller lots. Older homes being replaced with larger, more expensive homes. Cost of land and construction as exacerbating prices. Concern of older, smaller homes being bought out by the investor buyers. Conversation of city providing housing for medium/lower income families. Conversation of annexation to consolidate the city, support future housing, connection to provision of services. Conversation of at capacity of apartments. Preference away from age restricted apartments. Wish for downtown sugar hill to be able to be seen from the street. Limits for continuing growth of downtown – attendees like the current downtown. Small town feel – what does that sense look like, is it limited by housing typology. Idea of apartments being more transitioning versus seeing people from your community while out n about. Ownership vs renting. Issue with apartments being an image issue, feel of random aggressive development alienating longer residents. Ownership being disconnected from the community. Events and concerts, bringing people together as the community. Tenure and continuity of community members – the word apartment all over the place. Apartment versus condos- opportunity for young adults. Apartments in downtown absorbing demand for apartments in a smart way. Conversation over student enrollment, density, and schools. Conversation over education of community plans. Communication, who are the people living here, who is being attracted. How to maintain small town feel while accommodating more people. Moving the Sugar Hill library closer to downtown Sugar Hill. More restaurants, small restaurants to meet different wants for food, food trucks and smaller. Restaurants downtown often appear to be closed. Trader Joe's. Support for local business. Cfa bringing traffic. Convenience stores, daily shopping in Sugar Hill. Creating the ability to spend money in Sugar Hill. Bagel or smoothie or small cfa in the little box in front of solis. Everything at ground level as a small, limited menu restaurant. People can take food to eat in the plaza or bowl. Explanation of evolution of restaurant/commercial market. Farmers market. W. Broad downtown to be pedestrian only on the weekends. Sugar Rush as being a great event every year. Pop-up restaurants being able to move tables out onto sidewalks/streets. Concern of people being priced out of their homes. Appreciation of home values and protection of homeowners. Tax rates. Concern of cyclists on the streets.

Community Roundtable: August 18th, 2023



August 18th, 2023

David Horne

Amber Chambers

Carol Mullins

Dr. & Laura Warner

Community Roundtable: August 18th, 2023



COMMUNITY ROUNDTABLE

August 18th, 2023, 5:00 p.m.

Introductions

Greenspace

Mobility

Housing

Activity

Signed up: David Horne, Amber Chambers, Carol Mullins, Naushad Ghilzai, Drue Warner, Laura Warner, Jesse Nelson, and Joshua Anderson

Attended: David Horne, Amber Chambers, Carol Mullins, Drue Warner, and Laura Warner

Staff: Kaipo Awana, Logan Witter, and Claire Weatherly

Activity: Appreciation of passive recreation and support for conservation of land as a long time resident. 55+ communities needed in Sugar Hill. Traffic to be improved. Micro transit as a great option for older folks. Electric bike could help with hills to encourage usage of bike to reach downtown Sugar Hill. Single family homes as being better for children, owning as important to provide necessary renovations for wheelchair ease of use. Large transit as being difficult for wheelchair users, micro transit being a better option. Multigeneration home with ADA. More transit and more accessible, connected sidewalks. Difficulty of ADA accessibility in downtown Sugar Hill. Regular apartment units not being accessible to folks in wheelchairs.

Questions: ADA accessible units.

Personal: How to fix traffic, happy there is not an outer perimeter, not sure road widening is a good solution. Red light timing to better facilitate movement of cars. Conversation of jurisdiction for hwy 20. Concern of making left turns on 20 from Arbor Clos and the vet. State warrants to satisfy for signalization. Accessibility – not easy to get around Sugar Hill. Difficult to get up to the restaurants from the bowl. Raised bumps for visually impaired folks being difficult to navigate. Navigating through downtown Sugar Hill being narrow, a bit difficult. More pedestrian oriented, bypass for cars. To have pedestrian-oriented design, need for a place to put cars without passing through downtown. The community is aging. Age restricted/age targeted communities as a need, the population is aging without great housing options. Similarity between needs of young people and older people. Lack of options and affordability for age restricted/active living neighborhoods. Young people not having options in Sugar Hill, people just starting out not being able to afford to live in Sugar Hill. Multigenerational living as the only option for many people. ADUs to be helpful to accommodate this need. Intentional building for homes with ADUs being preferred to adding in an ADU after the fact. For fun biking being difficult in the hills – electric bikes could possibly help this issue. Businesses to be able to be activated in downtown sugar hill – sugar hill as an emerging market in downtown development. Support for the bowl, arts and music for the community, ice skating rink and Christmas décor as being a great part of the community. Inquiry for a hotel in sugar hill – gap in Sugar Hill. Sugar Hill versus Gwinnett County services. Lack of connectivity of sidewalks. Issue of losing power with storms. Difficulty to get out of the publix and Kroger shopping lots onto Suwanee Dam/Hwy 20. Dangerous to walk along Riverside Drive, lack of sidewalks or curbs. Convenience, grocery stores, small town feel of sugar hill, a lovely community. People care about the health of the community. Improved ability to spend money locally.

Open House Boards



What is ENVISION100?

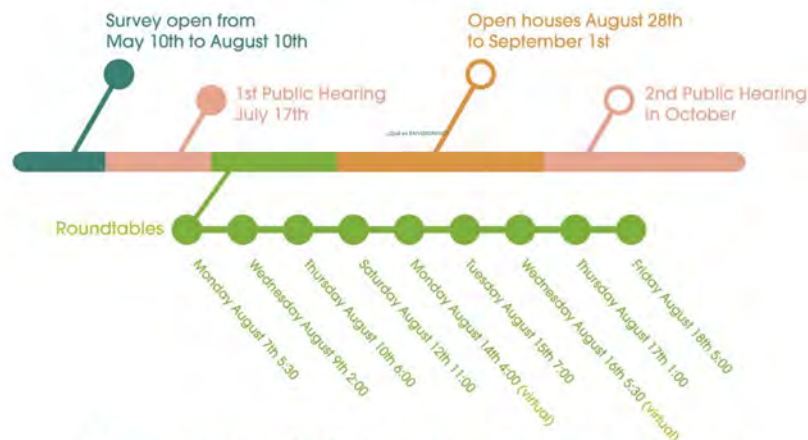
ENVISION100 is the City of Sugar Hill's comprehensive plan update. As we plan, we are looking to the City's 100th birthday, in 2039, to envision the future of our community!

What is a comprehensive plan?

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 for a city. It acts as a road map to the City's chosen future. The plan is updated every five years.

Public Involvement is an important part of the planning process!

Involvement Schedule



Thanks for joining the conversation!



Open House Boards

2019 Comprehensive Plan

The previous comprehensive plan, completed in 2019, defined future development areas in terms of community character and described recommended development patterns as well as land uses associated with each character area.

Three of the character areas include:

Commercial Nodes

These non-residential uses include restaurants, groceries, medical offices, and a variety of commercial stores. These areas typically serve the residential communities directly adjacent to their boundaries.



Established Neighborhoods

Established Neighborhoods are single-family suburban neighborhoods constructed within the last 30 years. There is little redevelopment or infill occurring in this area. Preservation of the character and identity of established neighborhoods is a priority in this district.



Chattahoochee River District

The area of Sugar Hill closest to the river is largely undeveloped and should remain in as natural a state as possible while leveraging cultural, ecological, and market value. This area may include a network of trails and improved access to the Chattahoochee River as well as low density developments. The, now active, Riverlands Authority will guide programming for this area.



HIGHWAY 20 CORRIDOR STUDY

This study, conducted in 2018, focuses on residential and commercial programming along Highway 20.

- Create a parkway-like setting.
- Enhance streetscape and landscaping.
- Cultivate a safe and inviting pedestrian experience.
- Promote an appropriate mix of land uses.
- Capitalize on high traffic counts.

HOME FOR LIFE STUDY

This study, conducted in 2016, looked at housing inventory, demands, and markets.

- There is a need for more diversity in choices for housing.
- Visual integrity of neighborhoods is a highly important issue to our residents.
- Sugar Hill wants to be more connected and walkable.

DOWNTOWN MASTER PLAN

Downtown Sugar Hill is a vibrant place for our community to gather. Streets are inter-connected and walkable creating a safe, inviting experience for families. Public art, civic pride, cultural diversity, and economic vitality are given the opportunity to be celebrated. Downtown Sugar Hill offers opportunities for all people to enjoy. This area is supportive for business and entrepreneurship. Business owners are confident to invest and grow in our community. Downtown Sugar Hill offers a place for people to set their roots, with a variety of housing options suitable to unique needs and lifestyles.

The Downtown Master Plan reinforces community for all. Walkability and connectivity offer the opportunity to park once for a variety of experiences.

Multifamily housing is only allowed in the downtown area and can cater to previously unmet needs of community members while preserving single-family neighborhoods across the community.

Open House Boards

PUBLIC INPUT UPDATE

ENVISION100 Survey

The survey was open for three months between
May 10 and August 10.
Over 820 individual responses!
Over 1,100 comments!

What do you love most about
your daily life in the Sugar Hill
community? Top 3 choices:

Parks and Greenspace

Downtown Experience

Community Relationships

In what ways could your daily
life in Sugar Hill be better? Top 3
choices:

Dining Options

Parks and Greenspace

Downtown Experience

What do you think are the most important
values for our community?

"NO MORE APARTMENTS!!"

"Grow smart, and consider the assets of Sugar Hill, don't
follow a template that is not applicable. We have woods, a
river, the lake."

"Stop building so many apartments And lower residence
per acre. Grow slowly and purposefully. Address traffic
issues before growth. Shops and restaurants are nice but
not big chain cookie cutter places"

"Keeping the small town feel. Managing growth as bigger
IS NOT better."

"Value all that Sugar Hill has to offer but concerned about
property taxes going through the roof."

"More walkable spaces, clear up traffic congestion."

"Welcome businesses that are community friendly! More
restaurants would be very welcome."

If you had family/friends coming
to visit, what would you be sure
not to miss? Top 3 choices:

Local Restaurants

Downtown Events / Shows

The Greenway / Local Parks

What word or phrase would you use
to describe Sugar Hill in 2039?

Don't overdevelop.

Preserve small-town feel.

Build community.

Community Roundtables

Held from August 7th to August 18th, there were 7 in person and 2
virtual roundtables.

71 spots were filled, with a total of 44 community members
attending.

Each roundtable took on its own personality building off of the
unique voices attending the roundtables.

Recurring topics include: concern over housing affordability,
concern about traffic, and multigenerational housing.

Open House Boards

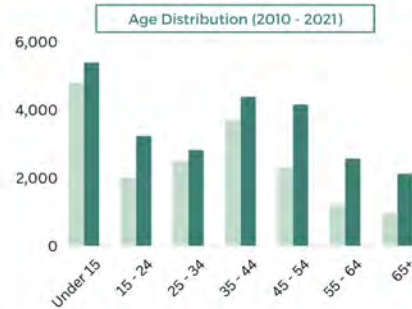
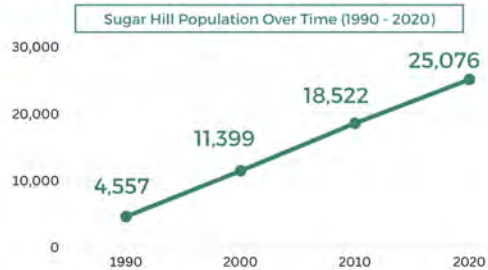
What does 'small-town feel' mean to you?

Please place up to 3 stickers.

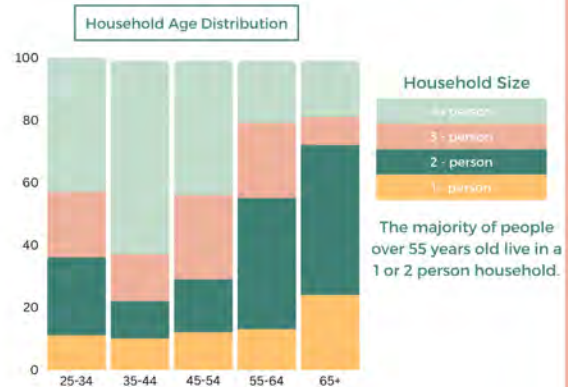
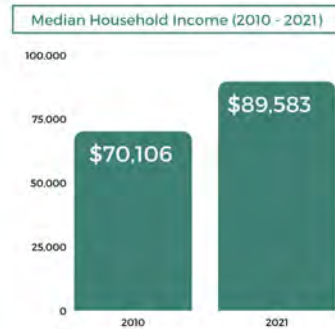
Sharing life experiences with family, friends, and neighbors.	Supporting locally owned businesses.
Walking / biking to work, worship, shop, dine, or play.	Growing up and growing old here.
Serving together in our schools, churches, and senior communities.	Gathering for community events.
Watching out for the safety of my family, friends, and neighbors.	Visiting local parks and joining community programs.

Open House Boards

SUGAR HILL TODAY



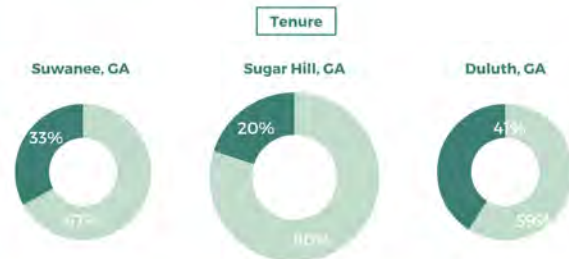
Residents older than 65 doubled between 2010 and 2021
The age cohort of those between the ages of 45 and 54 grew the most between 2010 and 2021.



Housing



There are 7,569 single-family detached homes that have 3 or more bedrooms.
This is 89.4% of all single-family detached homes.



Open House Boards

HOUSING

Housing affordability is a local, regional, and national concern. While our regional economy continues to grow, high demand for new housing persists and inventory remains historically low.

Percent Change in Median Home Value (2017 - 2021)



The median home value, as of 2023, is \$364,713.

Average New Construction Prices (2017 - 2021)

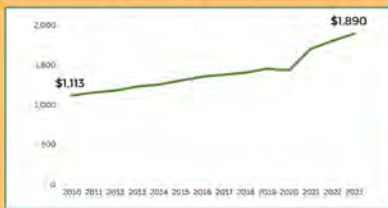


3% of residential properties in the city are owned by institutional investors

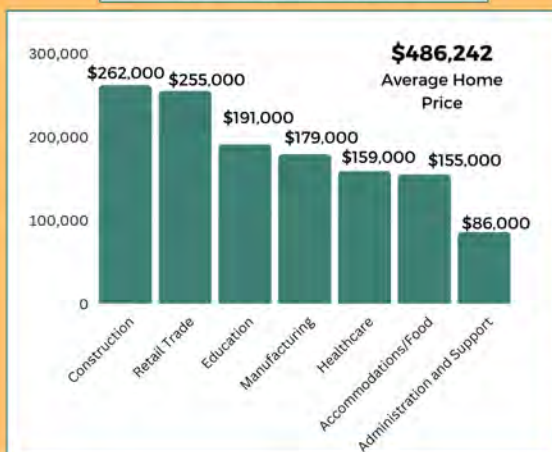
1 out of every 4 homeowners in Sugar Hill are cost burdened.

1 out of every 2 renter households in Sugar Hill are cost burdened.

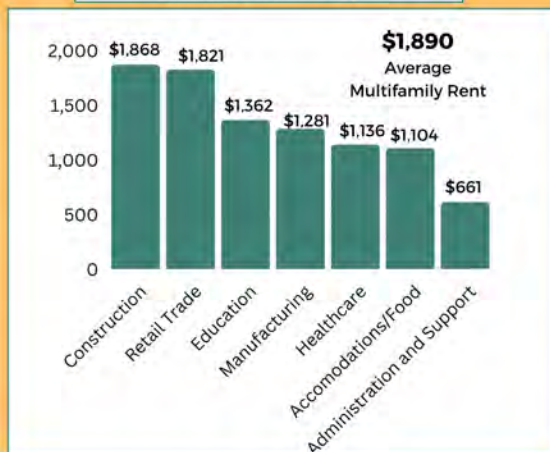
Average Multifamily Rent, 2010-2023



Attainable Housing Costs by Industry: Top 7 Industry sectors in Sugar Hill



Attainable Rental Housing Costs by Industry: Top 7 Industry sectors in Sugar Hill



Open House Boards

HOUSING

What do you think the City of Sugar Hill's role in housing process should be?
Please place 1 sticker per question.

Encourage market based solutions to address the inventory shortage.

Agree

Disagree

Invest public resources to encourage single family homeownership.

Agree

Disagree

Require developers to provide some units below market to low- or moderate-income households.

Agree

Disagree

Nothing, it does not bother me that prices are high.

Agree

Disagree

We need to do something about it, but I'm unsure how we should go about it

Agree

Disagree

Open House Boards

HOUSING

Aging in place:

"Ability to age in place" is a top concern for our community.

How can the City support our housing needs through all life phases?

What does starting out look like for our youth?

Please place 1 sticker.

Living with parents.	Living with roommates in a small house.	Living in an apartment.
----------------------	---	-------------------------

What does aging in place look like for you?

Please place up to 3 stickers.

I want to live on my own as long as possible.	If possible, I want to move in with family.
I want to live in an active adult community.	I want to have access to disability accommodations.
I want to live in close proximity to daily needs and activities.	I want to live in a quiet community.

Open House Boards

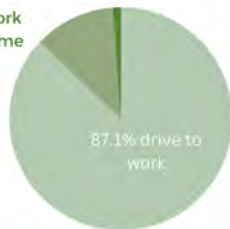
MOBILITY

Traffic is a major concern for most of us! With so many of us commuting relatively long distance, congested roads during peak times are a part of life in our suburban community.



Daily Commutes

11.8% work from home

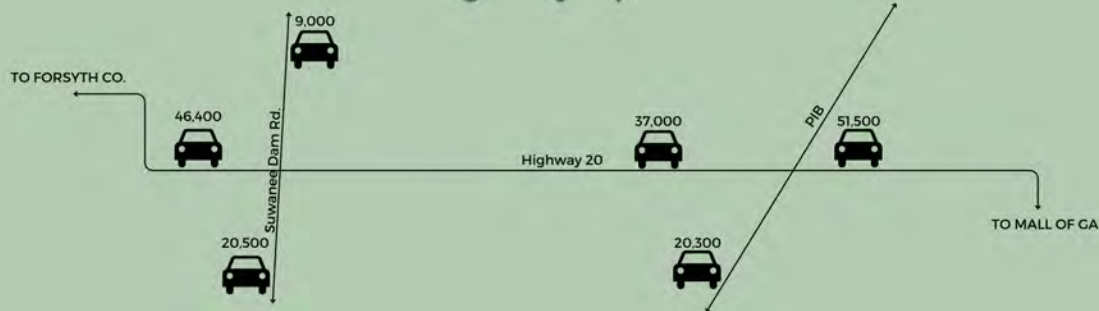


87.1% drive to work

Average travel time to work 32.8 minutes.
A quarter of workers travel over 45 minutes to work.

77.4% of Sugar Hill workers in Sugar Hill drive alone.
Less than 1% walk, bike, or take transit to work.

Average Daily Trips, 2022



25% of residents live within 1 mile of activity centers

An activity center is an area with restaurants, shopping, and or grocery stores, near each other such as the Sugar Hill Corner shopping center.



Ameliorating this issue requires state, county, and local coordination. Bettering trail/sidewalk connectivity, incorporating transit, and widening roads are all available tools. While pedestrian/bike infrastructure and transit tend to decrease the number of cars on the road, widening roads tends to increase the congestion through induced demand.

Open House Boards

MOBILITY		
If you were a 15-minute walk to work or to the grocery store, with connected sidewalks, would you walk? Please place 1 sticker.		
Yes, I would walk!	No, I would prefer to drive!	Maybe, I would consider walking!
What currently prevents you from walking or biking as a mode of transportation? Please place up to 3 stickers.		
Lack of connected paths	Concern for safety	Physical Capability
Distance/Too far away	Weather concerns	Prefer utilizing a car

Open House Boards

GREENSPACE

230+ acres
of greenspace in
the city limits

900+ acres
of greenspace in
close proximity
outside of the city

**5.7 miles
of trails**

1 Theater
1 Ampitheater

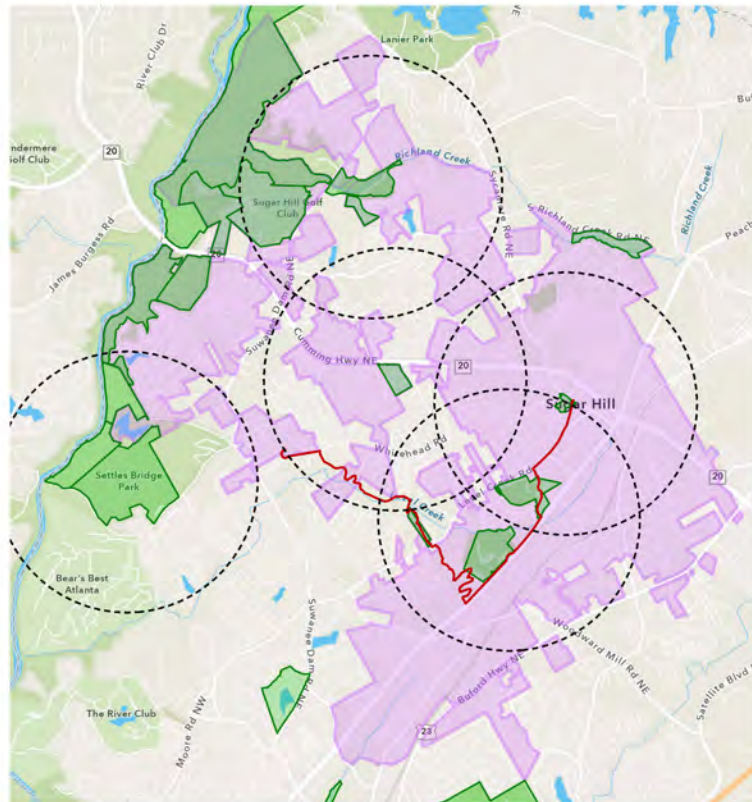
**1 Splash
Pad**

6 Fields

1 Playground

Proximity to parks, recreation, and greenspace

*Each circle represents
residents living within one
mile from greenspace.



Open House Boards

GREENSPACE

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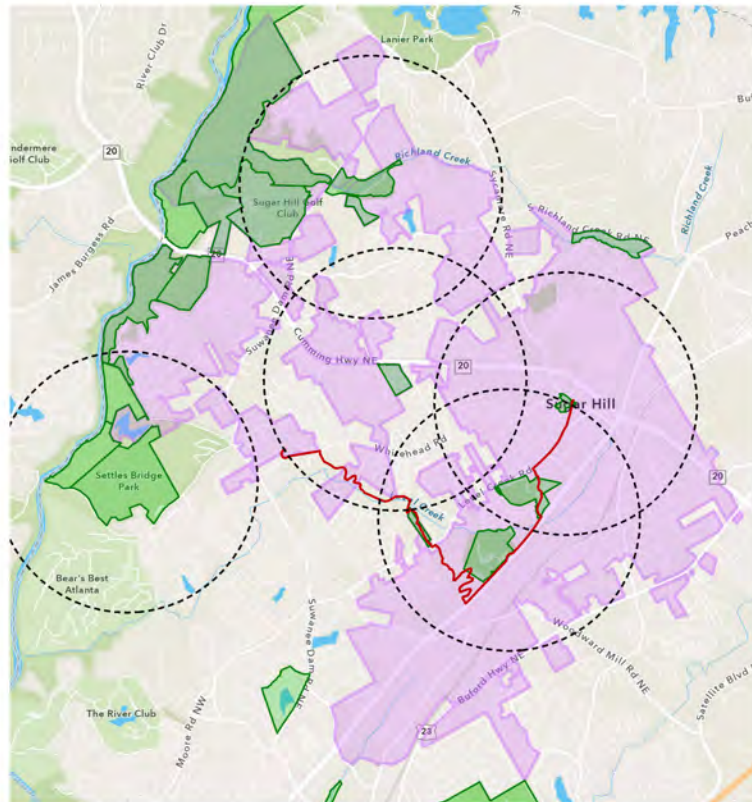
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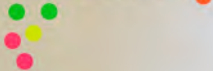






Open House Boards

GREENSPACE			
How would you invest in greenspace? <small>Please place 1 sticker per topic.</small>			
	More	Less	Same
Purchasing new greenspace			
Improving usability of existing greenspace			
Improving sidewalks to new and existing greenspace			
Acquiring land purely for conservation			

Open House Board Responses

What does 'small-town feel' mean to you?
Please place up to 3 stickers.









Sharing life experiences with family, friends, and neighbors. 	Supporting locally owned businesses. 
Walking / biking to work, worship, shop, dine, or play. 	Growing up and growing old here. 
Serving together in our schools, churches, and senior communities. 	Gathering for community events. 
Watching out for the safety of my family, friends, and neighbors. 	Visiting local parks and joining community programs. 

What does 'small-town feel' mean to you?
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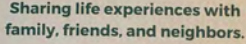
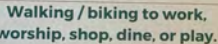
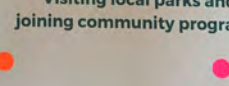
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MOBILITY

What does 'small-town feel' mean to you?
Please place up to 3 stickers.

Sharing life experiences with family, friends, and neighbors. 	Supporting locally owned businesses. 
Walking / biking to work, worship, shop, dine, or play. 	Growing up and growing old here. 
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What does 'small-town feel' mean to you?
Please place up to 3 stickers.

Sharing life experiences with family, friends, and neighbors. 	Supporting locally owned businesses. 
Walking / biking to work, worship, shop, dine, or play. 	Growing up and growing old here. 
Serving together in our schools, churches, and senior communities. 	Gathering for community events. 
Watching out for the safety of my family, friends, and neighbors. 	Visiting local parks and joining community programs. 



Open House Board Responses

MOBILITY





HOUSING

Aging in place:
 "Ability to age in place" is a top concern for our community.
 How can the City support our housing needs through all life phases?

What does starting out look like for our youth?
 Please place 1 sticker.

Living with parents. 	Living with roommates in a small house. 	Living in an apartment.
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What does aging in place look like for you?
 Please place up to 3 stickers.

I want to live on my own as long as possible. 	If possible, I want to move in with family.
I want to live in an active adult community. 	I want to have access to disability accommodations.
I want to live in close proximity to daily needs and activities. 	I want to live in a quiet community. 

HOUSING							
<p>Aging in place:</p> <p>"Ability to age in place" is a top concern for our community.</p> <p>How can the City support our housing needs through all life phases?</p>							
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HOUSING

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Living with parents. 	Living with roommates in a small house. 	Living in an apartment.
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Open House Board Responses

HOUSING

What do you think the City of Sugar Hill's role in housing process should be?
Please place 1 sticker per question.

Encourage market based solutions to address the inventory shortage.	Invest public resources to encourage single family homeownership.
Agree: 10 stickers (7 green, 3 orange) Disagree: 2 stickers (1 green, 1 orange)	Agree: 5 stickers (3 green, 2 orange) Disagree: 5 stickers (3 green, 2 orange)

Require developers to provide some units below market to low- or moderate-income households.

Agree	Disagree
5 stickers (3 green, 2 orange)	5 stickers (3 green, 2 orange)

Nothing, it does not bother me that prices are high.	We need to do something about it, but I'm unsure how we should go about it
Agree: 2 stickers (1 green, 1 orange) Disagree: 5 stickers (3 green, 2 orange)	Agree: 5 stickers (3 green, 2 orange) Disagree: 5 stickers (3 green, 2 orange)

HOUSING

What do you think the City of Sugar Hill's role in housing process should be?
Please place 1 sticker per question.

Encourage market based solutions to address the inventory shortage.	Invest public resources to encourage single family homeownership.
Agree: 1 sticker (green) Disagree: 1 sticker (orange)	Agree: 1 sticker (green) Disagree: 2 stickers (1 green, 1 orange)

Require developers to provide some units below market to low- or moderate-income households.

Agree	Disagree
2 stickers (1 green, 1 orange)	2 stickers (1 green, 1 orange)

Nothing, it does not bother me that prices are high.	We need to do something about it, but I'm unsure how we should go about it
Agree: 1 sticker (green) Disagree: 1 sticker (orange)	Agree: 1 sticker (green) Disagree: 1 sticker (orange)

HOUSING

What do you think the City of Sugar Hill's role in housing process should be?
Please place 1 sticker per question.

Encourage market based solutions to address the inventory shortage.	Invest public resources to encourage single family homeownership.
Agree: 3 stickers (2 orange, 1 green) Disagree: 0 stickers	Agree: 4 stickers (2 green, 2 orange) Disagree: 0 stickers

Require developers to provide some units below market to low- or moderate-income households.

Agree	Disagree
1 sticker (orange)	3 stickers (2 orange, 1 green)

Nothing, it does not bother me that prices are high.	We need to do something about it, but I'm unsure how we should go about it
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Open House Board Responses

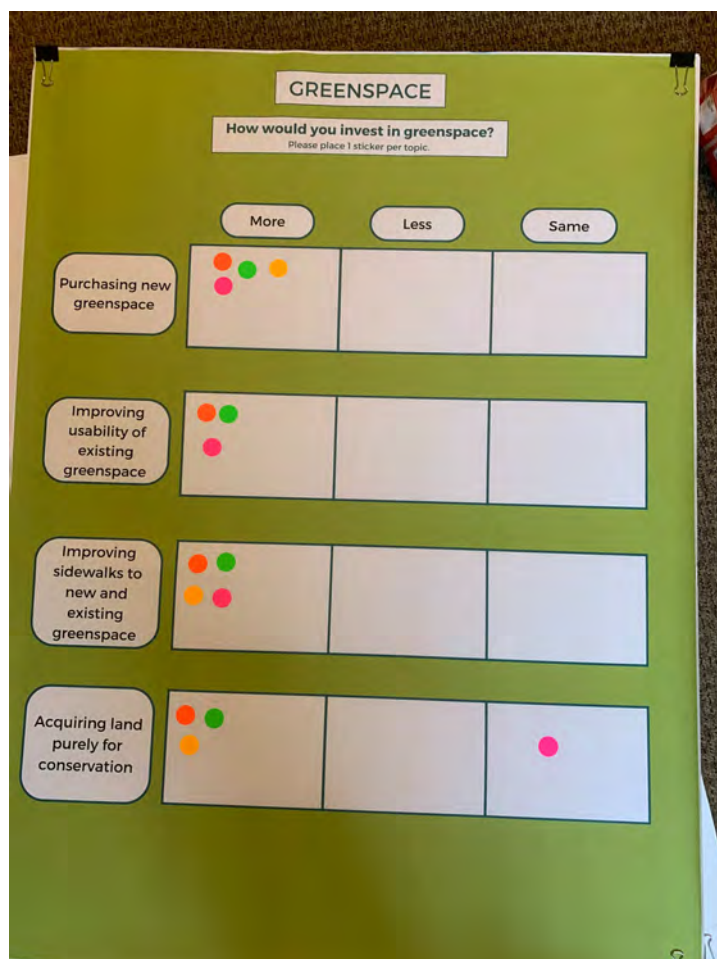
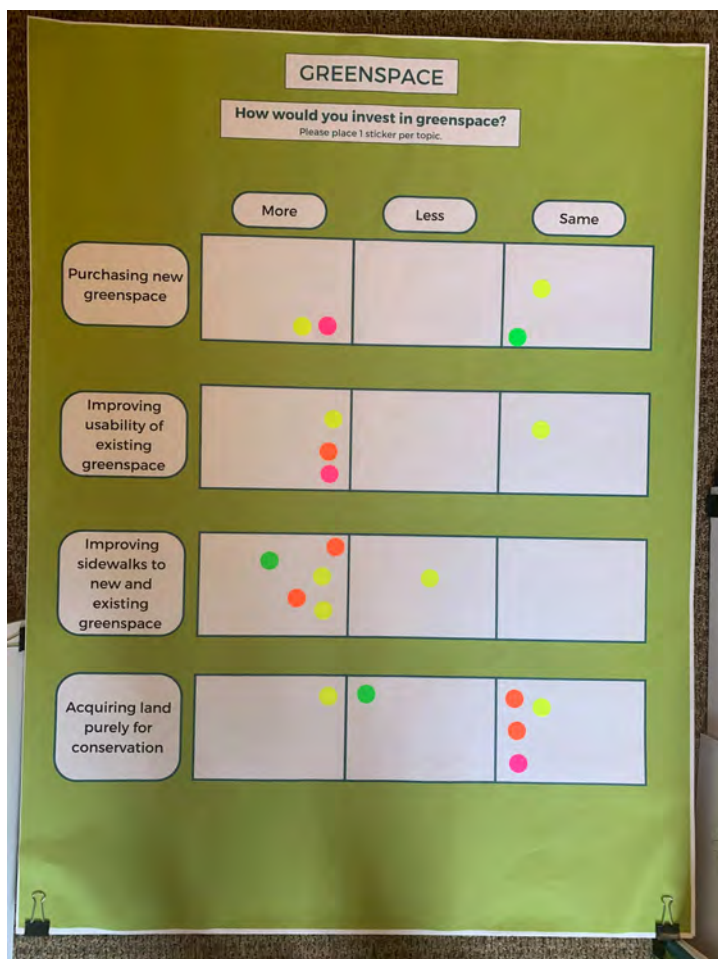
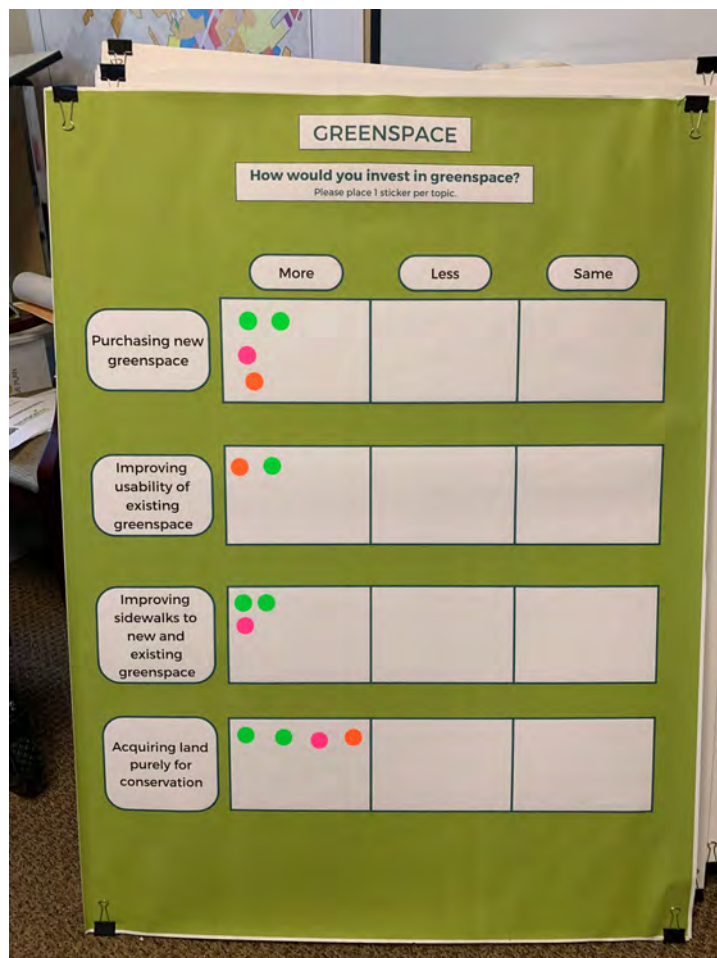
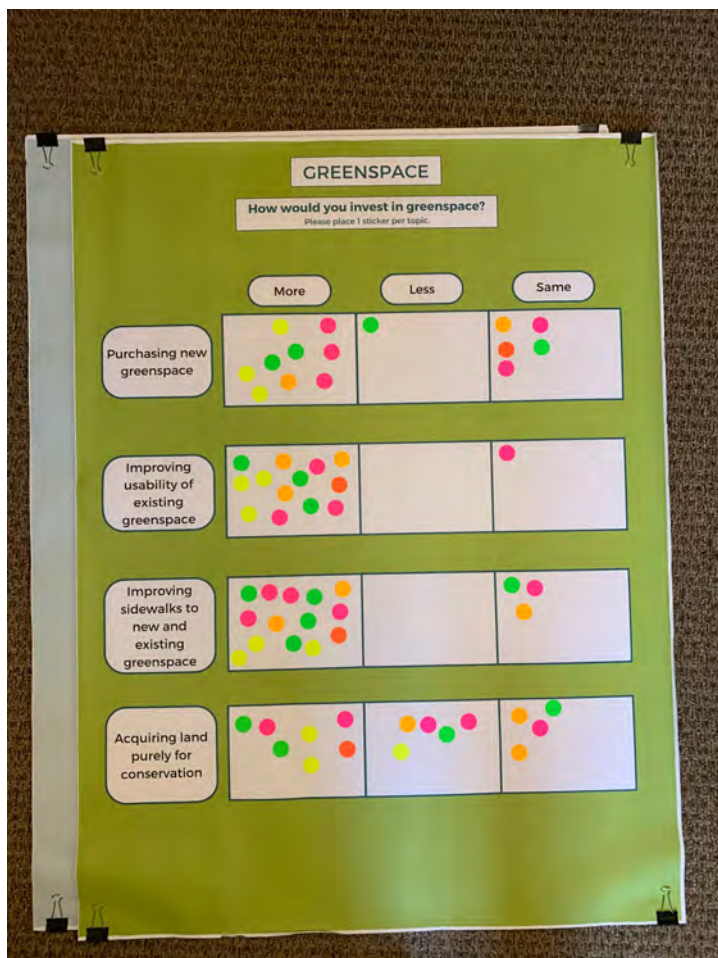
MOBILITY		
If you were a 15-minute walk to work or to the grocery store, with connected sidewalks, would you walk? Please place 1 sticker.		
Yes, I would walk!	No, I would prefer to drive!	Maybe, I would consider walking!
What currently prevents you from walking or biking as a mode of transportation? Please place up to 3 stickers.		
Lack of connected paths	Concern for safety	Physical Capability
Distance/Too far away	Weather concerns	Prefer utilizing a car

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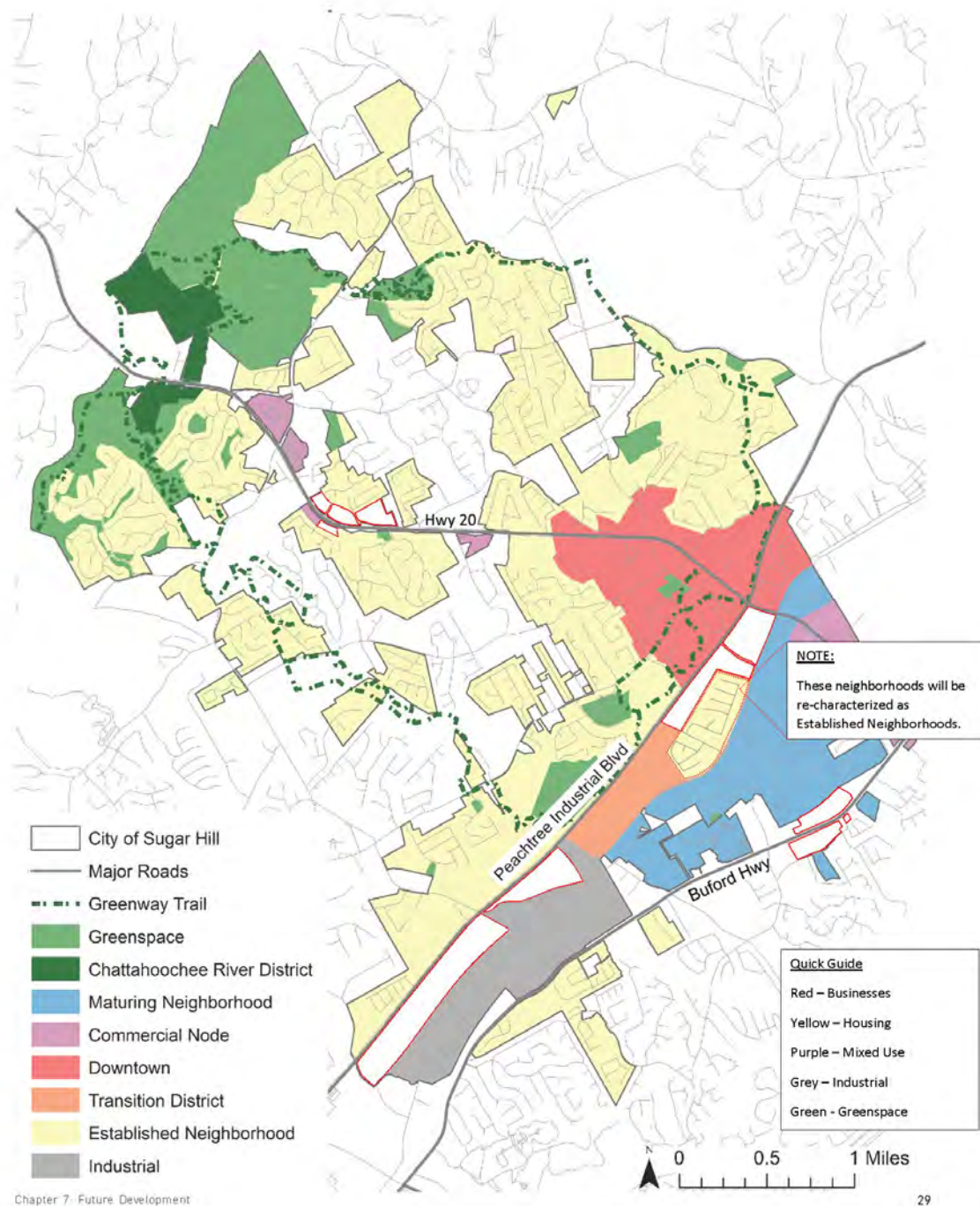
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Open House Board Responses



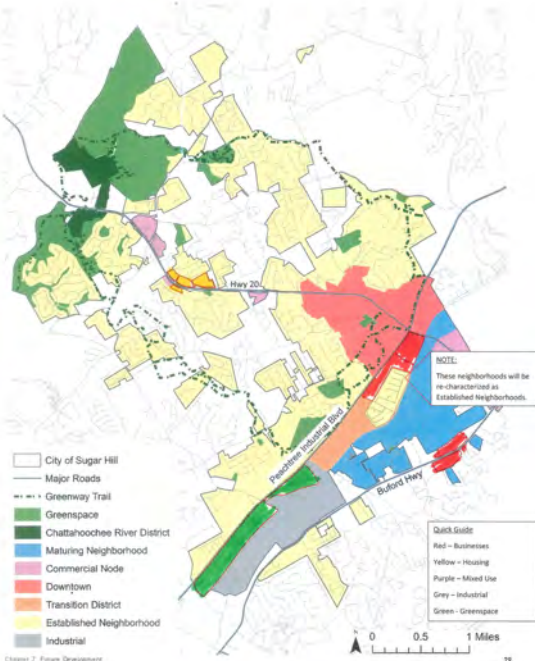
Open House Land Use Coloring Sheet

Use the map below to color in how you think our city should designate land use:

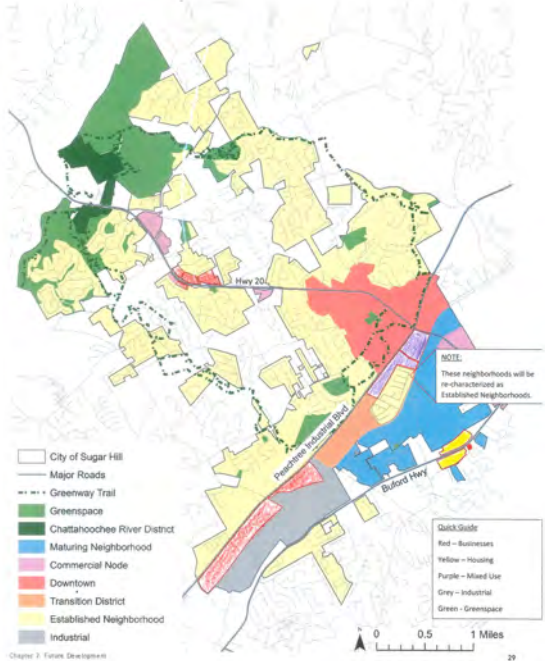


Land Use Coloring Sheet Examples

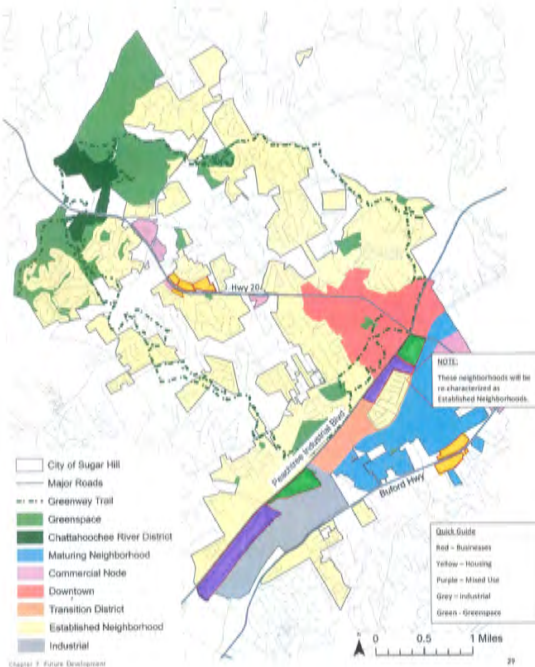
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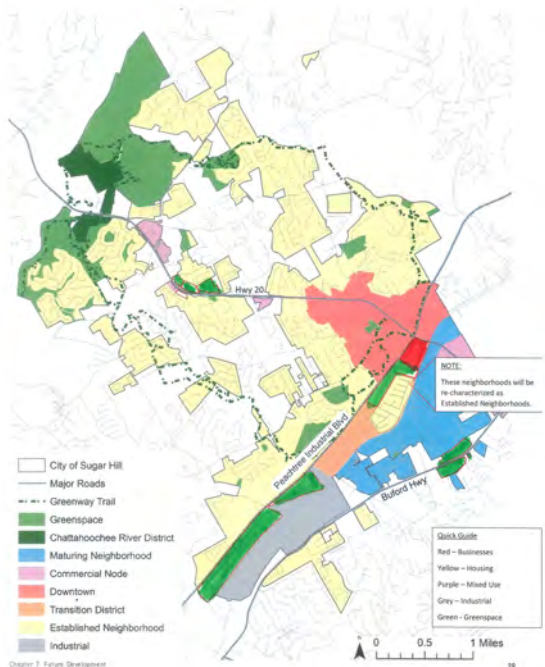
Use the map below to color in how you think our city should designate land use:



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Open House Values Worksheet

The Vision of Sugar Hill

2019 statement: 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 the celebration of public art, civic pride, cultural diversity, historic resources, and economic vitality.

How important do you think the following values are for our community?

Color in a circle for each value to mark how important you think these values are for our community!

	Less Relevant	1	2	3	4	5	Very Relevant
Small-town values		1	2	3	4	5	
An accessible community		1	2	3	4	5	
Creative enterprise		1	2	3	4	5	
Places for gathering and recreation		1	2	3	4	5	
Celebration of community		1	2	3	4	5	

Open House Values Worksheet Examples

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Open House: August 28th, 2023



August 28th, 2023

Angie Green
Amada Klein
Sharon Tiller
Harold Tiller

Open House: August 29th, 2023



ENVISION100

SUGAR HILL 2039 COMPREHENSIVE PLAN

August 29th, 2023

Meg Avery
 Jack Wolfe
 PAUL GRIMES
 Jennifer Lewis
 Betsy Olinger
 Tom Loban
 CAROLE TEJA,
 Jonathan Hoover
 Phil Olson
 Stephanie Paars

[illegible]

Open House: August 30th, 2023



ENVISION100

SUGAR HILL 2039 COMPREHENSIVE PLAN

August 30th, 2023

Gary Pirkle
Angela & Bill Ehl
Theremina A. Mendoza
J. Gregory Mendoza
Mark Hagen
Faye Sisson
Diane TRAMON
Andrea Mendez
Kyle Mendoza
Alejandro Romero
Eric Hoell
Denise Hoell
Jessica Mendoza
Josh Mendoza
Kathryn Baskin
Alvin Hicks
Sadeola Bakare
Amber Chambers

Wansley Budderth
Meg Hesse
Stella January
Janet January
WACCOFFER

Open House: August 31st, 2023



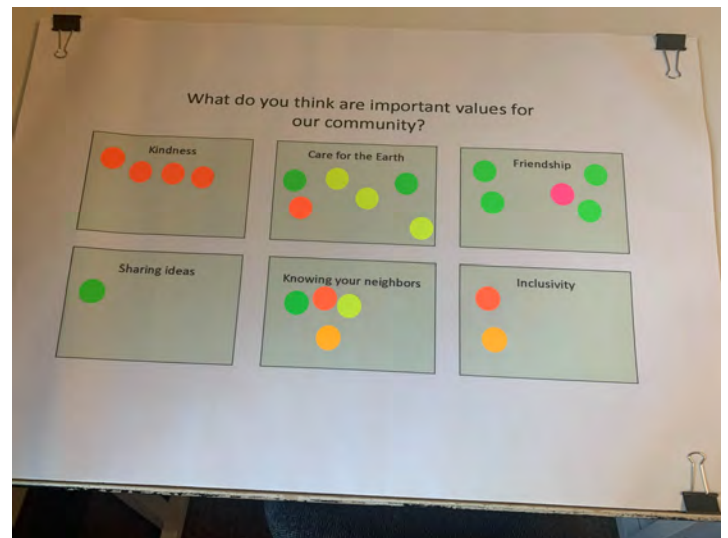
ENVISION100

SUGAR HILL 2039 COMPREHENSIVE PLAN

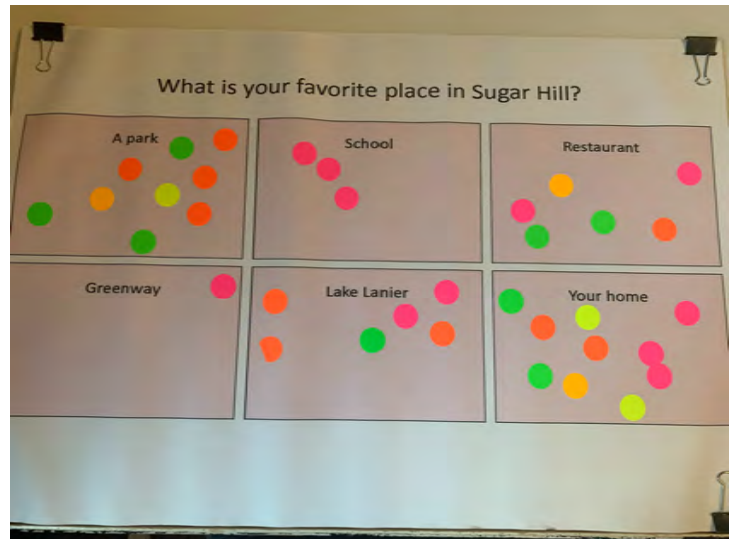
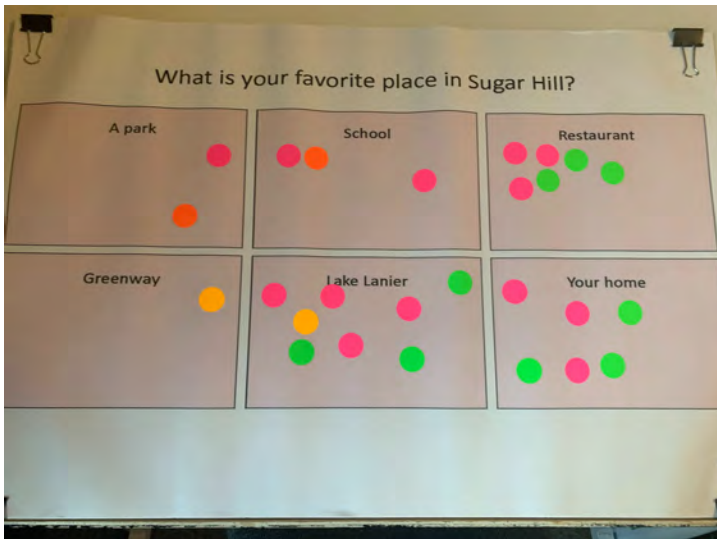
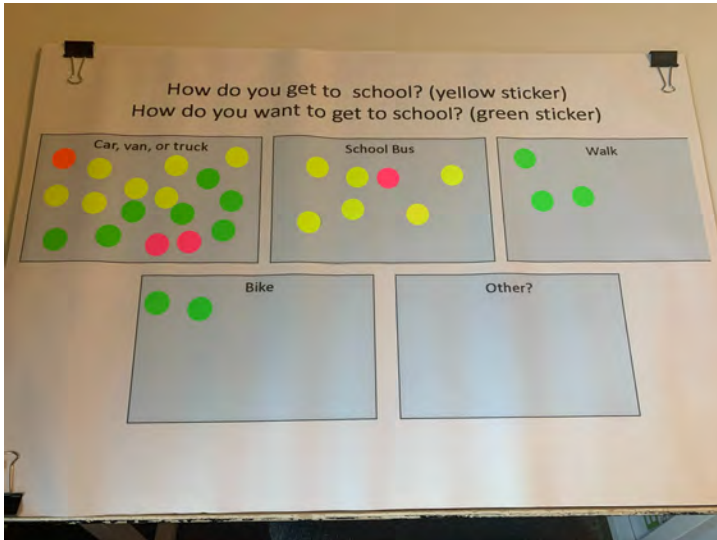
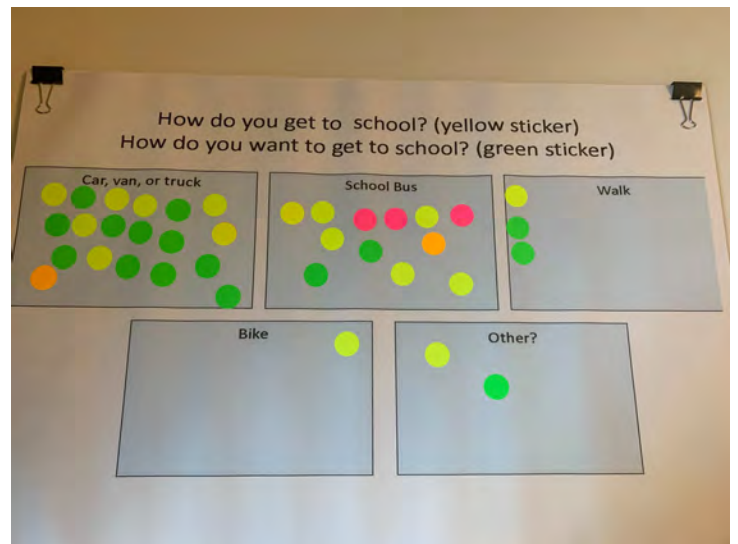
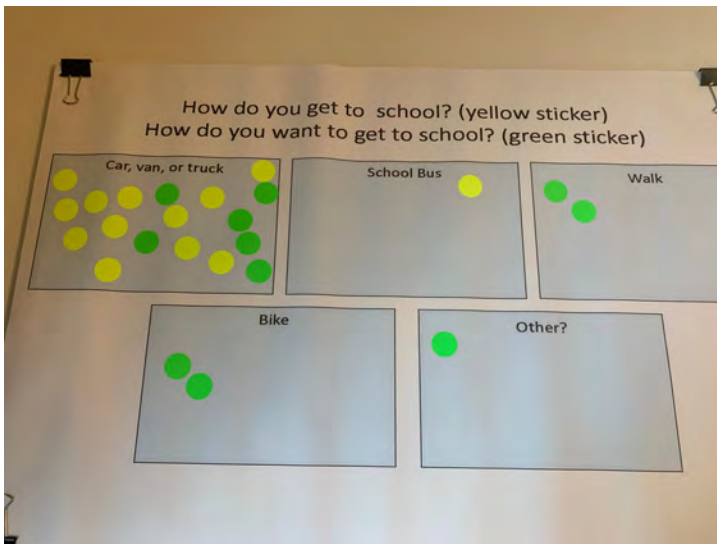
August 31st, 2023

BABS GRIMES
John Page
Clifford Prewitt
Marianne Cohen

Lanier Cluster Student Event: Middle and High School



Lanier Cluster Student Event: Middle and High School



Lanier Cluster Student Event: Middle and High School

Where do you spend the most time outside of school or your home?

PARK 	LIBRARY 	A FRIEND'S HOUSE
DOWNTOWN (PLAZA OR RESTAURANTS) 	OTHER (PLEASE WRITE ON A STICKY NOTE) 	

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PARK 	LIBRARY 	A FRIEND'S HOUSE
DOWNTOWN (PLAZA OR RESTAURANTS) 	OTHER (PLEASE WRITE ON A STICKY NOTE) 	

What is your least favorite place in Sugar Hill?

Parks 	Lake Lanier 	Restaurant
Greenway 	Your home 	

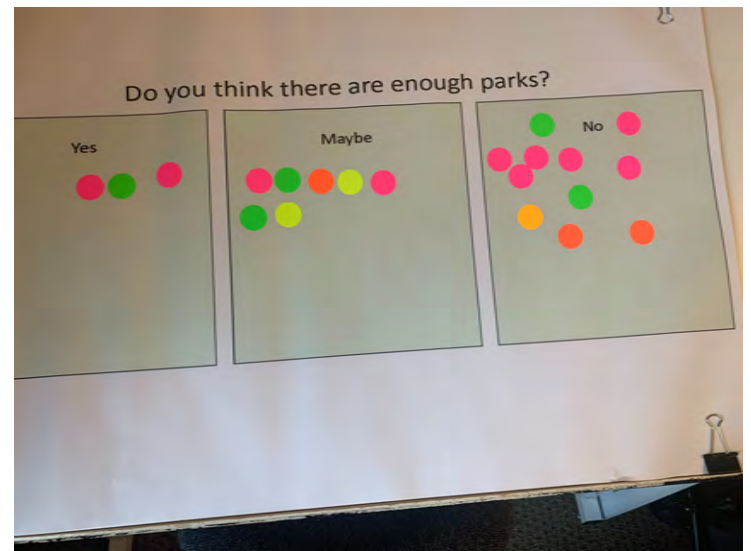
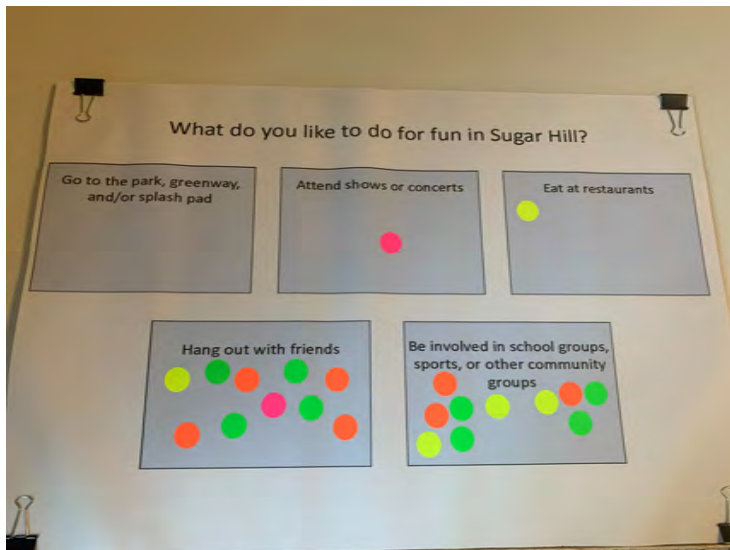
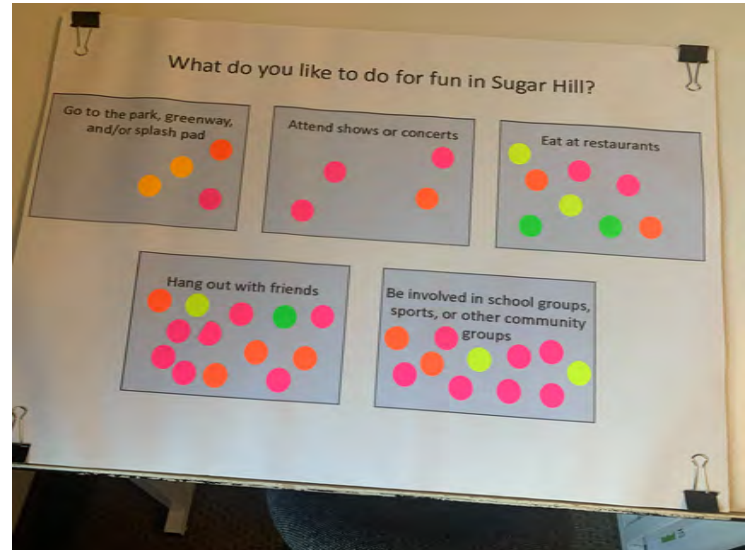
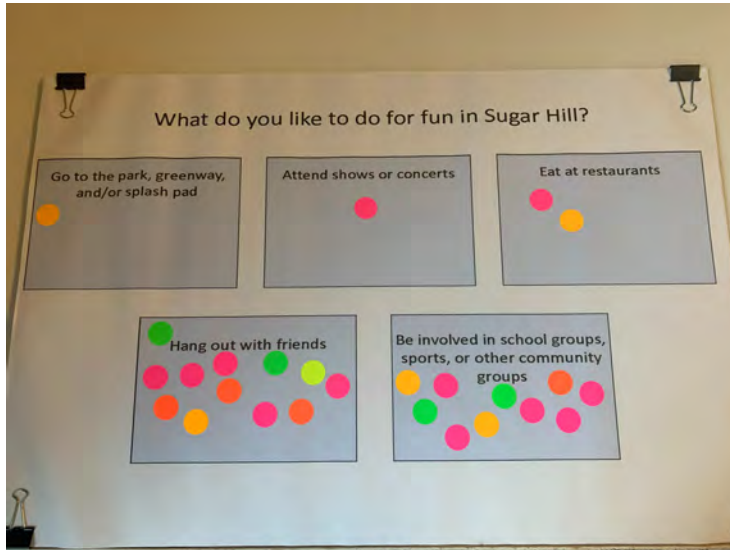
What is your least favorite place in Sugar Hill?

Parks 	Lake Lanier 	Restaurant
Greenway 	Your home 	

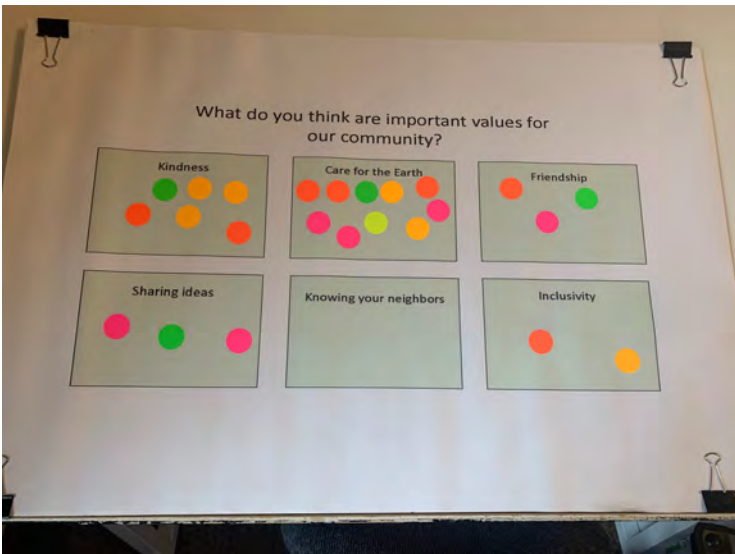
What is your least favorite place in Sugar Hill?

Parks 	Lake Lanier 	Restaurant
Greenway 	Your home 	

Lanier Cluster Student Event: Middle and High School



Lanier Cluster Student Event: Elementary Schools



Lanier Cluster Student Event: Elementary Schools

How do you get to school? (yellow sticker)
How do you want to get to school? (green sticker)

Car, van, or truck	School Bus	Walk
Bike	Other?	

How do you get to school? (yellow sticker)
How do you want to get to school? (green sticker)

Car, van, or truck	School Bus	Walk
Bike	Other?	

How do you get to school? (yellow sticker)
How do you want to get to school? (green sticker)

Car, van, or truck	School Bus	Walk
Bike	Other?	

What is your favorite place in Sugar Hill?

A park	School	Restaurant
Greenway	Lake Lanier	Your home

What is your favorite place in Sugar Hill?

A park	School	Restaurant
Greenway	Lake Lanier	Your home

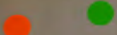
What is your favorite place in Sugar Hill?

A park	School	Restaurant
Greenway	Lake Lanier	Your home

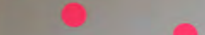
Lanier Cluster Student Event: Elementary Schools

What do you like to do for fun in Sugar Hill?

Go to the park, greenway,
and/or splash pad



Attend shows or concerts



Eat at restaurants



Hang out with friends



Be involved in school groups,
sports, or other community
groups



What do you like to do for fun in Sugar Hill?

Go to the park, greenway,
and/or splash pad



Attend shows or concerts



Eat at restaurants



Hang out with friends



Be involved in school groups,
sports, or other community
groups



What do you like to do for fun in Sugar Hill?

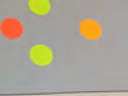
Go to the park, greenway,
and/or splash pad



Attend shows or concerts



Eat at restaurants



Hang out with friends



Be involved in school groups,
sports, or other community
groups



Do you think there are enough parks?

Yes



Maybe

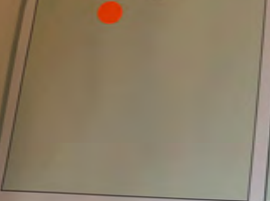


No

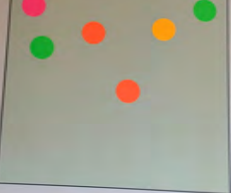


Do you think there are enough parks?

Yes



Maybe



No



Do you think there are enough parks?

Yes



Maybe



No



Lanier Cluster Student Event: Elementary Schools

Where do you spend the most time outside of school or your home?

PARK [5 dots: 3 orange, 1 green, 1 pink]	LIBRARY [1 orange dot]	A FRIEND'S HOUSE [7 dots: 4 orange, 2 yellow, 1 green]
DOWNTOWN (PLAZA OR RESTAURANTS) [4 dots: 2 orange, 1 pink, 1 yellow]	OTHER (PLEASE WRITE ON A STICKY NOTE) [Sticky note: <i>EE Kollie cheer practice</i>]	

Where do you spend the most time outside of school or your home?

PARK [2 dots: 1 orange, 1 green]	LIBRARY [0 dots]	A FRIEND'S HOUSE [7 dots: 3 orange, 2 yellow, 1 green, 1 pink]
DOWNTOWN (PLAZA OR RESTAURANTS) [6 dots: 3 orange, 2 yellow, 1 green]	OTHER (PLEASE WRITE ON A STICKY NOTE) [Sticky note: <i>Soccer field</i>]	

Where do you spend the most time outside of school or your home?

PARK [7 dots: 4 orange, 2 pink, 1 yellow]	LIBRARY [0 dots]	A FRIEND'S HOUSE [6 dots: 4 pink, 1 yellow, 1 orange]
DOWNTOWN (PLAZA OR RESTAURANTS) [4 dots: 2 orange, 1 pink, 1 yellow]	OTHER (PLEASE WRITE ON A STICKY NOTE) [2 orange dots, 1 yellow dot]	

What is your least favorite place in Sugar Hill?

Parks [2 dots: 1 orange, 1 yellow]	Lake Lanier [5 dots: 3 orange, 1 pink, 1 green]	Restaurant [2 dots: 1 green, 1 pink]
Greenway [8 dots: 4 orange, 2 yellow, 1 pink, 1 green]	Your home [0 dots]	

What is your least favorite place in Sugar Hill?

Parks [4 dots: 2 orange, 1 yellow, 1 pink]	Lake Lanier [5 dots: 3 orange, 1 pink, 1 green]	Restaurant [4 dots: 2 orange, 1 pink, 1 green]
Greenway [4 dots: 2 orange, 1 pink, 1 green]	Your home [2 dots: 1 orange, 1 pink]	

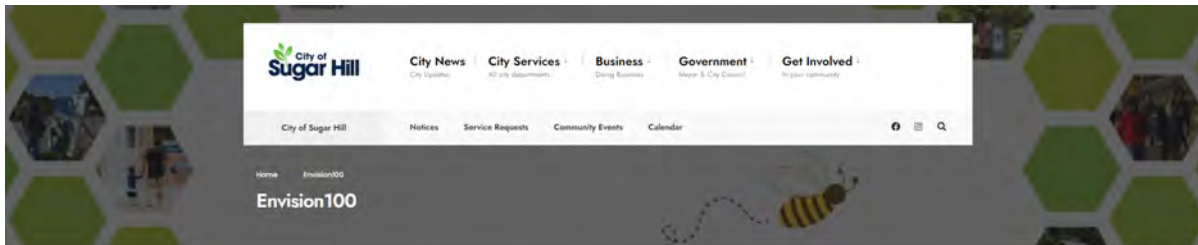
What is your least favorite place in Sugar Hill?

Parks [2 dots: 1 orange, 1 pink]	Lake Lanier [5 dots: 3 orange, 1 pink, 1 green]	Restaurant [4 dots: 2 orange, 1 pink, 1 green]
Greenway [5 dots: 3 orange, 1 pink, 1 green]	Your home [5 dots: 3 orange, 1 pink, 1 green]	

Appendix B: Outreach

In order to reach the widest audience possible, multiple routes were used for outreach in the plan. Both virtual and in-person outreach methods were utilized to encourage involvement in the different public input opportunities.

The ENVISION100 comprehensive plan update has a page on the City of Sugar Hill website. The project page was updated throughout the planning process to maintain up to date opportunities for involvement. Additionally, the website was used to post calendar events and notices.
cityofsugarhill.com/envision100

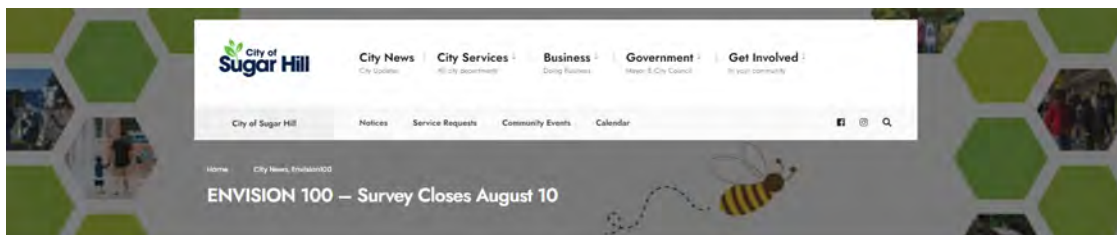
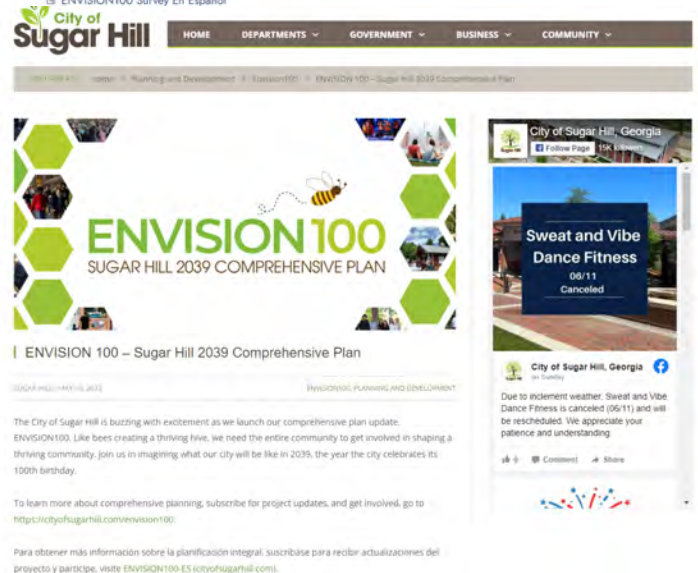


In 2039, the City of Sugar Hill will celebrate its centennial birthday. As we begin the planning process for the upcoming comprehensive plan update, we are connecting with you, our community, to envision what our city will be like at its 100-year birthday. Join us in imagining Sugar Hill in 2039!

The plan update will take place over the coming months with expected completion in February 2024. Early on, we'll document existing conditions on a full range of issues and work to encourage the widest possible community participation. We'll then use that data to inform discussions on community aspirations, and we will create a roadmap for how we will get to where we want to be through the year 2039.

Latest Updates

- ENVISION100 Open House
- Steering Committee
- ENVISION100 Virtual Input Forum
- ENVISION100 Public Hearing – July 17, 2023
- ENVISION100 Community Roundtables Sign Up
- ENVISION100 Community Roundtables Sign Up Form En Español
- Community Roundtable Interest Form
- ENVISION100 Survey
- ENVISION100 Survey En Español



August 10, 2023 | City News, ENVISION100

ENVISION 100 survey closes TODAY, August 10, at 5 p.m.! Take 5 to 10 minutes to help us envision the future by completing the ENVISION100 survey. Interested in diving deeper? Sign up for a community roundtable to discuss the vision for our community. To learn more about ENVISION100 and comprehensive planning, please visit www.cityofsugarhill.com/envision100.





HOME

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GOVERNMENT ▾

BUS

YOU ARE AT: Home » Planning and Development » Envision100 » ENVISION100 – Virtual Input Forum



ENVISION100 – Virtual Input Forum

SUGAR HILL – JULY 20, 2023

ENVISION100, PLANNING AND DEVELOPMENT

Participate in the virtual input forum for the ENVISION100 comprehensive plan! As a continuation of an in-person public hearing held on July 17, we are inviting the entire community to provide comments on the public involvement and outreach program. After watching the [following video](#), please share your thoughts on our efforts. The forum will be open from July 19 to July 28.

SHARE.



Home » City News

Review the ENVISION100 Draft Comprehensive Plan

December 4, 2023 | City News |

Review the ENVISION100 **Draft** Comprehensive Plan today!

If you have any comments or questions, please email at cweatherly@cityofsugarhill.com by 5:00 p.m. on December 7.

Draft plan prepared and arranged by City of Sugar Hill planning staff. Graphic design for the final publication will be produced by Accent Creative Group. Learn more at <https://cityofsugarhill.com/envision100/envision100-draft-plan/>.



August 17, 2023 | City News |



CITY NEWS | june27th 2023



HOME

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BUSINESS ▾

COMMUNITY ▾

YOU ARE AT: Home » Planning and Development » ENVISION100 » Community Roundtables



Community Roundtables

October 10, 2023 | City News |

ENVISION100, PLANNING AND DEVELOPMENT

Take a seat at the table! The next opportunity to be involved in the comprehensive plan is through the upcoming Community Roundtables! The Community Roundtables will be comprised of 5 to 8 people meeting to foster connections, deepen community relationships, and strengthen understanding of our community. Groups will discuss topics important in shaping the future of our community such as: greenspace, housing, mobility, and more. Please complete the 'Community Roundtable Interest Form' so we know how to connect with you!

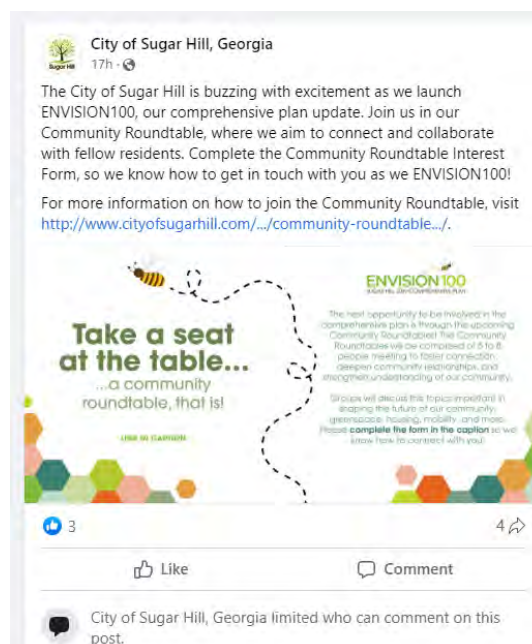
Para obtener más información, visite [ENVISION100-ES.cityofsugarhill.com](https://envision100-es.cityofsugarhill.com).



Outreach

The City of Sugar Hill Instagram and Facebook featured posts promoting involvement in public input throughout the planning process.

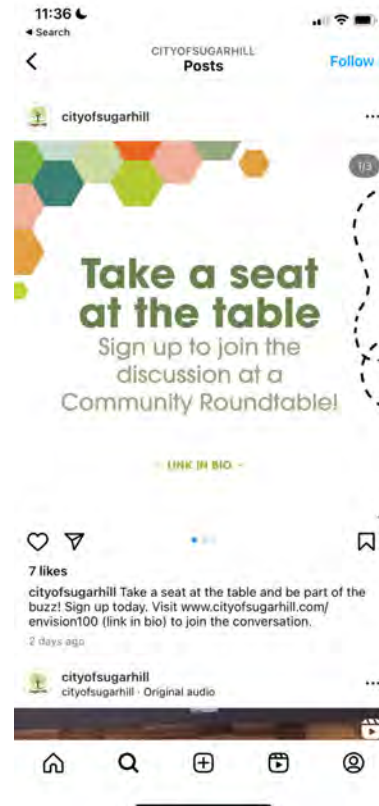
June



July



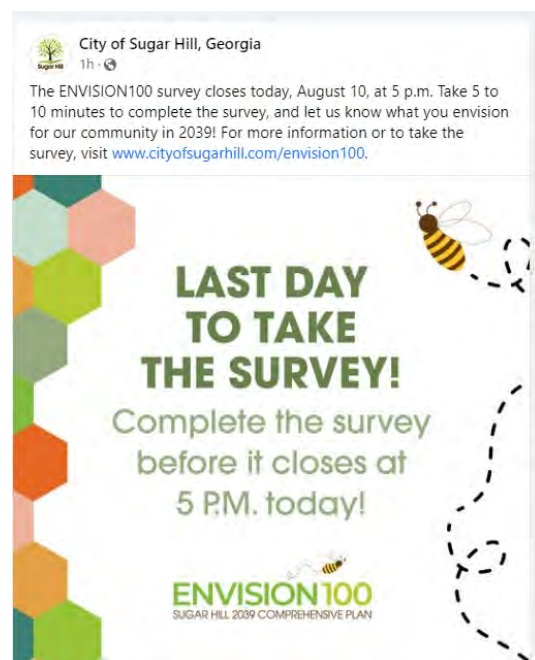
July



August



August



August



Outreach

Advertisements in the Gwinnett Daily Post online edition promoted involvement in the plan for residents in our area.



Advertisements were in the Players Guild Playbill and the Sweet Life newsletter for August 2023. The Sweet Life newsletter was mailed to gas bill recipients across Sugar Hill. This advertisement included an option to call the planning department if community members were unable to access online resources.



Scan the QR or visit the city's website for more information.

Comprehensive Survey: Bee involved with the Sugar Hill comprehensive plan update by scanning the QR code above. Take 5 - 10 minutes to share your vision for Sugar Hill in 2039. The survey will remain open until August 10. If you are unable to access online resources, please call the Planning Department at (770) 945-6734.

Roundtable: Interested in being part of the buzz? Sign up for a Community Roundtable! In August, we will meet in small groups to dive deeper into the comprehensive plan. Visit our page to learn more.

Open House: Join us for a drop-in open house. We are gathering the week of August 28 as a community to discuss the survey results and research on existing conditions. Stay tuned for the full list of dates and times!

A Message From Our Stormwater Department



- Rainwater is the only thing that should enter drainage ditches and storm drains.
- Don't blow your clippings into the street. Leave grass clippings on the lawn. They are a natural fertilizer.
- Compost plant clippings, leaves and other plant material or bag them for curbside pickup.
- Choose native grass and plants that require less fertilizer and water.
- Cluster plants based on their needs and your yard's unique micro-ecosystem.
- Use only what you need! This goes for water, fertilizer, and pesticides.
- Plant a variety of native plants and ones that attract beneficial insects and pollinators.



Ready to Dig?
We'll help you do it safely! Call 811 at least a few days before you start any digging project. Whether you are planning to do it yourself or hire a professional, smart digging means calling 811 before each job.





CityOfSugarHill @CityOfSugarHill @CityOfSugarHill

PLAYERS GUILD AT SUGAR HILL



The City of Sugar Hill is buzzing with excitement as we work on our comprehensive plan update, ENVISION100. Like bees creating a thriving hive, we need the entire community to get involved in shaping a thriving community. Join us in imagining what our city will be like in 2039, the year the city celebrates its 100th birthday.

We began public involvement at the beginning of the summer, incorporating multiple different ways for community members to share their input. Up next is the second public hearing. This will be held in October and will present a draft plan for input!



Scan the QR code to learn more about Envision100 and the upcoming Open Houses.

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Outreach

Planning staff held multiple pop-ups to connect with community members.

In total, there were 13 pop-ups across the community:

May 15th, 2023 - Kroger (Sugar Hill Corners)

May 26th, 2023 - Splash Night

June 21st, 2023 - Historic Preservation Speaker Series

June 22nd, 2023 - E Center

June 22nd, 2023 - Sugar Hill - Buford Library

July 3rd, 2023 - Sugar Hill Golf Course

July 3rd, 2023 - Sparks in the Park

July 28th, 2023 - White Oak ES Open House

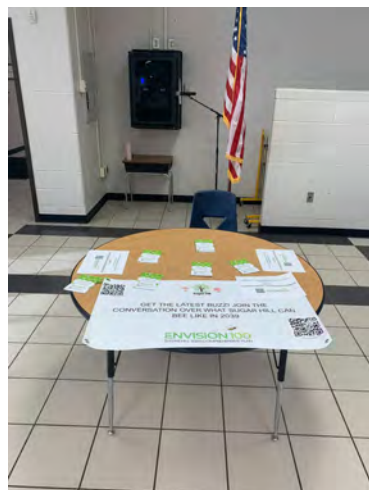
July 28th, 2023 - Sugar Hill ES Open House

July 28th, 2023 - Splash Night

July 30th, 2023 - Sugar Hill Church

July 31st, 2023 - Lanier Cluster Kickoff

August 4th, 2023 - All Pro Dad's Lanier Cluster



Outreach

Postcards were posted at 25 businesses and organizations across Sugar Hill. Additionally, they were handed out at all pop-up events as well as multiple city-wide events such as the Melissa Etheridge concert. Post cards had information in both English and Spanish.

Postcards were posted at the following locations:

E Center
NG Co-op
Central City Tavern
Rushing Trading
Cantina Loca
Mint Juleps
Elevate
Cadence
Uptown Wings
Holbrook
Supermercado Carniceria la amistad
Coin Laundry
Distillery
Rivermill Bakery
Suite Spot Business Incubator
Pit Stop
Great Vape
In the Cloudz
Sugar Hill-Buford Library Branch
Northside Garden Center
Publix Employee Room
Lanier Cluster Teachers and Administrators
Solis
The Local
Great Beginnings



Outreach

Yard signs were posted at multiple locations across the community:

Gold Mine Park

Downtown Sugar Hill

Golf Course

Gary Pirkle Park

Cornerstone Park

E Center

Splash Pad/Community Plaza

Community Garden

Whitehead Elementary School

Yard signs were also placed strategically at multiple events including Sparks in the Park and the Melissa Etheridge concert.



Outreach

E-blasts were utilized throughout the planning process. E-blasts had the most success in reaching a wide audience. These informational emails were sent out using multiple different subscriber lists including those who subscribed to ENVISION100 updates, Sugar Hill subscribers, E Center subscribers, and the monthly Sugar Hill Snapshot. E-blasts were also sent out through multiple Homeowners Associations, apartment resident lists, and religious organizations.

Sugar Hill Snapshot:

ENVISION 100

We are updating the city's comprehensive plan. Please click [here](#) to complete the first survey of the update! It takes 5-10 minutes to complete and will give us a foundation for the comprehensive plan.

We will be hosting roundtable conversations to foster connection and deepen community relationships. Please click [here](#) if you are interested in participating.

[Subscribe](#) to stay up to date on opportunities to be involved!



ENVISION 100

Bee involved with the Sugar Hill comprehensive plan update!

Invest 5-10 minutes to share what you envision for Sugar Hill in 2039! Complete the [survey](#) today; open until August 10.

The first public hearing for the comprehensive plan update is being held at the July 17 Planning Commission meeting, starting at 7 p.m. in the City Hall Council Chambers.

Interested in diving deeper? Fill out [this form](#) to connect with us and other community members at a Community Roundtable!



ENVISION 100

Less than one week left to complete the survey! Invest 5-10 minutes to share what you envision for Sugar Hill in 2039. Complete the [survey](#) today before it closes on August 10.

Interested in diving deeper? Fill out [this form](#) to connect with us and other community members at a Community Roundtable!



ENVISION 100

Thank you to everyone who has been involved in the ENVISION100 comprehensive plan update! Public involvement for ENVISION100 was completed this month. Over 100 students from all five Lanier cluster schools visited City Hall to learn about local government and share their thoughts and ideas for the comprehensive plan. Staff is working to complete a draft plan for review. The second public hearing is anticipated to take place in November. Take a moment to [subscribe](#) to stay informed!




ENVISION 100

Thank you to everyone who has been involved in the ENVISION100 comprehensive plan update! With your help, we heard from so many voices across the community. Our planning staff is now working to incorporate what we heard into a draft of the new comprehensive plan so that we can present it for public feedback in the near future.

Please take a moment to subscribe so that we can keep you informed of our progress and the next opportunities to be involved. [Click here](#) to subscribe.

Outreach E-blasts:



Let's hear you BUZZ!

Get connected today: Take 5 – 10 minutes to complete the [survey](#). The ENVISION 100 survey closes in one week.

Interested in diving deeper? Fill out [this form](#) to join a Community Roundtable!


ENVISION100 SURVEY CLOSING TOMORROW



Please complete the survey to help us **envision** Sugar Hill in 2039!

(Por favor complete nuestra encuesta para ayudarnos a visualizar Sugar Hill en 2039!)

Join the conversation over what Sugar Hill can be like in 2039! Complete the survey today and subscribe to stay up to date on future opportunities for involvement.



What exactly is a comprehensive plan?

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 for a city. It casts a vision for community wide aspirations for the coming years creating a clear picture of the city's future.

Join us for an Open House!

Drop in to give your input as we present the data and public input gathered so far. Stop by any of the dates below to share your ideas on our community's values and aspirations for the future!

See below for dates and locations:

Monday August 28th
From 5 p.m. to 6 p.m.
Samba Steakhouse

Tuesday August 29th
From 10:30 a.m. to 11:30 a.m.
The City Hall Community Room

Wednesday August 30th
From 7 p.m. to 8 p.m.
The E Center Waterfall Room

Thursday August 31st
From 6 p.m. to 7 p.m.
Church on the Hill

ENVISION100
SUGAR HILL, GA COMMUNITY PLAN

Join us for an Open House!

Drop in to give your input as we present the data and public input gathered so far. Stop by any of the dates below to share your ideas on our community's values and aspirations for the future!

See below for dates and locations:

August 28, 5 - 6 p.m.: Samba Steakhouse - 5690 Cumming Hwy NE

August 29, 10:30 - 11:30 a.m.: City Hall Community Room - 5039 W Broad St NE

August 30, 7 - 8 p.m.: E Center Waterfall Room - 5019 W Broad St NE

August 31, 6 - 7 p.m.: Church on the Hill - 4600 Nelson Brogdon Blvd

ENVISION 100

Join the conversation over what Sugar Hill can be like in 2039! Complete the survey today and subscribe to stay up to date on opportunities for involvement.

¿Hablas español? Visite [aquí](#)

VIRTUAL INPUT FORUM

Open from July 19th to August 2nd

Virtual Input Forum


Participate in the Virtual Input Forum ending on August 2! Watch the video and share your thoughts on our efforts. As a continuation of the in-person public hearing held on July 17, we invite the entire community to comment on the public involvement and outreach program. [Click here](#) to participate. Public involvement opportunities will continue through the fall. Find out how else you can be involved below!

Let's hear you BUZZ!

Get connected today: Take 5 – 10 to complete the [survey](#).

Participate in the virtual public hearing! If you missed the July 17 public hearing, please [click here](#) to learn more and share your input on the ENVISION100 public involvement plan.

Interested in diving deeper? Fill out [this form](#) to join a Community Roundtable!



Let's hear you buzz!

ENVISION100 Involvement Video!



Reply All → Forward

Thu 7/27/2023 2:54 PM

[Click here to watch the video and complete the form!](#)

Be a part of the virtual input hearing; thank you for your input!



Claire Weatherly
Assistant Planner, City of Sugar
Hill
770-945-6734 x 1217
www.cityofsugarhill.com
Click the image to learn more
about our comprehensive plan!

ENVISION100: Take a seat at the table!



Forward

Mon 6/19/2023 10:47 AM

This is the most recent version, but you made changes to another copy. Click here to see the other versions.

Good morning,

Thank you for your involvement in the comprehensive plan update so far! Your input will go a long way toward a successful plan. The next opportunity to be involved has arrived:

Join us in conversation! We are meeting with groups of 5 to 8 people to connect, foster community relationships, and strengthen understanding of our community. Community Roundtables will feature discussions on greenspace, housing, mobility, and more. **Please complete the [Community Roundtables Interest Form](#) so we can get in touch!**

For more information on the plan, please visit: <https://cityofsugarhill.com/envision100>
All information is also available in Spanish: <https://cityofsugarhill.com/envision100-es>

Thank you!
Claire



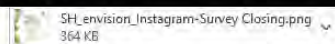
Claire Weatherly
Assistant Planner, City of Sugar
Hill
770-945-6734 x 1217
www.cityofsugarhill.com
Click the image to learn more
about our comprehensive plan!

ENVISION100 Survey Closes Today!



All → Forward

Thu 8/10/2023 9:26 AM



If you have already completed the survey, thank you for sharing your input!

If you have not yet completed the survey, today is the last day to do so! The ENVISION100 survey is closing today, August 10th, at 5 p.m. Take 5 to 10 minutes to complete the survey and share what you envision for our community in 2039!

[ENVISION100 Survey #1 - Public Input](#)

ENVISION100 Open Houses



Reply All → Forward

Thu 8/17/2023 12:24 PM

Join us for an Open House! Drop in to give your input as we present the data and public input gathered so far. Stop by any of the dates below to share your ideas on our community's values and aspirations for the future!

Monday, August 28th, 5 p.m. to 6 p.m. at Samba Steakhouse (5690 Cumming Hwy NE)
Tuesday, August 29th, 10:30 a.m. to 11:30 a.m. at the City Hall Community Room (5039 W Broad St NE)
Wednesday, August 30th, 7 p.m. to 8 p.m. at the E Center Waterfall Room (5019 W Broad St NE)
Thursday, August 31st, 6 p.m. to 7 p.m. at the Church on the Hill (4600 Nelson Brogdon Blvd)



See you all soon!

THIS WEEK - ENVISION100 OPEN HOUSES



Reply All → Forward

Mon 8/28/2023 10:27 AM



Good morning,

Stop by an open house this week! The first open house is this evening (8/28), from 5 p.m. to 6 p.m. at Samba Steakhouse. Join us to learn more about the data and input gathered so far and to share your ideas!

Drop in another day this week:

Tuesday, August 29th, 10:30 a.m. to 11:30 a.m. at the City Hall Community Room
- 5039 W Broad St NE
Wednesday, August 30th, 7 p.m. to 8 p.m. at the E Center Waterfall Room
- 5019 W Broad St NE
Thursday, August 31st, 6 p.m. to 7 p.m. at the Church on the Hill
- 600 Nelson Brogdon Blvd

[ENVISION100 Open House – City of Sugar Hill](#)

See you soon!

ENVISION100 - City of Sugar Hill

🗨️ ↩️ Reply ↶️ Reply All ➡️ Forward 📧 ⋮

Thu 7/27/2023 3:02 PM

📧 You forwarded this message on 7/28/2023 12:44 PM.
If there are problems with how this message is displayed, click here to view it in a web browser.

Having trouble viewing this email? [Click here](#)

Envision100 campaign ends tomorrow! Watch a quick video and complete the form!
[Envision100 – Virtual Input Forum](#)



VIRTUAL INPUT FORUM

Open from July 10th

Fwd: CORRECTION: ENVISION100 IS NOT CLOSING TODAY

🗨️ ↩️ Reply ↶️ Reply All ➡️ Forward 📧 ⋮

Fri 7/28/2023 2:19 PM

📧 Your browser prevented automatic download of some pictures in this message.

Good afternoon,

As a correction of yesterday's email promoting the Virtual Input Forum: **the ENVISION100 campaign is not closing today.** The ENVISION100 public involvement program will be open through October with multiple different opportunities for involvement.

Yesterday's email was to highlight one piece of the public involvement plan which is closing: the Virtual Input Forum, an extension of the July 17th Public Hearing, was scheduled to close today, July 28th. To accommodate this miscommunication, **we are extending the forum to now close at 5 p.m. on Wednesday August 2nd.** Please use this opportunity to share your thoughts on our public involvement and outreach program. [Click here to participate in the Virtual Input Forum.](#)

Other opportunities for public input include:

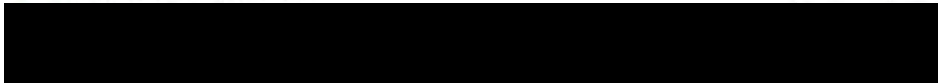
[The ENVISION100 survey takes 5 to 10 minutes and will help us to better understand our community vision and values.](#) The survey closes at 5 p.m. on August 10th.

[Sign up for a Community Roundtable.](#) The Community Roundtables will be comprised of 5 to 8 people meeting to foster connection, deepen community relationships, and strengthen understanding of our community. Groups will discuss topics important in shaping the future of our community: greenspace, housing, mobility, and more.

Up next will be Open Houses the week of August 28th where we will discuss survey results and data gathered. Please keep an eye out for details!

To learn more about the comprehensive plan and to see all of the ways you can be involved, please visit [ENVISION100 \(cityofsugarhill.com\)](#). If you have any questions, please reach out to Claire Weatherly, planner, at cweatherly@cityofsugarhill.com.

ENVISION100 Public Hearing Tomorrow!



Forward Wed 11/29/2023 4:07 PM

Good afternoon,

Join us tomorrow evening for the **second public hearing** of the ENVISION100 Comprehensive Plan update! The meeting will take place **Thursday, November 30th, 2023, at 7:30 p.m.** in the **City Hall Community Room**. The meeting will consist of a quick presentation on the plan with the opportunity for comment from community members.

Sugar Hill City Hall
5039 West Broad Street
Sugar Hill, GA 30518



ENVISION100 Public Hearing Tomorrow!



Reply Reply All Forward Wed 11/29/2023 4:08 PM

Good afternoon,

Join us tomorrow evening for the **second public hearing** of the ENVISION100 Comprehensive Plan update! The meeting will take place **Thursday, November 30th, 2023, at 7:30 p.m.** in the **City Hall Community Room**. The meeting will consist of a quick presentation on the plan with the opportunity for comment from community members.

Sugar Hill City Hall
5039 West Broad Street
Sugar Hill, GA 30518



Review the ENVISION100 Draft Plan Today!



Forward Mon 12/4/2023 3:59 PM

Good afternoon,

If you missed the public hearing last Thursday, you can still send us your feedback!

Review the ENVISION100 Draft Comprehensive Plan today at [Envision100 Draft Plan – City of Sugar Hill!](#)

If you have any comments or questions, please email at cweatherly@cityofsugarhill.com by 5:00 p.m. on December 7th.

Draft plan prepared and arranged by City of Sugar Hill planning staff. Graphic design for the final publication will be produced by Accent Creative Group.



Appendix C: Data Sources

- Demographic Data
- Housing Data
- Mobility Data

Table 1. Summary of General Characteristics of Persons: 1990—Con.

[For definitions of terms and meanings of symbols, see text]

State Urban and Rural and Size of Place Inside and Outside Metropolitan Area County Place and [In Selected States] County Subdivision [1,000 or More Persons]	Percent of all persons										Percent of all persons		Persons in group quarters		
	All persons	Under 5 years	Under 18 years	18 to 24 years	25 to 44 years	45 to 64 years	65 years and over	80 years and over	Median age	Persons 18 years and over— Males per 100 females	In households		In group quarters	Total	Percent institu- tionalized
											In fami- lies	Non- family house- holders and non- relatives of house- holder			
PLACE AND COUNTY SUBDIVISION— Con.															
Columbus city (remainder) -----	178 681	8.2	27.0	12.5	32.0	17.7	10.8	2.2	30.6	91.4	82.1	13.6	4.2	7 578	39.1
Commerce city -----	4 108	6.1	24.3	8.6	26.5	19.5	21.0	6.3	37.0	73.4	81.6	14.3	4.1	167	100.0
Conley CDP -----	5 528	9.0	32.1	10.0	33.1	18.8	5.9	.8	29.4	87.0	90.1	9.3	.6	33	27.3
Conyers city -----	7 380	9.0	28.0	11.8	33.1	16.1	11.0	2.5	30.2	81.7	83.4	15.7	.9	66	30.3
Cordale city -----	10 321	8.4	32.0	9.4	26.3	17.0	15.2	3.4	31.2	70.0	84.3	13.9	1.8	188	100.0
Cornelia city -----	3 219	5.4	23.1	9.5	27.0	21.7	18.7	3.4	38.0	81.5	84.8	14.9	.3	11	100.0
Country Club Estates CDP -----	7 500	8.3	28.9	11.0	31.7	19.7	8.8	1.1	31.3	86.4	87.1	12.9	—	—	—
Covington city -----	10 026	8.3	27.2	11.1	27.5	18.3	15.8	4.5	32.5	73.4	83.4	14.0	2.6	259	100.0
Cumming city -----	2 828	6.5	21.6	12.8	28.5	17.6	19.5	7.3	34.6	83.8	75.1	15.1	9.8	276	100.0
Cusseta city -----	1 107	9.2	31.1	11.8	29.4	18.0	9.8	1.3	28.5	86.1	88.2	11.8	—	—	—
Cuthbert city -----	3 730	6.5	28.4	14.4	22.6	15.0	19.6	5.0	31.4	71.4	77.8	13.4	8.8	329	31.6
Dacula city -----	2 217	8.6	29.0	9.6	37.0	17.0	7.4	1.2	30.8	95.6	92.7	7.3	—	—	—
Dahlonega city -----	3 086	4.5	14.3	41.7	18.9	12.8	12.3	4.5	22.3	78.5	49.8	11.8	38.4	1 185	13.2
Dallas city -----	2 810	8.8	26.6	11.6	27.6	16.3	17.9	6.0	32.2	70.3	80.0	15.2	4.8	135	100.0
Dalton city -----	21 761	6.8	24.0	12.6	31.0	18.9	13.4	3.4	32.9	90.9	78.4	18.8	2.8	614	87.6
Darien city -----	1 783	6.7	28.0	8.7	27.8	20.4	15.0	2.9	34.3	89.5	85.1	14.2	.7	12	100.0
Dawson city -----	5 295	8.5	32.1	8.8	25.1	17.3	16.7	4.8	31.3	67.8	85.7	12.6	1.6	87	100.0
Decatur city -----	17 336	6.9	20.6	10.0	37.9	15.8	15.6	4.8	34.4	69.2	69.2	27.8	3.0	518	16.4
Deenwood CDP -----	2 055	6.2	27.2	8.2	30.3	22.4	11.9	2.2	34.8	87.1	89.0	11.0	—	—	—
Demorest city -----	1 088	4.7	19.5	19.6	27.8	18.7	14.4	3.0	31.0	95.1	71.8	13.2	15.0	163	11.7
Dick Junction CDP -----	7 094	7.7	26.6	9.2	30.7	21.1	12.3	1.9	33.1	91.2	87.4	12.6	—	—	—
Donaldsonville city -----	2 761	8.1	28.3	10.9	25.1	17.9	17.8	4.5	33.2	72.3	83.0	13.4	3.5	98	100.0
Doraville city -----	7 626	6.3	21.1	12.1	39.7	19.7	7.5	1.0	31.7	103.3	77.7	22.3	—	—	—
Douglas city -----	10 464	8.0	29.4	11.4	27.0	18.0	14.2	3.4	31.5	74.4	82.9	12.7	4.4	459	51.6
Douglasville city -----	11 635	8.7	27.6	11.9	35.2	16.4	8.9	1.7	30.3	89.1	84.0	13.1	2.9	342	87.7
Druid Hills CDP -----	12 174	4.0	12.5	27.2	30.9	13.1	16.3	7.2	31.0	85.2	46.0	27.3	26.8	3 261	29.4
Dublin city -----	16 312	7.4	27.9	8.5	27.3	18.8	17.4	4.0	34.7	81.7	80.8	13.0	6.2	1 008	94.5
Duluth city -----	9 029	7.7	25.9	8.8	44.2	16.2	4.9	.7	31.3	94.2	84.2	15.8	—	—	—
Dunwoody CDP -----	26 302	4.8	21.2	9.3	28.7	32.8	8.0	1.2	40.3	92.7	88.8	9.4	1.7	457	100.0
East Boundary CDP -----	3 271	11.1	31.8	11.1	25.5	23.5	8.0	1.6	29.7	71.9	91.2	8.8	—	—	—
East Dublin town -----	2 524	9.0	31.9	10.1	29.0	18.3	10.7	1.5	30.4	77.2	88.5	11.5	.1	2	100.0
East Griffin CDP -----	1 746	9.0	28.6	10.3	30.0	18.3	12.9	1.4	31.3	95.5	88.5	11.5	—	—	—
Eastman city -----	5 153	6.7	24.4	10.7	25.3	20.1	19.5	4.5	36.7	73.5	81.1	15.7	3.3	168	100.0
East Newnan CDP -----	1 173	8.5	23.6	11.8	28.7	19.5	16.4	2.9	33.5	91.0	85.4	13.7	.9	10	100.0
East Point city -----	34 402	8.0	26.7	11.0	34.7	15.9	11.6	2.3	31.7	79.9	80.5	18.7	.8	266	77.1
Eatonton city -----	4 737	7.5	28.9	10.7	30.0	17.9	12.5	3.0	30.8	87.1	82.9	13.6	3.5	167	100.0
Edison city -----	1 182	5.4	27.2	6.6	24.0	17.9	24.3	8.5	37.3	64.4	81.4	13.5	5.1	60	100.0
Elberton city -----	5 682	7.3	24.8	8.8	25.9	19.9	20.6	5.2	36.9	74.1	82.2	16.3	1.4	81	100.0
Ellaville city -----	1 724	9.0	30.5	12.2	26.0	16.5	14.8	3.2	30.5	78.2	83.6	16.0	.4	7	100.0
Ellijay city -----	1 178	7.1	26.3	9.4	26.6	18.8	18.8	5.4	35.1	76.1	79.5	18.7	1.9	22	100.0
Emerson city -----	1 201	7.6	27.3	11.6	33.0	18.1	10.1	.8	31.2	100.2	89.6	10.4	—	—	—
Evans CDP -----	13 713	8.4	31.7	8.2	37.8	16.3	6.0	.8	31.2	93.6	92.9	7.1	—	—	—
Experiment CDP -----	3 762	8.4	30.4	10.5	27.0	16.8	15.3	3.7	31.3	67.8	86.0	12.2	1.8	66	100.0
Fairburn city -----	4 013	8.9	27.4	10.7	33.7	17.6	10.6	2.2	32.1	85.9	86.9	13.1	—	—	—
Fair Oaks CDP -----	6 996	9.7	22.9	14.9	36.9	15.8	9.4	1.6	29.4	99.0	72.3	27.2	.4	31	—
Fairview CDP -----	6 444	5.9	25.6	9.5	30.8	22.7	11.4	2.0	34.6	89.2	90.4	9.6	—	—	—
Fayetteville city -----	5 827	7.2	24.1	11.3	34.1	18.5	12.0	2.4	32.7	85.6	84.3	14.0	1.7	101	100.0
Fitzgerald city -----	8 612	8.5	31.0	8.7	26.6	16.8	16.8	4.0	32.6	72.3	83.9	14.0	2.2	186	94.6
Flowers Branch town -----	1 251	8.2	23.2	16.9	34.2	14.2	11.4	3.4	27.7	86.6	81.1	18.9	—	—	—
Folkston city -----	2 285	9.0	30.8	9.7	26.3	18.1	15.2	3.5	31.3	79.8	82.9	12.2	4.9	112	100.0
Forest Park city -----	16 925	8.0	25.5	10.6	33.4	19.5	11.0	1.7	31.9	91.8	83.1	15.4	1.5	260	25.8
Forsyth city -----	4 268	7.3	26.6	10.8	29.6	17.8	15.2	3.3	33.3	71.5	84.1	13.2	2.6	112	95.5
Fort Benning South CDP -----	14 617	8.1	27.8	34.9	35.8	1.4	.1	—	22.2	318.4	56.1	.6	43.2	6 318	1.1
Fort Gaines city -----	1 248	8.7	29.6	8.6	23.7	17.4	20.8	5.8	34.3	69.7	80.3	13.8	5.9	74	100.0
Fort Gordon CDP -----	9 140	4.8	17.9	50.3	30.5	1.1	.1	—	20.7	302.2	36.0	.4	63.6	5 817	1.3
Fort Oglethorpe city -----	5 880	5.4	22.5	9.3	27.8	23.8	16.6	4.3	38.5	81.4	83.9	11.8	4.3	254	94.5
Fort Stewart CDP -----	13 774	11.3	28.1	38.1	33.0	.7	.1	—	21.9	290.0	58.5	.4	41.1	5 666	—
Fort Valley city -----	8 198	7.5	29.4	12.8	27.2	16.8	13.8	2.9	30.3	74.4	82.6	15.3	2.0	167	49.1
Gaines School CDP -----	11 354	5.9	18.9	28.4	31.2	14.5	6.9	1.4	25.9	90.1	63.6	35.8	.6	65	100.0
Gainesville city -----	17 885	7.4	24.1	13.1	30.5	18.1	14.2	3.4	32.3	81.5	76.8	18.4	4.8	855	50.3
Gainesville Mills CDP -----	1 329	8.5	22.9	13.1	29.0	18.2	16.8	3.9	32.1	93.8	83.1	16.9	—	—	—
Garden City city -----	7 410	8.3	26.0	10.6	31.9	19.6	12.0	2.0	32.1	91.8	83.5	16.5	—	—	—
Georgetown CDP -----	5 554	8.0	25.0	10.9	43.2	15.9	5.1	.6	30.3	101.9	84.7	15.3	—	—	—
Glennville city -----	3 676	7.4	25.7	10.1	25.9	18.6	19.7	5.4	35.2	76.6	78.8	15.1	6.1	224	73.7
Gordon city -----	2 468	7.8	30.5	11.0	26.7	18.8	13.1	2.8	30.6	79.3	88.4	11.6	—	—	—
Grantville city -----	1 180	7.8	28.4	9.7	25.8	19.6	16.6	3.0	34.2	84.9	86.8	13.2	—	—	—
Gray city -----	2 189	8.4	27.6	10.2	29.3	19.7	13.2	2.7	32.9	80.9	87.9	9.1	3.0	65	100.0
Greensboro city -----	2 860	7.8	32.1	9.0	26.7	15.8									

Table 1. Summary of General Characteristics of Persons: 1990—Con.

[For definitions of terms and meanings of symbols, see text]

State Urban and Rural and Size of Place Inside and Outside Metropolitan Area County Place and [In Selected States] County Subdivision [1,000 or More Persons]	Percent of all persons											Percent of all persons		Persons in group quarters	
	All persons								Median age	Persons 18 years and over— Males per 100 females	In households		In group quarters	Total	Percent institu- tionalized
		Under 5 years	Under 18 years	18 to 24 years	25 to 44 years	45 to 64 years	65 years and over	80 years and over			In fami- lies	Non- family house- holders and non- relatives of house- holder			
PLACE AND COUNTY SUBDIVISION— Con.															
Helena town	1 256	6.9	28.2	10.9	26.2	18.9	15.8	2.1	32.9	81.1	84.3	15.7	—	—	—
Hephzibah city	2 466	7.8	31.3	10.6	32.1	18.1	7.9	1.1	29.7	91.4	92.3	7.7	—	—	—
Hinesville city	21 603	12.1	33.9	16.0	37.4	9.9	2.8	.5	25.0	93.3	89.5	10.3	.1	29	100.0
Hiram city	1 389	7.8	29.9	13.9	34.4	14.8	7.1	1.4	27.7	91.7	91.1	8.9	—	—	—
Hogansville city	2 976	7.0	25.2	9.7	25.9	18.5	21.3	5.0	36.2	74.7	84.9	15.1	—	—	—
Holly Springs city	2 406	10.3	30.5	9.7	42.0	12.9	4.8	.7	29.1	98.0	93.1	6.9	—	—	—
Homerville city	2 560	8.5	30.9	10.2	27.9	18.4	12.6	2.4	31.0	82.8	87.8	11.8	.4	9	100.0
Indian Springs CDP	1 273	5.4	26.5	7.9	32.9	22.8	9.9	1.1	35.0	90.2	91.0	8.9	.2	2	—
Irondale CDP	3 352	11.3	33.6	10.2	42.2	11.4	2.7	.6	27.7	93.1	94.0	6.0	—	—	—
Isle Of Hope-Dutch Island CDP	2 637	8.2	26.4	5.7	33.1	21.7	13.2	1.8	36.9	87.2	92.2	7.8	—	—	—
Ivey town	1 053	8.7	27.1	10.2	33.7	19.7	9.4	.5	31.0	93.0	90.1	9.9	—	—	—
Jackson city	4 076	7.5	25.8	10.6	26.9	17.5	19.2	6.1	34.3	78.8	82.3	11.9	5.8	238	100.0
Jasper city	1 772	7.0	23.6	8.7	30.5	19.9	17.2	3.5	36.4	77.1	84.9	15.1	—	—	—
Jefferson city	2 763	8.0	26.9	8.7	30.0	19.3	15.1	2.5	34.0	80.7	89.0	11.0	—	—	—
Jeffersonville city	1 545	9.1	30.2	8.7	27.2	16.6	17.4	5.1	32.1	81.0	81.2	9.1	9.8	151	100.0
Jesup city	8 958	8.4	31.3	8.8	28.0	18.0	13.9	3.3	32.4	80.6	85.9	12.4	1.6	146	100.0
Jonesboro city	3 635	8.7	27.3	10.9	29.0	19.0	13.7	3.0	31.7	80.2	85.9	14.1	—	—	—
Kennesaw city	8 936	9.2	27.0	9.8	42.2	15.3	5.6	1.1	30.1	91.8	86.3	13.2	.5	42	92.9
Kings Bay Base CDP	3 463	10.2	22.6	21.3	54.3	1.8	.1	—	26.2	340.4	45.5	.3	54.1	1 874	—
Kingsland city	4 699	13.2	31.8	16.8	36.8	9.7	4.8	.9	25.4	98.6	85.3	14.7	—	1	—
La Fayette city	6 313	6.3	24.5	9.7	27.5	19.7	18.7	4.6	35.9	80.3	80.8	14.1	5.1	321	100.0
La Grange city	25 597	8.1	27.4	11.7	28.0	17.0	15.8	4.1	31.9	74.5	81.0	15.9	3.1	802	59.7
Lake City city	2 733	7.7	23.4	10.6	30.6	24.7	10.7	1.8	34.3	92.3	86.8	13.2	—	—	—
Lakeland city	2 467	9.0	29.6	11.6	26.8	18.0	14.0	3.7	30.8	76.4	84.5	13.0	2.6	63	100.0
Lakeview CDP	5 237	6.1	23.9	9.4	29.7	22.4	14.6	2.5	35.9	84.4	88.2	11.8	—	—	—
Lakeview Estates CDP	1 477	10.8	30.0	12.7	29.9	16.9	10.6	1.3	28.9	106.4	80.9	19.1	—	—	—
Lavonia city	1 840	6.3	26.1	8.8	25.7	20.7	18.8	3.5	35.9	71.3	85.4	14.6	—	—	—
Lawrenceville city	16 848	10.2	29.4	10.1	38.1	14.1	8.3	1.8	29.7	89.4	85.5	13.4	1.1	179	69.3
Leesburg city	1 452	8.4	35.6	10.3	29.4	14.8	9.8	1.4	28.0	72.2	91.3	7.7	1.0	15	100.0
Lilburn city	9 301	7.9	26.5	10.1	40.2	15.7	7.4	2.5	31.3	88.9	83.7	14.8	1.5	139	100.0
Lincolnton city	1 476	6.7	27.2	8.8	28.7	18.0	17.3	4.7	34.5	81.1	85.1	14.0	.9	14	100.0
Lindale CDP	4 187	6.8	22.3	9.5	27.7	21.8	18.7	3.4	37.3	86.7	87.2	12.6	.2	9	100.0
Lithia Springs CDP	11 403	7.8	24.1	11.7	35.2	20.6	8.4	1.5	31.7	94.3	84.8	14.2	1.1	120	39.2
Lithonia city	2 448	10.0	32.6	9.8	29.5	15.2	12.8	3.5	29.6	61.3	83.6	15.2	1.2	29	100.0
Locust Grove city	1 681	6.4	27.9	10.2	31.5	22.0	8.4	2.1	32.0	89.1	91.1	8.9	—	—	—
Loganville city	3 180	9.8	28.0	11.9	34.1	17.1	8.9	1.9	29.1	92.4	89.7	10.3	—	—	—
Lookout Mountain city	1 636	9.8	29.5	5.2	29.7	19.3	16.3	3.3	36.6	87.5	90.8	9.2	—	—	—
Louisville city	2 429	8.0	27.8	8.6	26.4	16.1	21.0	7.3	34.9	69.5	80.4	13.5	6.1	147	100.0
Ludowici city	1 291	9.7	32.4	11.8	29.4	15.3	11.2	1.7	28.8	85.4	85.4	14.3	.3	4	100.0
Lula city	1 018	7.5	26.9	11.5	30.7	17.3	13.6	3.3	30.7	82.8	90.3	9.7	—	—	—
Lumber City city	1 429	8.2	30.4	8.2	25.6	14.9	20.9	5.8	32.5	72.1	83.0	11.1	5.9	84	100.0
Lumpkin city	1 250	7.4	29.6	8.7	25.4	18.7	17.5	3.8	33.8	76.7	87.2	12.8	—	—	—
Lyons city	4 502	8.6	31.3	9.7	26.6	17.8	14.6	3.6	31.0	82.0	81.9	14.2	3.9	175	100.0
Mableton CDP	25 725	7.8	24.8	9.1	34.9	21.7	9.5	1.4	33.6	93.0	88.1	11.8	—	9	—
McCaysville city	1 065	4.0	16.8	6.2	23.2	25.7	28.1	6.5	48.4	73.4	81.3	18.7	—	—	—
McDonough city	2 929	6.6	21.7	11.3	27.0	16.7	23.4	8.8	37.1	80.1	73.8	13.2	13.0	380	100.0
Macon city	106 612	7.8	26.5	11.6	29.7	17.6	14.6	3.2	32.2	76.8	80.1	16.6	3.3	3 489	48.7
McRae city	3 007	6.6	26.9	8.3	25.8	17.4	21.6	6.4	36.3	71.4	80.7	14.4	4.9	147	100.0
Madison city	3 483	7.6	25.4	10.2	28.2	18.9	17.4	4.9	33.7	80.1	84.8	12.8	2.3	81	100.0
Manchester city	4 104	6.8	26.4	8.2	26.0	21.3	18.0	3.6	36.1	74.5	86.1	13.9	—	—	—
Marietta city	44 129	7.3	19.7	15.9	40.0	14.0	10.4	2.6	29.7	90.9	67.4	30.1	2.5	1 093	49.1
Marshallville city	1 457	7.4	32.7	9.1	28.7	15.9	13.7	3.2	31.0	75.2	89.2	10.8	—	—	—
Martinez CDP	33 731	8.1	29.4	8.7	39.4	17.1	5.3	1.1	31.3	92.5	89.5	9.8	.7	224	100.0
Meigs city	1 120	9.3	34.0	11.2	26.1	16.2	12.6	2.9	28.7	76.0	86.5	12.9	.6	7	100.0
Metter city	3 707	7.3	27.4	9.6	25.2	19.0	18.7	4.9	35.7	74.6	80.7	13.4	5.9	219	100.0
Midway-Hardwick CDP	4 910	8.1	29.0	11.4	32.0	14.8	12.8	3.8	29.8	78.2	81.5	14.5	4.0	197	93.4
Milan town	1 056	5.9	22.9	10.9	31.6	21.5	13.1	3.1	34.5	65.1	77.6	11.7	10.7	113	100.0
Milledgeville city	17 727	4.3	18.3	16.5	36.6	16.9	11.8	2.6	32.0	128.2	50.9	12.0	37.1	6 576	89.1
Millen city	3 808	8.2	30.1	8.7	26.8	18.3	16.0	3.5	32.9	79.0	82.7	14.4	2.9	110	90.0
Monroe city	9 759	8.8	29.1	11.3	28.2	17.3	14.0	3.4	30.5	78.0	86.4	13.0	.6	61	100.0
Montezuma city	4 506	8.5	32.3	9.3	27.1	17.0	14.3	3.7	30.9	69.1	86.6	11.5	2.0	89	100.0
Montgomery CDP	4 327	8.3	27.5	9.2	37.1	18.2	8.0	1.2	32.4	96.1	89.5	10.5	—	—	—
Monticello city	2 289	7.6	28.5	10.5	28.7	16.6	15.7	3.9	32.3	77.6	84.5	14.9	.6	13	100.0
Moody AFB CDP	1 288	14.8	46.5	7.2	44.3	1.6	.3	—	23.2	102.6	95.5	1.5	—	—	—
Morrow city	5 168	5.7	20.8	13.8	33.8	22.4	9.2	1.4	32.0	91.0	79.5	20.5	—	—	—
Moultrie city	14 865	7.8	29.6	9.9	25.9	17.5	17.0	4.1	32.7	76.0	81.8	14.3	3.9	578	84.9
Mountain Park CDP	11 025	5.2	25.2	9.4	30.6	25.9	8.9	1.4	37.8	92.5	91.9	8.1	—	—	—
Mount Vernon city	1 914	7.9	29.5	16.9	29.4	14.2	10.1	2.1	27.0	93.1	78.6	13.4	8.0	154	8.4
Nahunta city	1 049	9.3	29.7	10.6	27.4	18.3	14.0	2.4	32.6	82.4	86.2	13.1	.8	8	100.0
Nashville city	4 782	8.5	28.6	9.7	28.6	18.5	14.6	3.6	33.0	79.8	84.8	12.7	2.5	119	90.8
Newnan city	12 497	9.7	28.6	10.9	28.6	16.8	15.1	4.3	31.4	72.6	82.5	14.1	3.5	432	97.5
Nicholls city	1 003	7.2	30.0	7.0	28.7	19.6	14.7	2.6	33.3	79.1	84.3	15.7	—	—	—
Norcross city	5 947	9.3	25.8	10											

GENERAL POPULATION CHARACTERISTICS

Table 1. Summary of General Characteristics of Persons: 1990—Con.

[For definitions of terms and meanings of symbols, see text]

State Urban and Rural and Size of Place Inside and Outside Metropolitan Area County Place and [In Selected States] County Subdivision [1,000 or More Persons]	Percent of all persons								Persons 18 years and over— Males per 100 females		Percent of all persons		Persons in group quarters	
	All persons	Under 5 years	Under 18 years	18 to 24 years	25 to 44 years	45 to 64 years	65 years and over	80 years and over			In households		In group quarters	Total
									In fami- lies	Non- family house- holders and non- relatives of house- holder				
PLACE AND COUNTY SUBDIVISION— Con.									Median age					
Palmetto city	2 612	9.4	28.9	9.8	33.4	16.6	11.3	2.4	30.9	82.1	88.4	11.6	—	—
Panthersville CDP	9 874	7.6	30.9	12.9	38.9	13.8	3.5	.6	28.4	85.4	86.1	13.9	—	—
Peachtree City city	19 027	7.9	33.1	6.3	37.3	17.0	6.4	1.1	33.2	92.3	93.7	5.9	.4	79 100.0
Pearson city	1 714	8.6	33.1	10.8	26.8	17.1	12.2	2.0	29.1	83.7	84.5	15.2	.2	4 100.0
Pelham city	3 869	7.7	28.9	9.4	23.3	19.0	19.3	5.2	34.2	73.4	83.6	12.9	3.4	132 81.1
Pembroke city	1 503	9.4	30.7	11.6	26.6	17.5	13.6	2.7	31.0	79.2	87.6	12.4	—	—
Perry city	9 452	7.8	27.0	9.7	31.7	18.7	12.9	2.4	32.4	86.5	83.8	12.6	3.6	337 85.5
Phillipsburg CDP	1 044	8.2	34.0	12.6	27.7	13.9	11.8	2.8	26.9	79.9	87.3	12.7	—	—
Pooler city	4 453	8.5	28.8	8.9	34.9	17.6	9.8	2.3	31.6	93.5	89.4	8.0	2.6	116 100.0
Porterdale town	1 278	7.7	25.4	9.2	27.7	18.6	19.0	4.3	34.9	81.2	81.8	18.2	—	—
Port Wentworth city	4 012	7.1	25.7	8.0	29.2	22.5	14.7	3.3	35.6	92.3	85.2	12.4	2.3	94 100.0
Powder Springs city	6 893	10.0	31.2	8.7	41.7	13.5	4.8	.8	29.0	89.1	91.5	8.4	.2	12 100.0
Putney CDP	3 108	6.7	27.8	9.1	32.6	22.5	8.0	1.1	33.9	90.7	93.4	6.4	.2	7 —
Quitman city	5 292	9.0	32.0	9.8	23.4	15.2	19.6	6.4	31.7	65.9	83.4	11.9	4.7	248 100.0
Raoul CDP	1 666	1.7	7.4	71.0	11.9	6.0	3.7	.7	20.7	776.1	24.8	3.9	71.3	1 188 100.0
Redan CDP	24 376	9.4	29.8	9.5	46.0	11.7	3.0	.4	29.6	84.4	86.4	13.6	—	—
Reed Creek CDP	1 854	5.4	18.6	7.4	24.0	28.3	21.7	2.4	45.1	96.1	89.8	10.2	—	—
Reidsville city	2 469	8.1	27.9	9.0	25.8	19.5	17.8	3.9	33.6	80.0	81.6	14.1	4.3	105 100.0
Reynolds town	1 166	7.1	23.8	10.6	24.2	23.7	17.7	4.6	38.0	74.8	86.4	13.6	—	—
Richland city	1 668	6.8	24.2	11.2	26.9	18.3	19.4	4.8	35.7	88.5	83.1	12.9	4.0	66 100.0
Richmond Hill city	2 934	9.4	33.3	9.2	40.3	11.2	5.9	1.1	28.7	92.1	91.5	7.3	1.2	34 —
Rincon town	2 697	8.1	29.4	13.1	33.3	17.5	6.7	1.0	29.2	98.3	89.1	10.9	—	—
Ringgold city	1 675	5.9	22.9	10.0	30.1	20.5	16.5	3.7	36.1	81.8	80.7	15.8	3.5	58 100.0
Riverdale city	9 359	8.5	27.6	12.7	38.7	15.4	5.7	.8	29.0	87.4	83.1	16.8	.1	12 100.0
Robins AFB CDP	3 092	14.0	36.8	17.9	43.0	2.2	—	—	23.4	146.1	82.4	1.1	16.5	510 —
Rochelle city	1 510	8.6	31.4	9.5	26.8	17.0	15.2	3.8	32.1	75.9	86.8	12.7	.5	8 100.0
Rockmart city	3 356	7.2	25.6	9.6	27.5	18.0	19.2	5.1	35.0	72.0	83.1	14.7	2.1	72 100.0
Rome city	30 326	6.8	24.0	11.0	28.2	19.0	17.9	4.6	35.1	78.1	77.3	17.1	5.5	1 683 66.7
Rossville city	3 601	6.3	22.8	8.3	26.7	20.9	21.3	6.6	38.1	74.0	79.8	17.4	2.9	104 100.0
Roswell city	47 923	7.1	25.1	9.3	38.8	19.8	6.9	1.5	33.6	93.3	85.2	14.4	.5	217 100.0
Royston city	2 758	7.3	23.6	14.8	21.6	18.9	21.1	7.3	35.1	69.4	74.3	13.4	12.3	339 42.5
St. Marys city	8 187	11.5	33.4	11.5	37.5	12.6	5.0	1.1	27.0	94.2	88.5	10.9	.6	49 100.0
St. Simons CDP	12 026	5.0	19.0	7.0	30.2	23.5	20.3	3.8	41.1	82.8	80.4	18.9	.8	93 98.9
Sandersville city	6 290	8.1	29.8	9.0	29.3	17.4	14.5	4.5	32.1	69.7	84.0	12.7	3.3	205 100.0
Sandy Springs CDP	67 842	4.9	18.2	10.7	39.1	22.2	9.8	2.0	34.7	86.5	72.3	27.5	.3	180 93.3
Sardis town	1 116	9.8	35.1	9.5	26.4	15.6	13.4	3.0	28.7	75.3	86.8	13.2	—	—
Savannah city	137 560	8.2	26.8	11.9	30.4	17.1	13.8	2.9	31.3	84.1	79.5	16.7	3.9	5 314 55.8
Scottsdale CDP	8 636	8.0	22.8	14.3	38.1	15.5	9.3	1.8	29.7	82.0	74.8	25.2	—	—
Shannon CDP	1 703	7.2	22.3	10.8	26.7	21.0	19.3	4.1	37.3	87.3	87.5	12.5	—	—
Shellman city	1 162	9.3	34.0	9.6	23.9	17.4	15.1	3.5	29.6	68.2	90.0	10.0	—	—
Skidaway Island CDP	4 495	3.3	13.6	4.3	15.4	36.6	30.0	1.6	57.6	96.0	95.3	4.7	—	—
Smyrna city	30 981	5.8	17.1	12.4	45.7	16.4	8.5	1.8	31.2	87.9	66.4	32.4	1.2	367 92.1
Snellville city	12 084	6.9	28.8	8.8	33.3	20.3	8.9	2.3	34.2	90.9	92.9	5.7	1.4	165 100.0
Social Circle city	2 755	7.8	26.5	10.3	27.7	18.9	16.6	5.0	32.9	81.7	85.6	11.7	2.7	74 100.0
Soperton city	2 797	8.2	29.8	11.0	25.3	17.0	16.9	4.3	31.7	75.6	84.4	13.3	2.3	65 100.0
South Augusta CDP	55 998	8.2	30.0	10.6	32.0	19.1	8.4	1.4	30.6	83.5	86.8	11.5	1.7	965 95.3
Sparks town	1 205	7.0	25.2	9.3	26.4	22.9	16.2	3.2	35.2	84.6	86.0	14.0	—	—
Sparta city	1 710	6.1	27.8	7.9	25.7	18.1	20.5	6.4	36.0	70.0	81.5	13.6	4.9	83 85.5
Springfield city	1 415	9.4	28.5	12.2	29.3	19.4	10.6	2.3	30.7	87.4	89.1	9.9	1.0	14 100.0
Statesboro city	15 854	4.9	16.3	38.8	20.5	13.2	11.3	2.7	22.7	83.9	53.7	25.2	21.1	3 351 10.2
Statham city	1 360	8.9	29.3	11.0	29.6	17.4	12.7	3.0	31.4	80.8	89.6	10.4	—	—
Stockbridge city	3 359	7.7	23.9	12.7	35.0	18.6	9.8	1.5	31.2	90.1	85.7	14.3	—	—
Stone Mountain city	6 494	8.4	26.6	10.7	41.3	14.5	7.0	1.4	30.3	95.7	81.1	15.5	3.5	225 100.0
Sugar Hill city	4 557	8.6	27.5	10.2	37.8	18.4	6.2	1.4	30.5	98.8	89.9	10.1	—	—
Summerville city	5 025	7.1	25.4	10.8	25.6	20.3	17.9	4.9	35.2	77.1	80.6	15.7	3.6	183 100.0
Sunnyside CDP	1 506	4.8	25.8	6.9	27.7	24.4	15.1	2.3	38.2	86.8	91.3	8.7	—	—
Suwanee city	2 412	9.0	29.5	6.1	44.4	14.6	5.4	.7	32.6	100.2	90.0	6.2	3.8	92 97.8
Swainsboro city	7 361	8.0	30.9	9.1	25.9	18.1	16.0	3.5	32.8	75.4	84.4	13.7	1.9	138 92.8
Sylvania city	2 871	6.5	23.4	8.1	26.0	19.2	23.3	6.5	38.8	73.1	78.3	16.5	5.3	151 100.0
Sylvester city	5 702	9.2	32.0	10.6	26.9	16.9	13.6	2.9	30.7	74.0	87.3	11.1	1.5	88 60.2
Talbotton city	1 046	9.4	30.1	10.9	27.2	17.0	14.8	4.2	31.2	69.6	85.8	13.6	.7	7 100.0
Tallapoosa city	2 805	7.3	24.4	9.8	26.4	21.2	18.1	4.6	36.7	76.5	85.1	14.9	—	—
Temple city	1 870	8.6	30.1	10.3	32.8	17.3	9.6	1.7	30.4	92.4	88.9	11.1	—	—
Tennille city	1 552	6.4	25.9	7.7	27.4	17.0	22.0	5.7	37.1	74.2	82.1	17.0	.9	14 100.0
Thomaston city	9 127	6.1	21.5	9.5	24.2	20.1	24.7	6.9	40.4	70.4	79.8	15.8	4.3	395 97.0
Thomasville city	17 457	7.7	28.4	8.5	27.7	19.0	16.4	4.0	34.2	73.9	84.1	14.5	1.5	256 100.0
Thomson city	6 862	8.8	30.3	9.9	28.2	16.3	15.3	3.9	31.4	69.7	82.8	13.7	3.5	242 95.9
Thunderbolt town	2 786	4.3	14.5	36.9	22.5	14.3	11.8	1.8	24.5	76.5	54.3	13.1	32.5	906 —
Tifton city	14 215	8.4	27.7	14.3	28.4	16.3	13.3	3.3	30.2	85.3	77.6	15.0	7.4	1 047 33.8
Toccoa city	8 266	7.0	23.4	10.1	26.9	20.4	19.2	4.0	36.9	79.1	83.0	16.4	.6	48 18.8
Trenton city	1 994	5.7	22.2	10.6	30.4	21.7	15.1	4.5	35.7	82.3	84.1	10.6	5.3	105 100.0
Trion town	1 661	6.5	24.0	8.2	23.2	21.1	23.5	3.6	40.4	82.0	88.0	12.0	—</	

Label	Gwinnett County, Georgia	Sugar Hill city, Georgia
Total:	805,321	18,522
Population of one race:	780,029	18,063
White alone	429,563	13,405
Black or African American alone	190,167	1,820
American Indian and Alaska Native alone	4,038	59
Asian alone	85,292	1,170
Native Hawaiian and Other Pacific Islander alone	477	14
Some Other Race alone	70,492	1,595
Two or More Races:	25,292	459
Population of two races:	23,401	437
White; Black or African American	5,750	116
White; American Indian and Alaska Native	1,798	51
White; Asian	3,812	83
White; Native Hawaiian and Other Pacific Islander	174	1
White; Some Other Race	5,554	114
Black or African American; American Indian and Alaska Native	1,057	6
Black or African American; Asian	1,172	20
Black or African American; Native Hawaiian and Other Pacific Islander	248	0
Black or African American; Some Other Race	1,584	13
American Indian and Alaska Native; Asian	270	1
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	11	0
American Indian and Alaska Native; Some Other Race	486	6
Asian; Native Hawaiian and Other Pacific Islander	142	0
Asian; Some Other Race	1,172	19
Native Hawaiian and Other Pacific Islander; Some Other Race	171	7
Population of three races:	1,677	16
White; Black or African American; American Indian and Alaska Native	730	4
White; Black or African American; Asian	270	4
White; Black or African American; Native Hawaiian and Other Pacific Islander	20	0
White; Black or African American; Some Other Race	162	3
White; American Indian and Alaska Native; Asian	54	1
White; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	7	0
White; American Indian and Alaska Native; Some Other Race	70	0
White; Asian; Native Hawaiian and Other Pacific Islander	52	1
White; Asian; Some Other Race	76	1
White; Native Hawaiian and Other Pacific Islander; Some Other Race	18	0
Black or African American; American Indian and Alaska Native; Asian	49	0
Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	13	0
Black or African American; American Indian and Alaska Native; Some Other Race	46	1
Black or African American; Asian; Native Hawaiian and Other Pacific Islander	13	0
Black or African American; Asian; Some Other Race	33	1
Black or African American; Native Hawaiian and Other Pacific Islander; Some Other Race	22	0
American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	2	0
American Indian and Alaska Native; Asian; Some Other Race	8	0
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	15	0
Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	17	0
Population of four races:	191	6
White; Black or African American; American Indian and Alaska Native; Asian	81	5
White; Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	11	0
White; Black or African American; American Indian and Alaska Native; Some Other Race	48	1
White; Black or African American; Asian; Native Hawaiian and Other Pacific Islander	4	0
White; Black or African American; Asian; Some Other Race	10	0
White; Black or African American; Native Hawaiian and Other Pacific Islander; Some Other Race	1	0
White; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	3	0
White; American Indian and Alaska Native; Asian; Some Other Race	3	0
White; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	2	0
White; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	10	0
Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	3	0
Black or African American; American Indian and Alaska Native; Asian; Some Other Race	1	0
Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	2	0
Black or African American; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	12	0
American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
Population of five races:	22	0
White; Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	19	0
White; Black or African American; American Indian and Alaska Native; Asian; Some Other Race	3	0
White; Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
White; Black or African American; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
White; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
Population of six races:	1	0
White; Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	1	0

Table: DECENNIALDP2020.DP1

Label	Sugar Hill city,	
	Coun	Percent
SEX AND AGE		
Total population	25,076	100.0%
Under 5 years	1,598	6.4%
5 to 9 years	2,045	8.2%
10 to 14 years	2,198	8.8%
15 to 19 years	2,094	8.4%
20 to 24 years	1,394	5.6%
25 to 29 years	1,236	4.9%
30 to 34 years	1,688	6.7%
35 to 39 years	1,930	7.7%
40 to 44 years	2,079	8.3%
45 to 49 years	1,995	8.0%
50 to 54 years	1,822	7.3%
55 to 59 years	1,494	6.0%
60 to 64 years	1,150	4.6%
65 to 69 years	949	3.8%
70 to 74 years	580	2.3%
75 to 79 years	399	1.6%
80 to 84 years	235	0.9%
85 years and over	190	0.8%
Selected Age Categories		
16 years and over	18,767	74.8%
18 years and over	17,843	71.2%
21 years and over	16,818	67.1%
62 years and over	3,020	12.0%
65 years and over	2,353	9.4%
Male population	12,210	100.0%
Under 5 years	828	6.8%
5 to 9 years	1,071	8.8%
10 to 14 years	1,144	9.4%
15 to 19 years	1,074	8.8%
20 to 24 years	684	5.6%
25 to 29 years	597	4.9%
30 to 34 years	797	6.5%
35 to 39 years	886	7.3%
40 to 44 years	1,001	8.2%
45 to 49 years	968	7.9%
50 to 54 years	906	7.4%
55 to 59 years	699	5.7%
60 to 64 years	543	4.4%
65 to 69 years	422	3.5%
70 to 74 years	259	2.1%
75 to 79 years	173	1.4%
80 to 84 years	90	0.7%
85 years and over	68	0.6%
Selected Age Categories		
16 years and over	8,909	73.0%
18 years and over	8,468	69.4%
21 years and over	7,931	65.0%
62 years and over	1,313	10.8%
65 years and over	1,012	8.3%
Female population	12,866	100.0%
Under 5 years	770	6.0%
5 to 9 years	974	7.6%

Table: DECENNIALDP2020.DP1

Label	Sugar Hill city,	
	Coun	Percent
10 to 14 years	1,054	8.2%
15 to 19 years	1,020	7.9%
20 to 24 years	710	5.5%
25 to 29 years	639	5.0%
30 to 34 years	891	6.9%
35 to 39 years	1,044	8.1%
40 to 44 years	1,078	8.4%
45 to 49 years	1,027	8.0%
50 to 54 years	916	7.1%
55 to 59 years	795	6.2%
60 to 64 years	607	4.7%
65 to 69 years	527	4.1%
70 to 74 years	321	2.5%
75 to 79 years	226	1.8%
80 to 84 years	145	1.1%
85 years and over	122	0.9%
Selected Age Categories		
16 years and over	9,858	76.6%
18 years and over	9,375	72.9%
21 years and over	8,887	69.1%
62 years and over	1,707	13.3%
65 years and over	1,341	10.4%
MEDIAN AGE BY SEX		
Both sexes	35.8	(X)
Male	34.4	(X)
Female	37.0	(X)
RACE		
Total population	25,076	100.0%
One Race	22,351	89.1%
White	13,081	52.2%
Black or African American	3,183	12.7%
American Indian and Alaska Native	166	0.7%
Asian	3,830	15.3%
Native Hawaiian and Other Pacific Islander	19	0.1%
Some Other Race	2,072	8.3%
Two or More Races	2,725	10.9%
TOTAL RACES TALLIED [1]		
Total races tallied	27,949	111.5%
White alone or in combination with one or more other races	15,586	62.2%
Black or African American alone or in combination with one or more other races	3,672	14.6%
American Indian and Alaska Native alone or in combination with one or more other races	510	2.0%
Asian alone or in combination with one or more other races	4,183	16.7%
Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races	47	0.2%
Some Other Race alone or in combination with one or more other races	3,951	15.8%
HISPANIC OR LATINO		
Total population	25,076	100.0%
Hispanic or Latino (of any race)	4,732	18.9%
Not Hispanic or Latino	20,344	81.1%
HISPANIC OR LATINO BY RACE		
Total population	25,076	100.0%
Hispanic or Latino	4,732	18.9%
White alone	833	3.3%
Black or African American alone	79	0.3%
American Indian and Alaska Native alone	130	0.5%

Table: DECENNIALDP2020.DP1

Label	Sugar Hill city,	
	Coun	Percent
Asian alone	17	0.1%
Native Hawaiian and Other Pacific Islander alone	7	0.0%
Some Other Race alone	1,920	7.7%
Two or More Races	1,746	7.0%
Not Hispanic or Latino	20,344	81.1%
White alone	12,248	48.8%
Black or African American alone	3,104	12.4%
American Indian and Alaska Native alone	36	0.1%
Asian alone	3,813	15.2%
Native Hawaiian and Other Pacific Islander alone	12	0.0%
Some Other Race alone	152	0.6%
Two or More Races	979	3.9%
RELATIONSHIP		
Total population	25,076	100.0%
In households	25,025	99.8%
Householder	8,057	32.1%
Opposite-sex spouse	5,012	20.0%
Same-sex spouse	41	0.2%
Opposite-sex unmarried partner	358	1.4%
Same-sex unmarried partner	21	0.1%
Child [2]	9,054	36.1%
Under 18 years	6,654	26.5%
Grandchild	385	1.5%
Under 18 years	302	1.2%
Other relatives	1,467	5.9%
Nonrelatives	630	2.5%
In group quarters	51	0.2%
Institutionalized population:	51	0.2%
Male	14	0.1%
Female	37	0.1%
Noninstitutionalized population:	0	0.0%
Male	0	0.0%
Female	0	0.0%
HOUSEHOLDS BY TYPE		
Total households	8,067	100.0%
Married couple household	5,055	62.7%
With own children under 18 [3]	2,821	35.0%
Cohabiting couple household	373	4.6%
With own children under 18 [3]	162	2.0%
Male householder, no spouse or partner present:	961	11.9%
Living alone	516	6.4%
65 years and over	120	1.5%
With own children under 18 [3]	152	1.9%
Female householder, no spouse or partner present:	1,678	20.8%
Living alone	603	7.5%
65 years and over	256	3.2%
With own children under 18 [3]	503	6.2%
Households with individuals under 18 years	3,946	48.9%
Households with individuals 65 years and over	1,700	21.1%
HOUSING OCCUPANCY		
Total housing units	8,308	100.0%
Occupied housing units	8,067	97.1%
Vacant housing units	241	2.9%
For rent	82	1.0%

Table: DECENNIALDP2020.DP1

Label	Sugar Hill city,	
	Coun	Percent
Rented, not occupied	16	0.2%
For sale only	72	0.9%
Sold, not occupied	10	0.1%
For seasonal, recreational, or occasional use	13	0.2%
All other vacants	48	0.6%
VACANCY RATES		
Homeowner vacancy rate (percent) [4]	1.1	(X)
Rental vacancy rate (percent) [5]	4.5	(X)
HOUSING TENURE		
Occupied housing units	8,067	100.0%
Owner-occupied housing units	6,340	78.6%
Renter-occupied housing units	1,727	21.4%

Table: DECENNIALDHC2020.H9

Label	Sugar Hill city, Georgia
Total:	8,067
1-person household	1,119
2-person household	2,158
3-person household	1,757
4-person household	1,641
5-person household	829
6-person household	353
7-or-more-person household	210

Label	Gwinnett County, Georgia	Sugar Hill city, Georgia
Total:	957,062	25,076
Population of one race:	854,481	22,351
White alone	339,822	13,081
Black or African American alone	262,709	3,183
American Indian and Alaska Native alone	7,918	166
Asian alone	127,152	3,830
Native Hawaiian and Other Pacific Islander alone	604	19
Some Other Race alone	116,276	2,072
Population of two or more races:	102,581	2,725
Population of two races:	96,524	2,592
White; Black or African American	10,413	249
White; American Indian and Alaska Native	5,946	223
White; Asian	6,514	247
White; Native Hawaiian and Other Pacific Islander	214	13
White; Some Other Race	60,089	1,645
Black or African American; American Indian and Alaska Native	1,778	29
Black or African American; Asian	1,933	32
Black or African American; Native Hawaiian and Other Pacific Islander	167	5
Black or African American; Some Other Race	6,528	92
American Indian and Alaska Native; Asian	211	3
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	14	0
American Indian and Alaska Native; Some Other Race	1,611	26
Asian; Native Hawaiian and Other Pacific Islander	220	4
Asian; Some Other Race	735	24
Native Hawaiian and Other Pacific Islander; Some Other Race	151	0
Population of three races:	5,408	119
White; Black or African American; American Indian and Alaska Native	1,383	16
White; Black or African American; Asian	632	15

Label	Gwinnett County, Georgia	Sugar Hill city, Georgia
White; Black or African American; Native Hawaiian and Other Pacific Islander	38	0
White; Black or African American; Some Other Race	1,196	32
White; American Indian and Alaska Native; Asian	196	3
White; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	13	0
White; American Indian and Alaska Native; Some Other Race	1,130	27
White; Asian; Native Hawaiian and Other Pacific Islander	149	5
White; Asian; Some Other Race	310	16
White; Native Hawaiian and Other Pacific Islander; Some Other Race	36	0
Black or African American; American Indian and Alaska Native; Asian	56	1
Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	6	0
Black or African American; American Indian and Alaska Native; Some Other Race	135	3
Black or African American; Asian; Native Hawaiian and Other Pacific Islander	20	0
Black or African American; Asian; Some Other Race	79	1
Black or African American; Native Hawaiian and Other Pacific Islander; Some Other Race	11	0
American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	0	0
American Indian and Alaska Native; Asian; Some Other Race	0	0
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0

Label	Gwinnett County, Georgia	Sugar Hill city, Georgia
Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	18	0
Population of four races:	625	13
White; Black or African American; American Indian and Alaska Native; Asian	150	0
White; Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	9	1
White; Black or African American; American Indian and Alaska Native; Some Other Race	367	11
White; Black or African American; Asian; Native Hawaiian and Other Pacific Islander	20	0
White; Black or African American; Asian; Some Other Race	24	1
White; Black or African American; Native Hawaiian and Other Pacific Islander; Some Other Race	3	0
White; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	21	0
White; American Indian and Alaska Native; Asian; Some Other Race	21	0
White; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	2	0
White; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	2	0
Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	2	0
Black or African American; American Indian and Alaska Native; Asian; Some Other Race	3	0

Label	Gwinnett County, Georgia	Sugar Hill city, Georgia
Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
Black or African American; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	1	0
American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
Population of five races:	18	1
White; Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	2	0
White; Black or African American; American Indian and Alaska Native; Asian; Some Other Race	10	1
White; Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	5	0
White; Black or African American; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
White; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	1	0
Population of six races:	6	0
White; Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	6	0

Table: DECENNIALDP2020.DP1

	Gwinnett County, Georgia	
Label	Count	Percent
HISPANIC OR LATINO		
Total population	957,062	100.0%
Hispanic or Latino (of any race)	220,460	23.0%
Not Hispanic or Latino	736,602	77.0%

Table: DECENNIALPL2010.P2

Label	Gwinnett County, Georgia	Sugar Hill city, Georgia
Total:	805,321	18,522
Hispanic or Latino	162,035	3,636
Not Hispanic or Latino:	643,286	14,886
Population of one race:	627,568	14,603
White alone	354,316	11,630
Black or African American alone	184,122	1,747
American Indian and Alaska Native alone	1,535	24
Asian alone	84,763	1,148
Native Hawaiian and Other Pacific Islander alone	343	8
Some Other Race alone	2,489	46
Two or More Races:	15,718	283
Population of two races:	14,477	268
White; Black or African American	4,834	91
White; American Indian and Alaska Native	1,390	50
White; Asian	3,653	79
White; Native Hawaiian and Other Pacific Islander	156	1
White; Some Other Race	298	7
Black or African American; American Indian and Alaska Native	976	4
Black or African American; Asian	1,085	18
Black or African American; Native Hawaiian and Other Pacific Islander	243	0

Table: DECENNIALPL2010.P2

Label	Gwinnett County, Georgia	Sugar Hill city, Georgia
Black or African American; Some Other Race	474	2
American Indian and Alaska Native; Asian	254	1
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	8	0
American Indian and Alaska Native; Some Other Race	27	0
Asian; Native Hawaiian and Other Pacific Islander	131	0
Asian; Some Other Race	900	15
Native Hawaiian and Other Pacific Islander; Some Other Race	48	0
Population of three races:	1,118	12
White; Black or African American; American Indian and Alaska Native	538	3
White; Black or African American; Asian	241	4
White; Black or African American; Native Hawaiian and Other Pacific Islander	13	0
White; Black or African American; Some Other Race	44	0
White; American Indian and Alaska Native; Asian	44	1

Table: DECENNIALPL2010.P2

Label	Gwinnett County, Georgia	Sugar Hill city, Georgia
White; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	3	0
White; American Indian and Alaska Native; Some Other Race	10	0
White; Asian; Native Hawaiian and Other Pacific Islander	48	1
White; Asian; Some Other Race	36	1
White; Native Hawaiian and Other Pacific Islander; Some Other Race	5	0
Black or African American; American Indian and Alaska Native; Asian	40	0
Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	11	0
Black or African American; American Indian and Alaska Native; Some Other Race	26	1
Black or African American; Asian; Native Hawaiian and Other Pacific Islander	12	0
Black or African American; Asian; Some Other Race	27	1

Table: DECENNIALPL2010.P2

Label	Gwinnett County, Georgia	Sugar Hill city, Georgia
Black or African American; Native Hawaiian and Other Pacific Islander; Some Other Race	7	0
American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	1	0
American Indian and Alaska Native; Asian; Some Other Race	2	0
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	2	0
Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	8	0
Population of four races:	111	3
White; Black or African American; American Indian and Alaska Native; Asian	60	2
White; Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	10	0

Table: DECENNIALPL2010.P2

Label	Gwinnett County, Georgia	Sugar Hill city, Georgia
White; Black or African American; American Indian and Alaska Native; Some Other Race	20	1
White; Black or African American; Asian; Native Hawaiian and Other Pacific Islander	4	0
White; Black or African American; Asian; Some Other Race	5	0
White; Black or African American; Native Hawaiian and Other Pacific Islander; Some Other Race	1	0
White; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	3	0
White; American Indian and Alaska Native; Asian; Some Other Race	0	0
White; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
White; Asian; Native Hawaiian and Other Pacific Islander, Some Other Race	4	0

Table: DECENNIALPL2010.P2

Label	Gwinnett County, Georgia	Sugar Hill city, Georgia
Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	3	0
Black or African American; American Indian and Alaska Native; Asian; Some Other Race	0	0
Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	1	0
Black or African American; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
Population of five races:	11	0
White; Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	11	0

Table: DECENNIALPL2010.P2

Label	Gwinnett County, Georgia	Sugar Hill city, Georgia
White; Black or African American; American Indian and Alaska Native; Asian; Some Other Race	0	0
White; Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
White; Black or African American; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
White; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0
Population of six races:	1	0

Table: DECENNIALPL2010.P2

Label	Gwinnett County, Georgia	Sugar Hill city, Georgia
White; Black or African American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	1	0

Table: ACSST5Y2021.S1501

	Sugar Hill city, Georgia											
	Total		Percent		Male		Percent Male		Female		Percent Female	
Label	Estimat	Margin of Error	Estimat	Margin of Error	Estimat	Margin of Error	Estimat	Margin of Error	Estimat	Margin of Error	Estimat	Margin of Error
AGE BY EDUCATIONAL ATTAINMENT												
Population 18 to 24 years	1,877	±339	(X)	(X)	854	±245	(X)	(X)	1,023	±315	(X)	(X)
Less than high school graduate	346	±159	18.4%	±8.5	247	±126	28.9%	±12.9	99	±88	9.7%	±8.3
High school graduate (includes equivalency)	894	±275	47.6%	±10.7	430	±194	50.4%	±16.1	464	±245	45.4%	±18.6
Some college or associate's degree	487	±230	25.9%	±11.1	70	±68	8.2%	±7.9	417	±222	40.8%	±17.8
Bachelor's degree or higher	150	±83	8.0%	±4.3	107	±69	12.5%	±7.0	43	±50	4.2%	±5.0
Population 25 years and over	15,988	±667	(X)	(X)	7,531	±497	(X)	(X)	8,457	±487	(X)	(X)
Less than 9th grade	940	±322	5.9%	±2.0	536	±248	7.1%	±3.1	404	±183	4.8%	±2.2
9th to 12th grade, no diploma	762	±301	4.8%	±1.8	476	±225	6.3%	±2.9	286	±158	3.4%	±1.9
High school graduate (includes equivalency)	4,034	±598	25.2%	±3.5	1,889	±383	25.1%	±5.1	2,145	±492	25.4%	±5.4
Some college, no degree	2,303	±399	14.4%	±2.5	1,018	±263	13.5%	±3.6	1,285	±300	15.2%	±3.5
Associate's degree	1,405	±327	8.8%	±2.1	345	±145	4.6%	±1.9	1,060	±301	12.5%	±3.6
Bachelor's degree	4,136	±514	25.9%	±3.0	2,018	±388	26.8%	±4.7	2,118	±406	25.0%	±4.5
Graduate or professional degree	2,408	±416	15.1%	±2.6	1,249	±279	16.6%	±3.7	1,159	±245	13.7%	±2.8
High school graduate or higher	14,286	±658	89.4%	±2.7	6,519	±375	86.6%	±3.8	7,767	±520	91.8%	±3.0
Bachelor's degree or higher	6,544	±654	40.9%	±3.7	3,267	±426	43.4%	±4.9	3,277	±509	38.7%	±5.6
Population 25 to 34 years	2,812	±623	(X)	(X)	1,065	±256	(X)	(X)	1,747	±479	(X)	(X)
High school graduate or higher	2,593	±588	92.2%	±3.3	869	±222	81.6%	±8.7	1,724	±477	98.7%	±2.8
Bachelor's degree or higher	1,037	±261	36.9%	±8.8	326	±122	30.6%	±9.3	711	±196	40.7%	±12.6
Population 35 to 44 years	4,374	±569	(X)	(X)	2,191	±430	(X)	(X)	2,183	±384	(X)	(X)
High school graduate or higher	3,782	±554	86.5%	±5.2	1,812	±368	82.7%	±8.6	1,970	±363	90.2%	±6.1
Bachelor's degree or higher	1,893	±470	43.3%	±9.6	1,071	±366	48.9%	±13.2	822	±226	37.7%	±9.0
Population 45 to 64 years	6,689	±639	(X)	(X)	3,319	±377	(X)	(X)	3,370	±376	(X)	(X)
High school graduate or higher	6,174	±610	92.3%	±3.9	3,070	±360	92.5%	±4.2	3,104	±368	92.1%	±4.6
Bachelor's degree or higher	2,978	±442	44.5%	±5.7	1,706	±276	51.4%	±7.4	1,272	±315	37.7%	±7.6
Population 65 years and over	2,113	±484	(X)	(X)	956	±338	(X)	(X)	1,157	±277	(X)	(X)
High school graduate or higher	1,737	±374	82.2%	±12.5	768	±251	80.3%	±16.3	969	±254	83.8%	±11.1
Bachelor's degree or higher	636	±243	30.1%	±10.8	164	±79	17.2%	±9.8	472	±236	40.8%	±14.2
RACE AND HISPANIC OR LATINO ORIGIN BY EDUCATIONAL ATTAINMENT												
White alone	10,150	±1,022	(X)	(X)	4,844	±496	(X)	(X)	5,306	±626	(X)	(X)
High school graduate or higher	9,457	±950	93.2%	±2.4	4,481	±436	92.5%	±3.1	4,976	±598	93.8%	±3.2
Bachelor's degree or higher	3,788	±565	37.3%	±4.9	2,070	±409	42.7%	±6.8	1,718	±344	32.4%	±6.4
White alone, not Hispanic or Latino	9,005	±1,082	(X)	(X)	4,381	±542	(X)	(X)	4,624	±631	(X)	(X)
High school graduate or higher	8,565	±1,023	95.1%	±2.2	4,104	±485	93.7%	±3.5	4,461	±626	96.5%	±2.3
Bachelor's degree or higher	3,584	±564	39.8%	±5.1	1,962	±419	44.8%	±7.4	1,622	±334	35.1%	±7.0
Black alone	1,872	±651	(X)	(X)	795	±305	(X)	(X)	1,077	±416	(X)	(X)
High school graduate or higher	1,817	±615	97.1%	±3.8	740	±269	93.1%	±8.8	1,077	±416	100.0%	±4.3
Bachelor's degree or higher	1,149	±516	61.4%	±13.3	392	±192	49.3%	±15.3	757	±389	70.3%	±16.9
American Indian or Alaska Native alone	56	±78	(X)	(X)	16	±35	(X)	(X)	40	±67	(X)	(X)

Table: ACSST5Y2021.S1501

	Sugar Hill city, Georgia											
	Total		Percent		Male		Percent Male		Female		Percent Female	
Label	Estimat	Margin of Error	Estimat	Margin of Error	Estimat	Margin of Error	Estimat	Margin of Error	Estimat	Margin of Error	Estimat	Margin of Error
High school graduate or higher	0	±27	0.0%	±47.9	0	±27	0.0%	±89.6	0	±27	0.0%	±56.7
Bachelor's degree or higher	0	±27	0.0%	±47.9	0	±27	0.0%	±89.6	0	±27	0.0%	±56.7
Asian alone	2,126	±515	(X)	(X)	1,039	±266	(X)	(X)	1,087	±278	(X)	(X)
High school graduate or higher	1,903	±461	89.5%	±6.2	928	±236	89.3%	±8.0	975	±248	89.7%	±6.9
Bachelor's degree or higher	1,176	±294	55.3%	±11.0	649	±165	62.5%	±14.7	527	±171	48.5%	±11.4
Native Hawaiian and Other Pacific Islander alone	0	±27	(X)	(X)	0	±27	(X)	(X)	0	±27	(X)	(X)
High school graduate or higher	0	±27	-	**	0	±27	-	**	0	±27	-	**
Bachelor's degree or higher	0	±27	-	**	0	±27	-	**	0	±27	-	**
Some other race alone	900	±444	(X)	(X)	511	±275	(X)	(X)	389	±216	(X)	(X)
High school graduate or higher	292	±204	32.4%	±18.5	110	±112	21.5%	±19.2	182	±138	46.8%	±25.1
Bachelor's degree or higher	124	±124	13.8%	±13.0	79	±77	15.5%	±13.8	45	±51	11.6%	±13.4
Two or more races	884	±403	(X)	(X)	326	±189	(X)	(X)	558	±288	(X)	(X)
High school graduate or higher	817	±384	92.4%	±9.3	260	±169	79.8%	±22.9	557	±288	99.8%	±0.4
Bachelor's degree or higher	307	±178	34.7%	±16.1	77	±56	23.6%	±21.6	230	±171	41.2%	±27.3
Hispanic or Latino Origin	2,818	±635	(X)	(X)	1,297	±347	(X)	(X)	1,521	±431	(X)	(X)
High school graduate or higher	1,851	±554	65.7%	±10.9	744	±271	57.4%	±14.8	1,107	±362	72.8%	±10.7
Bachelor's degree or higher	563	±247	20.0%	±8.0	261	±129	20.1%	±10.2	302	±201	19.9%	±12.3
POVERTY RATE FOR THE POPULATION 25 YEARS AND OVER FOR WHOM POVERTY STATUS IS DETERMINED BY EDUCATIONAL ATTAINMENT LEVEL												
Less than high school graduate	(X)	(X)	27.5%	±15.1	(X)	(X)	17.9%	±14.5	(X)	(X)	41.6%	±18.5
High school graduate (includes equivalency)	(X)	(X)	9.6%	±5.2	(X)	(X)	6.5%	±6.3	(X)	(X)	12.4%	±7.6
Some college or associate's degree	(X)	(X)	4.3%	±2.5	(X)	(X)	3.5%	±4.1	(X)	(X)	4.8%	±3.3
Bachelor's degree or higher	(X)	(X)	2.8%	±2.3	(X)	(X)	1.6%	±1.7	(X)	(X)	4.0%	±4.0
MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2021 INFLATION-ADJUSTED DOLLARS)												
Population 25 years and over with earnings	49,456	±4,809	(X)	(X)	60,372	±9,492	(X)	(X)	38,670	±9,187	(X)	(X)
Less than high school graduate	30,880	±8,861	(X)	(X)	38,060	±8,813	(X)	(X)	17,991	±2,026	(X)	(X)
High school graduate (includes equivalency)	42,192	±7,392	(X)	(X)	51,279	±2,717	(X)	(X)	27,593	±18,347	(X)	(X)
Some college or associate's degree	40,865	±8,268	(X)	(X)	56,157	±13,101	(X)	(X)	33,463	±3,555	(X)	(X)
Bachelor's degree	60,474	±10,722	(X)	(X)	73,474	±20,098	(X)	(X)	44,361	±8,769	(X)	(X)
Graduate or professional degree	78,638	±7,966	(X)	(X)	88,750	±23,384	(X)	(X)	75,478	±7,974	(X)	(X)

Table: ACSST5Y2021.S1601

	Sugar Hill city, Georgia											
	Total		Percent		Percent of specified language speakers							
					Speak English only or speak		Percent speak English only		Speak English less than		Percent speak English less	
Label	Estimat	Margin of Error	Estimat	Margin of Error	Estimat	Margin of Error	Estimat	Margin of Error	Estimat	Margin of Error	Estimat	Margin of Error
Population 5 years and over	22,792	±505	(X)	(X)	18,667	±847	81.9%	±3.4	4,125	±778	18.1%	±3.4
Speak only English	14,882	±1,021	65.3%	±4.3	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Speak a language other than English	7,910	±1,015	34.7%	±4.3	3,785	±569	47.9%	±5.7	4,125	±778	52.1%	±5.7
SPEAK A LANGUAGE OTHER THAN ENGLISH												
Spanish	4,013	±820	17.6%	±3.6	1,414	±435	35.2%	±9.1	2,599	±684	64.8%	±9.1
5 to 17 years old	974	±377	4.3%	±1.7	573	±261	58.8%	±23.1	401	±307	41.2%	±23.1
18 to 64 years old	2,713	±538	11.9%	±2.3	795	±312	29.3%	±10.7	1,918	±505	70.7%	±10.7
65 years old and over	326	±306	1.4%	±1.3	46	±62	14.1%	±21.8	280	±297	85.9%	±21.8
Other Indo-European languages	1,818	±545	8.0%	±2.4	1,333	±407	73.3%	±9.2	485	±236	26.7%	±9.2
5 to 17 years old	331	±179	1.5%	±0.8	197	±147	59.5%	±26.5	134	±112	40.5%	±26.5
18 to 64 years old	1,334	±386	5.9%	±1.7	1,079	±330	80.9%	±8.4	255	±131	19.1%	±8.4
65 years old and over	153	±103	0.7%	±0.4	57	±51	37.3%	±32.8	96	±88	62.7%	±32.8
Asian and Pacific Island languages	1,605	±415	7.0%	±1.8	742	±265	46.2%	±12.2	863	±308	53.8%	±12.2
5 to 17 years old	159	±122	0.7%	±0.5	70	±64	44.0%	±38.2	89	±104	56.0%	±38.2
18 to 64 years old	1,345	±315	5.9%	±1.4	577	±207	42.9%	±11.0	768	±228	57.1%	±11.0
65 years old and over	101	±115	0.4%	±0.5	95	±106	94.1%	±41.5	6	±40	5.9%	±41.5
Other languages	474	±383	2.1%	±1.7	296	±209	62.4%	±22.0	178	±207	37.6%	±22.0
5 to 17 years old	0	±27	0.0%	±0.2	0	±27	-	**	0	±27	-	**
18 to 64 years old	312	±222	1.4%	±1.0	296	±209	94.9%	±9.9	16	±35	5.1%	±9.9
65 years old and over	162	±194	0.7%	±0.8	0	±27	0.0%	±25.0	162	±194	100.0%	±25.0
CITIZENS 18 YEARS AND OVER												
All citizens 18 years old and over	14,835	±826	(X)	(X)	13,252	±815	89.3%	±2.5	1,583	±383	10.7%	±2.5
Speak only English	11,316	±845	76.3%	±3.8	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Speak a language other than English	3,519	±599	23.7%	±3.8	1,936	±403	55.0%	±7.3	1,583	±383	45.0%	±7.3
Spanish	1,255	±427	8.5%	±2.8	455	±169	36.3%	±13.6	800	±380	63.7%	±13.6
Other languages	2,264	±462	15.3%	±3.0	1,481	±347	65.4%	±7.8	783	±239	34.6%	±7.8

Table: ACSST5Y2021.S2403

	Sugar Hill city, Georgia									
	Total		Male		Percent Male		Female		Percent Female	
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Civilian employed population 16 years and over	12,859	±779	6,503	±602	50.6%	±3.6	6,356	±610	49.4%	±3.6
Agriculture, forestry, fishing and hunting, and mining:	0	±27	0	±27	-	**	0	±27	-	**
Agriculture, forestry, fishing and hunting	0	±27	0	±27	-	**	0	±27	-	**
Mining, quarrying, and oil and gas extraction	0	±27	0	±27	-	**	0	±27	-	**
Construction	952	±316	897	±309	94.2%	±5.7	55	±53	5.8%	±5.7
Manufacturing	1,685	±720	1,084	±400	64.3%	±12.6	601	±400	35.7%	±12.6
Wholesale trade	428	±177	234	±114	54.7%	±22.1	194	±139	45.3%	±22.1
Retail trade	1,978	±426	881	±285	44.5%	±10.0	1,097	±290	55.5%	±10.0
Transportation and warehousing, and utilities:	549	±200	416	±188	75.8%	±15.0	133	±82	24.2%	±15.0
Transportation and warehousing	507	±185	374	±184	73.8%	±17.8	133	±82	26.2%	±17.8
Utilities	42	±55	42	±55	100.0%	±55.3	0	±27	0.0%	±55.3
Information	220	±129	127	±85	57.7%	±21.6	93	±72	42.3%	±21.6
Finance and insurance, and real estate and rental and leasing:	847	±262	287	±116	33.9%	±13.3	560	±236	66.1%	±13.3
Finance and insurance	658	±253	199	±111	30.2%	±16.0	459	±225	69.8%	±16.0
Real estate and rental and leasing	189	±101	88	±69	46.6%	±30.2	101	±78	53.4%	±30.2
Professional, scientific, and management, and administrative and waste management services:	1,707	±285	956	±224	56.0%	±9.3	751	±204	44.0%	±9.3
Professional, scientific, and technical services	1,198	±256	733	±182	61.2%	±10.5	465	±175	38.8%	±10.5
Management of companies and enterprises	6	±32	0	±27	0.0%	±100.0	6	±32	100.0%	±100.0
Administrative and support and waste management services	503	±183	223	±149	44.3%	±18.5	280	±99	55.7%	±18.5
Educational services, and health care and social assistance:	2,337	±415	484	±156	20.7%	±6.8	1,853	±404	79.3%	±6.8
Educational services	1,021	±279	192	±110	18.8%	±10.0	829	±252	81.2%	±10.0
Health care and social assistance	1,316	±331	292	±126	22.2%	±11.0	1,024	±347	77.8%	±11.0
Arts, entertainment, and recreation, and accommodation and food services:	1,446	±296	804	±237	55.6%	±11.8	642	±219	44.4%	±11.8
Arts, entertainment, and recreation	422	±155	353	±154	83.6%	±16.4	69	±70	16.4%	±16.4
Accommodation and food services	1,024	±276	451	±181	44.0%	±14.2	573	±223	56.0%	±14.2

Table: ACSST5Y2021.S2403

	Sugar Hill city, Georgia									
	Total		Male		Percent Male		Female		Percent Female	
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Other services, except public administration	510	±251	298	±220	58.4%	±21.5	212	±105	41.6%	±21.5
Public administration	200	±145	35	±41	17.5%	±21.8	165	±141	82.5%	±21.8

Table: DECENNIALDPSF42000.DP1

	Gwinnett County,		Sugar Hill, GA	
	Total population		Total population	
Label	Number	Percent	Number	Percent
Total population	588,448	100.0	11,231	100.0
SEX AND AGE				
Under 5 years	46,697	7.9	1,008	9
5 to 9 years	47,635	8.1	1,068	9.5
10 to 14 years	45,629	7.8	787	7
15 to 19 years	39,827	6.8	614	5.5
20 to 24 years	36,032	6.1	546	4.9
25 to 34 years	104,094	17.7	2,103	18.7
35 to 44 years	118,007	20.1	2,200	19.6
45 to 54 years	81,224	13.8	1,495	13.3
55 to 59 years	23,539	4	468	4.2
60 to 64 years	14,621	2.5	292	2.6
65 to 74 years	18,704	3.2	433	3.9
75 to 84 years	9,691	1.6	157	1.4
85 years and over	2,748	0.5	60	0.5

Table: DECENNIALSF12010.P12

Label	Sugar Hill city, Georgia		
Total:	18,522		
Male:	9,148	Female:	9,374
Under 5 years	821	Under 5 years	738
5 to 9 years	885	5 to 9 years	865
10 to 14 years	840	10 to 14 years	814
15 to 17 years	454	15 to 17 years	392
18 and 19 years	227	18 and 19 years	207
20 years	104	20 years	75
21 years	76	21 years	70
22 to 24 years	262	22 to 24 years	264
25 to 29 years	581	25 to 29 years	587
30 to 34 years	685	30 to 34 years	758
35 to 39 years	862	35 to 39 years	905
40 to 44 years	834	40 to 44 years	851
45 to 49 years	750	45 to 49 years	793
50 to 54 years	581	50 to 54 years	589
55 to 59 years	416	55 to 59 years	480
60 and 61 years	131	60 and 61 years	164

Table: DECENNIALSF12010.P12

Label	Sugar Hill city, Georgia		
62 to 64 years	153	62 to 64 years	189
65 and 66 years	86	65 and 66 years	88
67 to 69 years	129	67 to 69 years	122
70 to 74 years	126	70 to 74 years	178
75 to 79 years	88	75 to 79 years	121
80 to 84 years	39	80 to 84 years	73
85 years and over	18	85 years and over	51

Table: DECENNIALDP2020.DP1

	Gwinnett County, Georgia		Sugar Hill city,	
Label	Count	Percent	Count	Percent
SEX AND AGE				
Total population	957,062	1.00	25,076	1.00
Under 5 years	57,035	0.06	1,598	0.06
5 to 9 years	66,601	0.07	2,045	0.08
10 to 14 years	76,284	0.08	2,198	0.09
15 to 19 years	76,275	0.08	2,094	0.08
20 to 24 years	64,337	0.07	1,394	0.06
25 to 29 years	61,441	0.06	1,236	0.05
30 to 34 years	63,042	0.07	1,688	0.07
35 to 39 years	67,250	0.07	1,930	0.08
40 to 44 years	67,947	0.07	2,079	0.08
45 to 49 years	70,191	0.07	1,995	0.08
50 to 54 years	66,833	0.07	1,822	0.07
55 to 59 years	62,861	0.07	1,494	0.06
60 to 64 years	51,770	0.05	1,150	0.05
65 to 69 years	39,077	0.04	949	0.04
70 to 74 years	29,064	0.03	580	0.02
75 to 79 years	17,978	0.02	399	0.02
80 to 84 years	10,316	0.01	235	0.01
85 years and over	8,760	0.01	190	0.01

Table: ACSST5Y2021.S1901

	Gwinnett County, Georgia	Sugar Hill city, Georgia
	Households	Households
Label	Estimate	Estimate
Total	313,172	8,271
Less than \$10,000	3.90%	4.20%
\$10,000 to \$14,999	2.40%	2.20%
\$15,000 to \$24,999	5.70%	3.00%
\$25,000 to \$34,999	7.90%	4.40%
\$35,000 to \$49,999	11.50%	10.90%
\$50,000 to \$74,999	18.10%	18.50%
\$75,000 to \$99,999	13.40%	13.00%
\$100,000 to \$149,999	19.10%	22.20%
\$150,000 to \$199,999	9.10%	8.90%
\$200,000 or more	9.00%	12.80%
Median income (dollars)	75,853	89,583
Mean income (dollars)	99,730	107,785

	Auburn	Loganville	Berkeley Lake	Buford	Dacula	Duluth	Grayson	Lawrenceville	Lilburn	Norcross	Peachtree Corners	Snellville	Sugar Hill	Suwanee
1900	161	431		1,352	120	336		853		797				247
1910	217	600		1,683	169	469	278	1,518		968				250
1920	290	711		2,500	244	600	322	2,059		993				246
1930	230	631		3,357	304	608	245	2,156		892		105		214
1940	286	627		4,191	315	626	228	2,223		979		204	599	179
1950	301	699		3,812	369	842	227	2,932		1,340		309	783	357
1960	374	926	94	4,168	440	1,483	282	3,804	753	1,605		468	1,175	541
1970	361	1,318	219	4,640	782	1,810	366	5,207	1,668	2,755		1,990	1,745	615
1980	692	1,841	503	6,578	1,577	2,956	464	8,928	3,765	3,363		8,514	2,473	1,026
1990	3,139	3,180	791	8,771	2,217	9,029	529	16,848	9,301	5,947		12,084	4,557	2,412
2000	6,904	5,435	1,695	10,668	3,848	22,122	765	22,397	11,307	8,410		15,351	11,399	8,725
2010	6,887	10,458	1,574	12,225	4,442	26,600	2,666	28,546	11,596	9,116		18,242	18,522	15,355
2020	7,495	14,127	2,054	17,144	6,882	31,873	4,730	30,629	14,502	17,209	42,243	20,573	25,076	20,786

Householders by Age	Number of People per Household			
	1-person HH	2-person HH	3-person HH	4+ person HH
25-34	11%	25%	21%	43%
35-44	10%	12%	15%	62%
45-54	12%	17%	27%	43%
55-64	13%	42%	24%	20%
65+	24%	48%	9%	18%

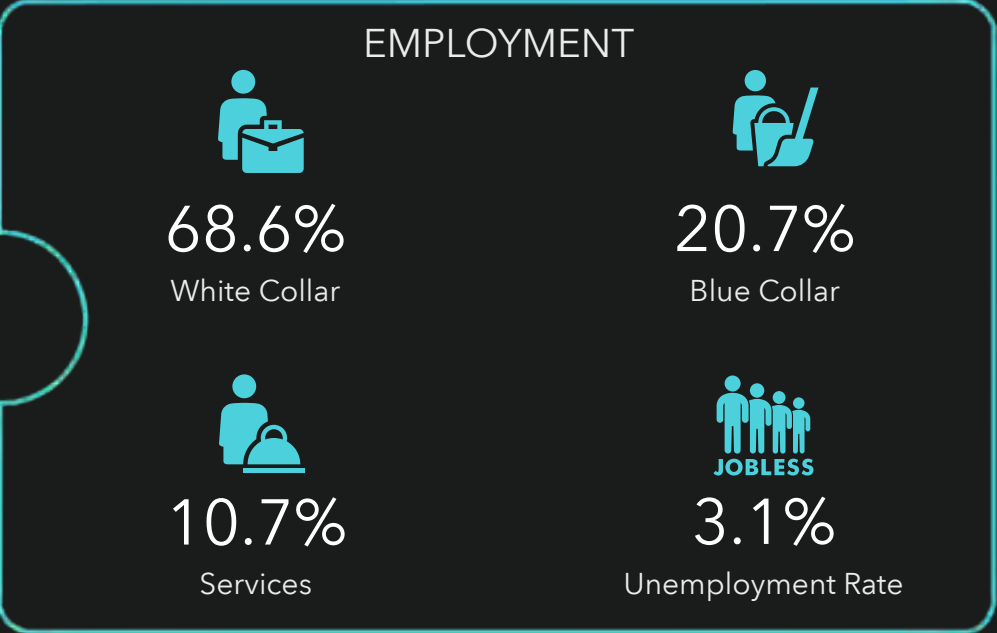
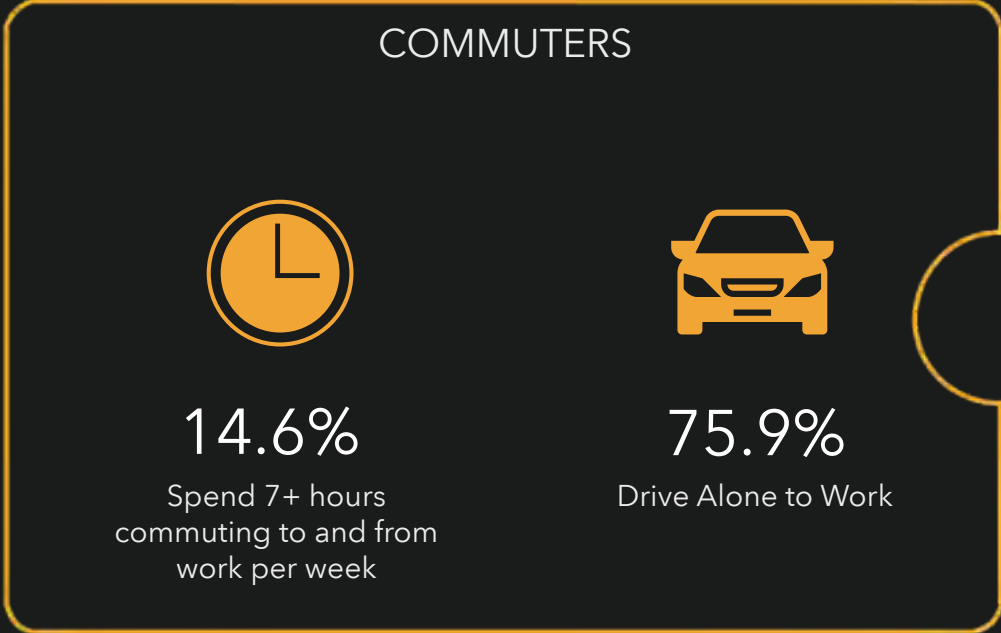
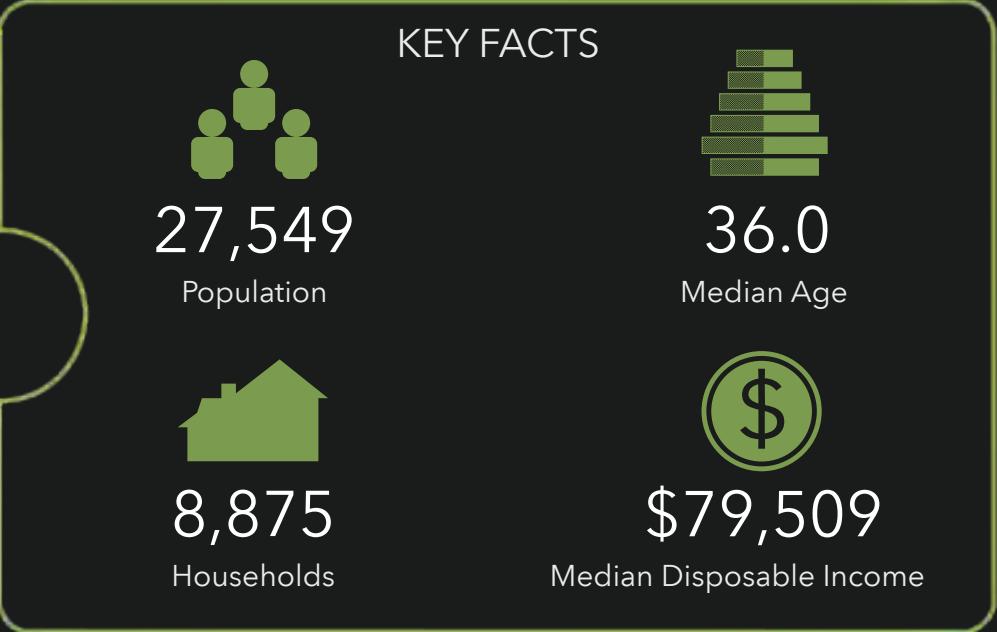
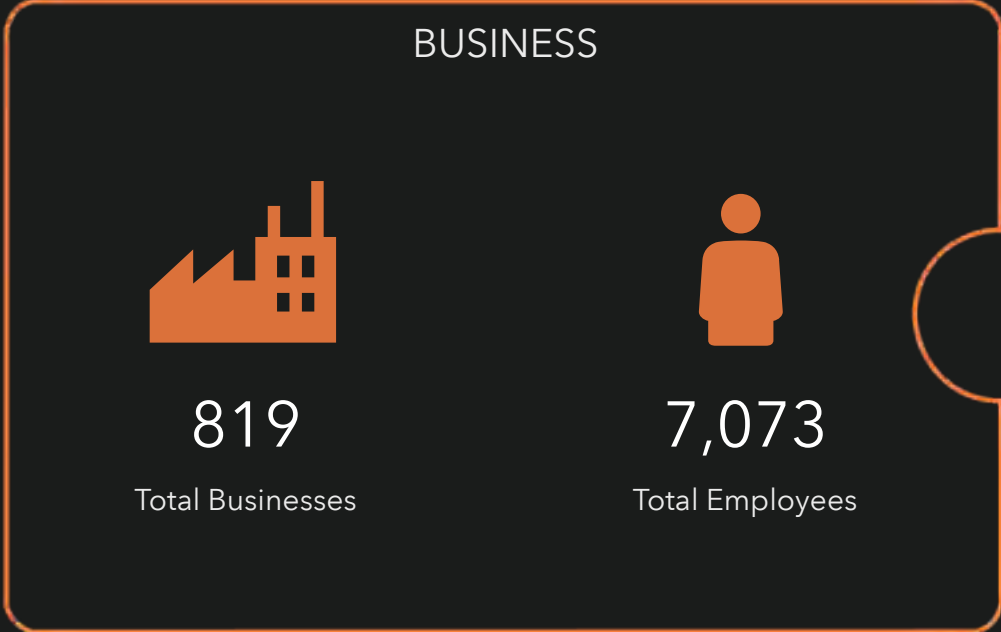
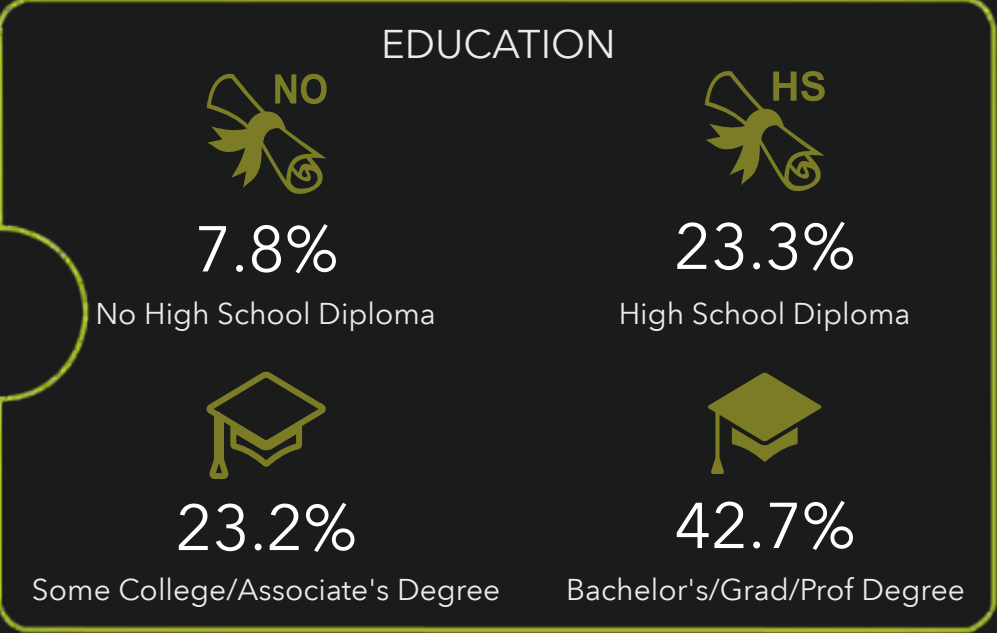
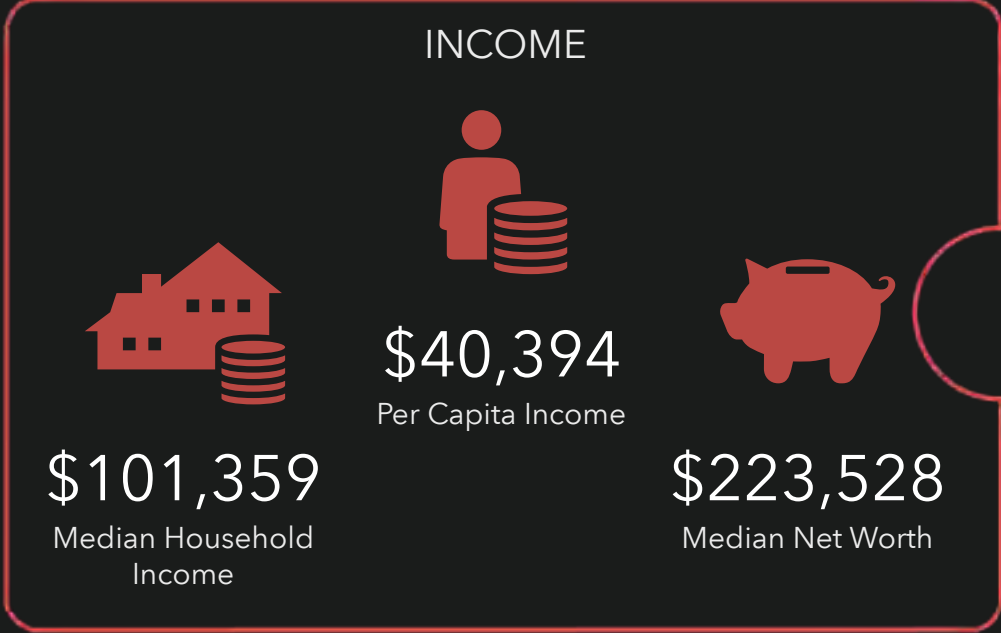
Source: Census PUMS Data, 2021 5-Year Estimates

Georgia PUMA 4002 - Gwinnett County (North) & Sugar Hill City

Employment Overview

1374180 (Sugar Hill city)

Geography: Place



Source: This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, ACS. The vintage of the data is 2023, 2028, 2017-2021.

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Table: DECENNIALDPSF32000.DP4

	Sugar Hill city, Georgia	
Label	Number	Percent
VALUE		
Less than \$50,000	9	0.3
\$50,000 to \$99,999	369	12.4
\$100,000 to \$149,999	1,843	62.0
\$150,000 to \$199,999	494	16.6
\$200,000 to \$299,999	231	7.8
\$300,000 to \$499,999	28	0.9
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	130,000	(X)

Table: ACSDP5Y2010.DP04	Sugar Hill city,	
Label	Estimate	Percent
HOUSING OCCUPANCY		
Total housing units	6,073	6,073
Occupied housing units	5,750	94.7%
Vacant housing units	323	5.3%
Homeowner vacancy rate	3.5	(X)
Rental vacancy rate	4.9	(X)
UNITS IN STRUCTURE		
Total housing units	6,073	6,073
1-unit, detached	4,985	82.1%
1-unit, attached	328	5.4%
2 units	44	0.7%
3 or 4 units	91	1.5%
5 to 9 units	62	1.0%
10 to 19 units	103	1.7%
20 or more units	68	1.1%
Mobile home	392	6.5%
Boat, RV, van, etc.	0	0.0%
YEAR STRUCTURE BUILT		
Total housing units	6,073	6,073
Built 2005 or later	449	7.4%
Built 2000 to 2004	1,587	26.1%
Built 1990 to 1999	2,573	42.4%
Built 1980 to 1989	723	11.9%
Built 1970 to 1979	280	4.6%
Built 1960 to 1969	161	2.7%
Built 1950 to 1959	137	2.3%
Built 1940 to 1949	153	2.5%
Built 1939 or earlier	10	0.2%
ROOMS		
Total housing units	6,073	6,073
1 room	8	0.1%
2 rooms	8	0.1%
3 rooms	66	1.1%
4 rooms	493	8.1%
5 rooms	1,227	20.2%
6 rooms	1,450	23.9%
7 rooms	683	11.2%
8 rooms	805	13.3%

Selected Housing Characteristics, 2010

Table: ACSDP5Y2010.DP04	Sugar Hill city,	
Label	Estimate	Percent
9 rooms or more	1,333	21.9%
Median rooms	6.4	(X)
BEDROOMS		
Total housing units	6,073	6,073
No bedroom	8	0.1%
1 bedroom	72	1.2%
2 bedrooms	792	13.0%
3 bedrooms	2,824	46.5%
4 bedrooms	1,655	27.3%
5 or more bedrooms	722	11.9%
HOUSING TENURE		
Occupied housing units	5,750	5,750
Owner-occupied	4,791	83.3%
Renter-occupied	959	16.7%
Average household size of owner-occupied unit	3.00	(X)
Average household size of renter-occupied unit	3.35	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT		
Occupied housing units	5,750	5,750
Moved in 2005 or later	2,182	37.9%
Moved in 2000 to 2004	1,987	34.6%
Moved in 1990 to 1999	1,198	20.8%
Moved in 1980 to 1989	221	3.8%
Moved in 1970 to 1979	70	1.2%
Moved in 1969 or earlier	92	1.6%
VEHICLES AVAILABLE		
Occupied housing units	5,750	5,750
No vehicles available	97	1.7%
1 vehicle available	1,414	24.6%
2 vehicles available	2,900	50.4%
3 or more vehicles available	1,339	23.3%
HOUSE HEATING FUEL		
Occupied housing units	5,750	5,750
Utility gas	4,380	76.2%
Bottled, tank, or LP gas	43	0.7%
Electricity	1,257	21.9%

Table: ACSDP5Y2010.DP04	Sugar Hill city,	
Label	Estimate	Percent
Fuel oil, kerosene, etc.	0	0.0%
Coal or coke	0	0.0%
Wood	70	1.2%
Solar energy	0	0.0%
Other fuel	0	0.0%
No fuel used	0	0.0%
SELECTED CHARACTERISTICS		
Occupied housing units	5,750	5,750
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	19	0.3%
No telephone service available	223	3.9%
OCCUPANTS PER ROOM		
Occupied housing units	5,750	5,750
1.00 or less	5,595	97.3%
1.01 to 1.50	127	2.2%
1.51 or more	28	0.5%
VALUE		
Owner-occupied units	4,791	4,791
Less than \$50,000	185	3.9%
\$50,000 to \$99,999	136	2.8%
\$100,000 to \$149,999	856	17.9%
\$150,000 to \$199,999	1,632	34.1%
\$200,000 to \$299,999	1,269	26.5%
\$300,000 to \$499,999	646	13.5%
\$500,000 to \$999,999	55	1.1%
\$1,000,000 or more	12	0.3%
Median (dollars)	182,000	(X)
MORTGAGE STATUS		
Owner-occupied units	4,791	4,791
Housing units with a mortgage	4,113	85.8%
Housing units without a mortgage	678	14.2%
SELECTED MONTHLY OWNER COSTS (SMOC)		
Housing units with a mortgage	4,113	4,113

Table: ACSDP5Y2010.DP04	Sugar Hill city,	
Label	Estimate	Percent
Less than \$300	0	0.0%
\$300 to \$499	33	0.8%
\$500 to \$699	93	2.3%
\$700 to \$999	361	8.8%
\$1,000 to \$1,499	1,384	33.6%
\$1,500 to \$1,999	1,210	29.4%
\$2,000 or more	1,032	25.1%
Median (dollars)	1,564	(X)
Housing units without a mortgage	678	678
Less than \$100	0	0.0%
\$100 to \$199	66	9.7%
\$200 to \$299	41	6.0%
\$300 to \$399	117	17.3%
\$400 or more	454	67.0%
Median (dollars)	473	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)		
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	4,088	4,088
Less than 20.0 percent	1,599	39.1%
20.0 to 24.9 percent	593	14.5%
25.0 to 29.9 percent	460	11.3%
30.0 to 34.9 percent	443	10.8%
35.0 percent or more	993	24.3%
Not computed	25	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	651	651
Less than 10.0 percent	186	28.6%
10.0 to 14.9 percent	199	30.6%
15.0 to 19.9 percent	62	9.5%
20.0 to 24.9 percent	88	13.5%

Table: ACSDP5Y2010.DP04	Sugar Hill city,	
Label	Estimate	Percent
25.0 to 29.9 percent	21	3.2%
30.0 to 34.9 percent	0	0.0%
35.0 percent or more	95	14.6%
Not computed	27	(X)
GROSS RENT		
Occupied units paying rent	864	864
Less than \$200	0	0.0%
\$200 to \$299	38	4.4%
\$300 to \$499	63	7.3%
\$500 to \$749	0	0.0%
\$750 to \$999	260	30.1%
\$1,000 to \$1,499	355	41.1%
\$1,500 or more	148	17.1%
Median (dollars)	1,069	(X)
No rent paid	95	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)		
Occupied units paying rent (excluding units where GRAPI cannot be computed)	864	864
Less than 15.0 percent	57	6.6%
15.0 to 19.9 percent	63	7.3%
20.0 to 24.9 percent	21	2.4%
25.0 to 29.9 percent	92	10.6%
30.0 to 34.9 percent	134	15.5%
35.0 percent or more	497	57.5%
Not computed	95	(X)

Selected Housing Characteristics, 2020

	Sugar Hill city, Georgia	
Label	Estimate	Percent
HOUSING OCCUPANCY		
Total housing units	8,009	8,009
Occupied housing units	7,746	96.7%
Vacant housing units	263	3.3%
Homeowner vacancy rate	1.7	(X)
Rental vacancy rate	2.2	(X)
UNITS IN STRUCTURE		
Total housing units	8,009	8,009
1-unit, detached	6,798	84.9%
1-unit, attached	512	6.4%
2 units	45	0.6%
3 or 4 units	0	0.0%
5 to 9 units	74	0.9%
10 to 19 units	48	0.6%
20 or more units	75	0.9%
Mobile home	457	5.7%
Boat, RV, van, etc.	0	0.0%
YEAR STRUCTURE BUILT		
Total housing units	8,009	8,009
Built 2014 or later	845	10.6%
Built 2010 to 2013	285	3.6%
Built 2000 to 2009	2,775	34.6%
Built 1990 to 1999	2,259	28.2%
Built 1980 to 1989	828	10.3%
Built 1970 to 1979	471	5.9%
Built 1960 to 1969	196	2.4%
Built 1950 to 1959	283	3.5%
Built 1940 to 1949	0	0.0%
Built 1939 or earlier	67	0.8%
ROOMS		
Total housing units	8,009	8,009
1 room	12	0.1%

Table: ACSDP5Y2020.DP04

	Sugar Hill city, Georgia	
Label	Estimate	Percent
2 rooms	15	0.2%
3 rooms	153	1.9%
4 rooms	488	6.1%
5 rooms	1,750	21.9%
6 rooms	1,369	17.1%
7 rooms	1,191	14.9%
8 rooms	681	8.5%
9 rooms or more	2,350	29.3%
Median rooms	6.7	(X)
BEDROOMS		
Total housing units	8,009	8,009
No bedroom	12	0.1%
1 bedroom	146	1.8%
2 bedrooms	705	8.8%
3 bedrooms	3,318	41.4%
4 bedrooms	2,732	34.1%
5 or more bedrooms	1,096	13.7%
HOUSING TENURE		
Occupied housing units	7,746	7,746
Owner-occupied	6,440	83.1%
Renter-occupied	1,306	16.9%
Average household size of owner-occupied unit	3.16	(X)
Average household size of renter-occupied unit	2.78	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT		
Occupied housing units	7,746	7,746
Moved in 2019 or later	497	6.4%
Moved in 2015 to 2018	2,086	26.9%
Moved in 2010 to 2014	1,794	23.2%
Moved in 2000 to 2009	2,363	30.5%

Table: ACSDP5Y2020.DP04

	Sugar Hill city, Georgia	
Label	Estimate	Percent
Moved in 1990 to 1999	776	10.0%
Moved in 1989 and earlier	230	3.0%
VEHICLES AVAILABLE		
Occupied housing units	7,746	7,746
No vehicles available	211	2.7%
1 vehicle available	2,000	25.8%
2 vehicles available	3,896	50.3%
3 or more vehicles available	1,639	21.2%
HOUSE HEATING FUEL		
Occupied housing units	7,746	7,746
Utility gas	5,032	65.0%
Bottled, tank, or LP gas	184	2.4%
Electricity	2,518	32.5%
Fuel oil, kerosene, etc.	0	0.0%
Coal or coke	0	0.0%
Wood	12	0.2%
Solar energy	0	0.0%
Other fuel	0	0.0%
No fuel used	0	0.0%
SELECTED CHARACTERISTICS		
Occupied housing units	7,746	7,746
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	0	0.0%
No telephone service available	108	1.4%
OCCUPANTS PER ROOM		
Occupied housing units	7,746	7,746
1.00 or less	7,638	98.6%
1.01 to 1.50	76	1.0%
1.51 or more	32	0.4%

Table: ACSDP5Y2020.DP04

	Sugar Hill city, Georgia	
Label	Estimate	Percent
VALUE		
Owner-occupied units	6,440	6,440
Less than \$50,000	185	2.9%
\$50,000 to \$99,999	85	1.3%
\$100,000 to \$149,999	455	7.1%
\$150,000 to \$199,999	1,383	21.5%
\$200,000 to \$299,999	1,892	29.4%
\$300,000 to \$499,999	1,959	30.4%
\$500,000 to \$999,999	354	5.5%
\$1,000,000 or more	127	2.0%
Median (dollars)	249,300	(X)
MORTGAGE STATUS		
Owner-occupied units	6,440	6,440
Housing units with a mortgage	5,089	79.0%
Housing units without a mortgage	1,351	21.0%
SELECTED MONTHLY OWNER COSTS (SMOC)		
Housing units with a mortgage	5,089	5,089
Less than \$500	0	0.0%
\$500 to \$999	252	5.0%
\$1,000 to \$1,499	1,447	28.4%
\$1,500 to \$1,999	1,246	24.5%
\$2,000 to \$2,499	1,424	28.0%
\$2,500 to \$2,999	182	3.6%
\$3,000 or more	538	10.6%
Median (dollars)	1,815	(X)
Housing units without a mortgage	1,351	1,351
Less than \$250	42	3.1%
\$250 to \$399	349	25.8%

Table: ACSDP5Y2020.DP04

	Sugar Hill city, Georgia	
Label	Estimate	Percent
\$400 to \$599	417	30.9%
\$600 to \$799	354	26.2%
\$800 to \$999	101	7.5%
\$1,000 or more	88	6.5%
Median (dollars)	540	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)		
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	4,981	4,981
Less than 20.0 percent	2,280	45.8%
20.0 to 24.9 percent	787	15.8%
25.0 to 29.9 percent	685	13.8%
30.0 to 34.9 percent	229	4.6%
35.0 percent or more	1,000	20.1%
Not computed	108	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	1,284	1,284
Less than 10.0 percent	590	46.0%
10.0 to 14.9 percent	212	16.5%
15.0 to 19.9 percent	181	14.1%
20.0 to 24.9 percent	0	0.0%
25.0 to 29.9 percent	54	4.2%
30.0 to 34.9 percent	91	7.1%
35.0 percent or more	156	12.1%
Not computed	67	(X)
GROSS RENT		

Table: ACSDP5Y2020.DP04

	Sugar Hill city, Georgia	
Label	Estimate	Percent
Occupied units paying rent	1,306	1,306
Less than \$500	0	0.0%
\$500 to \$999	420	32.2%
\$1,000 to \$1,499	434	33.2%
\$1,500 to \$1,999	350	26.8%
\$2,000 to \$2,499	102	7.8%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	0	0.0%
Median (dollars)	1,195	(X)
No rent paid	0	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)		
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,287	1,287
Less than 15.0 percent	319	24.8%
15.0 to 19.9 percent	94	7.3%
20.0 to 24.9 percent	84	6.5%
25.0 to 29.9 percent	133	10.3%
30.0 to 34.9 percent	179	13.9%
35.0 percent or more	478	37.1%
Not computed	19	(X)

Selected Housing Characteristics, 2021

	Sugar Hill city, Georgia			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	8,463	±402	8,463	(X)
Occupied housing units	8,271	±391	97.7%	±1.4
Vacant housing units	192	±120	2.3%	±1.4
Homeowner vacancy rate	1.3	±1.2	(X)	(X)
Rental vacancy rate	1.9	±3.0	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	8,463	±402	8,463	(X)
1-unit, detached	6,987	±495	82.6%	±3.9
1-unit, attached	543	±239	6.4%	±2.7
2 units	19	±46	0.2%	±0.5
3 or 4 units	23	±45	0.3%	±0.5
5 to 9 units	111	±63	1.3%	±0.7
10 to 19 units	68	±62	0.8%	±0.7
20 or more units	119	±95	1.4%	±1.1
Mobile home	593	±238	7.0%	±2.9
Boat, RV, van, etc.	0	±27	0.0%	±0.6
YEAR STRUCTURE BUILT				
Total housing units	8,463	±402	8,463	(X)
Built 2020 or later	0	±27	0.0%	±0.6
Built 2010 to 2019	1,531	±406	18.1%	±4.8
Built 2000 to 2009	2,659	±447	31.4%	±4.7
Built 1990 to 1999	2,572	±314	30.4%	±4.0
Built 1980 to 1989	645	±219	7.6%	±2.6
Built 1970 to 1979	476	±209	5.6%	±2.4
Built 1960 to 1969	198	±118	2.3%	±1.4
Built 1950 to 1959	316	±154	3.7%	±1.8
Built 1940 to 1949	14	±28	0.2%	±0.3
Built 1939 or earlier	52	±61	0.6%	±0.7
ROOMS				
Total housing units	8,463	±402	8,463	(X)
1 room	56	±63	0.7%	±0.7
2 rooms	21	±35	0.2%	±0.4
3 rooms	214	±146	2.5%	±1.7
4 rooms	495	±218	5.8%	±2.5

Table: ACSDP5Y2021.DP04

	Sugar Hill city, Georgia			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
5 rooms	1,876	±387	22.2%	±4.6
6 rooms	1,645	±298	19.4%	±3.6
7 rooms	1,016	±255	12.0%	±3.1
8 rooms	799	±214	9.4%	±2.6
9 rooms or more	2,341	±525	27.7%	±5.6
Median rooms	6.5	±0.3	(X)	(X)
BEDROOMS				
Total housing units	8,463	±402	8,463	(X)
No bedroom	56	±63	0.7%	±0.7
1 bedroom	181	±117	2.1%	±1.4
2 bedrooms	657	±233	7.8%	±2.7
3 bedrooms	3,677	±504	43.40%	±5.2
4 bedrooms	2,675	±326	31.60%	±3.8
5 or more bedrooms	1,217	±207	14.40%	±2.5
HOUSING TENURE				
Occupied housing units	8,271	±391	8,271	(X)
Owner-occupied	6,647	±428	80.4%	±4.0
Renter-occupied	1,624	±351	19.6%	±4.0
Average household size of owner-occupied unit	3.02	±0.17	(X)	(X)
Average household size of renter-occupied unit	2.76	±0.33	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	8,271	±391	8,271	(X)
Moved in 2019 or later	894	±287	10.8%	±3.5
Moved in 2015 to 2018	2,462	±497	29.8%	±5.4
Moved in 2010 to 2014	1,703	±320	20.6%	±3.9
Moved in 2000 to 2009	2,352	±451	28.4%	±5.5
Moved in 1990 to 1999	642	±181	7.8%	±2.2
Moved in 1989 and earlier	218	±110	2.6%	±1.3
VEHICLES AVAILABLE				
Occupied housing units	8,271	±391	8,271	(X)
No vehicles available	233	±131	2.8%	±1.6
1 vehicle available	2,115	±407	25.6%	±4.8

Table: ACSDP5Y2021.DP04

	Sugar Hill city, Georgia			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
2 vehicles available	4,130	±544	49.9%	±5.5
3 or more vehicles available	1,793	±257	21.7%	±3.5
HOUSE HEATING FUEL				
Occupied housing units	8,271	±391	8,271	(X)
Utility gas	5,422	±538	65.6%	±5.2
Bottled, tank, or LP gas	196	±146	2.4%	±1.7
Electricity	2,653	±408	32.1%	±5.1
Fuel oil, kerosene, etc.	0	±27	0.0%	±0.6
Coal or coke	0	±27	0.0%	±0.6
Wood	0	±27	0.0%	±0.6
Solar energy	0	±27	0.0%	±0.6
Other fuel	0	±27	0.0%	±0.6
No fuel used	0	±27	0.0%	±0.6
SELECTED CHARACTERISTICS				
Occupied housing units	8,271	±391	8,271	(X)
Lacking complete plumbing facilities	97	±111	1.2%	±1.4
Lacking complete kitchen facilities	14	±28	0.2%	±0.3
No telephone service available	155	±102	1.9%	±1.3
OCCUPANTS PER ROOM				
Occupied housing units	8,271	±391	8,271	(X)
1.00 or less	8,105	±428	98.0%	±1.5
1.01 to 1.50	78	±87	0.9%	±1.1
1.51 or more	88	±92	1.1%	±1.1
VALUE				
Owner-occupied units	6,647	±428	6,647	(X)
Less than \$50,000	134	±98	2.0%	±1.5
\$50,000 to \$99,999	296	±240	4.5%	±3.7
\$100,000 to \$149,999	328	±177	4.9%	±2.7
\$150,000 to \$199,999	865	±246	13.0%	±3.6
\$200,000 to \$299,999	2,140	±489	32.2%	±6.4
\$300,000 to \$499,999	2,226	±376	33.5%	±5.8
\$500,000 to \$999,999	588	±150	8.8%	±2.3

Table: ACSDP5Y2021.DP04

	Sugar Hill city, Georgia			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
\$1,000,000 or more	70	±89	1.1%	±1.3
Median (dollars)	277,700	±19,947	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	6,647	±428	6,647	(X)
Housing units with a mortgage	4,952	±523	74.5%	±5.3
Housing units without a mortgage	1,695	±337	25.5%	±5.3
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	4,952	±523	4,952	(X)
Less than \$500	0	±27	0.0%	±1.0
\$500 to \$999	294	±146	5.9%	±3.0
\$1,000 to \$1,499	1,074	±245	21.7%	±4.9
\$1,500 to \$1,999	1,184	±274	23.9%	±5.3
\$2,000 to \$2,499	1,565	±408	31.6%	±6.5
\$2,500 to \$2,999	378	±166	7.6%	±3.3
\$3,000 or more	457	±174	9.2%	±3.4
Median (dollars)	1,968	±122	(X)	(X)
Housing units without a mortgage	1,695	±337	1,695	(X)
Less than \$250	101	±89	6.0%	±5.2
\$250 to \$399	314	±152	18.5%	±9.5
\$400 to \$599	595	±257	35.1%	±13.3
\$600 to \$799	478	±273	28.2%	±13.7
\$800 to \$999	76	±69	4.5%	±4.0
\$1,000 or more	131	±90	7.7%	±5.6
Median (dollars)	521	±91	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP)				

Table: ACSDP5Y2021.DP04

	Sugar Hill city, Georgia			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	4,887	±522	4,887	(X)
Less than 20.0 percent	2,396	±389	49.0%	±8.1
20.0 to 24.9 percent	679	±179	13.9%	±3.7
25.0 to 29.9 percent	564	±289	11.5%	±5.5
30.0 to 34.9 percent	191	±108	3.9%	±2.1
35.0 percent or more	1,057	±411	21.6%	±7.5
Not computed	65	±74	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	1,593	±310	1,593	(X)
Less than 10.0 percent	682	±210	42.8%	±11.8
10.0 to 14.9 percent	373	±222	23.4%	±12.5
15.0 to 19.9 percent	221	±171	13.9%	±10.0
20.0 to 24.9 percent	52	±62	3.3%	±3.8
25.0 to 29.9 percent	31	±39	1.9%	±2.5
30.0 to 34.9 percent	69	±71	4.3%	±4.7
35.0 percent or more	165	±98	10.4%	±6.0
Not computed	102	±155	(X)	(X)
GROSS RENT				
Occupied units paying rent	1,624	±351	1,624	(X)
Less than \$500	0	±27	0.0%	±2.9
\$500 to \$999	436	±242	26.8%	±11.8
\$1,000 to \$1,499	551	±194	33.9%	±10.8
\$1,500 to \$1,999	455	±186	28.0%	±9.6
\$2,000 to \$2,499	157	±117	9.7%	±7.9
\$2,500 to \$2,999	25	±38	1.5%	±2.3
\$3,000 or more	0	±27	0.0%	±2.9
Median (dollars)	1,303	±200	(X)	(X)
No rent paid	0	±27	(X)	(X)

Table: ACSDP5Y2021.DP04

	Sugar Hill city, Georgia			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,624	±351	1,624	(X)
Less than 15.0 percent	351	±209	21.6%	±10.8
15.0 to 19.9 percent	102	±75	6.3%	±4.5
20.0 to 24.9 percent	119	±85	7.3%	±4.9
25.0 to 29.9 percent	176	±133	10.8%	±7.7
30.0 to 34.9 percent	200	±127	12.3%	±7.5
35.0 percent or more	676	±214	41.6%	±12.7
Not computed	0	±27	(X)	(X)

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP)

Owner Cost Burden	2021 %	
Less than 20%	2,396	62%
20% - 25%	679	17%
25% - 30%	564	14%
30% - 35%	191	5%
35%+	65	2%
Total	3,895	

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)

Renter Cost Burden	2021 %	
Less than 20%	453	28%
20% - 25%	119	7%
25% - 30%	176	11%
30% - 35%	200	12%
35%+	676	42%
Total	1,624	

Rental Rates by Year

Row Labels	Effective Rent Per Unit	YoY % Change
2000	\$1,346	
2001	\$1,396	4%
2002	\$1,321	-5%
2003	\$1,212	-8%
2004	\$1,173	-3%
2005	\$1,177	0%
2006	\$1,206	2%
2007	\$1,203	0%
2008	\$1,164	-3%
2009	\$1,126	-3%
2010	\$1,113	-1%
2011	\$1,134	2%
2012	\$1,163	3%
2013	\$1,184	2%
2014	\$1,234	4%
2015	\$1,276	3%
2016	\$1,328	4%
2017	\$1,357	2%
2018	\$1,389	2%
2019	\$1,470	6%
2020	\$1,468	0%
2021	\$1,728	18%
2022	\$1,813	5%
2023	\$1,890	4%

of Closings for Detached and Attached units and price, by year

Closings			Price		
Year	SFD	Townhomes	Year	SFD	Townhomes
2017	359	77	2017	\$ 398,000	\$ 271,000
2018	329	74	2018	\$ 399,000	\$ 290,000
2019	239	74	2019	\$ 394,000	\$ 268,000
2020	189	39	2020	\$ 385,000	\$ 278,000
2021	149	16	2021	\$ 474,000	\$ 408,000
2022	177	30	2022	\$ 527,500	\$ 478,000
2023	24	16	2023	\$ 611,000	\$ 494,000

Table: ACSST5Y2021.S0801

	Sugar Hill city, Georgia			
	Total		Male	
Label	Estimate	Margin of Error	Estimate	Margin of Error
Workers 16 years and over	12,759	±769	6,403	±584
MEANS OF TRANSPORTATION TO WORK				
Car, truck, or van	87.1%	±2.6	89.2%	±2.9
Drove alone	77.4%	±4.2	79.4%	±4.5
Carpooled	9.7%	±3.4	9.8%	±3.9
In 2-person carpool	8.1%	±2.9	7.9%	±3.3
In 3-person carpool	1.2%	±0.9	1.2%	±1.2
In 4-or-more person carpool	0.5%	±0.6	0.7%	±1.2
Workers per car, truck, or van	1.06	±0.02	1.06	±0.03
Public transportation (excluding taxicab)	0.2%	±0.3	0.1%	±0.4
Walked	0.1%	±0.2	0.2%	±0.4
Bicycle	0.1%	±0.2	0.0%	±0.7
Taxicab, motorcycle, or other means	0.7%	±0.7	0.8%	±1.0
Worked from home	11.8%	±2.6	9.6%	±2.7
PLACE OF WORK				
Worked in state of residence	99.7%	±0.4	99.5%	±0.8
Worked in county of residence	58.6%	±6.2	60.3%	±6.7
Worked outside county of residence	41.1%	±6.2	39.2%	±6.8
Worked outside state of residence	0.3%	±0.4	0.5%	±0.8
Living in a place	100.0%	±0.4	100.0%	±0.7

Table: ACSST5Y2021.S0801

	Female	
Label	Estimate	Margin of Error
Workers 16 years and over	6,356	±610
MEANS OF TRANSPORTATION TO WORK		
Car, truck, or van	85.0%	±4.3
Drove alone	75.4%	±6.0
Carpooled	9.6%	±4.3
In 2-person carpool	8.2%	±3.9
In 3-person carpool	1.1%	±1.1
In 4-or-more person carpool	0.2%	±0.4
Workers per car, truck, or van	1.06	±0.03
Public transportation (excluding taxicab)	0.2%	±0.3
Walked	0.0%	±0.7
Bicycle	0.2%	±0.3
Taxicab, motorcycle, or other means	0.6%	±1.0
Worked from home	14.0%	±4.1
PLACE OF WORK		
Worked in state of residence	99.9%	±0.3
Worked in county of residence	56.9%	±7.5
Worked outside county of residence	43.0%	±7.6
Worked outside state of residence	0.1%	±0.3
Living in a place	100.0%	±0.7

Table: ACSST5Y2021.S0801

	Sugar Hill city, Georgia			
	Total		Male	
Label	Estimate	Margin of Error	Estimate	Margin of Error
Worked in place of residence	17.2%	±3.2	13.3%	±3.2
Worked outside place of residence	82.8%	±3.2	86.7%	±3.2
Not living in a place	0.0%	±0.4	0.0%	±0.7
Living in 12 selected states	0.0%	±0.4	0.0%	±0.7
Worked in minor civil division of residence	0.0%	±0.4	0.0%	±0.7
Worked outside minor civil division of residence	0.0%	±0.4	0.0%	±0.7
Not living in 12 selected states	100.0%	±0.4	100.0%	±0.7
Workers 16 years and over who did not work from home	11,253	±781	5,787	±551
TIME OF DEPARTURE TO GO TO WORK				
12:00 a.m. to 4:59 a.m.	1.1%	±0.8	1.2%	±1.2
5:00 a.m. to 5:29 a.m.	4.9%	±2.3	6.5%	±3.6
5:30 a.m. to 5:59 a.m.	3.8%	±1.6	3.7%	±1.9
6:00 a.m. to 6:29 a.m.	10.4%	±2.5	7.6%	±3.0
6:30 a.m. to 6:59 a.m.	5.0%	±1.6	5.3%	±2.1
7:00 a.m. to 7:29 a.m.	16.3%	±3.4	20.0%	±4.7
7:30 a.m. to 7:59 a.m.	10.6%	±2.9	12.3%	±5.0
8:00 a.m. to 8:29 a.m.	20.0%	±5.8	15.4%	±5.8
8:30 a.m. to 8:59 a.m.	6.3%	±2.2	6.2%	±3.2
9:00 a.m. to 11:59 p.m.	21.6%	±4.2	21.9%	±5.0
TRAVEL TIME TO WORK				
Less than 10 minutes	4.5%	±1.9	5.7%	±2.7

Table: ACSST5Y2021.S0801

	Female	
Label	Estimate	Margin of Error
Worked in place of residence	21.2%	±4.8
Worked outside place of residence	78.8%	±4.8
Not living in a place	0.0%	±0.7
Living in 12 selected states	0.0%	±0.7
Worked in minor civil division of residence	0.0%	±0.7
Worked outside minor civil division of residence	0.0%	±0.7
Not living in 12 selected states	100.0%	±0.7
Workers 16 years and over who did not work from home	5,466	±651
TIME OF DEPARTURE TO GO TO WORK		
12:00 a.m. to 4:59 a.m.	0.9%	±0.9
5:00 a.m. to 5:29 a.m.	3.3%	±2.0
5:30 a.m. to 5:59 a.m.	4.0%	±2.4
6:00 a.m. to 6:29 a.m.	13.3%	±4.2
6:30 a.m. to 6:59 a.m.	4.6%	±2.0
7:00 a.m. to 7:29 a.m.	12.5%	±3.8
7:30 a.m. to 7:59 a.m.	8.7%	±3.1
8:00 a.m. to 8:29 a.m.	25.0%	±7.9
8:30 a.m. to 8:59 a.m.	6.4%	±2.9
9:00 a.m. to 11:59 p.m.	21.3%	±5.7
TRAVEL TIME TO WORK		
Less than 10 minutes	3.3%	±2.2

Table: ACSST5Y2021.S0801

	Sugar Hill city, Georgia			
	Total		Male	
Label	Estimate	Margin of Error	Estimate	Margin of Error
10 to 14 minutes	6.6%	±2.7	4.5%	±2.5
15 to 19 minutes	11.2%	±3.5	14.2%	±6.4
20 to 24 minutes	17.6%	±3.2	18.3%	±4.3
25 to 29 minutes	8.3%	±2.5	6.6%	±2.6
30 to 34 minutes	16.3%	±3.5	13.1%	±4.4
35 to 44 minutes	10.1%	±2.6	14.0%	±4.4
45 to 59 minutes	10.8%	±3.3	8.8%	±3.7
60 or more minutes	14.5%	±3.3	14.8%	±4.1
Mean travel time to work (minutes)	32.6	±2.1	32.7	±3.0
VEHICLES AVAILABLE				
Workers 16 years and over in households	12,756	±769	6,401	±584
No vehicle available	2.7%	±1.9	3.1%	±2.6
1 vehicle available	15.2%	±4.1	13.4%	±4.4
2 vehicles available	52.2%	±5.4	54.3%	±6.1
3 or more vehicles available	29.9%	±4.4	29.2%	±5.0
PERCENT ALLOCATED				
Means of transportation to work	11.8%	(X)	(X)	(X)
Private vehicle occupancy	14.4%	(X)	(X)	(X)
Place of work	22.2%	(X)	(X)	(X)
Time of departure to go to work	24.6%	(X)	(X)	(X)
Travel time to work	18.1%	(X)	(X)	(X)
Vehicles available	2.7%	(X)	(X)	(X)

Table: ACSST5Y2021.S0801

	Female	
Label	Estimate	Margin of Error
10 to 14 minutes	8.9%	±4.1
15 to 19 minutes	8.1%	±3.7
20 to 24 minutes	16.9%	±4.6
25 to 29 minutes	10.2%	±4.1
30 to 34 minutes	19.6%	±7.1
35 to 44 minutes	5.9%	±2.8
45 to 59 minutes	12.9%	±4.8
60 or more minutes	14.1%	±4.1
Mean travel time to work (minutes)	32.4	±2.2
VEHICLES AVAILABLE		
Workers 16 years and over in households	6,355	±610
No vehicle available	2.3%	±1.7
1 vehicle available	17.0%	±5.9
2 vehicles available	50.0%	±6.4
3 or more vehicles available	30.7%	±5.5
PERCENT ALLOCATED		
Means of transportation to work	(X)	(X)
Private vehicle occupancy	(X)	(X)
Place of work	(X)	(X)
Time of departure to go to work	(X)	(X)
Travel time to work	(X)	(X)
Vehicles available	(X)	(X)

Data Source: Placer AI

Distance	City of Sugar Hill / Sugar Hill, Georgia, United States Nov 1, 2022 - Oct 31, 2023 Work Loca
0 - 0.3 mi	2501
0.3 - 0.5 mi	208
0.5 - 0.7 mi	83
0.7 - 1 mi	241
1 - 2 mi	723
2 - 3 mi	831
3 - 5 mi	1570
5 - 7 mi	1271
7 - 10 mi	1354
10 - 30 mi	3215
30 - 50 mi	332
50 - 100 mi	158
100 - 250 n	166
250+ mi	17

