

Technical Addendum Data Assessment Sugar Hill Comprehensive Plan

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

By:
City of Sugar Hill

October 18, 2007



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ACRONYMS/DEFINITIONS

ALS	Advanced Life Support
ARC	The Atlanta Regional Planning Commission
C.O.P.S.	Community Oriented Police Service
E.M.S.	Emergency Transportation Services
DDA	Downtown Development Authority
The District	Metropolitan North Georgia Water Planning District
GCT	Gwinnett County Transit
GDOT	Georgia Department of Transportation
GRTA	Georgia Regional Transportation Authority

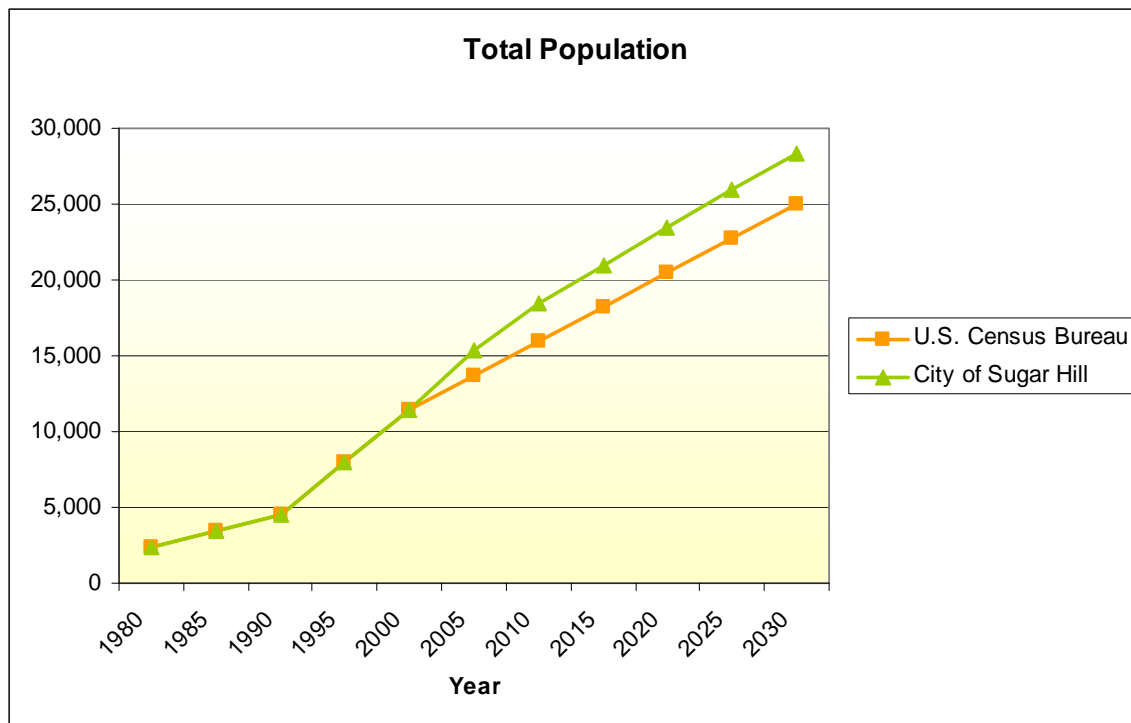
1. Population

1.1. General Population

The City of Sugar Hill's population more than tripled in the last 15 years, growing by 4,557 persons to a total population of 15,305 people in 2005. Like most places in the Atlanta region, the primary reason for the City of Sugar Hill's growth since 1990 has been migration (the number of new families moving here from other places) and annexation. Therefore, growth is expected to continue for the foreseeable future, as illustrated in Figure 1.

Despite the previously rapid population growth in the later part of the 20th century, the pace of growth is slowing. The City of Sugar Hill grew by 94.7% between 1980 and 1990. The rate of increase slowed to 85.8% during the years 1990 to 2000. The Atlanta Regional Planning Commission (ARC) predicts continued growth for the City of Sugar Hill. However, the rate of increase is estimated to be only 39.7% during the current decade (2000-2010) and only 28.4% from 2010 to 2020. A major contributing factor to the decreased rate of growth is that land available for development is almost fully utilized. The only other available alternative for growth is annexation and the City does not have a large need to annex more residential lands.

Figure 1. Total Population



**Sugar Hill Population based on Certificates of Occupancy*

As Table 1 indicates, the first population projection is provided by the U.S. Census Bureau, which involves the assumption that past demographic trends will remain constant. The second population projection, specifically the current population update for 2005, was determined using the residential certificates of occupancy issued in the years of 2001, 2002, 2003, 2004 and 2005. The population projection for 2010 was calculated using the information collected by the City regarding existing approved lots and future proposed projects. The remaining projections were amended accordingly using the rate of increase from 2005 to 2010. All figures shaded in gray have been projected.

Table 1. City of Sugar Hill Population

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

*Sugar Hill Population based on Certificates of Occupancy

1.2. Population Comparison

The City of Sugar Hill and the Atlanta region as a whole have experienced a significant amount of population growth in the past 30 years. Table 2 below compares the population totals for the City of Sugar Hill, Atlanta, Gwinnett County, and the Atlanta region since 1970. There have been increasing numbers throughout the entire Atlanta region over the course of the past 25 years. However, the percentage increase for the City of Sugar Hill continues to exceed that of the region. It is likely that Sugar Hill will experience more growth in the years to come prior to a reduction in the rate of growth. This presents the City with a number of issues related to the natural environment, City services, infrastructure, and overall quality of life. Figures shaded in gray have been projected based on the 2000 Census data and historical trends.

Table 2. Population Comparison

	1970	1980	1990	2000	2005
Atlanta Region	1,500,823	1,896,182	2,557,800	3,429,379	3,813,700
Gwinnett County	NA	166,903	352,910	588,448	693,834
City of Atlanta	495,039	424,922	415,200	416,474	442,100
City of Sugar Hill	NA	2,340	4,557	11,399	15,305

Source: DCA, US Census Bureau

Table 3 compares the areas discussed above based on the percent change since 1980. As the table shows, the percentage growth in Sugar Hill has been consistently higher than the growth rate in Atlanta, Gwinnett County and the region as a whole.

Table 3. Population Average Annual Percentage Increase

	1970 to 1980	1980 to 1990	1990 to 2000	2000 to 2005
Atlanta Region	2.4	3	3	2.1
Gwinnett County	NA	2.1	1.6	1.2
City of Atlanta	-1.5	-0.2	0	1.2
City of Sugar Hill	NA	9.5	15.0	6.4

Source: Atlanta Regional Commission

1.3. Population by Age

Based on data from the Census Bureau, in the year 2000, over fifty percent of people in the City of Sugar Hill were between the ages 25 and 54 (as shown in table 4 below). This trend is similar to that of Gwinnett County as a whole. The numbers within these ages' cohorts is directly related to the current development patterns within both the City and the County. Both jurisdictions are experiencing significant residential development, which is providing a variety of housing options for people at varying income levels.

Table 4. Age Composition in Sugar Hill & Gwinnett County

Category	1980	1990	2000
Age Composition - Sugar Hill			
0 – 4 Years Old	6.6%	8.6%	9.8%
5 – 13 Years Old	17.4%	14.7%	15.7%
14 – 17 Years Old	7.5%	4.2%	3.7%
18 – 20 Years Old	5.9%	4.4%	3.0%
21 – 24 Years Old	6.6%	5.7%	4.3%
25 – 34 Years Old	14.6%	21.8%	19.5%
35 – 44 Years Old	15.2%	16.0%	20.4%
45 – 54 Years Old	11.1%	11.1%	12.1%
55 – 64 Years Old	7.1%	7.3%	6.2%
65 and Over	8.0%	6.2%	5.4%
Age Composition - Gwinnett County			
0 – 4 Years Old	8.3%	8.6%	8.0%
5 – 13 Years Old	17.0%	15.2%	15.8%
14 – 17 Years Old	7.0%	4.1%	4.4%
18 – 20 Years Old	4.2%	3.8%	3.6%
21 – 24 Years Old	6.5%	5.9%	5.0%
25 – 34 Years Old	21.9%	22.9%	17.8%
35 – 44 Years Old	15.5%	19.4%	19.7%
45 – 54 Years Old	8.7%	10.2%	13.8%
55 – 64 Years Old	5.9%	5.2%	6.5%

Source: DCA, US Census Bureau

1.4. Average Household Size

The population by age projection (Table 5) uses the DCA method to project the percentage for each age group. The table shows fairly consistent distribution within the various age cohorts. However, these percentages do not account for the anticipated growth predicted for the City. As a result, it is predicted that increases will occur in many of the age cohorts 45 and below. It is important to be aware of potential shifts and trends in age distribution when planning for future facilities and services.

Table 5. Population by Age Projections (percentages)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0 – 4	6.6%	7.9%	8.6%	9.5%	9.8%	9.9%	10.0%	10.1%	10.2%	10.2%
5 – 13	17.4%	15.6%	14.7%	15.4%	15.7%	15.6%	15.6%	15.5%	15.5%	15.5%
14 – 17	7.5%	5.3%	4.2%	3.8%	3.7%	3.5%	3.4%	3.3%	3.2%	3.2%
18 – 20	5.9%	4.9%	4.4%	3.4%	3.0%	2.9%	2.8%	2.7%	2.7%	2.7%
21 – 24	6.6%	6.0%	5.7%	4.7%	4.3%	4.2%	4.1%	4.1%	4.1%	4.0%
25 – 34	14.6%	19.4%	21.8%	20.2%	19.5%	19.7%	19.9%	20.0%	20.1%	20.2%
35 – 44	15.2%	15.7%	16.0%	19.1%	20.4%	20.6%	20.7%	20.9%	21.0%	21.0%
45 – 54	11.1%	11.1%	11.1%	11.8%	12.1%	12.1%	12.1%	12.1%	12.2%	12.2%
55 – 64	7.1%	7.2%	7.3%	6.5%	6.2%	6.1%	6.1%	6.1%	6.1%	6.1%
65 +	8.0%	6.8%	6.2%	5.6%	5.4%	5.2%	5.2%	5.1%	5.1%	5.0%

1.5. Average Household Size

The average household size in the City of Sugar Hill has decreased steadily between 1980 and 1995, as illustrated in Table 6 below. The City saw a slight increase in household size in 2000 of 1%; however, the Department of Community Affairs still predicts that the average household size will decrease. The decrease could be attributed to an increase in single person homes and the decrease in the amount of children per household. Gwinnett County has also seen a decrease in the average size of households, from 3.00 persons in 1980 to 2.85 in 2005.

Table 6. Average Household Size

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons per Household	3.05	2.93	2.8	2.83	2.85	2.8	2.75	2.7	2.65	2.6	2.55

Source: DCA, US Census Bureau

It should be noted that this projection is based on historical trends from 1980 – 2000. The opposite trend is actually occurring in the City. There has been a significant increase in residential development and as a result, recent trends in the City indicate an increase in the number of families moving to the City. Thus, the City predicts the average household size may actually increase in the future.

1.6. Number of Households

The number of households in the City of Sugar Hill has continued to increase to accommodate growth in the metro-Atlanta region. However, despite continued development, the rate of growth for both the City and the County has continued to slow, and that trend of slower growth is predicted to continue. The number of households in the City of Sugar Hill increased by a smaller percentage every five years from 1990 to 2005 and the projections to 2030 predict that the trend will continue. From 1995 to 2000 the number of households grew by 42% but from 2000 to 2005, the growth was only 34%. The predicted increase in the number of housing from 2005 to 2010 is 21% and growth from 2010 to 2015 will be only 13%. The number of households in 2005 was determined through an analysis of the certificates of occupancy, and the shaded numbers were projected based on current growth patterns.

Table 7. Number of Households in the City of Sugar Hill

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Households	766	1,196	1,625	2,815	4,004	5,370	6,487	7,355	8,223	9,091	9,959

Source: DCA, US Census Bureau

1.7. Racial Distribution

The racial composition of the City of Sugar Hill is not expected to change significantly in the future. The racial composition is presently 87% White, 5% African-American, 2% Asian, and 6% Other. Although the African-American population and the “other” category are expected to increase, the City will remain predominately white.

Table 8. Racial Composition

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White alone	99.1%	98.4%	98.2%	90.7%	87.7%	87.2%	86.9%	86.6%	86.4%	86.2%
Black or African American alone	0.5%	0.8%	0.9%	3.6%	4.7%	4.9%	5.0%	5.1%	5.2%	5.2%
American Indian and Alaska Native alone	0.1%	0.1%	0.1%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
Asian or Pacific Islander	0.1%	0.2%	0.3%	1.3%	1.7%	1.7%	1.8%	1.8%	1.9%	1.9%
Other Race	0.3%	0.4%	0.5%	4.3%	5.8%	6.0%	6.2%	6.3%	6.4%	6.5%

Source: DCA, US Census Bureau

1.8. Hispanic Ethnic Distribution

Hispanic population is on the rise all across the nation. The City of Sugar Hill has seen a significant increase in Hispanic population in comparison to other ethnic groups. This trend is predicted to continue over the next 20 years.

Table 9. Hispanic Ethnic Composition

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Hispanic Origin	0.8%	1.4%	1.8%	7.0%	9.1%	9.5%	9.7%	9.9%	10.1%	10.2%

Source: DCA, US Census Bureau

1.9. Educational Attainment

Tables 10 and 11 below examine the educational attainment for Sugar Hill and Gwinnett County. Both jurisdictions have seen an increase in the percentage of people with a high school diploma or higher. It is likely that this trend continues in the future as the demand and opportunity for skilled workers in the City and County rises.

Table 10. City of Sugar Hill Educational Attainment

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Less than 9th Grade	25.3%	16.5%	11.8%	7.6%	5.9%	5.6%	5.1%	4.6%	4.3%	4.1%
9th to 12th Grade (no diploma)	22.2%	20.3%	18.5%	13.2%	11.1%	11.5%	11.2%	10.9%	10.8%	10.6%
High School Graduate (includes equivalency)	32.6%	31.6%	29.8%	25.2%	23.3%	24.8%	24.5%	24.4%	24.2%	24.1%
Some College (no degree)	8.9%	16.4%	19.1%	23.2%	24.9%	27.5%	28.0%	28.4%	28.7%	29.0%
Associate Degree	NA	NA	4.3%	6.2%	7.0%	NA	NA	NA	NA	NA
Bachelor's Degree	5.9%	9.4%	10.6%	18.6%	21.8%	24.2%	24.7%	25.1%	25.4%	25.6%
Graduate or Professional Degree	5.2%	5.8%	5.8%	6.0%	6.0%	6.5%	6.5%	6.6%	6.6%	6.6%

Source: DCA, US Census Bureau

Table 11. Gwinnett County Educational Attainment

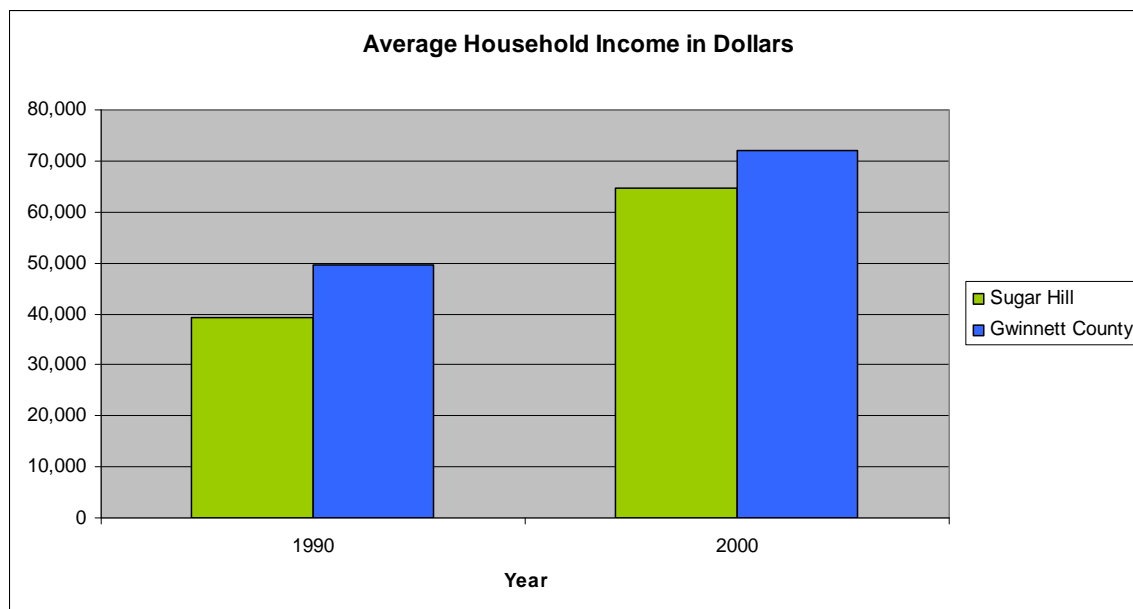
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Less than 9th Grade	12.8%	7.4%	4.5%	4.5%	4.4%	4.3%	3.9%	3.7%	3.4%	3.3%
9th to 12th Grade (no diploma)	15.4%	11.4%	8.8%	8.3%	8.0%	8.3%	8.0%	7.8%	7.6%	7.4%
High School Graduate (includes equivalency)	32.9%	29.5%	25.7%	23.4%	22.0%	23.2%	22.8%	22.5%	22.2%	22.0%
Some College (no degree)	19.9%	23.8%	23.7%	23.9%	24.0%	26.3%	26.5%	26.7%	26.9%	27.0%
Associate Degree	NA	NA	7.7%	7.4%	7.3%	NA	NA	NA	NA	NA
Bachelor's Degree	12.1%	20.0%	21.9%	23.3%	24.2%	26.9%	27.5%	28.0%	28.4%	28.7%
Graduate or Professional Degree	6.8%	7.9%	7.7%	9.2%	10.0%	11.1%	11.2%	11.4%	11.5%	11.6%

Source: DCA, US Census Bureau

1.10. Average Household Income

According to the 2000 census, the average household income in Sugar Hill is high (\$64,703), but still below the average household income for both the State of Georgia (\$80,077) and Gwinnett County (\$71,888). The average income for the State of Georgia more than doubled (117.5%) over the past decade from \$36,810 to \$80,077 in 2000 and the City of Sugar Hill's average household income increased 64.7% during that same period.

Averages can be skewed by high and low extremes included in the calculation. Therefore, average household income may not depict the financial condition of the majority of households as accurately as the distribution of household income.

Figure 2. Average Household Income

Source: DCA, US Census Bureau

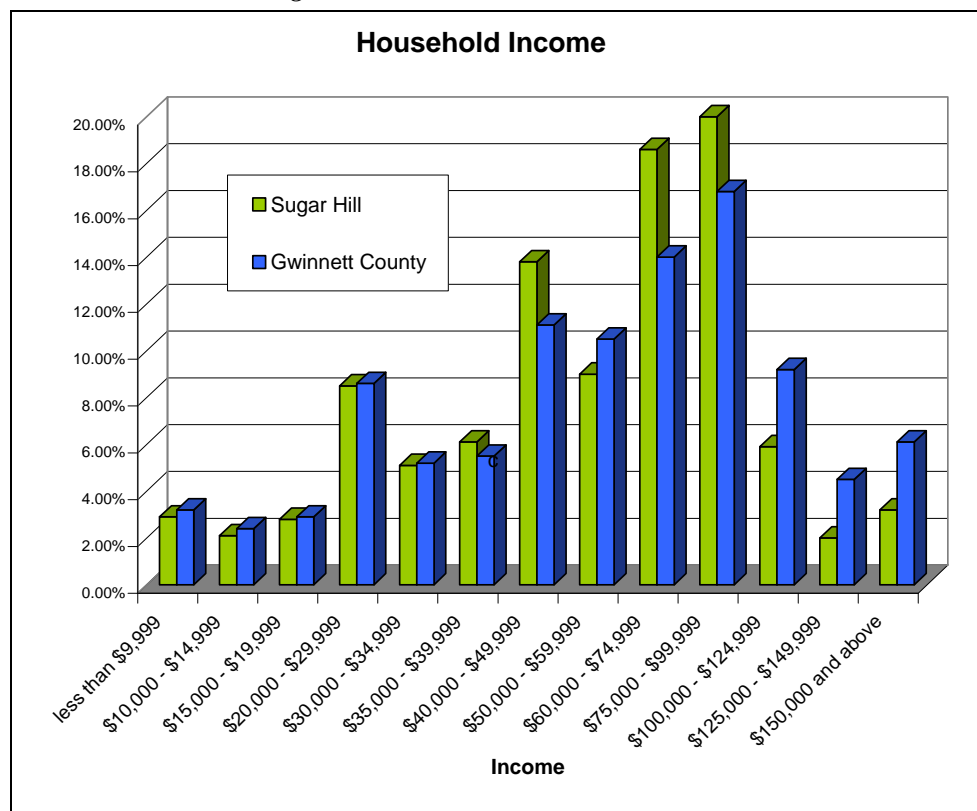
Table 12. Average Household Income (in dollars)

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

Source: DCA, US Census Bureau

1.11. Household Income Distribution

The household income distribution provides a more accurate picture of the financial status of households in Sugar Hill than the average household income. Household income distribution in the City of Sugar Hill is very favorable. Over 30% of the households earned \$75,000 or more and 58.6% of households earned over \$50,000. As evidenced in the chart below, in the lower ranges of income distribution, the City of Sugar Hill and Gwinnett County are very similar. However, Sugar Hill has a higher percentage of income in the ranges between \$40,000 and \$99,999. The County has a higher percent in the income ranges greater than \$100,000.

Figure 3. Household Income Distribution

1.12. Per Capita Income

The per capita income is calculated by dividing the total income by the total population. The City of Sugar Hill has traditionally had a per capita income slightly lower than in Gwinnett County, yet higher than in Georgia. It is expected that this trend will continue in the future. It is important to note that while average household income in Sugar Hill was less than the State of Georgia in 2000, the per capita income was more due to the smaller average household size.

Table 13. Per Capita Income (in dollars)

Jurisdiction	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
City of Sugar Hill	6,133	10,129	14,124	18,661	23,198	27,464	31,731	35,997	40,263	44,529	48,796
Gwinnett County	8,156	13,019	17,881	21,444	25,006	29,219	33,431	37,644	41,856	46,069	50,281
Georgia	NA	NA	13,631	NA	21,154	NA	NA	NA	NA	NA	NA

Source: DCA, US Census Bureau

2. Economic Development

2.1. Economic Base

The primary economic base for Sugar Hill falls into the Educational, Health, and Social Services category, which represent 15% of Sugar Hill's economy. The Gwinnett County School System is the largest in the state of Georgia and is also the most populated, hence giving reasoning to the strong significance of education and related factors to Sugar Hill's economy.

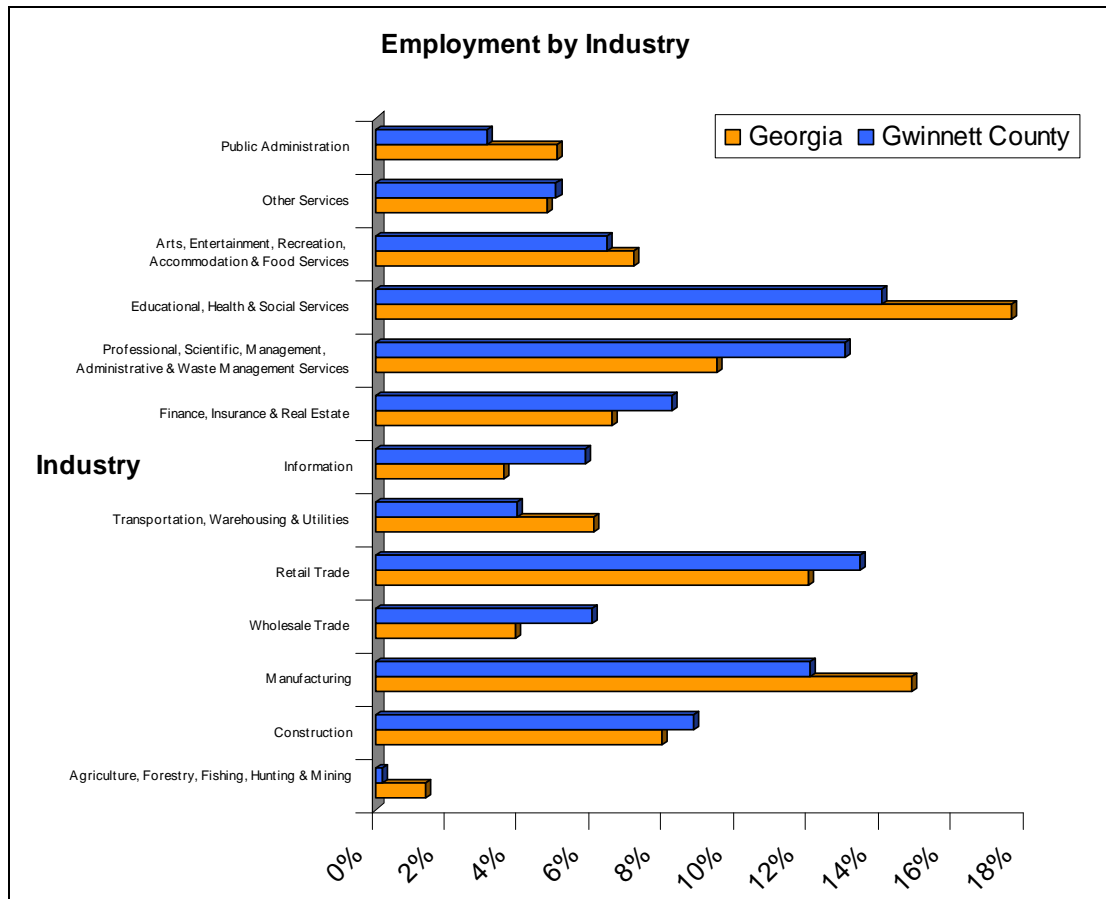
Table 14. Employment by Industry Type

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	1,098	1,781	2,464	4,264	6,064	7,306	8,547	9,789	11,030	12,272	13,513
Agriculture, Forestry, Fishing, Hunting & Mining	0	1.6%	2.3%	1.1%	0.6%	0.6%	0.6%	0.6%	0.7%	0.7%	0.7%
Construction	7%	10%	11.4%	10.1%	9.5%	9.6%	9.7%	9.8%	9.8%	9.8%	9.9%
Manufacturing	36%	25.8%	21.3%	15.7%	13.4%	12.6%	12%	11.5%	11.2%	10.9%	10.7%
Wholesale Trade	10.4%	11.3%	11.7%	8.6%	7.4%	7.2%	7.2%	7.1%	7.1%	7.0%	7.0%
Retail Trade	13.7%	14%	14.1%	14.7%	14.9%	15%	15%	15%	15.1%	15.1%	15.1%
Transportation, Warehousing & Utilities	6.2%	7.3%	7.8%	4.3%	2.9%	2.8%	2.7%	2.6%	2.6%	2.6%	2.5%
Information	NA	NA	NA	NA	4.1%	NA	NA	NA	NA	NA	NA
Finance, Insurance & Real Estate	4.9%	5.6%	5.9%	7.6%	8.3%	8.5%	8.6%	8.6%	8.7%	8.7%	8.7%
Professional, Scientific, Management, Administrative & Waste Management Services	1.3%	4.0%	5.2%	9.6%	11.4%	11.7%	12%	12.2%	12.7%	12.5%	12.6%
Educational, Health & Social Services	8.6%	9.5%	9.9%	13.8%	15.4%	15.6%	15.8%	15.9%	16.1%	16.1%	16.2%
Arts, Entertainment, Recreation, Accommodation & Food Services	2.3%	1.2%	0.7%	4.4%	5.9%	6.1%	6.2%	6.2%	6.3%	6.3%	6.4%
Other Services	4.6%	5.8%	6.4%	4.6%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%
Public Administration	5.2%	3.9%	3.2%	2.6%	2.3%	2.2%	2.1%	2.0%	2.0%	1.9%	1.9%

Source: DCA, US Census Bureau

Figure 4 illustrates the economic base of Gwinnett County. The percentage of people employed by each industry type is calculated by dividing the number of people employed by a particular industry by the total civilian employed population. As the following chart demonstrates, the economy in Gwinnett County (as determined through the 2000 Census) is very diverse and generally not dependent on any particular industry type. As a result, the County would be less subject to downturns in a single industry.

Figure 4. Gwinnett County & State of Georgia Industry Mix



Source: DCA, US Census Bureau

The percentage of jobs found in each segment of the economy of Gwinnett County is very similar to that of the state of Georgia, as demonstrated in Figure 4. However, compared to the state of Georgia, Gwinnett County has a slightly higher percentage in the segments of the educational, health, and social service, public administration, and also the arts, entertainment, recreation, accommodation and food services segments, which indicates Gwinnett County is less industrialized than the State as a whole.

2.2. Employment by Industries Comparison

Table 15 compares the percentage of residents employed by each industry type in the City of Sugar Hill versus all of Gwinnett County.

Table 15. Industries Comparison

Category	1980		1990		2000	
	Sugar Hill	Gwinnett	Sugar Hill	Gwinnett	Sugar Hill	Gwinnett
Agriculture, Forestry, Fishing, Hunting & Mining	0.00%	1.10%	2.30%	1.30%	0.60%	0.20%
Construction	7.00%	7.50%	11.40%	7.70%	9.50%	8.80%
Manufacturing	36.00%	22.30%	21.30%	15.00%	13.40%	12.00%
Wholesale Trade	10.40%	8.80%	11.70%	9.30%	7.40%	6.00%
Retail Trade	13.70%	15.00%	14.10%	17.20%	14.90%	13.40%
Transportation, Warehousing & Utilities	6.20%	8.90%	7.80%	8.60%	2.90%	3.90%
Information	NA	NA	NA	NA	4.10%	5.80%
Finance, Insurance & Real Estate	4.90%	7.60%	5.90%	9.30%	8.30%	8.20%
Professional, Scientific, Management, Administrative & Waste Management Services	1.30%	6.30%	5.20%	7.30%	11.40%	13.00%
Educational, Health & Social Services	8.60%	10.50%	9.90%	10.60%	15.40%	14.00%
Arts, Entertainment, Recreation, Accommodation & Food Services	2.30%	3.20%	0.70%	1.20%	5.90%	6.40%
Other Services	4.60%	4.10%	6.40%	9.00%	3.80%	5.00%
Public Administration	5.20%	4.70%	3.20%	3.40%	2.30%	3.10%

Since the 1980 Census year, the City of Sugar Hill has moved away from an economy that was dominated by the manufacturing industry. Sugar Hill and Gwinnett County are now much closer in comparison when examining the diversity between the various industrial sectors.

2.3. Labor Force

Sugar Hill and Gwinnett County's unemployment rate is far below state and national averages. This is likely to continue; however, most residents will continue to commute outside the City for employment.

Table 16. City of Sugar Hill's Labor Force Information

Category	1990	2000
Total Population	4,557	11,399
In Labor Force:	2,577	6,211
Unemployed	113	147
Percentage Unemployed	2.48%	1.29%

Source: DCA, US Census Bureau

Table 17. Gwinnett County's Labor Force Information

Category	Statistics
Labor Force - September 2005	53,011 people
Employment - September 2005	50,548 people
Unemployment Rate - September 2005	4.6%
Draw Area Manufacturing Employment	72,124 people
Draw Area Labor Availability	705,496 people
Average Manufacturing Weekly Wage	\$802.00
Average Non-Manufacturing Weekly Wage	\$946.00
Union Workers	0%
Union Companies	0%

Source: DCA, US Census Bureau

Table 18 below compares labor force numbers for Gwinnett and some of the adjacent counties. With the exception of Forsyth County, Gwinnett County has the lowest unemployment rate. This is a very positive trend for the County since the population in Gwinnett is significantly higher than many of the surrounding counties.

Table 18. Current Labor Force Draw

County	Labor Force	Employed	Unemployed	Unemployment Rate
Barrow	32,273	30,943	1,330	4.1
Dekalb	385,857	368,276	17,581	4.6
Forsyth	79,298	76,911	2,387	3
Fulton	480,460	458,688	21,772	4.5
Gwinnett	419,860	404,098	15,762	3.8
Hall	88,079	85,015	3,064	3.5
Walton	40,218	38,095	2,123	5.3
Total	1,526,045	1,462,026	64,019	4.8

Draw area defined as: Barrow, Dekalb, Forsyth, Fulton, Hall, and Walton.

Source: GA Department of Labor-February 2007

2.4. Occupation

Table 19 provides a breakdown of the City's workforce by occupation compared with the County. The numbers are consistent with the workforce composition indicated above. As a percentage of the total, Sugar Hill and County both have high numbers in the management, professional, and sales and office occupations.

Table 19. Workforce Comparison

Occupation	Sugar Hill	Gwinnett County
Management, Professional & Related Occupations	37.9	39.7
Service Occupations	10.3	10.4
Sales & Office Occupations	33.2	30.1
Farming, Fishing & Forestry Occupations	0.2	0.1
Construction, Extraction & Maintenance Occupations	10.4	10.1
Production, Transportation & Material Moving Occupations	8	9.6

2.5. Wages

Table 20 shows the median wages earned in the City of Sugar Hill for males and females and compares these numbers with the County. This data was collected during the 2000 US Census and represents the status of wages in that year. The median wages are generally consistent between the City and the County with males and females in Sugar Hill earning slight less than those in Gwinnett County.

Table 20. Median Earnings (dollars)

Category	Sugar Hill	Gwinnett County
Male full-time, year-round workers	42,141	42,343
Female full-time, year-round workers	29,428	31,772

2.6. Place of Employment

Table 21 shows the percentage of the total population in Sugar Hill that works within or outside the City limits. These numbers are derived as a percentage of the total population. As the table shows, the number of people that work in Sugar Hill has increased slightly between 1990 and 2000. This can be related to an increasing number of employment opportunities in the City.

Table 21. Employment Information

Category	1990	Percent	2000	Percent
Total Population	4,557	100%	11,399	100%
Worked in City Limits	184	4.0%	568	5.0%
Worked outside of City Limits	2,243	49.2%	5,359	47.0%

2.7. Commuting Patterns

Table 22 compares the commuting patterns in Sugar Hill with those patterns in Gwinnett County. According to the 2000 Census Bureau data, over 95% of people in both the City and County either drive alone or carpool to work. Less than one percent in both jurisdictions combined relies on public transportation as a means of travel to work. This can be related to the fact that convenient public transportation does not exist in the City or County.

Table 22. Commuting Patterns

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

2.8. Economic Resources

Economic development in Sugar Hill is supported by the City of Sugar Hill through a number of quasi-governmental organizations:

- Sugar Hill Downtown Development Authority. The Sugar Hill Downtown Development Authority (DDA) is a seven member appointed board and their purpose is to create a positive atmosphere within the City where people are happy to live and work by promoting development that increases the commercial tax base thus

providing a balanced community. The DDA is devising a conceptual plan giving a clear direction towards managing development within the boundaries of West Board Street, SR 20, and Peachtree Industrial Boulevard. The largest economic development venture underway is the downtown streetscape project, which will create a more attractive setting for new commercial development within the downtown area. The newest economic opportunity will be the sewer availability along Peachtree Industrial Boulevard, although some land constraints do exist.

- Gwinnett County Chamber of Commerce. The Gwinnett County Chamber of Commerce provides an open line of communication between states and local government officials to keep positive relationships between the County government, education, homeowners and developers. The Chamber's mission is to assist in the development of new businesses and the expansion of existing ones, establishing a more balanced tax base with jobs closer to home and local consumption of goods and services. The Chamber sponsors the *Partnership Gwinnett: A Shared Vision for the Future*, which was established to develop and accomplish a collective plan involving government, healthcare, education, and business for the growth of the community.

2.9. Economic Trends

The major employers in Gwinnett County include: public, institutional, and government work as illustrated in Table 23. The Atlanta region is one of the fastest growing economies in the country and Sugar Hill will continue to attract a share of the growing market. Growth should especially be strong in the services industry as the population continues to grow. However, even though there are some major employers in the County, a large percentage of the Sugar Hill workforce will continue to commute outside of the area to jobs in the other segments.

Table 23. Major Employers in Gwinnett County

Company Name	Employees
Gwinnett County Public Schools	22,000
Gwinnett County Government	4,500
Gwinnett Health System	4,200
United States Postal Service	2,700
Primerica Financial Services	1,400
State of Georgia	1,700
Scientific-Atlanta	1,600
Emory Eastside Medical Center	1,100
Atlanta Journal-Constitution	1,000
Echostar	1000

Source: Gwinnett County Chamber of Commerce

2.9.1 Important New Developments

The majority of new development in Sugar Hill remains in the housing area, mainly single-family detached residential units. However, there has been an increasing demand for new commercial development along major corridors in the City. The City will ensure that as the demand for commercial development along these corridors increases, the new development be done in a manner consistent with the goals of this plan.

No additional unique economic situations other than those previously discussed within this document and the Community Assessment exists within the City.

3. Housing

3.1. Housing Type

The total number of housing units in Sugar Hill by type according to the 2000 US Census is displayed in Table 24. The projections (identified with gray shading) are calculated based on growth rates evidenced over the last 20 years. The current trend is towards single-family detached and attached units. The housing stock for residents in the City will remain primarily single-family detached. Also, as the population of Sugar Hill ages, it is likely that the desirable types of housing options will also change accordingly. The older population has shown a trend towards smaller homes with less yard space. They also tend to seek housing that is within close proximity to retail and medical services.

Table 24. Housing Units

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	786	1,268	1,750	2,899	4,047	4,862	5,678	6,493	7,308	8,123	8,939
Single Units (detached)	82.4%	72.7%	68.3%	76.9%	80.6%	80.5%	82.2%	83.4%	84.4%	85.2%	85.8%
Single Units (attached)	1.0%	0.7%	0.6%	1.0%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%
Double Units	4.6%	3.3%	2.7%	1.8%	1.4%	1.2%	1.1%	1.1%	1.0%	1.0%	0.9%
3 to 9 Units	6.5%	5.8%	5.5%	4.3%	3.8%	3.7%	3.6%	3.5%	3.5%	3.5%	3.4%
10 to 19 Units	0	0.9%	1.2%	1.7%	2.0%	2.0%	2.1%	2.1%	2.2%	2.2%	2.2%
20 to 49 Units	0	0	0	8	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
50 or more Units	0	0	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	5.5%	16.2%	21%	13.8%	10.7	10.9%	9.4%	8.2%	7.3%	6.5%	6.0%
All Other	0	0.5%	0.7%	0.2%	0	0	0	0	0	0	0

Source: DCA, US Census Bureau

Table 25. Housing Types

Category	1980	1990	2000
TOTAL Housing Units	786	1,750	4,047
Single Units (detached)	648	1,195	3,262
Single Units (attached)	8	10	49
Double Units	36	47	55
3 to 9 Units	51	96	153
10 to 19 Units	0	21	79
20 to 49 Units	0	0	15
50 or more Units	0	0	0
Mobile Home or Trailer	43	368	434
All Other	0	13	0

Source: DCA, US Census Bureau

3.2. Condition of Housing

The condition of housing as reported in the 2000 Census is summarized below. The percentage of households with insufficient plumbing and kitchen facilities in Sugar Hill is very low. Although the percentage of households lacking complete kitchen facilities rose slightly in 2000, it was still less than 1% of the total households.

Table 26. Condition of Housing Units

Category	1990	2000
Total housing units	1,750	4,047
Complete plumbing facilities	1,738	4,038
Lacking plumbing facilities	12	9
Complete kitchen facilities	1,744	4,030
Lacking complete kitchen facilities	6	17

Source: DCA, US Census Bureau

Table 27. Age of Housing Units

Category	1990	2000
Built 1970 - 1979	287	325
Built 1960 - 1969	313	232
Built 1950 - 1959	137	148
Built 1940 - 1949	33	34
Built 1939 or earlier	75	32

Source: DCA, US Census Bureau

Although the census data records the number of houses built for each decade from 1940 to 1980 and includes the number of homes built before 1939; this information does not accurately describe the Sugar Hill market. The City has taken the lead in saving many historic structures, but it is unlikely that the number of homes built in 1939 or earlier increased 100% between 1990 and 2000.

3.3. Occupancy

Although some renter properties are available, the majority of the properties in Sugar Hill are owner-occupied. The total number of housing units built increased 56.8%, from 1,750 in 1990 to 4,047 in 2000. During that same period, the number of owner occupied housing units increased over sixty percent (62.7%).

Table 28. Occupancy Characteristics

Category	1990	2000
TOTAL Housing Units Built	1,750	4,047
Vacant	125	87
Owner Occupied	1,272	3,408
Renter Occupied	353	552

Source: DCA, US Census Bureau

3.4. Housing Cost

The City of Sugar Hill enjoys a good reputation for schools and quality built homes. As a result, the median cost of homes in Sugar Hill has continued to rise as a reflection of the area's attractiveness to those in the market for homeownership. Although the median property value continues to be higher than the median for the state of Georgia, it is lower than the median for Gwinnett County.

Table 29. Housing & Rental Cost (in dollars)

Category	City of Sugar Hill		Gwinnett County		Georgia	
	1990	2000	1990	2000	1990	2000
Median property value	82,200	130,000	95,900	142,100	70,700	111,200
Median rent	534	697	577	824	433	613

Source: DCA, US Census Bureau

The average household income in Sugar Hill is approximately \$64,700/per year according to the 2000 Census. This average income compares favorable with the median property value of \$130,000. The median property value is approximately twice the average household income, which means that the average household income is enough to support a mortgage on a home in Sugar Hill of median property value.

Affordable housing can be defined by comparing annual homeowner costs with the annual gross household income. If the annual owner costs associated with a residential unit are less than or equal to 30% of annual gross income of the residents, the unit is considered "affordable". Annual costs can be estimated by assuming the cost of purchasing a home at the time of the Census based on reported value of the home. Assuming a 7.9% interest rate and national averages for utility costs, taxes, and insurance, the value of a home a person can afford to purchase equals approximately 2.9 times their income. For example, the average household with an annual gross income of \$64,700 is estimated to be able to afford a home worth \$187,630 without having total costs exceed 30% of their annual household income.

In addition, the average household income increased by 64.7% while the median property value only increased by 58.2%, which indicates that homes were more affordable for Sugar Hill residents in 2000 than they were in 1990. Rent also appears to be more affordable for residents than it has been in the past since median rent values also increased less than the average household income.

3.5. Cost-Burdened Housing

Cost-burdened households are those households paying 30% or more of their net income on housing costs. The number of households identified by the census shows an increase in cost burdened households from 12% of owner occupied homes in 1990 to 18% of owner occupied homes in 2000. While the percentage of cost burdened households is increasing, the

affordability of the average home is also increasing (see previous section). In order to reverse the growing trend of cost burdened households, the City should encourage the development of homes with price ranges closer to the median household cost.

Table 30. Cost Burden

Category	1990	2000
30% - 49%	180	372
50% & greater	NA	274
Not computed	17	66

Source: DCA, US Census Bureau

3.6. Special Needs Housing

The City of Sugar Hill does not currently have many services with regard to special needs housing, as much of these services are provided by Gwinnett County. However, the growing elderly population will increase the demand for these types of services. Sugar Hill is currently working on implementing a senior residential standard zoning district.

3.7. Jobs Housing Balance

Table 31 illustrates the balance between housing and jobs within the City of Sugar Hill. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. The City of Sugar Hill had a ratio of 1.5 in 2000, which is an increase in the ration from 1990. This is a positive trend, and reflects Sugar Hill's efforts to encourage the development of live/work neighborhoods.

Table 31. Jobs Housing Balance

Category	1990	2000
Population	4,557	11,399
Average Household Size	2.8	2.85
Number of Households	1,625	4,004
Housing Units	1,750	4,047
Employment	2,464	6,064
Employment/Population Ratio	0.54	0.53
Employment/Housing Unit Ratio	1.41	1.5

Source: DCA, US Census Bureau

4. Natural & Cultural Resources

4.1. Significant Natural Resources

The City of Sugar is approximately 6,605 acres and contains roughly 20 miles of streams and waterways. The City does not intersect any land within a groundwater recharge zone, and the entire City falls within a water supply watershed. Flood zone data indicates that 339 acres are within the 100-year flood zone.

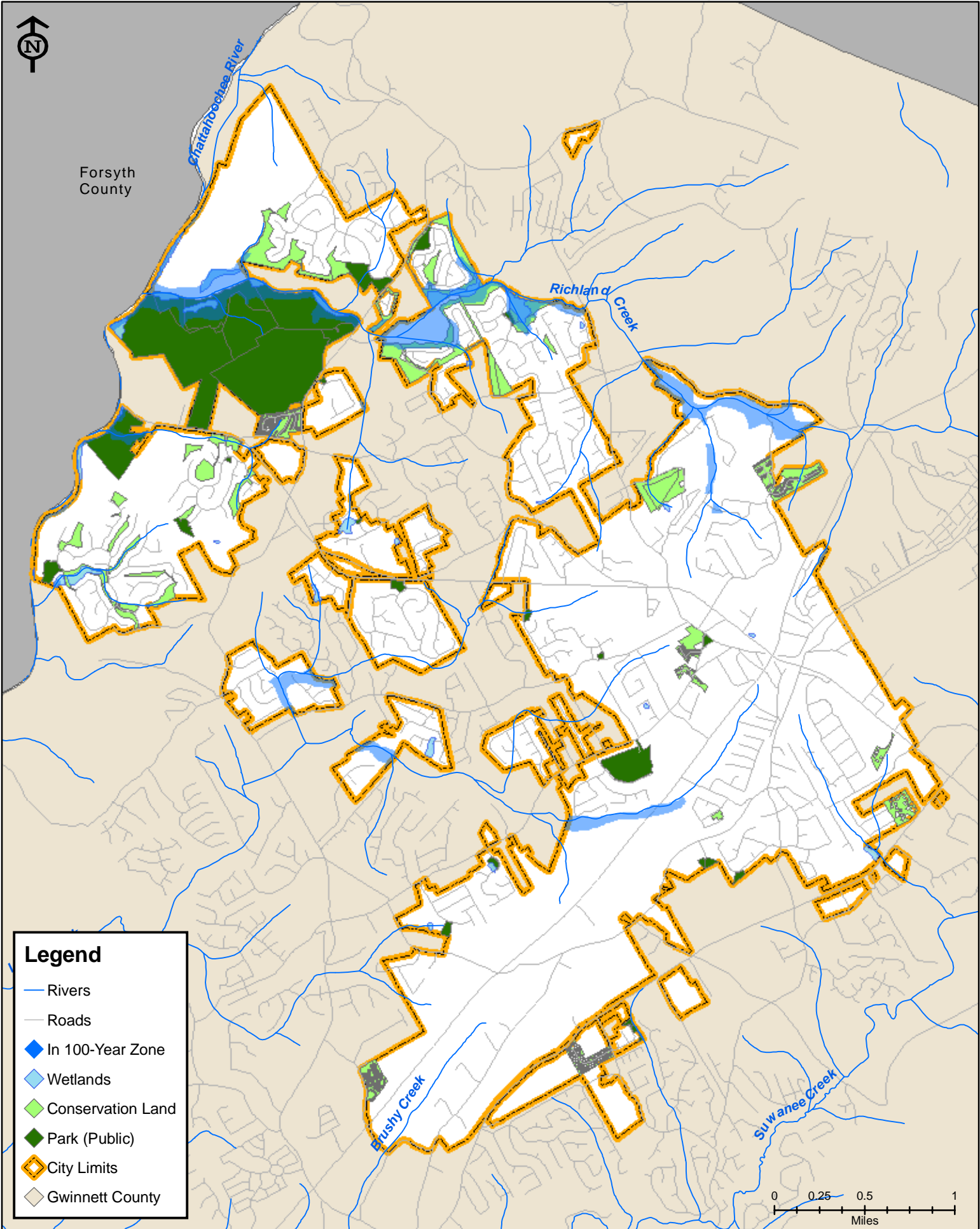
The City has actively pursued the preservation of greenspace, designating a total of 803 acres of land to be set aside for protection within the City limits. Figure 5 illustrates the significant natural resources within the City of Sugar Hill.

4.1.1 Scenic Areas

There are no designated “scenic areas” within the City of Sugar Hill. However, proximity to the Chattahoochee River provides a view of a unique natural landscape and the opportunity for a variety of recreational activities.

4.1.2 Agriculture and Forest Land

The City of Sugar Hill does not contain any significant tracts of land that are still utilized for agricultural or silviculture.



4.2. Environmental Planning Criteria

The City of Sugar Hill plays a key role in the conservation and enhancement of the natural environment. The City is committed to improving its own environments management strategies and practices, developing the environmental understanding and awareness of the community through its own services, and by supporting the activities of other agencies, such as the Clean Water Campaign, Greenspace Program, and Keep Gwinnett Clean and Beautiful. There are no protected river corridors or protected mountains within the City.

4.3. Other Environmentally Sensitive Areas, Significant Natural Resources & Significant Cultural Resources

The City has adopted a Conservation Subdivision ordinance in order to ensure greenspace is incorporated into new developments within the City. To date, the City has acquired, protected, or worked with private developers to protect 803 acres of greenspace within and adjacent to the City limits. The City's greenspace is mainly utilized for passive recreation and resource protection. Please see the map in Figure 5 for an illustration of preserved greenspace.

The City of Sugar Hill contains a variety of historic and cultural resources, primarily in the form of old churches and the current City Hall facility. Cultural resources currently identified are listed below:

- First Baptist Church of Sugar Hill
- Island Ford Church
- Lighthouse Church
- Sugar Hill City Hall
- Sugar Hill Elementary School
- Wilbanks Lookout Tower

A digital inventory and mapping effort of historic and cultural resources would greatly benefit the City.

5. Community Facilities & Services

The City of Sugar Hill's water distribution system and the sewer collections system is maintained by the Gwinnett County Department of Public Utilities. The water distribution services provided by the County include water meter and service line replacement, all pipe repairs to the water system and preventive maintenance programs. The sanitary sewer service provided by the County includes maintenance to the system as well as rehabilitation to keep the system in good shape. This is to prevent exfiltration, (sewerage from escaping the system,) infiltration and inflow, and water other than sewerage entering the system. The County performs repairs to all sewer lines, manholes and sewer pump stations.

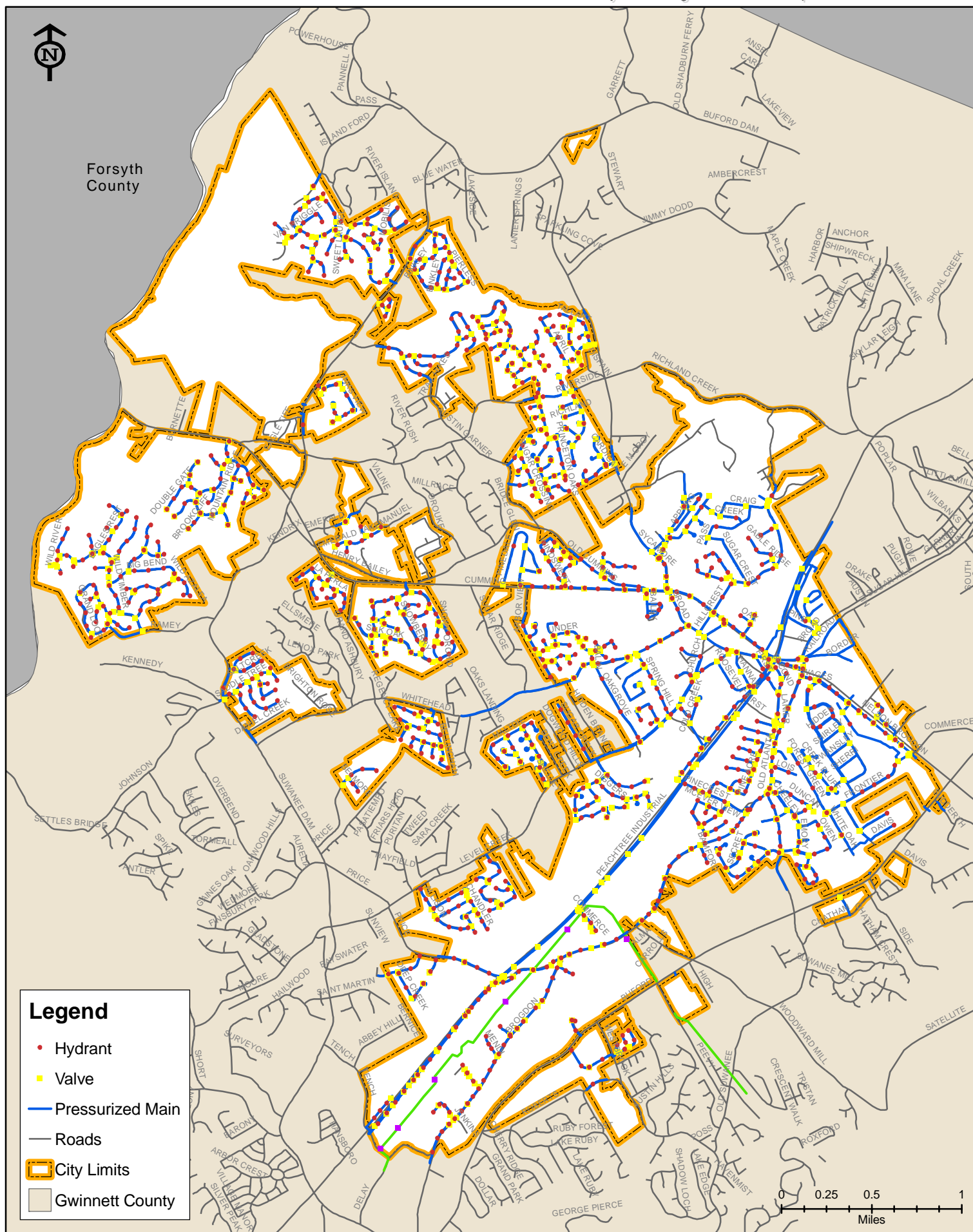
5.1. Water Supply & Treatment

The City's existing water system consists of 844 water valves, 921 hydrants, and approximately 95 miles of pressurized water mains. The System water lines are primarily constructed of 6 through 12 inch PVC and ductile iron piping. Please see Figure 6 for a map of the water supply system.

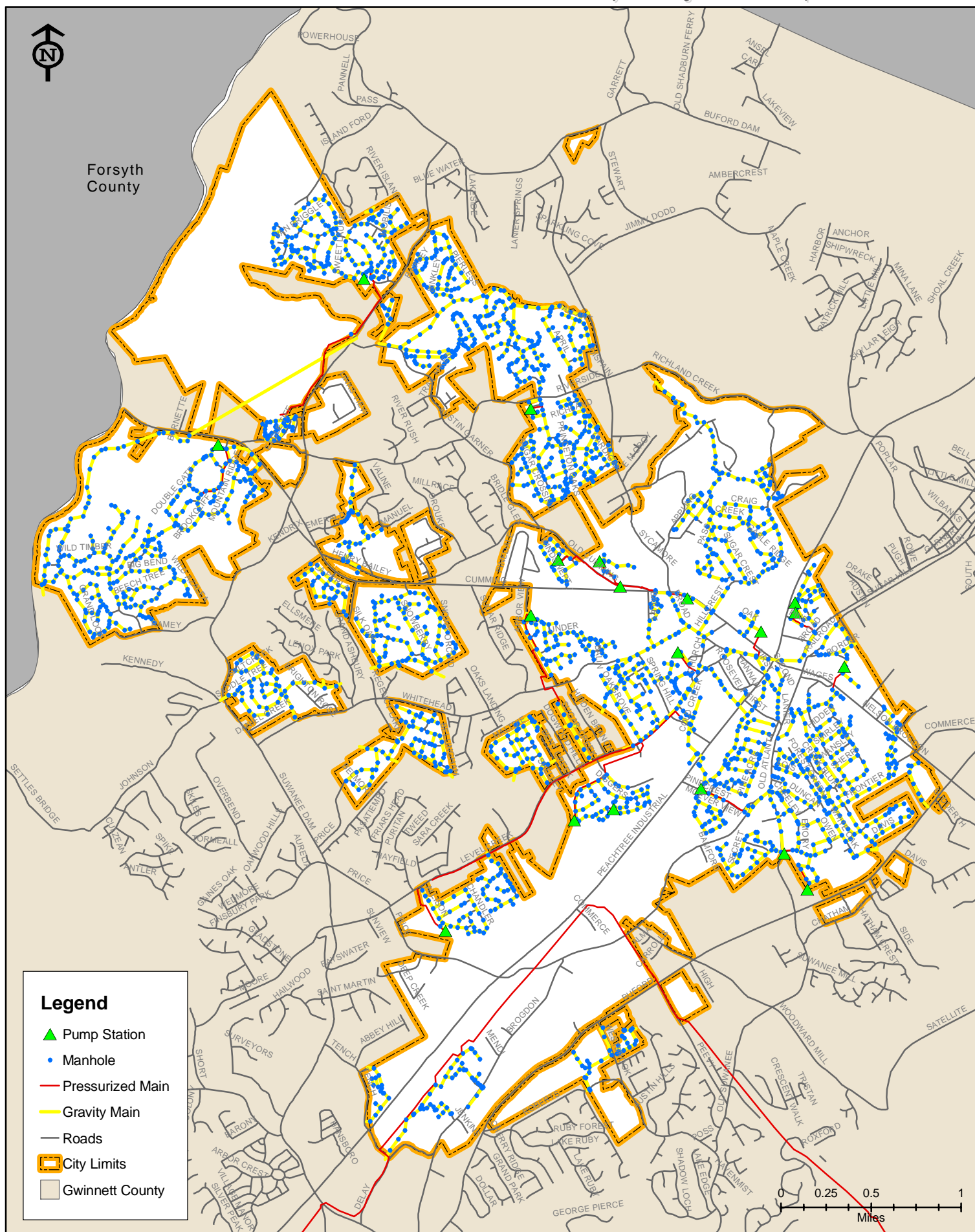
5.2. Sewerage System & Wastewater Treatment

Presently, the City has 2,213 manholes, 19 pump stations, and approximately 92 miles of gravity and pressurized mains. Please see Figure 7 for a map of the sanitary sewer system.

City of Sugar Hill Comprehensive Plan



City of Sugar Hill Comprehensive Plan

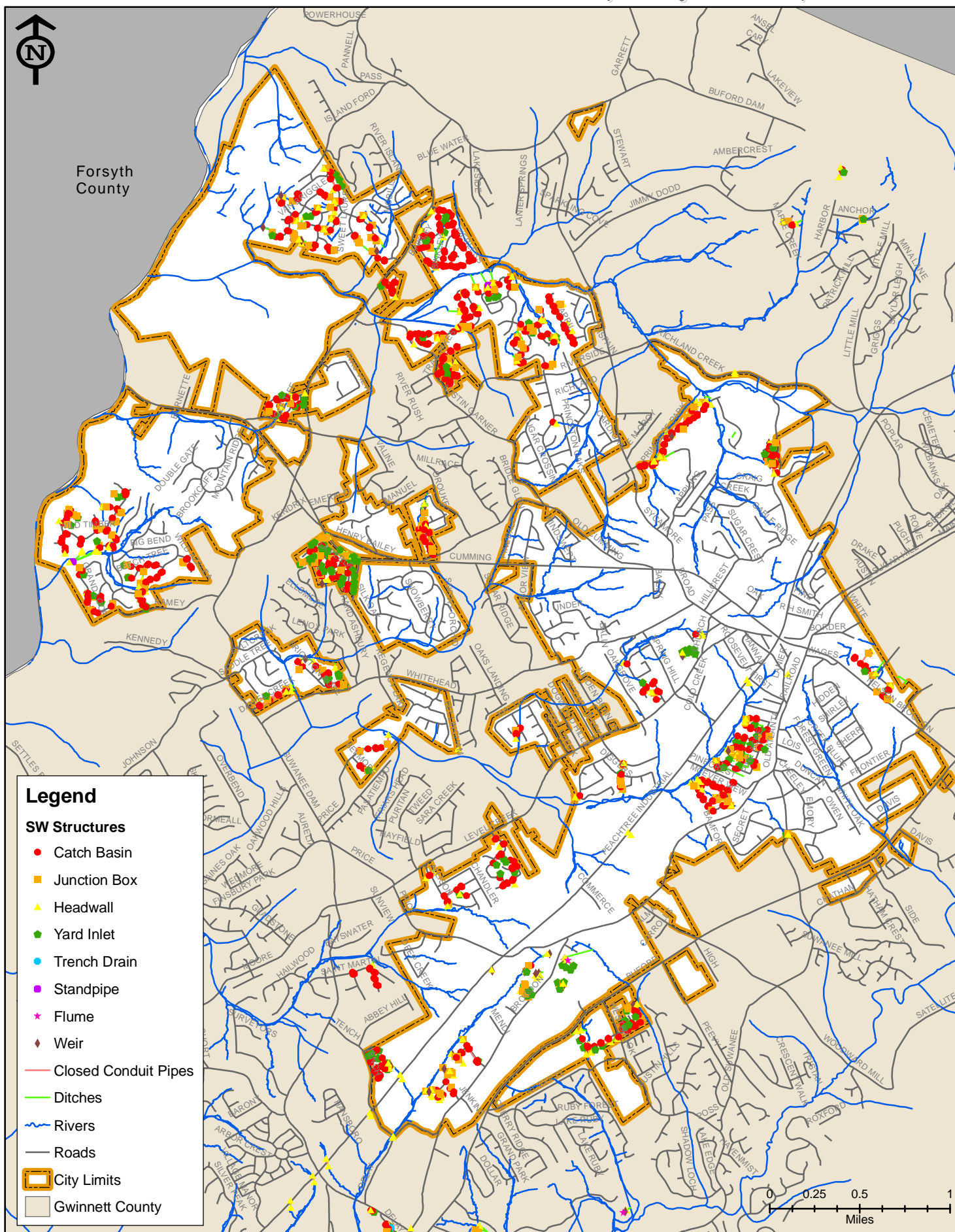


5.3. Storm Sewer System

The City of Sugar Hill has continued to work on updating its stormwater system inventory. Gwinnett County previously collected inventory within the city limits of Sugar Hill. This inventory was not completed at the time at which Sugar Hill separated from the County's stormwater management program. The City has continued to collect structures to complete this inventory, which is included in Table 32.

Table 32. Sugar Hill Stormwater Structures Inventory

Gwinnett County Ms4 Inventory		
Structure	Number	Mileage
Catch Basins	982	
Drop Inlets	58	
End of Pipes	83	
Flared End Sections	3	
Junction Boxes	281	
Headwalls	396	
Yard Inlets	185	
Hooded Grate Inlets	1	
Trench Drains	0	
Standpipes	2	
Flumes	3	
Weirs	39	
Ditches		42.5
Pipes		29.7



5.4. Public Safety

Both fire protection and police services are provided within the City of Sugar Hill. One fire station is located within the City limits, Station #26 at 6075 Suwanee Dam Road. Primary responsibility for Emergency Medical Services (E.M.S.) and rescue within the City of Sugar Hill is placed upon the Gwinnett County Emergency Services Department.

5.4.1 Fire Protection

- Operations. Gwinnett County is the largest fire service district in the State of Georgia for the number of legal jurisdictions (15 under one fire department) and protects a population of over 750,000 people covering an area of 437 square miles. Gwinnett County Department of Fire and Emergency Services have a history of excellence in all areas of service. The Department has designed its divisions and strategically placed its stations to facilitate excellent responses to community needs. This division coordinates, staffs, and commands the Department's response to over 50,000 annual incidents. This area is composed of 25 stations, 25 advanced life support capable engine companies, seven basic life support ladder companies, 18 advanced life support ambulance companies, an air and light truck, a tanker truck, and two manpower squads.
- Citizens Fire Academy. This program will allow Gwinnett County citizens an opportunity to learn how their fire department operates. The 11-week program includes hands-on fire, medical and emergency service demonstrations and classroom discussions to provide an overview of the department as a whole.

5.4.2 Police Department

The Gwinnett County Police Department provides service for the City of Sugar Hill. The County's Northside Precinct is strategically located on U.S. 23 in Buford and serves the Cities of Buford, Sugar Hill, and Rest Haven, as well as some of the unincorporated areas of Suwanee, Braselton, and Lawrenceville. The Gwinnett County Police Department is a nationally accredited and rapidly growing police agency located in the Northeastern quadrant of the metropolitan Atlanta area. The Department currently has an authorized strength of 656 sworn officers supported by 266 non-sworn employees with the responsibility of providing law enforcement services to over 700,000 residents within an area of 436 square miles. The Department is organized into five divisions: Administrative Services; Criminal Investigations; Uniform; Support Operations; and, Training. In addition, the City of Sugar Hill hires off-duty Gwinnett Police Officers for additional police protection 80 hours a week.

- Criminal Investigations. The Criminal Investigations Division is responsible for all criminal investigations in Gwinnett County and consists of two sections: First is the Criminal Investigations Section under Major Steve Cline. This section is responsible for investigation of violent and property crimes, child protection, white collar crime, and auto theft. The Crime Scene Processing Unit is also part of the Criminal Investigations Section. Second is the Special Investigations Section under Major Bart

- Hulsey. This section includes the vice squad, alcohol enforcement, the permit unit, and the narcotics squad. The Division has a total authorized strength of 127 persons.
- **Training.** The Training Division of the Gwinnett County Police Department consists of three units: the Basic Mandate Academy, Firearms, and In-service training. The Basic Mandate Academy includes the 404 hours of training required by the Georgia Peace Officers Standards and Training Council. The Department's commitment to training is exemplified in that an additional 356 hours of training is required for graduation from the Gwinnett County Police Academy. The Training Division does offer an abbreviated Basic Mandate Academy to previously Georgia Certified Police Officers, which consists of seven weeks of intense training to ensure that officers with previous experience meet the standards dictated by the Georgia Peace Officers Standards and Training Council. Each year, certified peace officers are required to attend 20 hours of In-service training in order to maintain state certification. Each sworn member of the department attends the minimum 20-hour requirement. In-service training consists of both classroom and practical exercises that reflect judicial changes and current tactical techniques that will enhance an officer's skill and knowledge.
 - **Neighborhood Watch.** Gwinnett County's Neighborhood Watch program is called "C.O.P.S." (Community Oriented Police Service). The C.O.P.S. program requires four meetings over approximately a 1-year timeframe.

5.5. Parks & Facilities

Sugar Hill has three recreational amenities located within the City limits. These recreational areas have an array of facilities such as baseball fields, football fields, picnic areas, soccer fields, softball fields, tennis courts and walking trails.

Table 33. Existing & Proposed Recreational Parks

Park	Location	Acreage	Facilities
Sugar Hill Community Center	Church Street	Building	Newly renovated community center available for residents and families to rent
E. E. Robinson Park	Level Creek Road	34	Softball fields, pavilions, soccer field, tennis courts, basketball goals, concession stands, jogging trail, volleyball court, playground and an amphitheater
Gary Pirkle Park & Community Center (Summer 2008)	Austin Garner Road	49	Soccer, walking trails, picnic areas, tennis, basketball, racquetball, classes, playground, exercise rooms, etc.

Source: Sugar Hill Recreation Department, 2006

6. Intergovernmental Coordination

6.1. *Adjacent Local Governments*

The City of Sugar Hill is located in Gwinnett County, Georgia and is adjacent to unincorporated Gwinnett County and within close proximity to The City of Buford. The Cities of Duluth and Lawrenceville are also located within 15 miles of the Sugar Hill City limits.

6.2. *Independent Special Authorities & Districts*

6.2.1 The Atlanta Regional Commission

The City of Sugar Hill is also within the service area of the ARC. The ARC is a regional planning and intergovernmental coordination agency for local governments in the Atlanta metro area. The ARC provides aging services, community services, environmental planning, government services, job training, land use and public facilities planning, and data gathering and analysis.

The ARC works with the Georgia Department of Community Affairs to oversee the development of Comprehensive Plans in accordance with the Georgia Planning Act and to enforce the Part V planning criteria. The ARC also acts as the Metropolitan Planning Organization for area-wide transportation planning. The ARC's service area includes ten counties: Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale, and the 63 incorporated municipalities.

6.2.2 The Metropolitan North Georgia Water Planning District

Sugar Hill is a municipality within the Metropolitan North Georgia Water Planning District (the District). The District was established in 2001 by Senate Bill 130 and was tasked with developing regional plans for stormwater management, wastewater management, and water supply and conservation in the 16-county area which includes Bartow, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Fulton, Forsyth, Gwinnett, Hall, Henry, Paulding, Rockdale and Walton Counties. As such, the City is required to abide by the guidelines established by these plans.

6.3. School Boards

The City of Sugar Hill lies within the Gwinnett County School Board District, which is the largest school system in the State of Georgia. The following public schools serve the City:

- Sugar Hill Elementary
- Riverside Elementary
- Sycamore Elementary
- Lanier Middle School
- North Gwinnett High School

6.4. Independent Development Authorities & Districts

The DDA is the official economic development organization for the City of Sugar Hill. The DDA goals are to promote development maximizing the benefit to the community to increase the commercial tax base providing a balanced community and to create a positive atmosphere making citizens and businesses proud to live and work within the City of Sugar Hill.

The DDA board directors consist of seven members (appointed from time to time as provided by law) that manage the property, affairs, and business of the City of Sugar Hill DDA. Each director shall serve for the length of time provided by law.

The DDA will create public/private partnerships and build support for the "Main Street" movement in efforts, as well as define a conceptual plan, giving a clear direction towards managing development within the boundaries of West Board Street, GA 20 and Peachtree Industrial Boulevard.

6.5. Federal, State & Regional Programs

No additional Federal, State or Regional programs are applicable to the City of Sugar Hill.

6.6. Service Delivery Strategy

The City of Sugar Hill will work with Gwinnett County to update the Service Delivery Strategy as required by October 2008.

7. Transportation

The City of Sugar Hill is supportive of regional transportation planning for Gwinnett County. The Gwinnett County Comprehensive Transportation Plan serves as the official document for transportation planning in the region and is adopted by reference. Funding, implementation and coordination of the plan includes leveraging local funds to secure state and federal funds and coordination of projects with Georgia Department of Transportation (GDOT) and ARC.

7.1. Roads & Highway Network

The streets, roads and highways in the City of Sugar Hill are classified as City maintained or private roads. The remaining roads are County maintained with the exception of State Route 20.

- State Maintained Roads. Defined as thoroughfares designed and used for high traffic volumes and cross-town traffic movement. State Route 20 or Buford Highway is the only street that falls into this category; this street is also known as Cumming Highway or Nelson Brogdon in Sugar Hill.
- County Maintained Roads. Defined as thoroughfares designed for moderate traffic volumes, generally having the right-of-way over intersecting minor streets.
- City Maintained Roads: The City of Sugar Hill maintains the majority of the streets. The remaining streets are private roads, as shown on the Map of Transportation (Figure 9).

7.2. Alternative Modes

Gwinnett County Transit (GCT) was formed in 2000 to provide express, local and para-transit services for the people of Gwinnett County. Express bus service operates Monday through Friday and includes six routes using the HOV lanes on I-85. Park and ride lots at I-985, Discover Mills, and Indian Trail have been built or upgraded to provide free and convenient parking for bus riders.

Local bus service operates five routes Monday through Saturday connecting neighborhoods and businesses to Gwinnett County's many cultural, shopping and educational opportunities. Express routes also operate to Atlanta, connecting with MARTA at the Chamblee or Doraville stations. Transfers are free between MARTA and GCT. Paratransit service for qualifying persons with disabilities operates in conjunction with the local bus service.

The Georgia Regional Transportation Authority (GRTA) operates an express bus service that serves Sugar Hill citizens. The City also encourages alternative modes such as bicycle and walking by providing bicycle routes and sidewalks for pedestrian paths.

7.3. Parking

Currently, parking is not a major issue in the City of Sugar Hill and there are no surface parking facilities within the City. The City also does not provide parking meters in the downtown area, but adequate parking is planned for the future development of downtown.

7.4. Railroads, Trucking, Port Facilities & Airports

There are no railroads, trucking, port facilities or airports in the City of Sugar Hill.

7.5. Transportation & Land Use Connection

The transportation issues and policies identified within this plan will have a direct impact on the other elements of the plan and can ultimately shape the character of the City. The reverse is also true, working to achieve the desired character in a neighborhood can raise a new set of transportation related issues. For example, the density of a new housing development is important in determining the appropriate transportation infrastructure. The primary area of significant traffic congestion is the traffic on SR 20 or Buford Highway. Two specific intersections within the City that experience problems on SR 20 are at Sycamore Road and also at Suwanee Dam Road, both of these intersections are backed up during peak hours.

