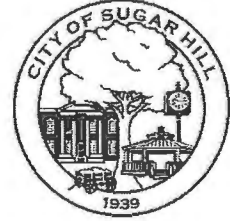


City of Sugar Hill
Planning Staff Report
RZ 17-002



DATE: July 18, 2017; *Updated August 1, 2017*
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Rezoning RZ 17-002, Hillcrest Drive Townhouse

SUGGESTED ACTION

Recommend approval of rezoning to RM with following conditions:

1. Provide pedestrian walkway from front doors of units to existing sidewalk along Hillcrest Drive.
2. A single common entry drive shall be aligned with the existing intersection at Hillcrest Glenn Drive.
3. Rear entry or detached garages shall be provided. No front entry or individual driveways shall be allowed to directly access Hillcrest Drive.
4. Simple massing is preferred and should be used with stoops, porches, galleries, arcades, roof eaves, and balconies to provide expressive character over excessive articulation of building massing and shape. Roof lines shall not be overly complex and should typically not overlap. The overall length:height ratio on facades shall be simple proportions 1:1, 2:1, 3:2 or 4:3.
5. Windows and façade articulations should be placed in a regular pattern and relate to doors, columns, and other façade articulations.
6. If used, shutters shall be sized exactly half the size of the window. Curved shutters must match the curve of the window. Shutters must be mounted directly to the casing with proper shutter hardware.
7. The following architectural design conditions are prohibited: Material changes on outside corners. Recessed front porches. More than two principal building materials. Chimneys on outside walls that do not extend completely to the ground.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a scheduled public hearing on July 17, 2017. There were no public comments.

Planning Commission recommends APPROVAL of the rezoning as recommended by staff (5-0).

ISSUE The City of Sugar Hill has received an application dated June 2, 2017 from Southern Heritage Home Builders to rezone tax parcels 7-305-422, 7-305-066, and 7-305-423 containing \pm 1.29 acres, located at 1335 Hillcrest Drive. The applicant proposes to rezone the parcel from Medium Density Single Family Residential District (RS-100) to Residential Multi-Family District (RM) for a 6 to 10-unit townhome.

DISCUSSION

- The subject property is currently zoned RS-100 and has been subdivided for three homes. *When rezoned, the subject property will be encumbered by a 50' undisturbed zoning buffer adjacent to the residence to the north and Sugar Hill Church's property to the south. The applicant has stated they expect to be able to secure written permission from the church to disturb the buffer area adjacent to the church's parking lot. Consideration of a narrower (35') but enhanced zoning buffer on the north property line may be warranted.*
- The Land Use Plan shows this area as Town Center District.
- The property is adjacent to the parking lot owned by the Sugar Hill Church zoned Medium Density Single Family Residential District (RS-100) and to the rear of the property is vacant land owned by Sugar Hill Church which is zoned Agriculture and Forest (AF) zoning classification.

Applicant / Owner: Southern Heritage Home Buildings

Existing Zoning: Medium Density Single Family Residential District (RS-100).

Request(s): Residential Multi-Family District (RM).

Purpose: Six (6) to ten (10) unit townhome development.

Property Size: ± 1.29 Acres

Location: Tax Parcel Id Number: 7-305-422, 7-305-066, and 7-305-423
Addresses: 1335 Hillcrest Drive

Public Notice: Letters to adjoining owners via USPS regular mail on 6/28/17.
Sign posted on Highway 20 on 6/28/17.
Ad in legal section of Gwinnett Daily Post on 6/28/17 & 7/26/17.

Public Comments: No public comments have been received.

FINDINGS OF FACT

The subject parcel is located along Hillcrest Drive. Adjacent properties include the parking lot for the Sugar Hill Church to the west, vacant land owned by Sugar Hill Church to the South. To the north is an existing brick house zoned Medium Density Single Family Residential (RS-100). Across Hillcrest Drive at the three-way intersection is Sugar Brook Subdivision which is also zoned Medium Density Single Family Residential District.

- To the Northwest Sugar Brook Subdivision and Hillcrest Glenn zoned (RS-100)
- To the Northeast Single Family Brick Home (RS-100)
- To the Southeast Vacant property owned by Sugar Hill Church (AF)
- To the Southwest The parking lot for Sugar Hill Church (RS-100)

Prior to August 2016, the properties including the brick house to the east consisted of tax Parcels 7-305-066, and 7-305-006.

Tax parcel 7-305-066 contains a 1,510 square feet single family home built in 1971.

An exemption plat was filed for and approved in August 2016 to subdivide the two parcels 7-305-066 and 7-305-006 into four (4) single family residential lots.

Tax parcel 7-306-006, which contains the brick house, is not part of this rezoning request and will remain a separate parcel.

ZONING ANALYSIS

1. Will the rezoning requested permit a use that is suitable in view of the use and development of adjacent and nearby property?

The immediate vicinity of the property is primarily single-family residential development. However, the property is located within the Town Center Overlay district, which is anticipated to develop with higher density residential properties. The property is only 0.3 miles from the intersection with Peachtree-Industrial Boulevard, which is the edge of the Central Business District that will likely include even higher-density housing than the proposed development. It is also in the vicinity of the proposed pedestrian bridge over Peachtree-Industrial Boulevard. Therefore, it appears that the rezoning is an appropriate transition from higher intensity development to single-family residential development outside of the Town Center Overlay. Additionally, the development could provide moderate-income housing with pedestrian accessibility to the downtown.

2. Will the rezoning requested adversely affect the existing use or usability of adjacent or nearby properties?

No.

3. Does the property for which the rezoning is requested have a reasonable economic use as currently zoned?

Yes.

4. Will the rezoning requested create an overcrowding condition with respect to the existing streets, transportation facilities, or schools?

As the development includes only six to ten units, it is not anticipated to significantly impact the streets, transportation facilities, or schools.

5. Does the rezoning requested conform to the Sugar Hill Land Use Plan?

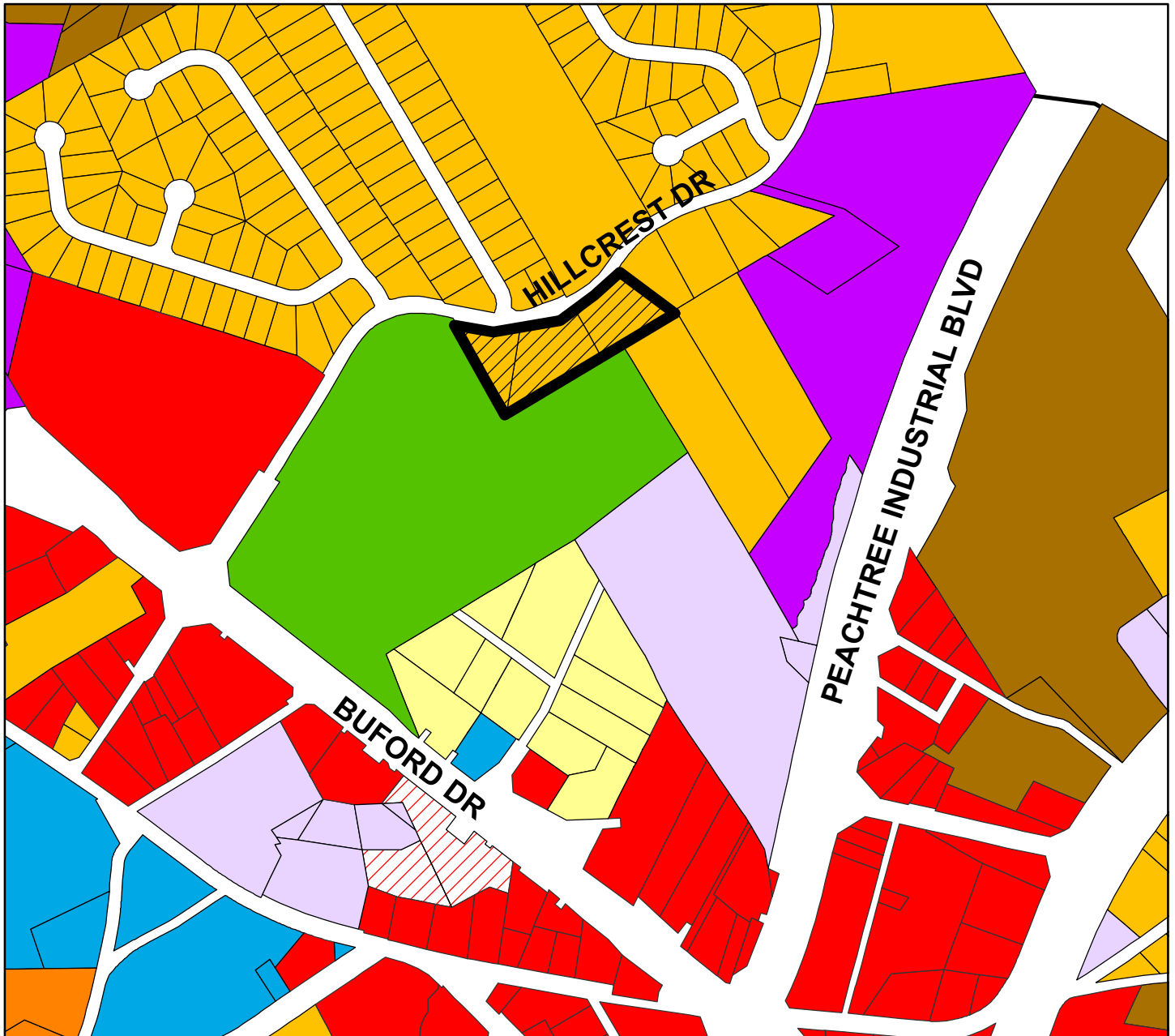
Yes. The area is shown as Town Center District, which includes 'higher density housing options adjacent to the center, targeted to a broad range of incomes.' It also states that 'each project in the Town Center District should be heavily pedestrian-oriented...' This plan conforms to the land use goals and is pedestrian-oriented by allowing for rear-loading units that connect to an existing sidewalk, which is an easy walking distance to downtown.

6. Are there other existing or changing conditions affecting the use and development of the property which would give support to an approval or disapproval of the rezoning request?
















The newer projects expected in the next few years in downtown will include high-density housing. These townhomes will be an appropriate transition between downtown and single-family housing.

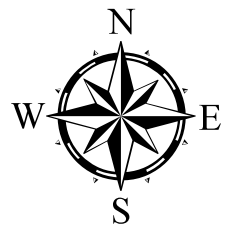
**Rezoning
RZ 17-002**

Applicant: Southern Heritage Home Builders
Zoning: RS-100
Location: 1335 Hillcrest Drive
Request: Rezone to RM



Zoning District

- | | |
|--|--|
|  RZ 17-002 |  CSD-Conservation Subdivision Residential |
|  AF- Agricultural - Forest |  MH-Mobile Home Park |
|  RS200-Low Density Single Family Residential |  OI-Office - Institutional |
|  RS175-Low Density Single Family Residential |  HSB-Highway Service Business |
|  RS150-Low Density Single Family Residential |  BG-General Business |
|  RS100-Medium Density Single Family Residential |  LM-Light Manufacturing |
|  RM-Residential Multi-Family Residential |  HM-1-Light Industry |
| |  HM-2-Heavy Industry |



1 inch = 500 feet



BBC Investments LLC
Southern Heritage Home Builders, LLC
4154 Silver Peak Pkwy., Suite C
Suwannee, GA 30024

June 1, 2017 City

City of Sugar Hill
Attn: Planning & Development
5039 West Broad St.
Sugar Hill, GA 30518

RE: Letter of Intent, Proposed Hillcrest Project

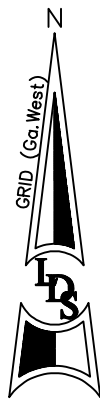
To Whom It May Concern:

BBC Investments Property owner at 1329 & 1335 Hillcrest Dr., Sugar Hill, GA 30518 is requesting a rezoning from RS-100 to RM. The request being made on the current 3 individual lots with a current combined acreage of 1.299 acres. The property will be taken from 3 single family RS-100 lots to a one 6 unit townhome building with rear entry garages. The proposed town home sizes are 2,000 sq. ft. and the price range will be the mid \$200's. The proposed zoning is suitable to the area because of the downtown access and ability to use downtown amenities. The proposed rezoning will help adjacent property due to removing additional driveways and one having one driveway for the townhomes rather than 3 separate driveways feeding to Hillcrest Drive for single family homes. A variance will be needed on the lot sizes because the current RM zoning is 5,400 sq. ft. minimum and proposed lot sizes are 1,320 sq. ft. fee simple where the homeowner just owns the house box to let the HOA maintain the exterior and landscaping on each home. A 4,080 sq. ft. variance will be needed to attain this. A variance will also be needed on the side setback joining Sugar Hill Church in the amount of 32 ft. in order to get the layout presented with rear entry townhomes. This will help keep the townhomes off of the 50 foot buffer on the adjoining home next door and since sugar hill church is using the area next to the variance as over flow parking it makes it more appealing. The property zoning is in conformity with the land use plan being in the vicinity of downtown and improving the area in the overlay district. Rezoning the property will help to turn the wheels for more residential development in the overlay district. Thank you,

Michael Phelps
Southern Heritage Home Builders, LLC.

LEGEND

- NTS = NOT TO SCALE
- IPS = 1/2" REBAR PIN SET
- LLL = LAND LOT LINE
- P.L. = PROPERTY LINE
- RBF = REBAR FOUND
- F.S.B. = FRONT SETBACK
- S.S.B. = SIDE SETBACK
- R.S.B. = REAR SETBACK
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- ⊙ MH = MANHOLE
- ⊗ FH = FIRE HYDRANT
- FFE = FIRST FLOOR ELEVATION
- s— = SANITARY SEWER LINE/PIPE
- * * * = FENCE LINE
- N/F = NOW OR FORMERLY
- WM = WATER METER



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

A TRIMBLE S-6 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 80,661 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 196,411 FEET AND CONTAINS 1.299 ACRES.

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13135C0014G, DATED MARCH 4, 2013.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

6/22/17=REVISE ZONING BUFFERS

ZONING EXHIBIT PLAN FOR:

BBC INVESTMENTS

CITY OF SUGAR HILL



LAND DEVELOPMENT SURVEYORS, INC

P.O. BOX 2050
DACULA, GA. 30019
(770) 682-8206
LDSURVEY@BELLSOUTH.NET
COA LSF#000832

Date: 5/15/17

Land Lot: 305

District: 7TH

County: GWINNETT COUNTY, Ga.

Scale: 1"=40'

Sheet No.

Field By: TJ & SF

Drawn By: MSF

Checked By: LJJ

1 of 1

Job Number: 17138

File Number: 17138.DWG

P.O.B.
CENTERLINE INTERSECTION
S20°52'19"E
22.52'

LOT INFO
PARCEL # 7305 422, 7305 066
& 7305 423
ZONED RS100
DEED BOOK 54098, PAGE 769

GENERAL/SITE NOTES:

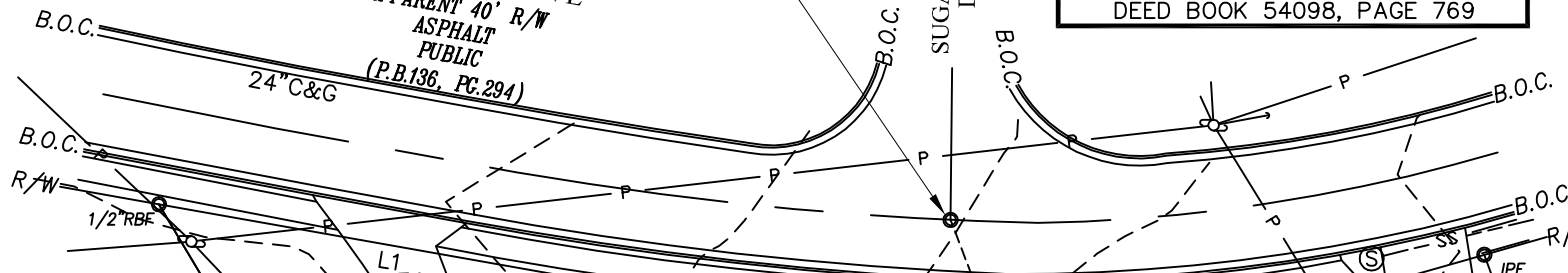
- 1) OWNER: 1329 RAMEY FAMILY TRUST
- 2) PROPERTY ADDRESS:
1335 HILLCREST DRIVE
SUGAR HILL, GA 30518
- 3) TAX PARCEL # 7305 422, 7305 066, & 7305 423
- 4) ZONING: RS100
- 5) BUILDING SETBACKS:
FRONT = 35' SETBACK
SIDE = 10'
REAR = 30'
- 6) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
- 7) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.

1.299 ACRES
(INCLUDES EASEMENTS WITHIN)

N/F
7305 006
COURTNEY B. VAUGHAN
ZONED RS100
D.B.54818, PG.145
P.B.136, PG.294
TRACT 4

HILLCREST DRIVE
APPARENT 40' R/W
ASPHALT
PUBLIC
(P.B.136, PG.294)

SUGAR CREST DRIVE



PROPOSED 6 UNIT TOWNHOME
22' x 60' units

PROPOSED ALLEY

N/F
7292 200
FIRST BAPTIST CHURCH AT
SUGAR HILL
ZONED RD-100
D.B.12486, PG.35
P.B.69, PG.236

N/F
7292 200
FIRST BAPTIST CHURCH AT
SUGAR HILL
ZONED AF
D.B.12486, PG.35
P.B.69, PG.236

LINE TABLE		
LINE	LENGTH	BEARING
L1	99.90	S79°57'13"E
L2	37.93	S84°43'31"E
L3	36.98	S84°44'22"E
L4	33.72	N85°36'59"E
L5	40.98	N85°42'01"E
L6	29.83	N74°10'44"E

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.