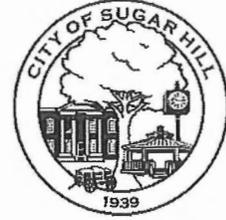


City of Sugar Hill
Planning Staff Report
RZ 17-002



DATE: July 18, 2017; *Updated September 27, 2017*
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Rezoning RZ 17-002, Hillcrest Drive Townhomes

SUGGESTED ACTION

Approval of rezoning to RM with the 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. *Zoning buffer between dissimilar districts shall be reduced to a 35' enhanced buffer. Said buffer shall consist of at least a staggered double row of evergreen and semi-evergreen trees and shrubs native or adapted to the area. Trees shall be at least 6' tall at time of planting and shall be arranged to provide an effective visual screen of at least 20' in height at maturity. The landscape buffer must not contain more than 30% of a single species and must be shown on a landscape plan to be approved by Planning and Development prior to receiving any permits.*

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?*

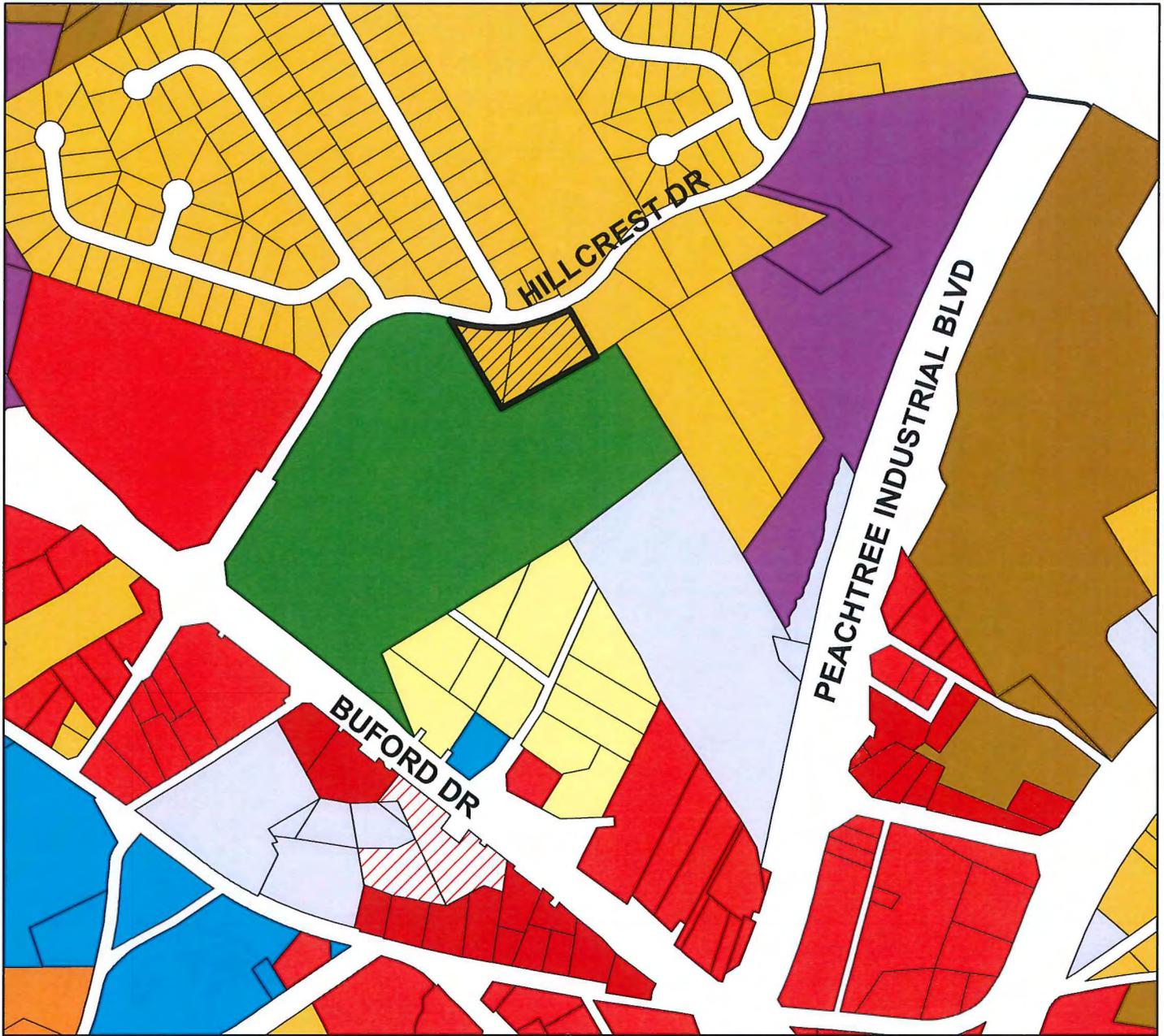
Yes. The area is shown as Town Center District, which includes 'higher density housing options adjacent to the center, targeted to a broad range of incomes.' It also states that 'each project in the Town Center District should be heavily pedestrian-oriented...' This plan conforms to the land use goals 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

AF- Agricultural - Forest

RS200-Low Density Single Family Residential

RS175-Low Density Single Family Residential

RS150-Low Density Single Family Residential

RS100-Medium Density Single Family Residential

RM-Residential Multi-Family Residential

CSD-Conservation Subdivision Residential

MH-Mobile Home Park

OI-Office - Institutional

HSB-Highway Service Business

BG-General Business

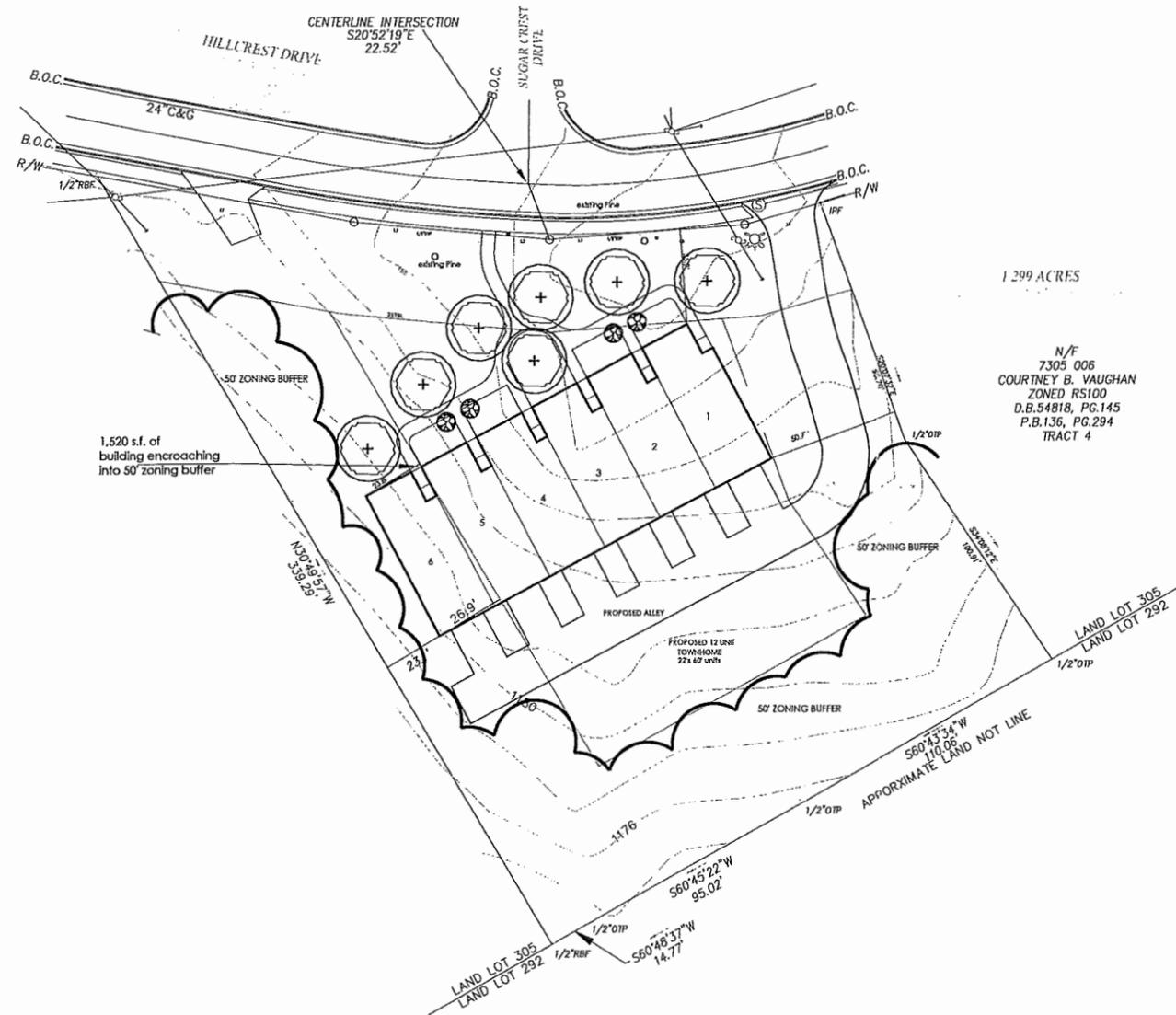
LM-Light Manufacturing

HM-1-Light Industry

HM-2-Heavy Industry



1 inch = 500 feet



1.299 ACRES

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

1,520 s.f. of building encroaching into 50' zoning buffer

PRELIMINARY HARDSCAPE
HILLCREST TOWNHOMES
BBC INVESTMENTS
JULY 12, 2017



17-110202 ver 7/13/17
 DAR-TAC