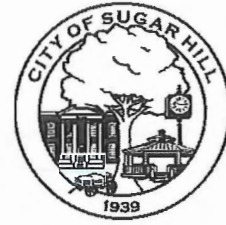


City of Sugar Hill
Planning Staff Report
AX 17-002



DATE: December 18, 2017; *Updated 1/31/2018*
TO: Mayor and City Council
FROM: Planning Director *KA*
SUBJECT: Annexation AX 17-002 | 770 Buford Highway
Tax Parcels # 7-256-009, 011, 126 & 127

RECOMMENDED ACTION

Annex and rezone to residential multi-family (RM) with the following conditions:

1. All subdivision entrances shall be gated. Streets, sidewalks and storm water infrastructure shall be privately owned and maintained by the homeowners association (HOA) and recorded in the covenants.
2. Developer shall provide a secondary project access entrance on North Price Road.
3. Each primary dwelling unit shall have a two-car garage.
4. Each townhome unit shall have a rear-entry garage.
5. When adjacent to a street, no driveway shall be less than 20' length as measured from the back of sidewalk to the front of the dwelling or structure.
6. ***Street A shall be the standard width for the section adjacent to single family detached homes with direct driveway access. Additional traffic calming measures such as landscape center islands, curves and speed tables shall be incorporated into the street design in accordance with Institute of Traffic Engineers published standards and local engineering requirements.***
7. Overnight on-street parking is prohibited except in designated on-street parking bays and shall be enforced by the HOA. Notices shall be posted in the subdivision and recorded with the covenants.
8. Zoning buffer shall be reduced to a 35' enhanced landscape buffer. Said Buffer shall consist of at least a staggered row of evergreen and semi-evergreen trees and shrubs native or adapted to the area. Trees shall be 6' tall at time of planting. Plantings shall be arranged to provide an effective visual screen of at least 20' in height at maturity. 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.
9. Covenants shall indicate that no more than 10% of the dwelling units may be rented.
10. Maximum percent lot coverage shall be 100% for fee-simple townhome lots.
11. Developer shall provide a left turn lane into the subdivision subject to approval by the Georgia Department of Transportation.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a scheduled public hearing on 1-16-18. Citizens and guest who spoke on behalf of this request were: Chris McCrary and Darr Smith. There were no other public comments.

Planning Commission recommends APPROVAL of this annexation request and rezoning to (RM) residential multi-family zoning district with the 11 conditions as suggested by staff with the addition of a 12th condition related to additional signage related to parking hours that are permissible (5-0).

ISSUE Annexation of this 32.06 acre tract owned by Gretchen Payne Hall, Hilda Payne Hayes, and Inex Development LLC., was initiated by an application dated December 4, 2017. The parcels are currently zoned single-family residential (R-100) and General Business District (C-2) in unincorporated Gwinnett County. The requested zoning classification is Residential Multi-Family District (RM). The proposal is for fifty-eight detached single-family homes and eighty-eight townhomes.

DISCUSSION

- The current land use plan (2009) shows this area as Mixed-Use Office. However, recent market analysis of the Buford Highway corridor indicates only moderate demand for office and low demand for retail. We anticipate that the majority of office and retail demand will be filled by upcoming projects in Downtown Sugar Hill. The same study also indicates that the market is moderate middle-income townhomes.
- The study identified that senior housing and other residential housing would be attractive land uses for this corridor.
- An additional entrance on North Price Road should be provided for the subdivision due to the potential for traffic congestion during peak hours on Buford Highway at Woodward Mill Road.
- The proposed use is compatible with the neighboring school as well as other residential uses in this area.

BACKGROUND

| | |
|--------------------|---|
| Applicant / Owner: | Embry Development LLC. / Gretchen Payne Hall, Hilda Payne Hayes, and Inex Development LLC. |
| Existing Zoning: | Single-family residential (R-100) and general business district (C-2) in Gwinnett County |
| Request: | Annex and rezone to RM. |
| Purpose: | Development of a single-family residential subdivision. |
| Property Size: | ± 32.06 Acres |
| Location: | 770 Buford Highway, Tax Parcel #7-256-009, 011, 126, & 127 |
| Public Notice: | Sign Posted on 12/27/17. Ad in Gwinnett Daily Post on 12/27/17, 1/3/18, 1/10/18, 1/24/18, 1/31/18, and 2/7/18 |
| Public Comment: | The City has received no public comments. |

FINDINGS OF FACT

Embry Development, LLC. has four parcels under contract for future development of a residential single family detached and attached subdivision containing 145 housing units (58 single family lots and 88 townhomes).

The subject annexation does not create any unincorporated islands. As required by Georgia law, Gwinnett County was notified of the application. The county has not returned any objections to this annexation.

Adjacent properties are zoned as follows:

- To the North: Heavy Manufacturing District (HM-1) and Medium Density Single Family Residential District (RS-100) in the City of Sugar Hill, and Single Family Residential District (R-100) in unincorporated Gwinnett County.
- To the East: Office Institutional District (OI) Lanier High School in Sugar Hill.
- To the West: Light Manufacturing District (LM) in Sugar Hill.
- To the South across Buford Highway 23, General Business District (C-2) and Single Family Residential District (R-75) in unincorporated Gwinnett County.

Buford Highway corridor study indicates that there is a moderate demand along Buford Highway for single-family homes.

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?

Yes, Lanier High School is adjacent to the subject parcel and recent market analysis indicates a demand for single family residential along Buford Highway.

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?

Written notification to the school board is required as a standard part of residential subdivision (number of units, type of housing, number of bedrooms, phasing of the project). Georgia Department of Transportation will also review and approve of the proposed access on Buford Highway and may require studies and road improvements. All requirements from the GDOT shall be paid by the developer.

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

No, the future land use plan shows this area as office mixed use. However, there is very limited long term development potential for the office and retail real estate categories. As such, the city has made recent planning and policy decisions to steer those types of

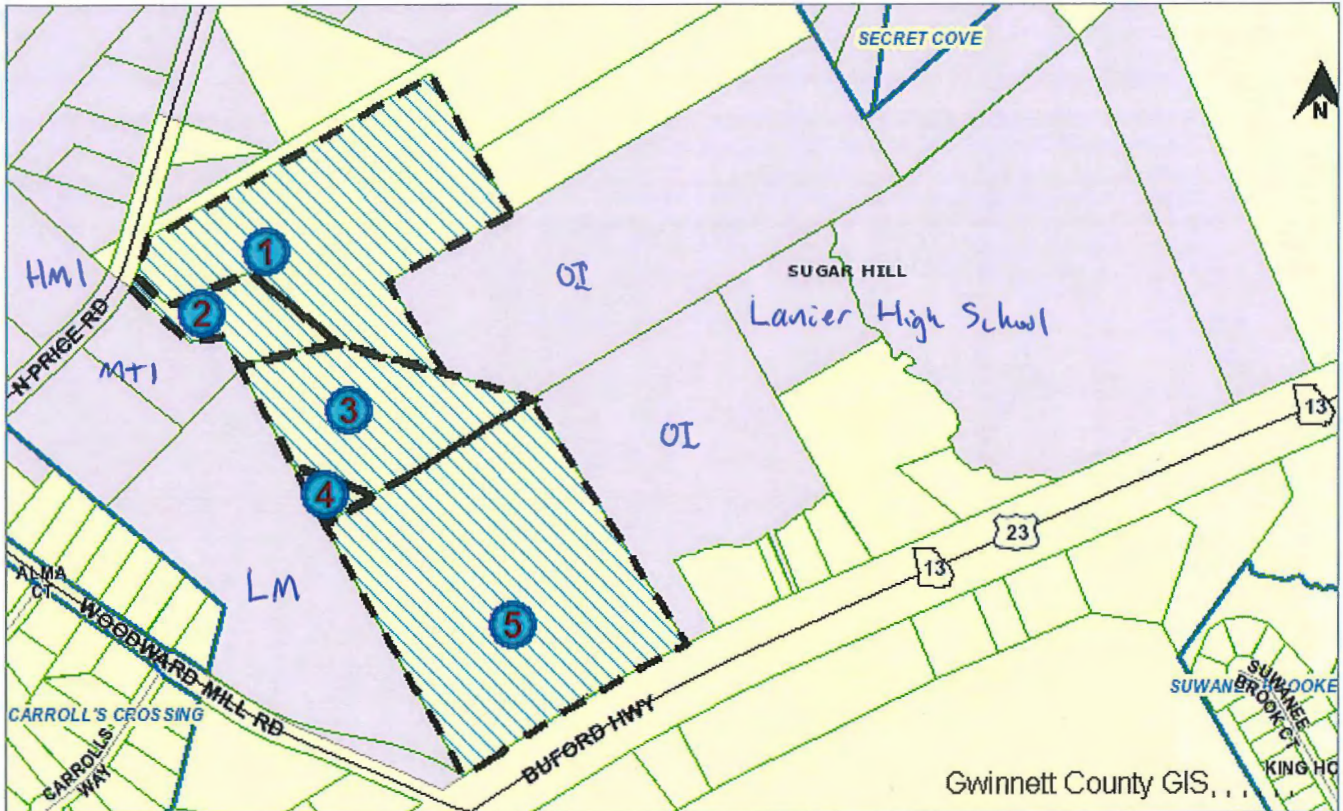
development to its downtown area. Moreover, the proposed residential use is compatible with surrounding suburban uses and fits the evolving character of the corridor which is more in line with traditional neighborhood development patterns. The City of Suwanee has also made recent planning and policy decisions that support this type of development rather than the outdated strip commercial / office development that was initially envisioned for this corridor 10-15 years ago.

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 Buford Highway Corridor Study indicates there is an on-going demand for mid-range single family residential housing along Buford Highway and this project appropriately fills that need.

AX-17-002

Embry Development LLC



Map Printed On 2017-12-15 12:48

RESULTS

- | | |
|---|----------|
| 1 | 7256 009 |
| 2 | 7256 127 |
| 3 | 7256 126 |
| 4 | 7256 154 |
| 5 | 7256 011 |

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AX 17-002

17-02579

Rec. 12/4/17

5000000000

LETTER OF INTENT TO ANNEX AND REZONE

November 3, 2017

FROM EMBRY DEVELOPMENT TO SUGAR HILL PLANNING DEPARTMENT

The properties (701 N Price, 711 N Price & 722 Buford Hwy) that are being filed for re-zoning/annexation is designed for a residential subdivision with detached single-family homes and attached townhomes.

Total acreage is 32

Filing for an RM zoning classification.

Total number of 156, this being 58 single family detached homes and 88 attached town homes

The minimum square footage of the homes starts at 2200 feet

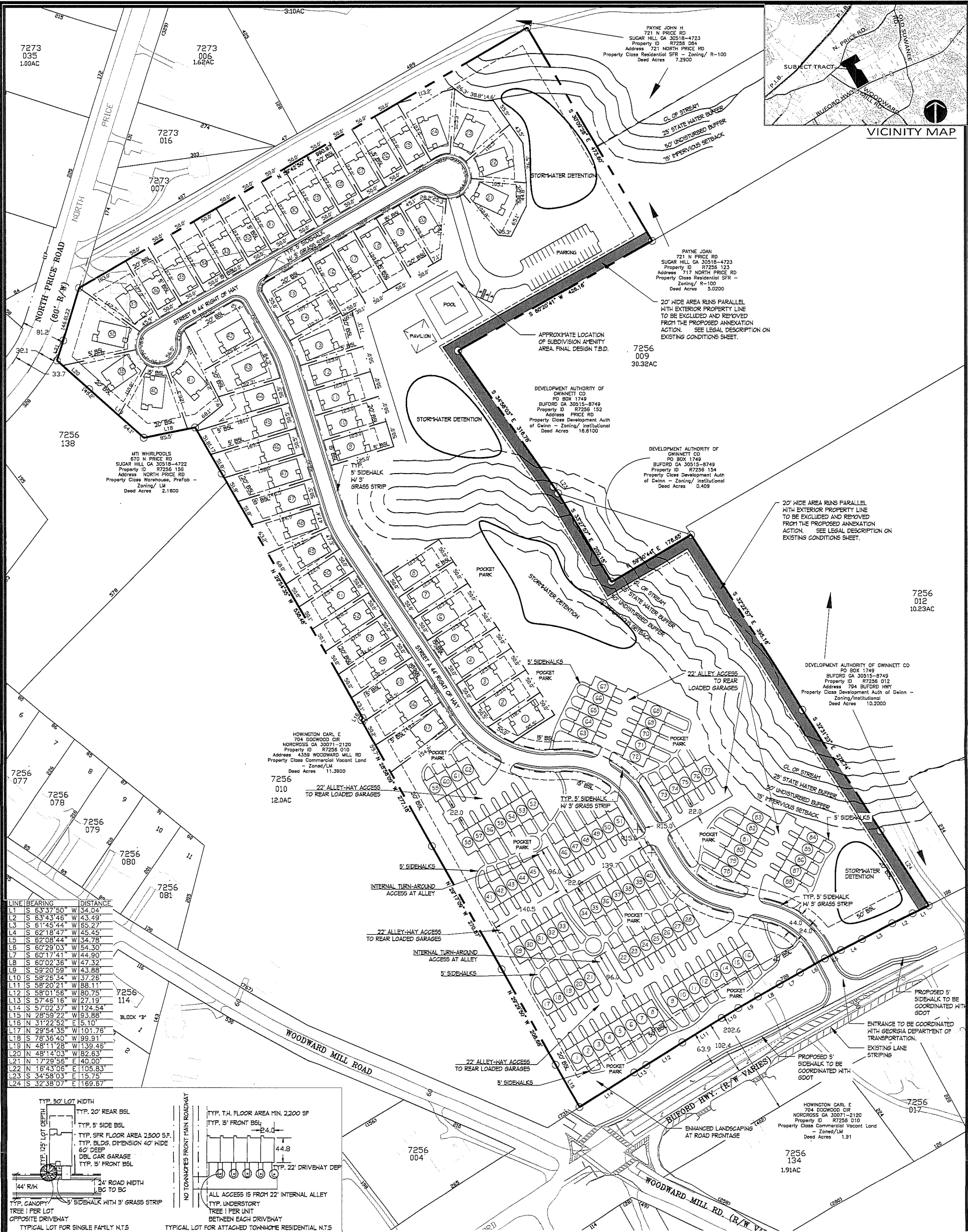
Price range will be mid 200's to high 300's

Proposed density shall be 4.58 units per acre

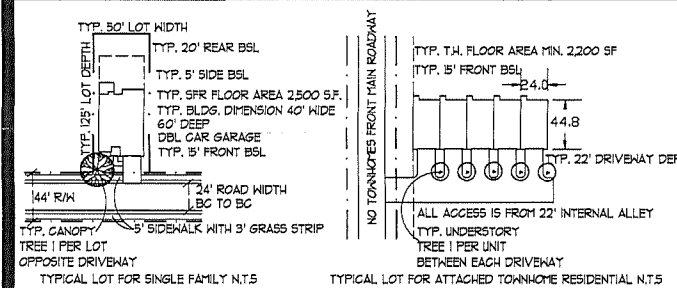
Building heights shall be 25 to 35.3 feet.

Minimum single family lot is 50 x 125 – 6,250 feet

Minimum town home pad size 24 x 44.8 – 1,075.25 feet



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 63°37'50" W | 34.04' |
| L2 | S 63°43'46" W | 43.49' |
| L3 | S 61°45'44" W | 55.27' |
| L4 | S 62°18'47" W | 45.45' |
| L5 | S 62°08'44" W | 34.78' |
| L6 | S 60°28'03" W | 54.30' |
| L7 | S 60°17'41" W | 44.90' |
| L8 | S 60°02'36" W | 47.32' |
| L9 | S 59°20'59" W | 43.88' |
| L10 | S 58°26'34" W | 37.26' |
| L11 | S 58°20'21" W | 88.11' |
| L12 | S 58°01'56" W | 80.75' |
| L13 | S 57°45'16" W | 27.19' |
| L14 | S 57°02'37" W | 124.54' |
| L15 | N 28°59'22" W | 93.68' |
| L16 | N 51°22'52" E | 5.10' |
| L17 | N 29°54'35" W | 101.76' |
| L18 | S 78°36'40" W | 99.91' |
| L19 | N 48°11'28" W | 139.46' |
| L20 | N 48°14'03" W | 82.63' |
| L21 | N 17°29'56" E | 40.00' |
| L22 | N 16°43'06" E | 105.83' |
| L23 | S 34°58'03" E | 15.75' |
| L24 | S 32°38'07" E | 169.67' |



Property Owners:
HALL, KATHLEEN PAYNE 678-380-1829
701 N PRICE RD
LAWRENCEVILLE GA 30044-3456
7256 009
711 NORTH PRICE RD

HAYES HILDA PAYNE 770-271-812
701 N PRICE RD
SUGAR HILL, GA 30518-4723
7256 126
701 NORTH PRICE RD

HAYES HILDA PAYNE 770-271-812
701 N PRICE RD
SUGAR HILL, GA 30518-4723
7256 127
701 NORTH PRICE RD

INEX DEVELOPMENT LLC 404-519-1662
2645 N BIRKLEY LAKE RD NW STE B32
DUBLIN GA 30096-1161
7256 011
770 BUFORD HWY

APPLICANT:
EMBURY DEVELOPMENT, LLC
15 EAST MAIN STREET, SUITE 2-A
BUFORD, GA 30518
404-569-9756

UTILITIES:
SANITARY SEWER GRAVITY FLOW BY GWINNETT COUNTY.
WATER SERVICE BY GWINNETT COUNTY.

SITE NOTES:

- Total Acreage: 32.06 Total Lots: 145 units (58 Single Family lots and 88 Townhomes)
- Density: 4.52 Units Per Acre
- Current Zoning: Gwinnett County R-100 Single Family Residential
- Proposed Zoning: Annexation to Sugar Hill RM zoning with Planned Development Conditions.
- Minimum Lot Size for Single Family Detached is 6,025 sq. ft.
- Minimum lot Size for Townhomes is N/A.
- Dwellings to be owned fee simple unit.
- Maximum Building Height: Avg. 35'-3"
- Townhomes and Avg. 25'-0" Single Family Detached.

PROPOSED USE:
THE APPLICANT PROPOSES THE REZONING OF THE SUBJECT PARCELS FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION WITH A MIXTURE OF TOWNHOUSE ATTACHED DWELLINGS AND SINGLE FAMILY DETACHED DWELLINGS. EXISTING ZONING FOR THE SUBJECT PARCELS ARE R-100 UNINCORPORATED GWINNETT COUNTY; PROPOSED ANNEXATION INTO SUGAR HILL AS RM ZONING WITH PLANNED DEVELOPMENT CONDITIONS.

| AREA BREAKDOWN | Area in Sq.ft. |
|---|----------------|
| Total Area in Stream Buffers | 3,095 |
| Total Area in Single Family Lots | 420,815 |
| Total Area in Townhome Footprints | 95,304 |
| Total Area in Preliminary Storm Water Management System | 2,491 |
| Total Area in Right of Way | 116,338 |
| Total Area in Amenity | 94,015 |
| Total Area in Parking and Drive Isle at Townhomes | 3,818 |
| Total Area of Pocket Parks and Green Spaces | 661,529 |
| TOTAL | 1,397,405 |

Plan prepared by:

MDA

McFARLAND-DYER & ASSOCIATES
4174 SILVER PEAK PARKWAY, SUWANEE, GEORGIA 30024
PHONE (770) 932-6550 FAX (770) 932-6551
WWW.GOMDA.NET

CONTACT: CHRIS MCCRARY - CMCCRARY@GOMDA.NET - 770-932-6550

ZONING CONCEPT PLAN (no topography / no proposed trees)
OULTON PARK
Sugar Hill, GA. Gwinnett County 7th District, Land Lot 256
November 27, 2017