

Broadstone Alliance Mixed-Use Development



Future Mixed-Use Development on Hillcrest Drive



Source: City of Sugar Hill

### 5.3 EXISTING CONDITIONS AND GROWTH TRENDS

#### Cultural Resources:

Located in the center of the LCI area, the City Hall block serves as the “town center” for the Sugar Hill residents and the surrounding community. The 4.8 acre block is the City’s significant cultural asset including various amenities such as the City Hall, the Bowl Amphitheater, Dawn P. Gober Community Plaza, Splash Park and Regional Detention & Neighborhood Park. These venues are designed in such a way that they can be used for both local and regional events throughout the year. The downtown core also includes two more local resources, the Town Center Park and the historic cemetery on West Broad Street. All these venues offer a variety of events through the year that contribute to creating a vibrant downtown core and a cultural hub for the City. The following list of events are organized in the downtown core to attract local families and regional audience.

- **Music concerts:** The Bowl is a 1,750 seat outdoor amphitheater. It hosts many concerts (ticketed and free) throughout the year attracting singers and artist nation-wide.
- **Sugar Rush:** This is the annual fall festival for the community with many family-friendly activities, art shows, concerts, and local craft shopping.
- **The Ice Rink:** It is the largest outdoor and most visited ice skating rink in the southeast built for three months during winter. The 5,000 sf. Ice area is completely covered by an all weather tent and visited by over 10,000 people a season.
- **Performing arts:** Players Guild is a community theater group in the City. They are currently housed in the Buice School to produce and host performing art shows. Once the school building is demolished for the future mixed-use project, the Eagle Theater as part of the new E Center will be the new home for performing arts.
- **Public art:** Downtown Sugar Hill is a growing public art community with a newly created Public Arts Commission. During the Sugar Rush festival, the commission invites many artists to organize a public art exhibit. Several murals such as “The Sweet Life” at the Suite Spot and public art installations on West Broad Street add to the vitality of the Downtown.



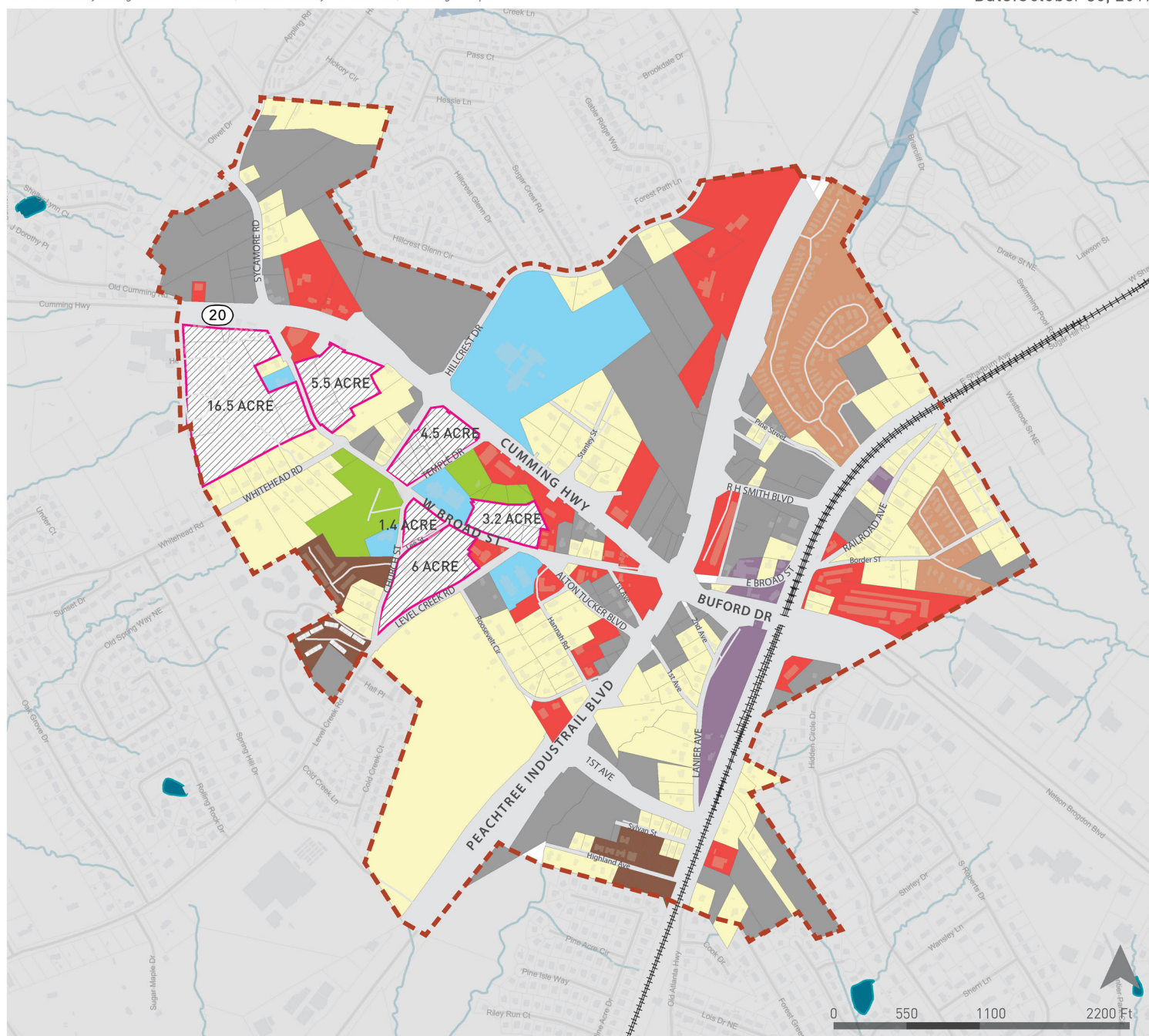
## Land Use and Development Character

- **Single-Family Residential:** Approximately one-third of the study area consists of lower density single-family detached homes, making a total of 135 acres in the area.
- **Multi-Family Residential:** Plantation Ridge Apartments, Sugar Hill Station Townhomes, Sugar Hill Place Townhomes, and Mossy Oak Townhomes are the only apartment/rental communities in the LCI area with a total area of 10.2 acres comprising only 2% of the total study area.
- **Mobile Homes:** Peachtree Mobile Home Park and Cherry Valley are the two big mobile homes communities located south of Peachtree Industrial Boulevard with a total area of approximately 32-acres.
- **Retail/Commercial:** The commercial uses are located along the major vehicular corridors, Highway 20 and Peachtree Industrial Boulevard (PIB). Both corridors have suburban-style strip commercial gas stations, auto care and car wash, convenient store, laundry, storage facility, etc. Home Spun is the only eating establishment in the LCI area. The downtown lacks shopping, dining and other retail services. The 6.80-acre site of Extra Space Storage service south of the railroad, and 15.30-acres site of HPC Import Salvage North of PIB are the two biggest commercial sites in the LCI area. The commercial/retail area is 47.40 acres, about 11% of the total LCI area.
- **Industrial:** AmeriGas Propane Company is the only large industrial use along Norfolk Southern railroad. The older buildings on northeast corner of PIB and Highway 20 are used for some light industrial uses.
- **Institutional/Civic Use:** The study area includes a few major community amenities as a part of civic and institutional uses. They are Sugar Hill City Hall, Sugar Hill Church, New Hope Church, Sugar Hill Community Center, the Great Beginning of Sugar Hill, T-Carl Buice School, and The Suite Spot business incubator space. T-Carl Buice School is currently not under session but the 5.86-acre school site is up for redevelopment with a mixed-used development with retail and multi-family apartments (Broadstone). The total land area under institutional/civic use is 28 acres.
- **Parks/Open Space:** The Bowl has the dual function of the signature green space and a storm water facility in downtown. It includes an amphitheater and a splash pad on 2.6 acres of land. The historic Sugar Hill Cemetery (6.5 acres) is located on West Broad Street in the heart of downtown.
- **Vacant/Undeveloped:** Approximately 26% of land in LCI study area is Vacant/ Undeveloped with a total area of 109.80 acres. This includes large tracts of undeveloped land. This mostly because of the topography of the area, making the land under 50 feet stream buffer unsuitable for development.

Existing Land Use (Fall 2017)			Land Use based on Planned Development		
Single-Family Detached	134.5	32%	134.5	32%	
Mixed Use	0	0%	11.9	3%	Broadstone, Future Mixed-Use
Multi-Family Residential	10.2	2%	15.7	4%	Dogwood Forest
Mobile Home Park	32.1	8%	32.1	8%	
Retail/Commercial	47.4	11%	50.56	12%	E Center
Industrial	7.9	2%	7.9	2%	
Institutional/Civic Facility	28	7%	28	7%	
Parks/Open Space	9.1	2%	9.1	2%	
Vacant/Undeveloped	126.3	30%	126.3	30%	
Planned Development/Under Construction	20.6	5%			
Total Area	416.1		416.06		

Data Source: City of Sugar Hill GIS database, Gwinnett County GIS database, and Google Maps

Date: October 30, 2017

**LEGEND:**

	SINGLE FAMILY RESIDENTIAL-ATTACHED: 10.2 ACRES		INSTITUTIONAL/ CIVIC USE : 28 ACRES
	SINGLE FAMILY RESIDENTIAL-DETACHED: 134.5 ACRES		PARKS/ OPEN SPACE: 9.1 ACRES
	MOBILE HOMES: 32.1 ACRES		VACANT/ UNDEVELOPED: 109.8 ACRES
	RETAIL/COMMERCIAL: 47.4 ACRES		PLANNED DEVELOPMENT/ UNDER CONSTRUCTION: 37.1 ACRES
	INDUSTRIAL: 7.9 ACRES		DOWNTOWN LCI BOUNDARY

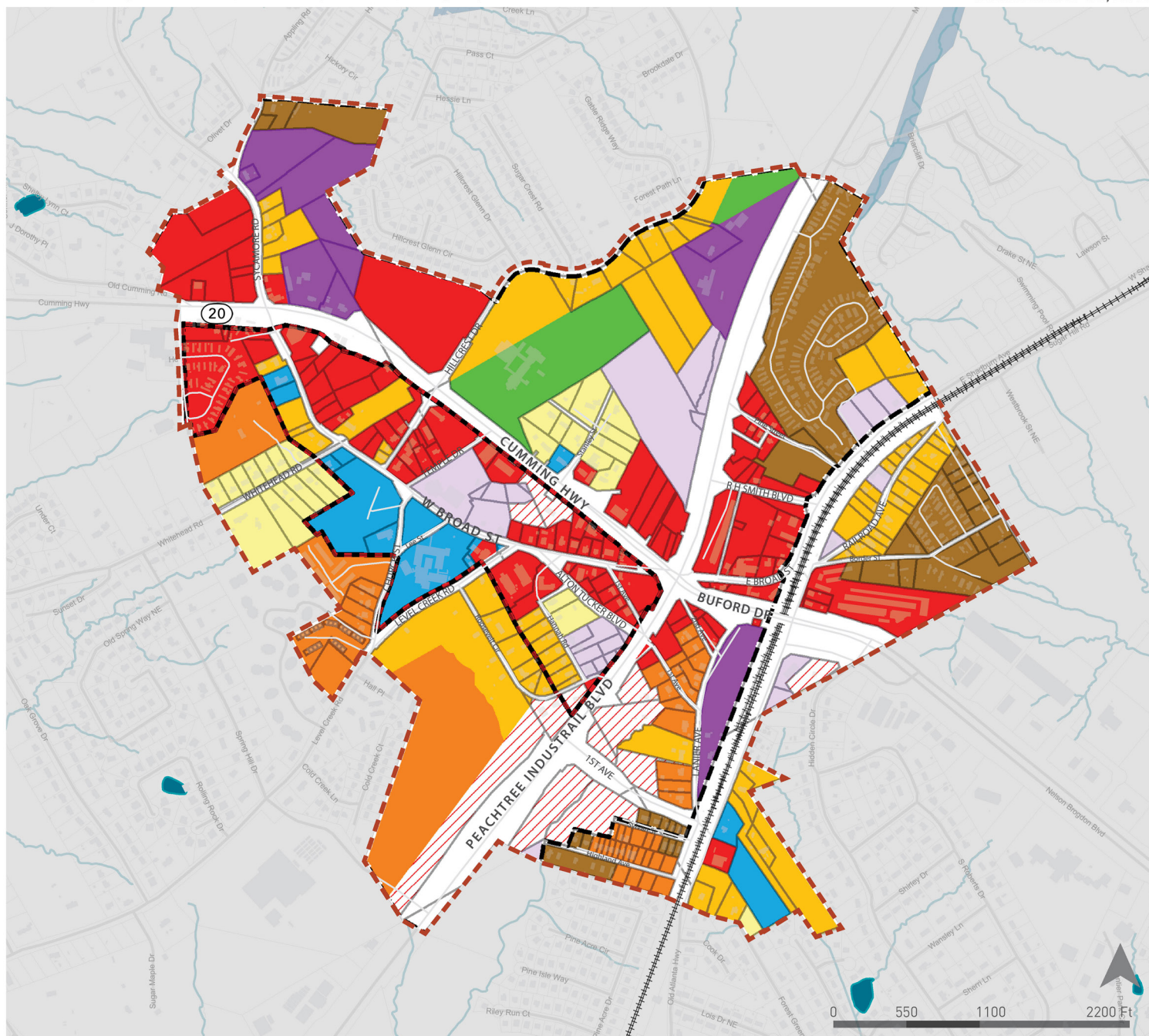
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SARGENT**FIG. 1: EXISTING LAND USE**











## Current Zoning

- **Central Business District:** The Central Business District (CBD) Overlay district is located in the downtown core on both sides of West Broad Street from Highway 20 to PIB. The purpose of the CBD is to create traditional block patterns with pedestrian-oriented building character, multi-modal connectivity, and open spaces. The regulatory framework promotes compact mixed-use development, incentivizes redevelopment, rehabilitation, and revitalization of vacant/underutilized properties, describes development standards to create an urban form, and establishes the design review process for future implementation. The zoning provides design criteria for buildings, pedestrian experience, and signage to create a vibrant downtown. Some highlights of the development standards that would be applicable to future development and growth of downtown are:
  - The maximum building height allowed in CBD is 130 feet in the City Hall block and the Buice School block, and 84 feet in the rest of CBD.
  - Minimum single-family residential density is 4 dwelling units/acre and maximum density is 12 dwelling units/acre
  - Multi-family limited to mid-rise and courtyard building type with a maximum Floor Area Ratio of 2:1.
- **Town Center Overlay District:** The majority of the LCI area is part of the Town Center Overlay (TCO) zoning district except for the area on the east side of the railroad. The intent of the TCO is similar to CBD. TCO was created to prepare for the LCI program of Atlanta Regional Commission. The regulations focus on the visual character of the community to maintain the small town feel and architectural consistency. The TCO also encourages mixed-use development with a maximum building height of 4 stories/50 feet. The zoning provides design criteria and standards for architectural design, skyline, building materials, and signage. Any future development in the TCO should go through the design review and approval process by the City council.
- **Mixed-Use Developments:** This zoning district is created to encourage large-scale mixed-use development with high-quality development and site design in addition to open space and preservation of unique environmental features. Any future development with mixed-use development requires a detailed site design report and plans for the administrative review process. Primarily there are two types of mixed-use developments – Commercial Office Districts (COD) on PIB or Nelson Brogdon and Commercial Office Residential District (COR) along Nelson Brogdon.
- **RM: Residential Multi-Family:** The South quadrant of PIB and Buford Drive, and the area adjacent to Downtown Commercial District in the West quadrant of LCI study area are mostly zoned as residential multi-family district. This provides for multi-unit structures which are attached housing at a net density not to exceed eight (8) units per acre, and high density single family residential, providing eight thousand (8,000) square foot minimum lot sizes. The regulations for this district are designed to provide an area where individuals and families may establish homes in an environment which satisfies their needs for convenience and economy. The purpose of this district is to promote better utilization of land and freedom of architectural and engineering design without maximizing density.
- **R-150: Low Density Single Family Residential:** A very small percentage of the area in the LCI study area is zoned as R-150 Low Density Single-Family Residential District which provides for fifteen thousand (15,000) square foot minimum lot sizes. The regulations for these districts are designed to encourage low density one-family residential development, protected from the depreciating effects of small lot development and excessive density
- **R-100: Medium Density Single Family Residential:** There is a fair mix of this zoning category throughout the LCI area. Medium Density Single-Family Residential District provides for ten thousand (10,000) square foot minimum lot sizes. The regulations for this district are designed to take advantage of the greater economy and convenience afforded by more intensive development but still retain some of the open aspects of a detached dwelling unit district.
- **MH: Mobile Home Park:** The major concentration of Mobil Home Park District is at the East quadrant of the LCI area. This District provides for the transient and permanent uses of residential mobile home units within the City in mobile home parks located on un-subdivided parcels which have single ownership control. Mobile home subdivisions are not permitted.
- **BG: General Business:** The General Business District provides for a wide range of retail and service establishments in a central business environment. Intended to provide adequate space in appropriate locations along major streets, thoroughfares and at intersections for various types of business use. These uses include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods. Development of uses in the district characteristically occupy a larger area than in the HSB district because it is intended to serve a greater population and to offer a wider range of services. Orientation and expansion of this district should occur as an increase in depth at major intersections rather than as a strip-like extension along the street or thoroughfare.
- **HSB: Highway Service Business:** Mostly the parcel along Highway 20, PIB, and West Broad St are zoned as Highway Service Business District which provides for limited uses of commercial land adjacent to major traffic arteries. The HSB District requires individual free-standing structures, larger yard areas, greater setbacks, and lower building densities than are permitted in the General Business District.

Data Source: City of Sugar Hill GIS database, Gwinnett County GIS database, and Google Maps

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**LEGEND:**

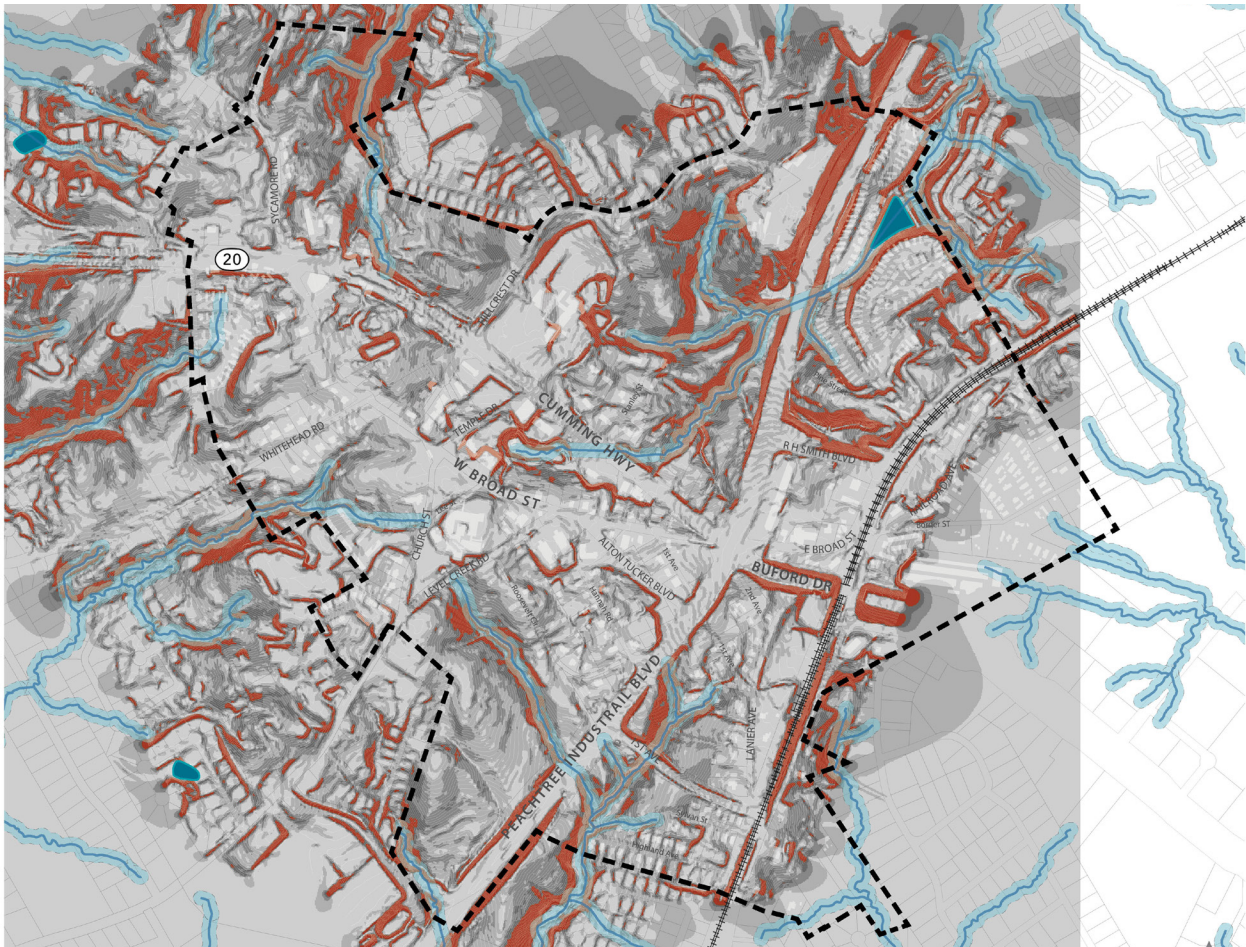
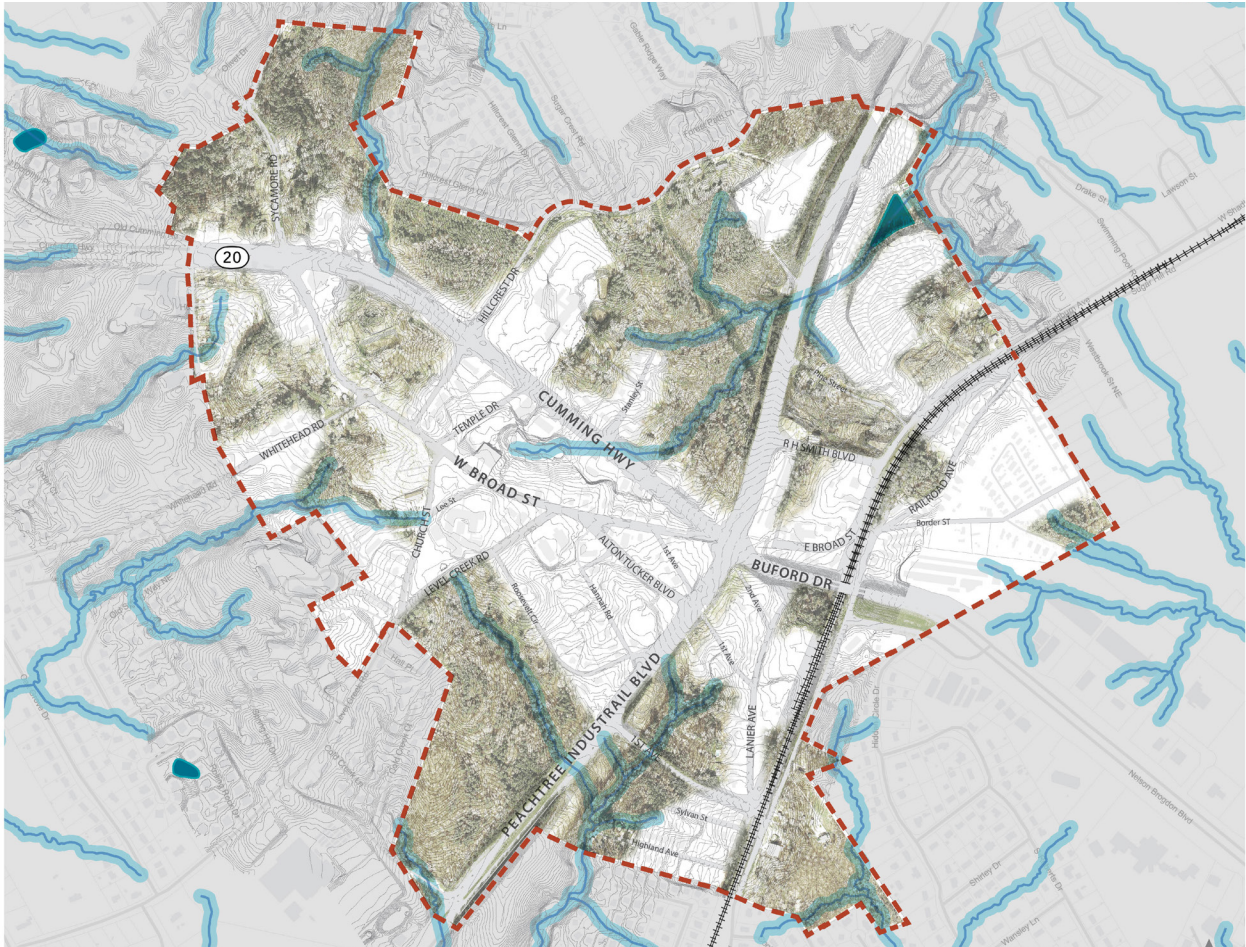
	RM: RESIDENTIAL MULTI-FAMILY		HSB: HIGHWAY SERVICE BUSINESS		COMMERCIAL BUSINESS DISTRICT
	R150: LOW DENSITY SINGLE FAMILY RESIDENTIAL		LM: LIGHT MANUFACTURING		LCI STUDY BOUNDARY
	R100: MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL		HM1: HEAVY MANUFACTURING		
	MH: MOBILE HOME PARK		OI: OFFICE-INSTITUTIONAL		
	BG: GENERAL BUSINESS				

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SARGENT**FIG. 2: CURRENT ZONING**

- **LM: Light Manufacturing:** The Light Manufacturing District provides for most heavy commercial and light industrial uses which can meet rigid standards for control of noise, odor, and other off-site disturbance. Comprised of lands that are located on, or have ready access to a major street or state highway and are well adapted to industrial development but whose proximity to residential. Currently there are very few parcels under this zoning category that are developed as per the zoning criteria, which includes Georgia Emission (along PIB)
- **HM1: Heavy Manufacturing:** The Heavy Manufacturing District limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors, with the exception of outdoor storage which is screened and situated in a required side or rear yard.
- **OI: Office-Institutional:** The Office-Institutional District provides for limited commercial and institutional land uses where traffic, noise and congestion are minimized. Major distribution of this zoning category is along the West Broad Street within the LCI area. Distribution functions such as loading, unloading, storage, packaging and un-packaging are limited to ten (10) percent of the total building area and five (5) percent of the total lot area.

## **Natural Feature**

- The north quadrant of the study area between Highway 20 and PIB has a heavy tree canopy with significant topographical challenges which inhibit development. A large portion of the quadrant has slopes of 15-20% or more, making it difficult for any large scale developments or new street connections.
- A similar situation is present in the south quadrant of the study area, between PIB and Buford Drive, especially along PIB and the railroad, and the sites with portion of Level Creek and Suwanee Creek.
- The 37-acre site in the west quadrant of the study area along PIB comprises heavy tree canopy and is divided by a tributary of Level Creek and include slopes of 20% or more in some areas.
- The east quadrant of the study area has challenging slopes of 20% or more, especially around the Mobile Home Park.



### Pedestrian Circulation

- Based on the available street network and sidewalk data from the City, the Downtown Sugar Hill Traffic Study 2016, and a windshield survey in fall of 2017, the connectivity and walkability analysis evaluates the area's challenges when it comes to pedestrian and bike circulation.
- Sidewalks are located along both sides of Highway 20 and West Broad Street. Both these streets have fairly new sidewalk infrastructure which ranges from 8 feet to 12 feet wide (including buffer) for the length of LCI area.
- Whithead Road, Level Creek Road, and Temple Drive all have narrow sidewalks at 4-5 feet in width on east side of the road.
- There are no specific bicycle provisions within the downtown area. In some locations, the angled parking creates an impediment to bicyclists that are trying to share the road with vehicles. In general, there are no physical restrictions for bikes but at the same time there is no bike infrastructure in place (Downtown Sugar Hill Traffic Study 2016).

### Vehicular Circulation

- Broad Street has been rebuilt to serve a walkable town center. It balances the needs of pedestrians and motorists. The roundabout at Whitehead Road provides a high level of service while slowing traffic entering the downtown area. West Broad Street's intersections at Temple Drive/Church Street and Level Creek Road are controlled by all-way stop signs (Downtown Sugar Hill Traffic Study 2016).
- Before the construction of Peachtree Industrial Boulevard, West Broad Street & East Broad Street, 1st Avenue on both sides of PIB, and 3rd Avenue were continuous streets. But in the 80's these streets were disconnected, leaving multiple dead-end streets.
- Until the early 60's Lanier Avenue and Railroad Avenue were connected but in 1966 State Route 20 Spur was re-designated in Sugar Hill, resulting in disconnect in those streets.
- Alton Tucker Boulevard is a later extension of West Broad Street to connect to PIB.
- Spring Hill Street is the only one-way street across from Sugar Hill Elementary School. This section slopes down steeply from Level Creek Road to Whithead Road, creating a blind spot for both drivers going in other direction and pedestrians crossing near the school area.