

# CITY OF SUGAR HILL CHARACTER AREA DESCRIPTIONS

## DOWNTOWN

Downtown Sugar Hill is a vibrant activity center with a mix of uses including retail, services commercial, professional office, higher density residential, civic and institutional uses. Community greenspace includes a mix of active and programmed areas, as well and spaces that preserve opportunities for passive recreation and environmental conservation. Neighborhood gathering spaces are interconnected and easily walkable. Architectural design, landscape and streetscape blend to create a sense of place that is both aesthetically attractive and functional. Opportunities for transit are planned in the district.

### APPROPRIATE LAND USES:

A mix of land uses is appropriate for this district and a generally align with the following zoning classifications of the City of Sugar Hill:

- General Business (BG)
- Highway Service Business District (HSB)
- Office Institutional District (OI)
- Residential Multi-Family (RM)
- Medium Density Single Family Residential District (RS-100) – limited

### RECOMMENDED DEVELOPMENT PATTERNS:

- The downtown district should include a vibrant core with a variety of dining and shopping options
- Maximize development potential with a mix of uses to create critical mass within a 10-minute walk
- Develop transitional areas of housing between higher densities in the urban core and suburban residential areas
- Revitalize aging commercial and residential areas through redevelopment and infill strategies
- Implement design controls to insure quality and standards for new mixed-use and residential development
- Improve connectivity between downtown core and future growth areas
- Extend pedestrian and bike infrastructure throughout downtown and beyond
- Incorporate a variety of open spaces such as urban plazas, neighborhood parks and pocket parks as a part of new development
- Support activities that will attract and engage citizens for all generations



## ESTABLISHED NEIGHBORHOODS

Sugar Hill's Established Neighborhoods are characterized by single family suburban neighborhoods constructed within the last 25 years. These areas, along with the adjacent area of influence, have generally reached build out, with limited opportunities for new development on undeveloped land. Given the age and quality of the homes, there is limited redevelopment or infill occurring in this area. Preservation of the character and identify of the existing single-family neighborhoods that comprise the majority of this district will be a priority. This will be an important consideration as demand increases for new development and redevelopment of commercial areas adjacent to these neighborhoods.

### APPROPRIATE LAND USES:

The land uses that are appropriate for this district are generally low- and medium-density residential and align with the following zoning classifications of the City of Sugar Hill:

- Low Density Single Family Residential (RS-150)
- Medium Density Single Family Residential (RS-100)
- Residential Multi-Family (RM)

### RECOMMENDED DEVELOPMENT PATTERNS:

- Protect the character and integrity of existing residential neighborhoods
- Ensure that street design fosters traffic calming and safety within residential neighborhoods
- Develop a network of trails and greenspaces to provide connectivity through the area
- Provide public and private recreational amenities in proximity to established neighborhoods



## MATURING NEIGHBORHOODS

Sugar Hill's Maturing Neighborhoods represent some of the older planned developments in the community. These areas are characterized by single family residential dwellings typified by mid-century architectural styles. These neighborhoods often developed in proximity to commercial centers, and included civic amenities such as churches or schools as a part of the original development plan. The unique character of these neighborhoods, including the mature landscapes, make them attractive to residents. The demand for infill development, redevelopment and adaptive reuse of existing buildings needs to be balanced with the preservation of existing single family neighborhoods. New opportunities for connectivity to other parts of the city can be achieved through expanding greenspace and trail networks.

### APPROPRIATE LAND USES:

The land uses that are appropriate for this district are generally low- and medium-density residential and align with the following zoning classifications of the City of Sugar Hill:

- Low Density Single Family Residential (RS-150)
- Medium Density Single Family Residential (RS-100)
- Residential Multi-Family (RM)

### RECOMMENDED DEVELOPMENT PATTERNS:

- Encourage compatible architectural scale and style for new and infill development to preserve community character
- Ensure that street design fosters traffic calming and safety within residential neighborhoods
- Develop a network of trails and greenspaces to provide connectivity throughout the area



## TRANSITION DISTRICT

The Transition District includes a mixture of neighborhood service uses with higher density residential development. It has developed over time without guidance from a cohesive plan. It reflects distinct characteristics of adjacent areas, including industrial, established and maturing neighborhoods, and service commercial areas. The area is impacted by significant transportation and utility infrastructure. Promoting the development of service commercial uses that support existing and emerging residential development will enhance the livability of the area.

### APPROPRIATE LAND USES:

A mix of land uses is appropriate for this district and a generally align with the following zoning classifications of the City of Sugar Hill:

- General Business (BG)
- Highway Service Business District (HSB)
- Residential Multi-Family (RM)
- Medium Density Single Family Residential District (RS-100) – limited

### RECOMMENDED DEVELOPMENT PATTERNS:

- Maximize development potential with a mix of uses to create critical mass within a 10-minute walk
- Implement design controls to insure quality and standards for new mixed-use and residential development
- Extend pedestrian and bike infrastructure throughout downtown and beyond
- Create cohesive identify for the City through public art and branding



## INDUSTRIAL

Sugar Hill's Industrial area supports higher intensity manufacturing, assembly and/or processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, or other nuisance characteristics could be present. The area is impacted by significant transportation and utility infrastructure.

### APPROPRIATE LAND USES:

The land uses that are appropriate for this district are generally industrial and manufacturing and align with the following zoning classifications of the City of Sugar Hill:

- Light Manufacturing (LM)
- Heaving Manufacturing (HM1)
- Heavy Industry (HM2)

### RECOMMENDED DEVELOPMENT PATTERNS:

- New industrial uses should be master planned
- Introduce retail and service uses, as appropriate, while being mindful of preserving the integrity of areas reserved for industrial and manufacturing uses
- Ensure adequate infrastructure for future building, including utilities, truck access, etc.



## COMMERCIAL NODES

Several commercial areas along GA 20 provide commercial and service amenities to residents of Sugar Hill. The city is in proximity to Mall of Georgia, which assumes a significant share of retail activity for the area. The non-residential uses along this corridor within the city include restaurants, groceries, financial institutions, and home and auto improvement stores. Institutional uses, included churches may also be suitable to these locations, particularly the need for access and parking areas for spaces that develop as large campuses. These areas generally serve the needs of the residential communities located immediately adjacent to their boundaries.

### APPROPRIATE LAND USES:

The land uses that are appropriate for this district are generally commercial and institutional and align with the following zoning classifications of the City of Sugar Hill:

- Office-Institutional (OI)
- Highway Service Business (HSB)
- General Business (BG)
- Light Manufacturing (LM)

### RECOMMENDED DEVELOPMENT PATTERNS:

- Retain strong design standards for buildings, signage, site lighting and landscaping to foster long lasting architectural compatibility and protect the visual integrity of the entire area
- Incorporate design features to improve pedestrian, bicycle and transit connectivity
- Encourage master planning with access through shared driveways and inter-parcel connectivity to minimize the impact to local traffic
- Manage access to keep traffic flowing
- Encourage directory signage into and within developments



## GREENSPACE

Areas of protected greenspace are established for recreation, alternative transportation, or conservation purposes. These areas include ecological, cultural and recreation amenities. Public parks, recreation areas, and open spaces along with areas to be preserved for land conservation provide a balance to the growth and development anticipated in the city. Promotion of greenspace areas as passive-use tourism and recreation destinations is encouraged.

### APPROPRIATE LAND USES:

Multiple base zoning classifications exist within the Greenspace Character Area. Uses in these districts that support conservation areas, pedestrian and bicycle trails, public parks, neighborhood conservation amenities and historic or cultural sites are appropriate.

### RECOMMENDED DEVELOPMENT PATTERNS:

- Maintain property in as natural a state as possible, where appropriate
- Develop a network of trails and greenspaces to provide connectivity throughout the area
- Utilize greenspace areas as possible for the infiltration and natural cycling of stormwater runoff. Minimal development and impervious surfaces appropriate for recreational development is encouraged.
- Improve recreational access to the Chattahoochee River

