

# Appendix

# Appendix A: Community Engagement

## Examples of Community Engagement Boards

The Sugar Hill Comprehensive Plan Update process was guided by a Steering Committee comprised of citizens, local business owners, elected officials and Sugar Hill staff. The Steering Committee provided direction and feedback at key points in the process, and all meetings were open to the public. There were additional opportunities for public participation at community meetings, as well as the regularly scheduled City Council meetings (including the Kick-Off Hearing and Second Hearing) where the plan was discussed. Meetings were advertised through local media outlets and on the city's social media sites.

### Steering Committee Meeting #1

Members reviewed and discussed current trends in the data and demographics for Sugar Hill and Gwinnett County. In lieu of a SWOT analysis, current Issues and Opportunities for the city were evaluated in the context of those identified in the previous comprehensive plan. Some were found to be relevant while new ones emerged during the discussion. An overview of the planning process and the Comprehensive Plan elements were presented.

### Steering Committee Meeting #2

Members reviewed and discussed the follow-up information from the first meeting, including trends on housing and demographics. The community vision that was presented in the new LCI plan was evaluated and revised to be compatible with the direction of the Comprehensive Plan. The categories of the Character Area Map were reviewed and revised.

### Steering Committee Meeting #3

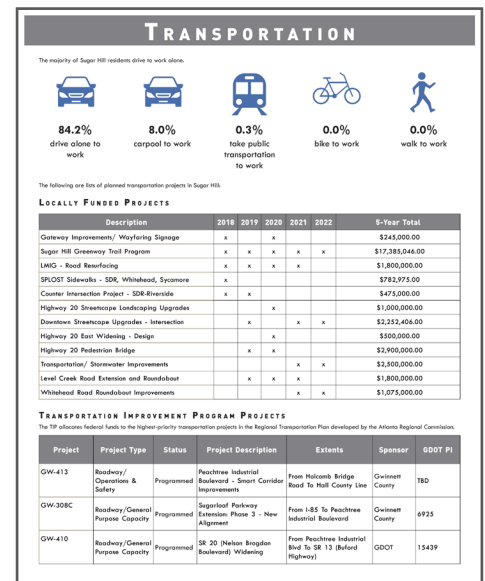
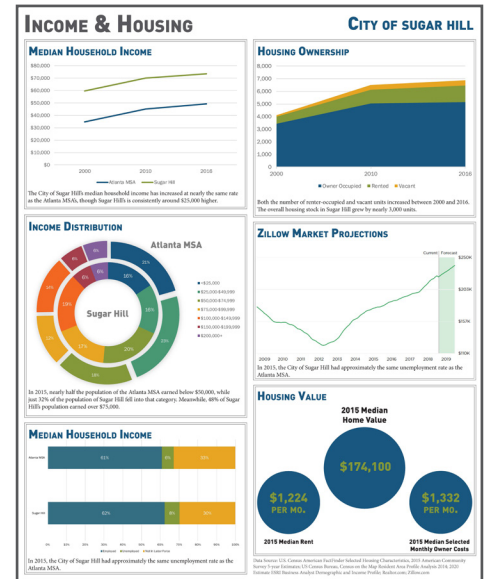
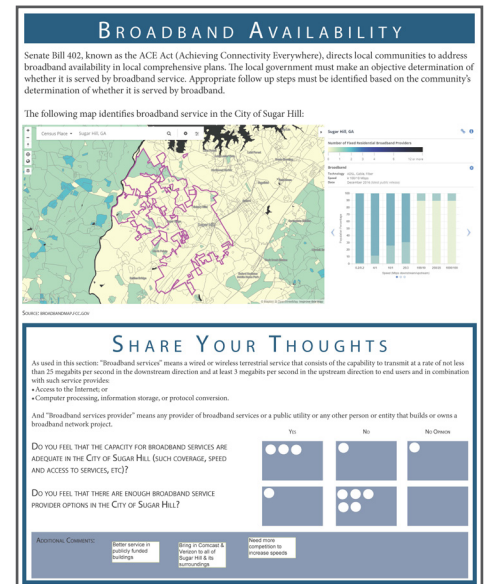
Members reviewed the draft Transportation and Housing elements and provided feedback on changes. There was an interactive exercise for Steering Committee members to help delineate correct boundaries of the Character Areas based on the revised Character Area categories.

### Steering Committee Meeting #4

Members reviewed the first draft of the plan and provided feedback on changes. Character Areas were finalized. Details for the upcoming public meeting were discussed.

### Public Meeting

The public meeting allowed citizens to review and provide feedback for the Comprehensive Plan. The meeting was open house format and citizens provided comments in writing and through one-on-one discussion with staff from ARC and the City of Sugar Hill. All comments were synthesized into a final draft plan that was reviewed by city staff and the Steering Committee. This draft was made public for review and comments were taken at the Second Hearing before the City Council. Further comment during the regional review period was incorporated into the final draft adopted by the City Council.



## Kick-Off Meeting - June 11, 2018

### CITY COUNCIL MEETING

DATE:  
06/11/2018

TIME:  
07:30 PM

MEETING LOCATION:  
COUNCIL CHAMBER

#### AGENDA FILES:

-  Council Meeting May 14, 2018
-  Work Session May 7, 2018
-  Proclamation Nicole DiMecurio
-  Public Hearing, RZ-18-002
-  Public Hearing, RZ-18-003
-  Public Hearing, Zoning Ordinance Amendment
-  Public Hearing, RZ-18-004
-  Public Hearing, Design Review Board
-  Public Hearing, RZ-18-005
-  Resolution & Agreement, Landfill
-  Agreement American Red Cross
-  CDBG Cooperation Agreement

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### CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG  
INVOCATION

### APPROVAL OF AGENDA

APPROVAL OF MINUTES – Council Meeting May 14, 2018; Work Session May 7, 2018

### AWARDS/PRESENTATIONS/PROCLAMATIONS

- Proclamation Leadership Gwinnett – Council Member Cohen
- **Proclamation Nicole DiMecurio**, Boston Marathon – Mayor Edwards

### REPORTS

- CITY ATTORNEY
- COUNCIL
- MAYOR
- CITY CLERK
- CITY MANAGER

### CITIZENS AND GUESTS COMMENTS

### CONSENT AGENDA

### OLD BUSINESS

### NEW BUSINESS

1. **Public Hearing, RZ-18-002**, Split Silk Properties, LLC, 679 Buford Highway, .63 Acres BG to LM – Planning Director
2. **Public Hearing, RZ-18-003**, Buford Church of Christ, 1113 Buford Highway, 7.691 Acres BG to OI – Planning Director
3. **Public Hearing, Zoning Ordinance Amendment**, Article 10, Expand Central Business District Boundaries – Planning Director
4. **Public Hearing, RZ-18-004**, Ansley Hillcrest LLC, Highway 20 @ Hillcrest Dr., 11.69 Acres BG to BG with Central Business Overlay – Planning Director
5. **Public Hearing, Design Review Board**, Central Business District 18-00615, Ansley Hillcrest LLC, Highway 20 @ Hillcrest Dr., 11.69 Acres Design Review Approval – Planning Director
6. **Public Hearing, RZ-18-005**, City of Sugar Hill West Broad Street Properties – Planning Director
7. Public Hearing, Comprehensive Plan Update – Planning Director
8. **Resolution & Agreement, Landfill** Expense Reimbursement – Assistant City Manager
9. **Agreement American Red Cross** – Assistant City Manager
10. **CDBG Cooperation Agreement** Gwinnett County – City Manager

EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION

### ADJOURNMENT



City of Sugar Hill Comprehensive Plan  
Steering Committee Meeting  
June 18, 2018  
5:00 pm  
Agenda

- I. Welcome and Introductions
- II. Comprehensive Plan Update Process
- III. Sugar Hill Demographics Presentation
- IV. Current Issues and Opportunities
- V. Schedule
- VI. Questions and Next Steps





City of Sugar Hill Comprehensive Plan Update  
Steering Committee Meeting  
Sign In Sheet  
Monday, June 18, 2018, 5 p.m.

Name	Email Address
Tom Sheldon	
Laura Ann Acker	
Brandon Hembra	
Taylor Anderson	
Kaipo Awana	
Jenn Wettstein	
Mercy Montgomery	
Pamela Warren	
DARRELL PRUITT	
Kim Landers	
Jeremy White	
Kerry Murphy	



City of Sugar Hill Comprehensive Plan  
Steering Committee Meeting  
July 16, 2018  
5:00 pm  
Agenda

- I. Welcome
- II. Follow up from First Steering Committee
- III. Review Issues and Opportunities
- IV. Review Character Area Map
- V. Questions and Next Steps



City of Sugar Hill Comprehensive Plan Update  
Steering Committee Meeting  
Sign In Sheet  
Monday, July 16, 2018, 5 p.m.

Name	Email Address
Kaipo Awana	
TOM SHELDON	
Merry Montgomery	
Julie Adams	
Kim Landers	
Brandon Hembra	
DARRELL PRUITT	
Randy Warren	
Troy Besseche	
Taylor Anderson	
Chris Walker	
Laura Ann Acker	



City of Sugar Hill Comprehensive Plan  
Steering Committee Meeting  
August 20, 2018  
5:00 pm  
Agenda

- I. Welcome
- II. Transportation Element
- III. Housing Element
- IV. Working Character Areas
  - a. Review and Feedback Exercise
- V. Other Follow Up
- VI. Questions and Next Steps



City of Sugar Hill Comprehensive Plan Update  
Steering Committee Meeting  
Sign In Sheet  
Monday, August 20, 2018, 5 p.m.

Name	Email Address
Randy Warren	
Taylor Anderson	
Mercy Montgomery	
Kaipo Awaia	
Kim Landers	



City of Sugar Hill Comprehensive Plan Update  
Steering Committee Meeting  
Sign In Sheet  
Monday, August 20, 2018, 5 p.m.

Name	Email Address
Brandon Hembree	
Jean Wettstein	
Tom Sheldon	
Julie Adams	
Bryan Gropp	



City of Sugar Hill Comprehensive Plan  
Steering Committee Meeting  
September 17, 2018  
5:00 pm  
Agenda

- I. Welcome
- II. Presentation of Draft Plan
- III. Character Areas
- IV. Other Comments
- V. Public Meeting – Monday, October 15, 2018 at 5:00 p.m.



City of Sugar Hill Comprehensive Plan Update  
Steering Committee Meeting  
Sign In Sheet  
Monday, September 17, 2018, 5 p.m.

Name	Email Address
Kaipo Antenna	
JULIE ADAMS	
Troy Besseche	
DARRELL PRUITT	
Jenna Wettstein	
TOM SHELTON	
John Lane	
Bryan Gropp	
Mercy Montgomery	
Kim Landers	





City of Sugar Hill Comprehensive Plan  
Public Meeting  
October 15, 2018  
5:00 pm  
Agenda

Open House Activities

The activities for this open house are designed to engage the community and gather feedback to inform the Comprehensive Plan Update. The deadline to have the Comprehensive Plan Update completed is October 31, 2018.

- The Baseline - Information is presented as a snapshot of current population, housing, income and employment characteristics. This baseline data was used as the foundation for the rest of the plan components.
- What is the Vision? – This activity states the Vision for the Comprehensive Plan. What would you change?
- Issues and Opportunities – Through a review of existing plans and feedback from the Steering Committee, we have developed a list of current issues and opportunities. These boards summarize the feedback received during that process and provide the opportunity for you to respond. Do you think these statements are correct? What else is on your mind?
- Common Character – Are there areas of the community that have a similar look and feel? How would you describe them? Are there things that you like or dislike? How do these areas need to be improved in the future? What types of development do you want to see in these areas? Share ideas about uses that should be included or excluded, issues in the area, or potential changes to the boundaries of an area.
- Broadband Access – Senate Bill 402 directs local communities to address broadband availability in local comprehensive plans. Tell us your thoughts about broadband capacity and broadband service providers in your community.
- Transportation Improvements – The City of Sugar Hill has a plan for capital improvements that allocates resources for major infrastructure projects. These priorities, along with other federally funded projects are identified in the plan.
- Implement Your Priorities – The city will submit a Report of Accomplishments that identifies the status of items from its current Comprehensive Plan. The city will also identify new items to be undertaken in the next five years. What else would you like to see the City do in the future?
- Other Community Plans – There are several small area plans that influenced the development of the Comprehensive Plan. Make sure you know what else is going on in your community.

**\*\*Staff from both ARC and the City of Sugar Hill will be available to answer any questions you have. There is no formal presentation, and events can be completed at your leisure.**



City of Sugar Hill Comprehensive Plan Update  
Public Meeting  
Sign In Sheet  
Monday, October 15, 2018 5 p.m.

Name	Email Address
Christine A. Bell	
Taylor Anderson	
Steve Wilkes	
BOO KIRSCH HYNES	
Faye Sisson	
Michael Sapp	
Kathryn Bastin	
Kimberly Munier	
Mike Myslinski	
Liz Bryner	
Kim Landers	
DARRELL PRUITT	
Bryan Gropp	



City of Sugar Hill Comprehensive Plan Update  
Public Meeting  
Sign In Sheet  
Monday, October 15, 2018 5 p.m.

Name	Email Address
Tom Sheldon	
Julie Adams	
Lisa Gannon	
Vishal Vaideya	
Peggy Daniels	
Kindra Palmer	
Mikaela Pearce	
Troy Besseche	
Rozyn Adams	
Jane Whittington	
Melissa Dunne	
Allen Jorgensen	
Lyndsey Zapata	



City of Sugar Hill Comprehensive Plan Update  
Public Meeting  
Sign In Sheet  
Monday, October 15, 2018 5 p.m.

Name	Email Address
Gabriella Auer	
Christopher Johnson	
JODY TABA	
Curvan Mills	
Sharon Tiller	
Mercy Montgomery	



City of Sugar Hill Comprehensive Plan Update  
Public Meeting  
Sign In Sheet  
Monday, October 15, 2018 5 p.m.

Name	Email Address
BARBARA DOTSON	
MARK SHUMAKER	
Patti McDorman	
Dwayne McDorman	
Harold Tiller	
Faye Maisson	
Jim O'Keefe	
Rosie Welsh	
Clifton Brewitt	

## Second Hearing - December 10, 2018

### CITY COUNCIL MEETING

**DATE:**

12/10/2018





**TIME:**

07:30 PM

**MEETING LOCATION:**

COUNCIL CHAMBER

### AGENDA FILES:

-  Council Meeting, November 13, 2018
-  Work Session, November 5, 2018
-  Central Business District Design Review
-  2019 Proposed Operations & Capital Improvement Budget
-  Public Hearing, Comprehensive Plan Update
-  Alcohol Ordinance Amendment
-  2018/2019 Resurfacing Program Contract Award

[View All Agendas and Minutes](#)

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE TO THE FLAG

### INVOCATION

### APPROVAL OF AGENDA

### APPROVAL OF MINUTES - Council Meeting, November 13, 2018 ; Work Session, November 5, 2018

### AWARDS/PRESENTATIONS/PROCLAMATIONS

- Proclamations Teacher of the Year Lanier Cluster
- Sweet Life Photo Contest Winners

### REPORTS

- CITY ATTORNEY
- COUNCIL
- MAYOR
- CITY CLERK
- CITY MANAGER

### CITIZENS AND GUESTS COMMENTS

### CONSENT AGENDA

### OLD BUSINESS

### NEW BUSINESS

1. Public Hearing, **Central Business District Design Review**, Prestwick Development Company, Mixed-Use Development – Planning Director
2. Public Hearing, **2019 Proposed Operations & Capital Improvement Budget** – City Manager
3. **Public Hearing, Comprehensive Plan Update** – Planning Director
4. **Alcohol Ordinance Amendment** Brewpubs Brewery – City Clerk
5. **2018/2019 Resurfacing Program Contract Award** – Assistant City Manager

### EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL

### PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION

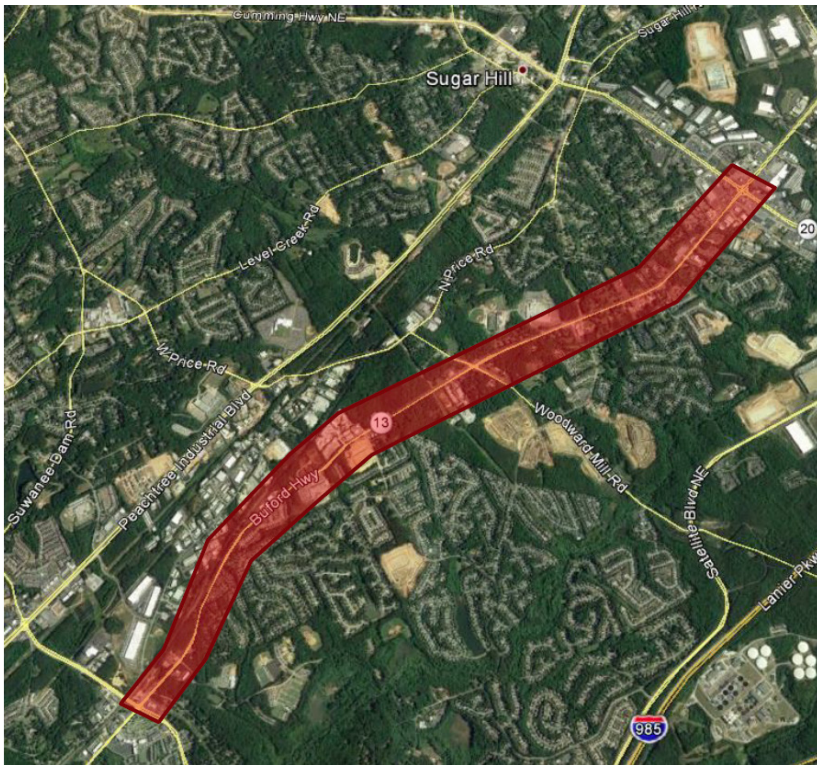
### ADJOURNMENT

PLACEHOLDER



# Appendix B: Other Community Plans

## Buford Highway Corridor Land Use Market Analysis



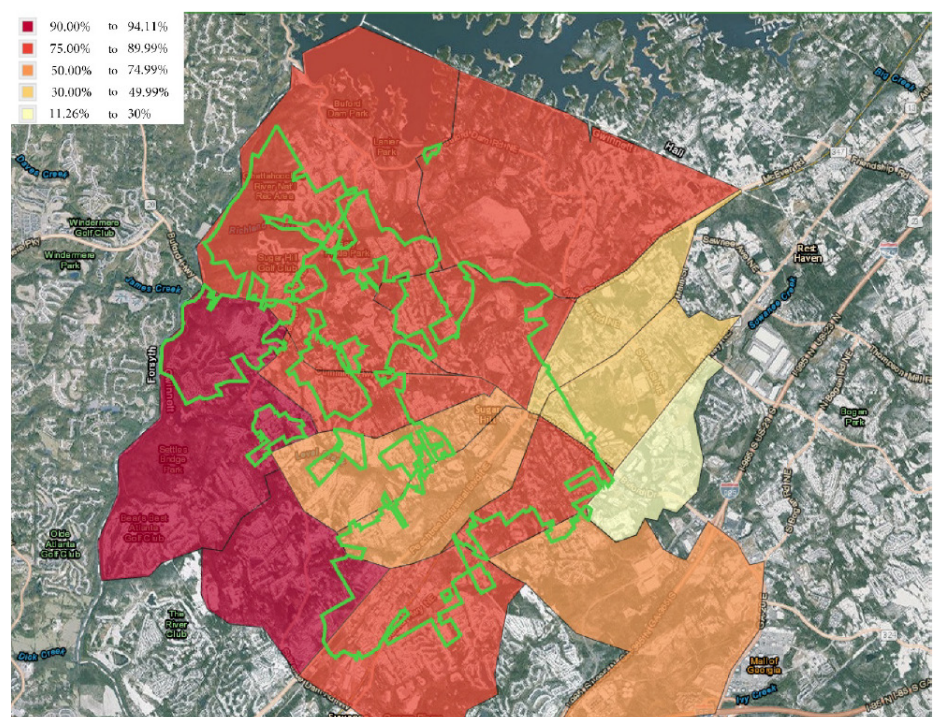
This market analysis was conducted in 2016 to provide the City of Sugar Hill with a basis for establishing land use policies that encourage a mix of land uses to benefit all users. The study area encompasses four miles of Buford Highway located just south of downtown Sugar Hill. Existing land uses along the corridor include light industrial, retail and office, housing developments, and a high school. The most attractive future land uses have been defined as light industrial/flex, active adult/senior housing, and residential housing. While there is currently a lack of flex space currently in Sugar Hill, the existence of flex product along nearby segments of Buford Highway and this corridor's access to the highway suggests that placing flex space for light industrial/office use here may be successful. Additionally, active adult/senior housing has been found to have high potential along the corridor. The need for this type of housing will continue to grow as the population of Sugar Hill ages, and this location may provide a quality of life, cost of living, and access to amenities that make

it attractive for active adult/senior housing. Population growth in Sugar Hill has declined somewhat since 2000-2010 but is still greater than the Gwinnett average. Between 2010 and 2016, the percent of the population over 55 has increased 3.8% and is expected to continue to grow. This study area contains the largest cluster of jobs in the zip code, at the intersection of Buford Highway and GA Hwy 20, which highlights the potential for flex/industrial space along the corridor.

## Home for Life Housing Study

The housing study was conducted to inform city leaders in their policy decisions surrounding housing, community, and economic development. The results of the study identified three key issues that are important to Sugar Hill residents: the need for diverse housing choices, maintaining visually appealing neighborhoods, and ensuring walkability of the city. An aging population and the desire to attract young professionals necessitate the need for a variety of housing choices, primarily townhomes and apartments. Input from the community suggests strong support for new code enforcement to ensure maintenance of neighborhoods. The promotion of a diversity of housing choices will aid in improving walkability through the increase of mixed-use development. Based on forecasts in housing for Sugar

Figure 5. – Distribution of Percentage of Owner Occupancy

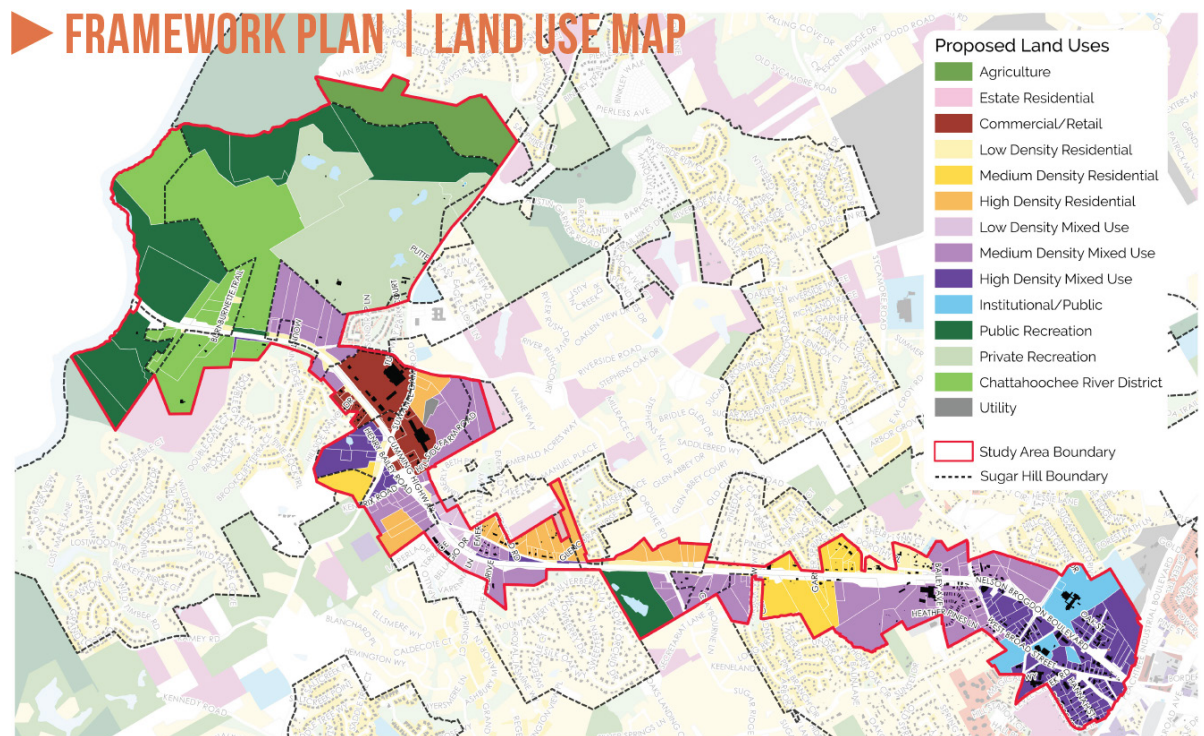




Hill, the demand for assisted living facilities is expected to exceed the current supply. Additionally, the median home value is expected to increase from \$193,000 to \$341,00 by 2030, which suggests that the median income of Sugar Hill residents will also increase. There are currently some shortages in affordable housing, and the barriers for low and moderate income households have been categorized as relating to lending, housing stock, societal and governmental issues, rental and homeownership, and special needs and assisted housing. The results of a community survey and public meeting show that residents strongly prefer diversity in housing types that help improve walkability, proximity to amenities, and social interaction. Opportunities for Sugar Hill noted in the study include significant space for residential development, the potential for redeveloping older neighborhoods, homebuyer education programs, development of affluent active adult communities, and improved landscape design and upkeep standards. Meanwhile, the study also indicated some constraints, such as the lack of a plan to address some deteriorating conditions in certain parts of Sugar Hill, absence of affordable/workforce housing, anticipated aging population, and potential annexation of surrounding land. These opportunities and constraints were used to develop a set of recommendations for the city, which includes a list of tasks surrounding issues of code enforcement and amendments, creation of a foreclosure registry, older adult housing/services, Complete Streets standards, affordable/workforce housing, special needs services, barriers to home ownership, and possible annexations.

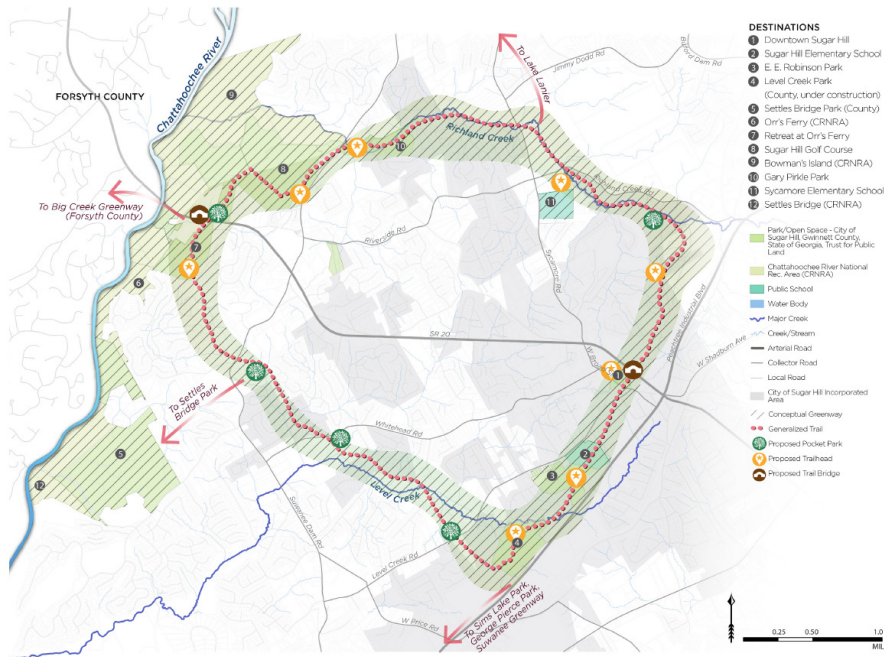
## Sugar Hill SR-20 Corridor Study

The study of Highway 20 details existing conditions of the corridor in Sugar Hill, which accommodates the highest number of vehicles in the city and is crucial to the city's ongoing development efforts. The vision for Highway 20 includes improving pedestrian and bicycle infrastructure, as well as promoting a variety of land uses well suited to the area. Through a couple of public



meetings, residents' thoughts on the futures of four specified nodes along Highway 20 were collected. In general, the discussions suggested that building design is of great importance to residents and that parks and green spaces should be less structured and programmed. Additionally, residents placed a greater emphasis on walking and leisure than on bicycling. The study also highlights the "missing middle housing" options in Sugar Hill. Housing types such as duplexes, townhouses, and multiplexes are less prevalent, in large part due to the city's existing zoning laws. This prevents Sugar Hill from developing a healthy range of housing options to meet current and future demands, especially along Highway 20. This study also discusses the goal of redefining Highway 20 as a parkway with greater space and infrastructure for pedestrians and bicyclists.

## Sugar Hill Greenway Master Plan

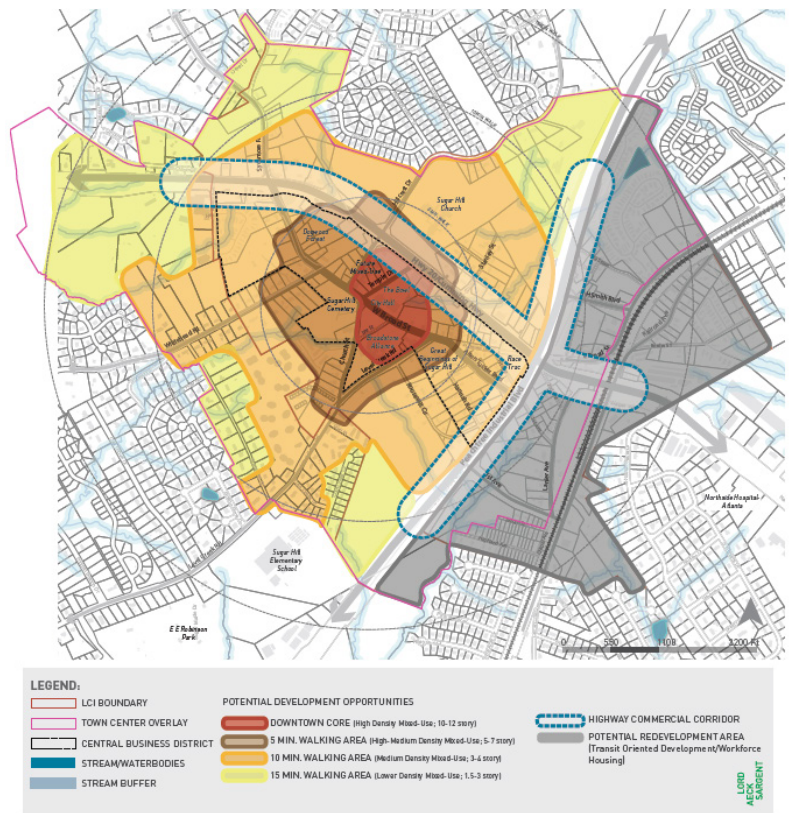


The plan for Sugar Hill Greenway highlights the city's commitment to quality of life as the driving force behind this initiative. Benefits of constructing a greenway for residents relate to a variety of issue areas, such as economic development, health, environment, transportation, and community. Unlike much of Gwinnett County, Sugar Hill has undeveloped space currently owned by GDOT that can be used for a trail. The city's location adjacent to the Chattahoochee River is also an asset for constructing a greenway that embraces the natural landscape. In determining potential locations for the trail, current land use and ownership, utility easements, and slopes & streams were considered to form a conceptual corridor. A key

goal for the greenway centers around connectivity – whether to nature, parks, schools, or other trails in the region. Design considerations for the trail include ensuring safe and convenient use by a variety of users, achieving accessibility, connecting users with nature, maintaining a safe environment, and appropriate branding and signage. Looking to the future, the city will continue to do public outreach and build partnerships, as well as searching for further funding sources.

## Downtown Master Plan

The City of Sugar Hill received a Livable Centers Initiative grant in 2017 to update the original 2005 Town Center Master Plan based on recent construction that has transformed downtown into an urban place. The goals of this update were to create a vision for future growth opportunities beyond the core, improve connectivity, and enhance the quality of life throughout downtown. A number of assets were identified for downtown Sugar Hill and the city as a whole, such as community support for progressive growth strategies, a strong sense of community, local events, and high-performing schools. The most substantial challenges facing downtown are the connectivity issues that come from the intersection of Highway 20 and Peachtree Industrial Boulevard in the heart of the area. These major corridors divide downtown and make it difficult to create a sense of cohesion. A market study suggests that when the planned developments in downtown (E Center and Broadstone) are complete, a significant portion of retail and office demand will be met. The plan highlights the prevailing need for an increase in the housing stock and greater diversity in housing types in downtown to support the planned retail development. The study area has been categorized for future development types based on a walkability analysis, as seen in the map attached. The plan includes a list of priority transportation, pedestrian, bike, and trail projects for the City of Sugar Hill.





# Appendix C: Data & Demographics

The data supplement provides additional information to support the baseline information provided in the Data and Demographics section of the plan. The demographic, income and housing profile on the following pages draws from Esri Business Analyst, a data aggregator that provides current estimates and forecasts future trends. This breakdown also provides additional information on race and ethnicity to supplement the information in the Comprehensive Plan.



## Demographic and Income Profile

Sugar Hill City, GA 5  
Sugar Hill City, GA (1374180)  
Geography: Place

Prepared by ARC - Source ESRI

Summary	Census 2010		2018	2023			
Population	18,524		22,132	24,441			
Households	6,116		7,263	7,992			
Families	4,832		5,728	6,273			
Average Household Size	3.03		3.04	3.05			
Owner Occupied Housing Units	5,029		6,078	6,711			
Renter Occupied Housing Units	1,087		1,185	1,281			
Median Age	33.5		35.5	35.3			
Trends: 2018 - 2023 Annual Rate	Area		State	National			
Population	2.00%		1.10%	0.83%			
Households	1.93%		1.08%	0.79%			
Families	1.83%		0.99%	0.71%			
Owner HHs	2.00%		1.52%	1.16%			
Median Household Income	1.29%		1.68%	2.50%			
Households by Income	2018			2023			
	Number	Percent	Number	Percent			
	< \$15,000	449	6.2%	429	5.4%		
	\$15,000 - \$24,999	352	4.8%	345	4.3%		
	\$25,000 - \$34,999	409	5.6%	392	4.9%		
	\$35,000 - \$49,999	768	10.6%	749	9.4%		
	\$50,000 - \$74,999	1,189	16.4%	1,213	15.2%		
	\$75,000 - \$99,999	1,399	19.3%	1,555	19.5%		
	\$100,000 - \$149,999	1,516	20.9%	1,715	21.5%		
	\$150,000 - \$199,999	614	8.5%	772	9.7%		
	\$200,000+	565	7.8%	823	10.3%		
Median Household Income	\$81,464		\$86,867				
Average Household Income	\$99,338		\$112,861				
Per Capita Income	\$32,258		\$36,496				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,559	8.4%	1,614	7.3%	1,776	7.3%
	5 - 9	1,750	9.4%	1,785	8.1%	1,867	7.6%
	10 - 14	1,654	8.9%	1,899	8.6%	2,004	8.2%
	15 - 19	1,280	6.9%	1,545	7.0%	1,802	7.4%
	20 - 24	851	4.6%	1,259	5.7%	1,303	5.3%
	25 - 34	2,611	14.1%	2,814	12.7%	3,363	13.8%
	35 - 44	3,452	18.6%	3,367	15.2%	3,586	14.7%
	45 - 54	2,713	14.6%	3,384	15.3%	3,494	14.3%
	55 - 64	1,533	8.3%	2,462	11.1%	2,674	10.9%
	65 - 74	729	3.9%	1,345	6.1%	1,714	7.0%
	75 - 84	322	1.7%	508	2.3%	679	2.8%
	85 +	70	0.4%	148	0.7%	179	0.7%
Race and Ethnicity	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	13,407	72.4%	13,865	62.6%	13,778	56.4%
	Black Alone	1,820	9.8%	3,034	13.7%	4,090	16.7%
	American Indian Alone	59	0.3%	53	0.2%	55	0.2%
	Asian Alone	1,170	6.3%	2,560	11.6%	3,283	13.4%
	Pacific Islander Alone	14	0.1%	16	0.1%	19	0.1%
	Some Other Race Alone	1,595	8.6%	1,869	8.4%	2,255	9.2%
	Two or More Races	459	2.5%	734	3.3%	962	3.9%
	Hispanic Origin (Any Race)	3,636	19.6%	4,299	19.4%	5,289	21.6%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

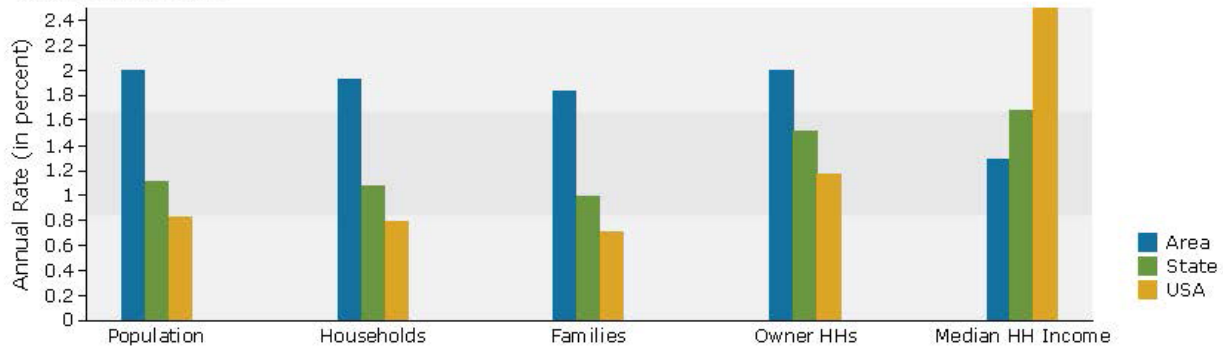
November 16, 2018

## Demographic and Income Profile

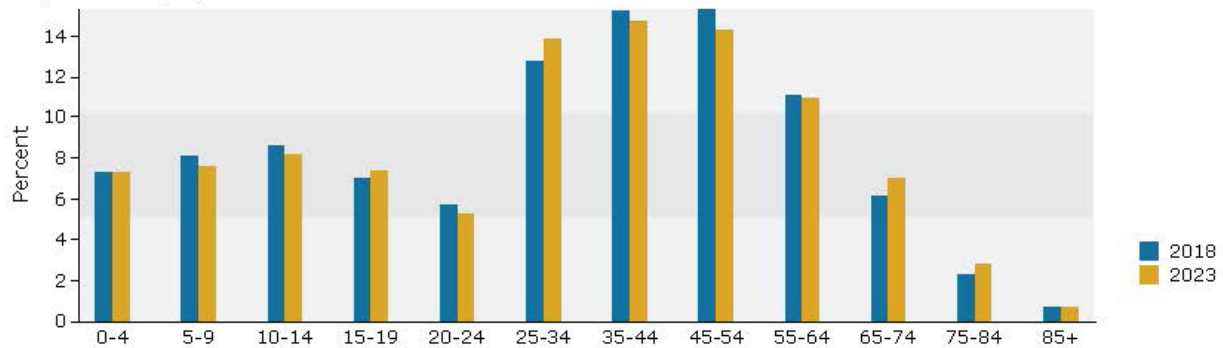
Sugar Hill City, GA 5  
Sugar Hill City, GA (1374180)  
Geography: Place

Prepared by ARC - Source ESRI

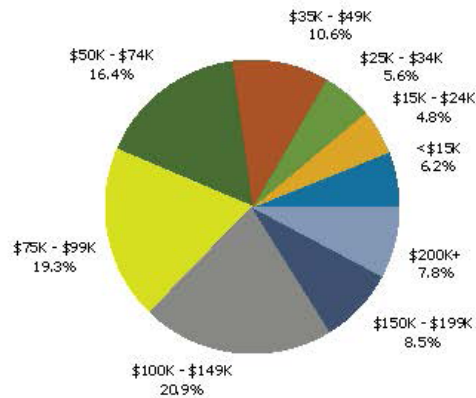
Trends 2018-2023



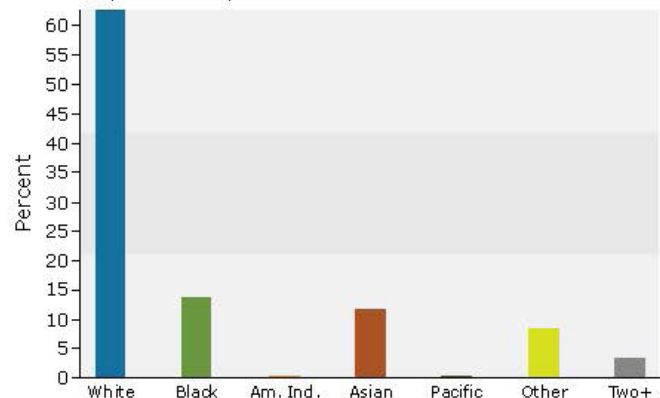
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 19.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

November 16, 2018



## Housing Profile

Sugar Hill City, GA 5  
 Sugar Hill City, GA (1374180)  
 Geography: Place

Prepared by ARC - Source ESRI

Population		Households	
2010 Total Population	18,524	2018 Median Household Income	\$81,464
2018 Total Population	22,132	2023 Median Household Income	\$86,867
2023 Total Population	24,441	2018-2023 Annual Rate	1.29%
2018-2023 Annual Rate	2.00%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	6,499	100.0%	7,536	100.0%	8,284	100.0%
Occupied	6,116	94.1%	7,263	96.4%	7,992	96.5%
Owner	5,029	77.4%	6,078	80.7%	6,711	81.0%
Renter	1,087	16.7%	1,185	15.7%	1,281	15.5%
Vacant	383	5.9%	273	3.6%	292	3.5%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	6,076	100.0%	6,713	100.0%
<\$50,000	104	1.7%	80	1.2%
\$50,000-\$99,999	253	4.2%	190	2.8%
\$100,000-\$149,999	882	14.5%	690	10.3%
\$150,000-\$199,999	1,345	22.1%	1,194	17.8%
\$200,000-\$249,999	970	16.0%	982	14.6%
\$250,000-\$299,999	830	13.7%	966	14.4%
\$300,000-\$399,999	985	16.2%	1,310	19.5%
\$400,000-\$499,999	267	4.4%	411	6.1%
\$500,000-\$749,999	296	4.9%	590	8.8%
\$750,000-\$999,999	107	1.8%	221	3.3%
\$1,000,000-\$1,499,999	36	0.6%	77	1.1%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	1	0.0%	2	0.0%
Median Value	\$223,402		\$261,413	
Average Value	\$264,068		\$313,478	

Census 2010 Housing Units	Number	Percent
Total	6,499	100.0%
In Urbanized Areas	6,499	100.0%
In Urban Clusters	0	0.0%
Rural Housing Units	0	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

November 16, 2018



## Housing Profile

Sugar Hill City, GA 5  
 Sugar Hill City, GA (1374180)  
 Geography: Place

Prepared by ARC - Source ESRI

Census 2010 Owner Occupied Housing Units by Mortgage Status		Number	Percent
Total		5,029	100.0%
Owned with a Mortgage/Loan		4,509	89.7%
Owned Free and Clear		520	10.3%

Census 2010 Vacant Housing Units by Status		Number	Percent
Total		383	100.0%
For Rent		95	24.8%
Rented- Not Occupied		4	1.0%
For Sale Only		150	39.2%
Sold - Not Occupied		16	4.2%
Seasonal/Recreational/Occasional Use		17	4.4%
For Migrant Workers		0	0.0%
Other Vacant		101	26.4%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	6,116	5,029	82.2%
15-24	135	63	46.7%
25-34	1,084	792	73.1%
35-44	1,850	1,525	82.4%
45-54	1,549	1,324	85.5%
55-64	850	753	88.6%
65-74	419	367	87.6%
75-84	195	175	89.7%
85+	34	30	88.2%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	6,116	5,029	82.2%
White Alone	4,736	4,057	85.7%
Black/African American	597	412	69.0%
American Indian/Alaska	20	12	60.0%
Asian Alone	335	287	85.7%
Pacific Islander Alone	4	3	75.0%
Other Race Alone	341	196	57.5%
Two or More Races	83	62	74.7%
Hispanic Origin	838	530	63.2%

Census 2010 Occupied Housing Units by Size and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	6,116	5,029	82.2%
1-Person	985	788	80.0%
2-Person	1,691	1,470	86.9%
3-Person	1,194	967	81.0%
4-Person	1,286	1,092	84.9%
5-Person	596	463	77.7%
6-Person	222	157	70.7%
7+ Person	142	92	64.8%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

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