

City of Sugar Hill, Georgia

Comprehensive Plan 2019



February
2019

prepared by the

ARC

Atlanta Regional Commission

Acknowledgements

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Funding Acknowledgement

This document was prepared by the Atlanta Regional Commission using funds provided by the State of Georgia.

Unless otherwise specified, all photos are by ARC staff.



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CHAPTER 1

Executive Summary

Executive Summary



Local governments in Georgia are required to develop and maintain a long-range comprehensive plan in order to remain eligible for various state-administered funding, permitting, and incentive programs. A comprehensive plan is a policy guide that assesses current conditions, projects future trends, establishes goals, develops strategies, and sets up a short term work plan. State legislation mandates the plan must be updated every 10 years.

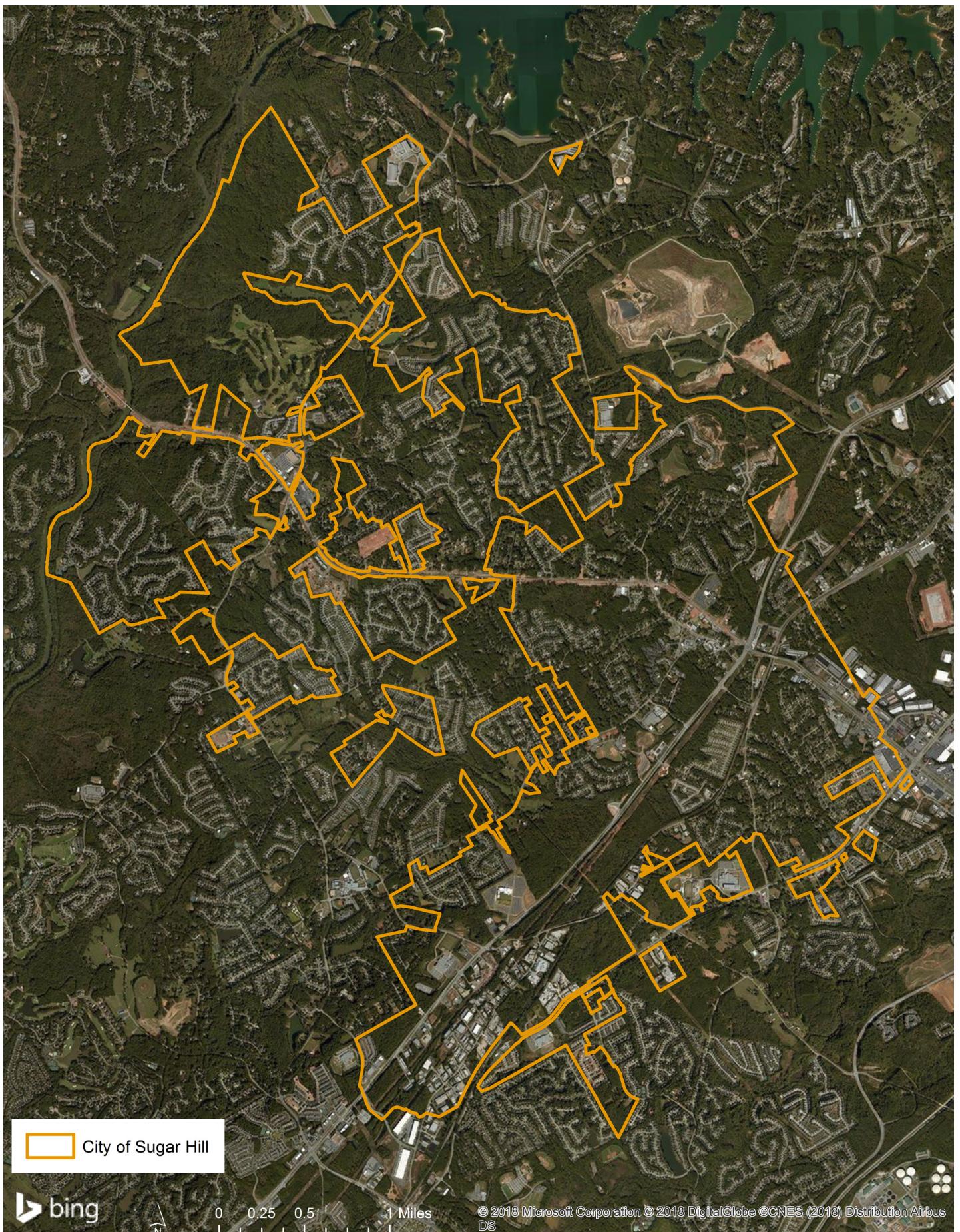
Planners from the Atlanta Regional Commission (ARC) worked with city staff to prepare an update to our long-range plan with guidance from a steering committee made up of a strong group of community leaders with diverse backgrounds.

Residents, local business owners, elected officials, and city staff served on the committee and worked together to give direction and feedback at key points in the process. The committee organized monthly public meetings, and additional opportunities for public participation at other community meetings were advertised through local media outlets and on the city's social media sites. A project page on the city's website was also created with a link to all the available materials and a form to submit feedback to the planning department by email. The feedback form has been active since October.

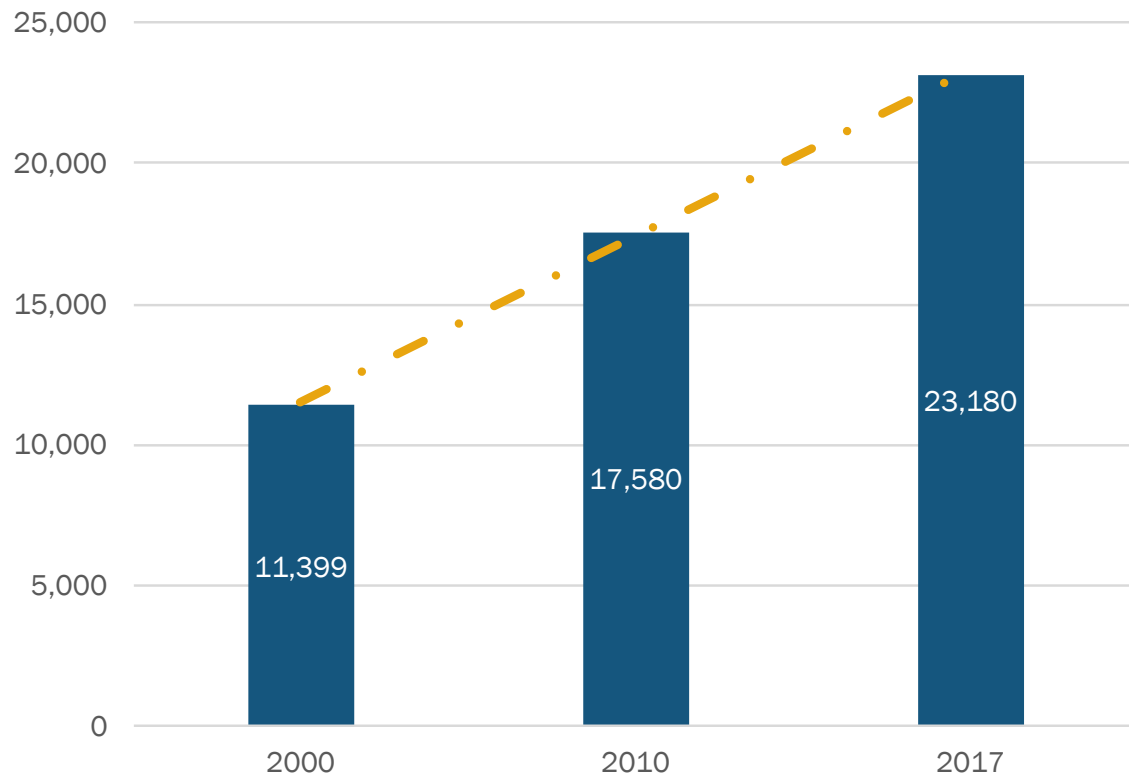
The last public meeting was conducted in October to gather community-wide feedback which was considered in preparation of the final draft. This meeting was open house format and citizens provided comments in writing and through one-on-one discussions with city and ARC staff. All comments were synthesized into a final draft plan which staff is requesting authorization to release for regional review and public comment upon conducting the required second public hearing. The plan must be completed and transmitted to the Department of Community Affairs (DCA) no later than February 28th, 2019 for the city to maintain qualified local government status under the state's local planning program administered by DCA.

CHAPTER 2

Data & Demographics



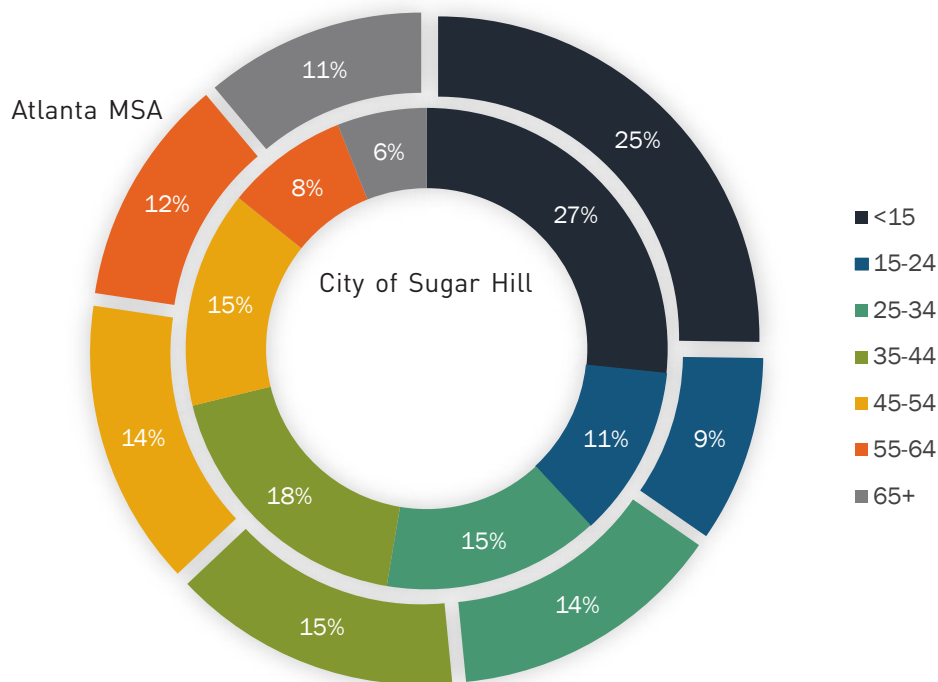
Population Change



Between 2000 and 2017, the population of Sugar Hill more than doubled, growing from over 11,000 to more than 23,000. The growth rate has remained relatively constant over the past 20 years.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).

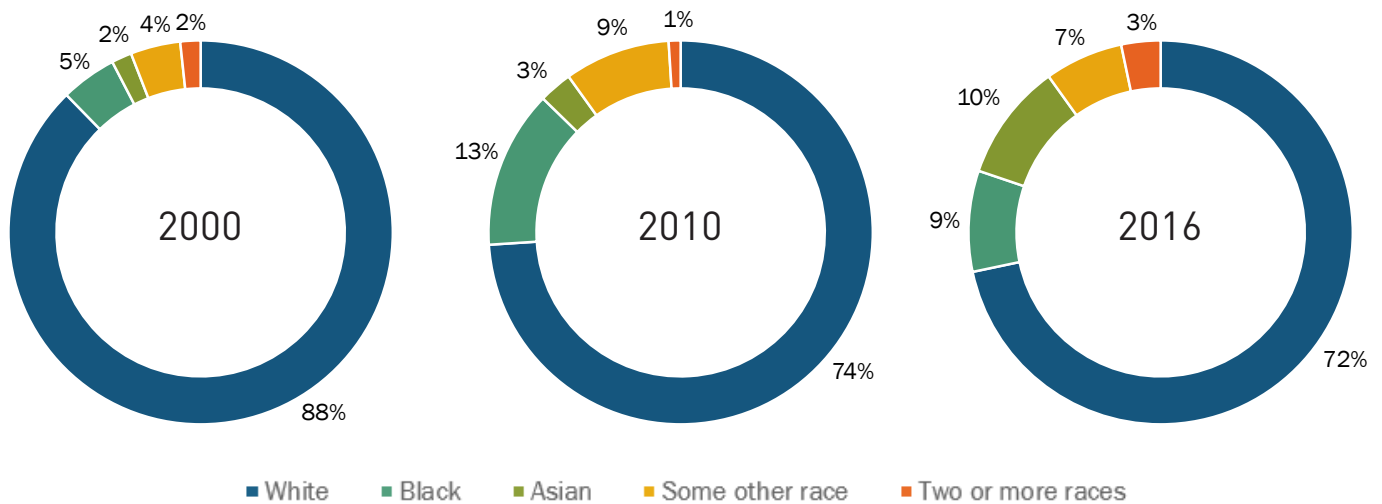
Age Distribution



The age distribution for the City of Sugar Hill and the Atlanta MSA are similar, though Sugar Hill has an overall younger population. The percentage of the population under the age of 25 is greater in Sugar Hill than it is in the Atlanta MSA; conversely, the Atlanta MSA has a significantly larger percentage in the 55+ cohorts.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).

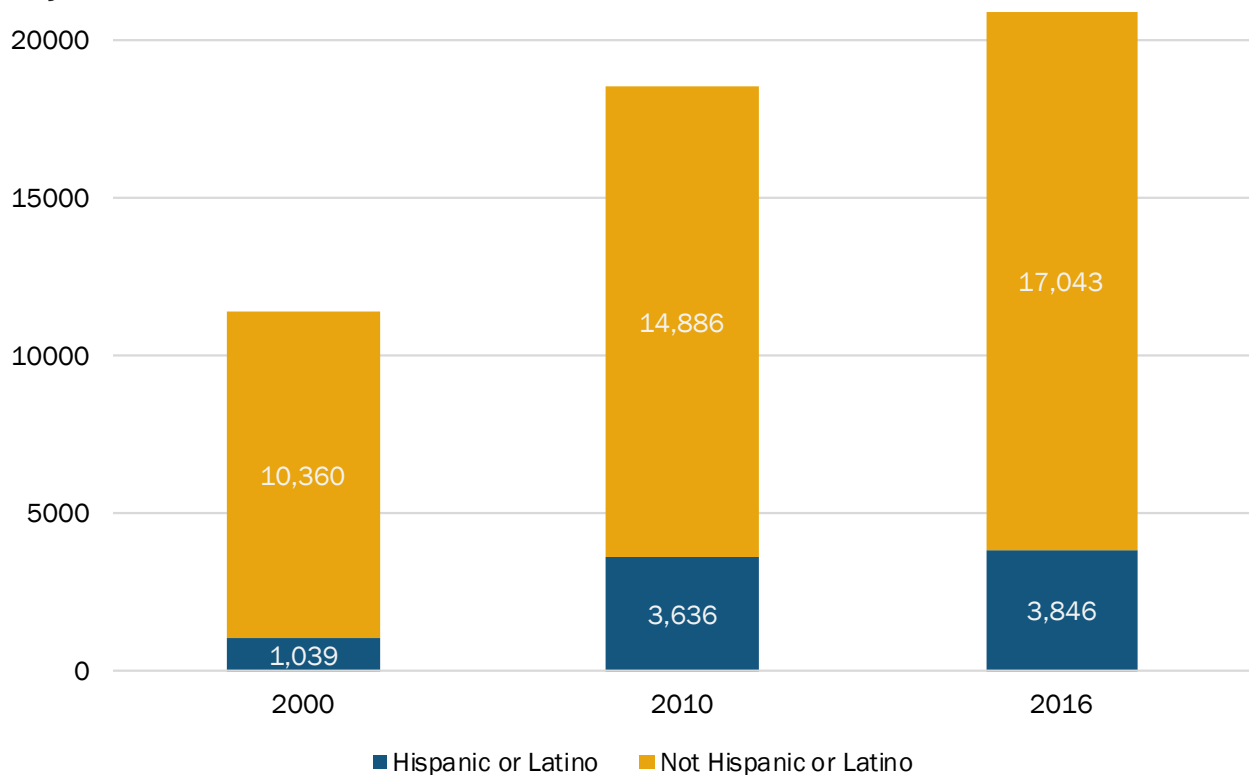
Race Distribution



The share of the population of Sugar Hill that is White has decreased by 16% since 2000, while the number of White individuals in Sugar Hill grew from 9,998 to 14,977. Meanwhile, the percentages of the population that are Asian and Black increased over this time period. The percentage of Black individuals grew from 5% to 13% in 2010 before dipping back to 9% in 2016, while the Asian population grew substantially after 2010. Overall, the number of Black individuals grew by 1,234, and the number of Asian individuals increased by 1,876.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).

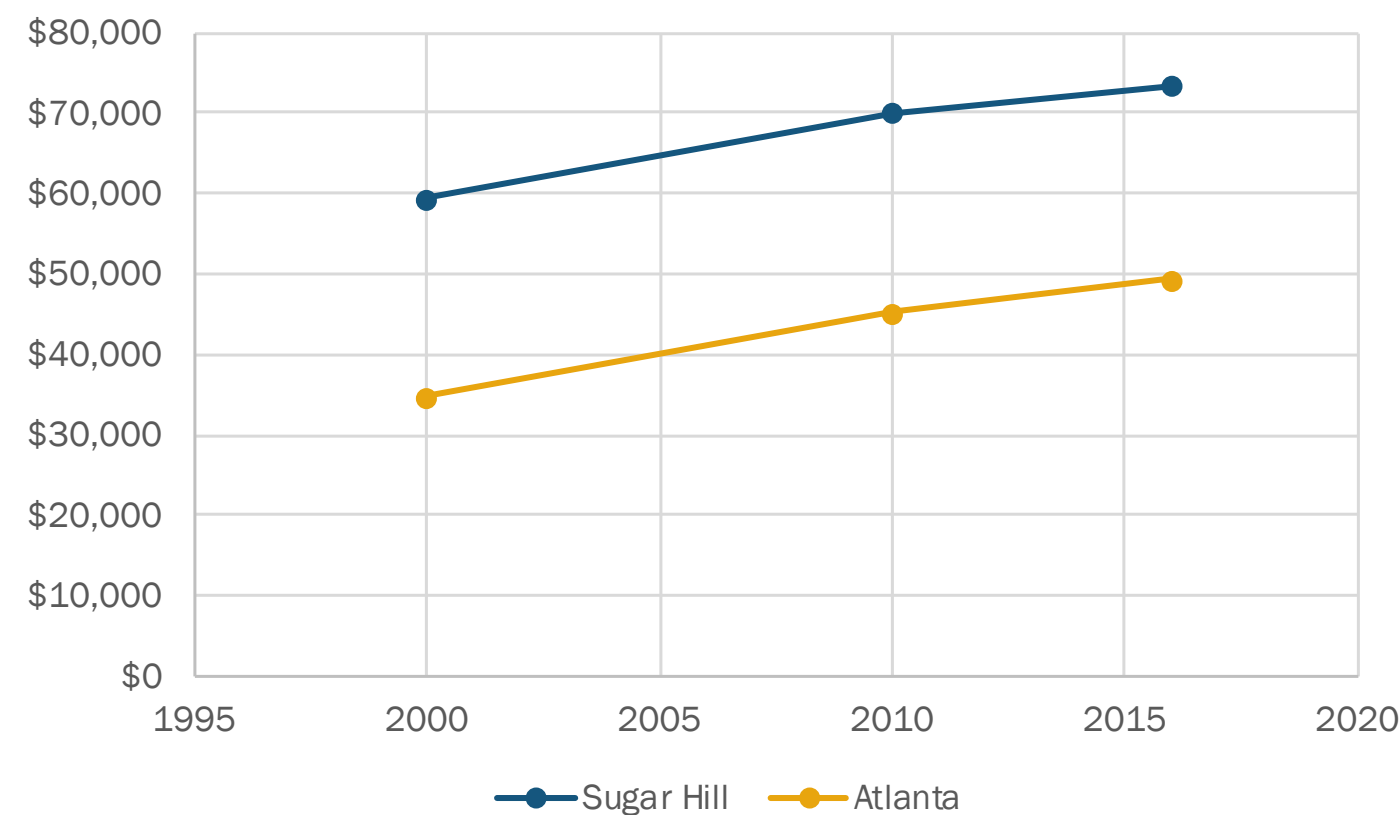
Ethnicity Distribution



The Hispanic population increased from 2000 to 2016. While less than 10% of the population in 2000 was Hispanic or Latino, that number jumped to 18% in 2016.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).

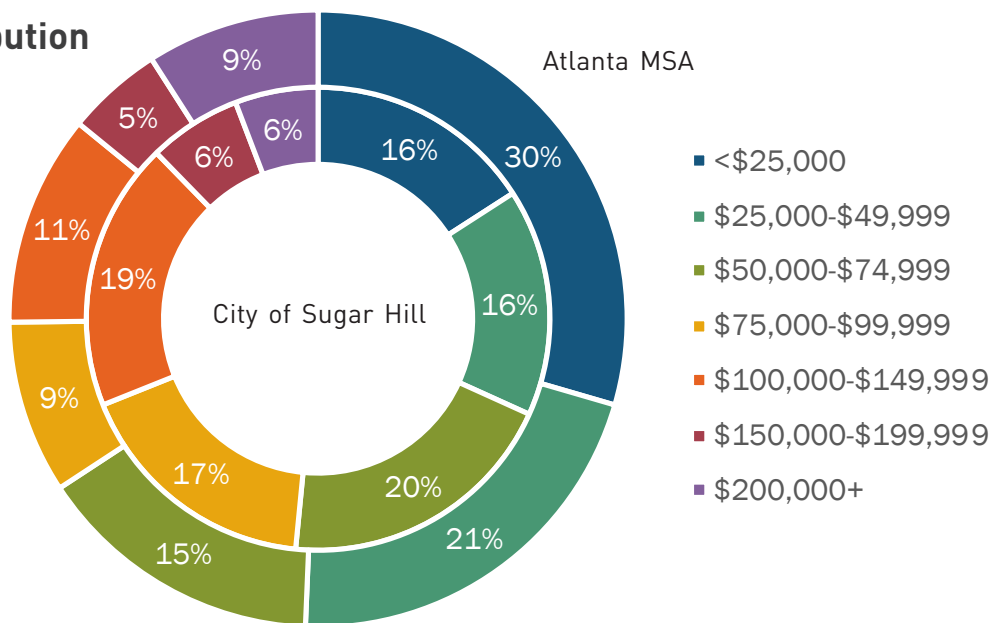
Median Household Income



The median household incomes for Sugar Hill and Atlanta have increased at similar rates from 2000 to 2016. In Sugar Hill, the median income grew from around \$60,000 to \$73,353.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).

Income Distribution



The City of Sugar Hill has a substantially lower percentage of residents earning below \$50,000 than the Atlanta MSA. 56% of Sugar Hill residents earn between \$50,000 and \$149,999, while 51% of Atlanta residents earn below \$50,000.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).

Business



709

Total Businesses



5,705

Total Employees

Education



No High School Diploma



20%

High School Graduate



33%

Some College



39%

Bachelor's/Grad/Prof Degree

Employment



White Collar

74%



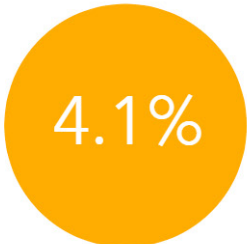
Blue Collar

16%



Services

10%



Unemployment Rate

CHAPTER 3

Vision

Vision

Sugar Hill is a place where small-town values like pride, vision, grit, and standing up for each other are the foundation of our tight-knit community. Our inter-connected neighborhoods are accessible to a wide variety of unique cultural, recreational, entertainment, dining, and shopping experiences. The spirit of creative enterprise permeates Sugar Hill, giving business owners confidence to invest and grow here. Well-designed places for gathering and recreation are abundant and create vibrancy in our community through the celebration of public art, civic pride, cultural diversity, historic resources, and economic vitality.

Needs and Opportunities

Needs

COMMUNITY

- Curb disinvestment in some neighborhoods (residential and non-residential areas).
- Implement programs for identifying and turning around declining properties.
- Encourage proactive property maintenance in declining neighborhoods.
- Expand activities for families and young people within Sugar Hill.
- Evaluate the pace of growth against the capacity for community services and facilities.

ECONOMIC DEVELOPMENT

- Revive neighborhood services such as grocery stores and neighborhood commercial centers along Buford Highway and Highway 20.
- Expanded sewer along Peachtree Industrial Boulevard and other regional corridors/areas not adequately served.
- Provide support for more language programs and cultural education initiatives.

DEVELOPMENT PATTERNS

- Diversify housing stock to include a variety of housing options for residents.
- Construct senior housing to address the needs of an aging population.
- Provide special needs housing within Sugar Hill.
- Limit status quo retail development in favor of appropriate mixed-use development.

MOBILITY

- Expand pedestrian and bicycle infrastructure.
- Anticipate evolving transportation technologies (EVTOL, autonomous vehicles, ride-share, etc.).
- Evaluate the impact of cul-de-sacs and discontinuous road networks on congestion.
- Encourage more continuous, convenient, safe, and interesting pedestrian infrastructure in key development nodes.
- Create and implement the policy for traffic calming street and streetscape standards.

CULTURAL RESOURCES

Inventory existing and potential cultural assets.

Protect existing assets from development pressure.

Connect with ethnic enclaves.

Construct a botanical garden.

Encourage the creation of community gardens on the south and east sides of Sugar Hill.

Promote the historic/cultural/recreation/scenic significance of the Chattahoochee River corridor.

Identify areas for more passive greenspace.

Create more parks on the south and east sides of Sugar Hill.

Create a record of local history from community members to protect oral history from being lost. Explore opportunities/partnerships with local and national media outlets.

Opportunities

COMMUNITY

Preserve and further connect greenspace throughout the city.

Improve neighborhood stability.

Preserve and inventory existing housing stock.

Preserve public safety.

Ensure recreational, educational, and family/youth-oriented facilities and services keep pace with growth and development.

ECONOMIC DEVELOPMENT

Attract office development to downtown Sugar Hill.

Strengthen local businesses, and leverage/evolve Suite Spot.

Attract more restaurants.

Explore institutional education opportunities/partnerships. Encourage location of satellite campus or technical college to provide more education and training opportunities.

Formalize plan for business recruitment and retention.

DEVELOPMENT PATTERNS

Encourage the most intense growth around the downtown area.

Encourage new experiential/destination retail in walkable nodes along regional corridors (Highway 20, Peachtree Industrial Boulevard, and Buford Highway).

Encourage higher density housing along regional corridors (Highway 20, Peachtree Industrial Boulevard, and Buford Highway).

Anticipate and encourage infill housing in older neighborhoods.

MOBILITY

Encourage land use patterns that leverage potential transit connections.

Improve pedestrian and bicycle connectivity.

Promote the Suite Spot as a space for remote working.

Encourage continuity in public road network.

Incorporate traffic calming features into future infrastructure projects.

CULTURAL RESOURCES

Stave off community division (socio-economic, school cluster, zip code, tenure).

Connect and enhance existing and future assets.

Position downtown as a recreational and cultural asset.

Leverage arts community and involvement by the creative class involvement, particularly the business alliance, youth council, players guild, and arts commission.

Utilize the wealth of local history that exists in the experiences of community members.

Formalize parks and recreation plan.

Encourage property owners to create voluntary historic preservation mechanisms for historic and cultural resources.

Create citywide initiatives to generate awareness of historic assets, such as participation in festivals and celebrations, installation of signage and historical markers, and maintenance of publicly accessible sites such as cemeteries.

Formalize plan to preserve cultural landscapes such as gardens and cemeteries as well as buildings, objects, and engineering structures.

CHAPTER 4

Housing

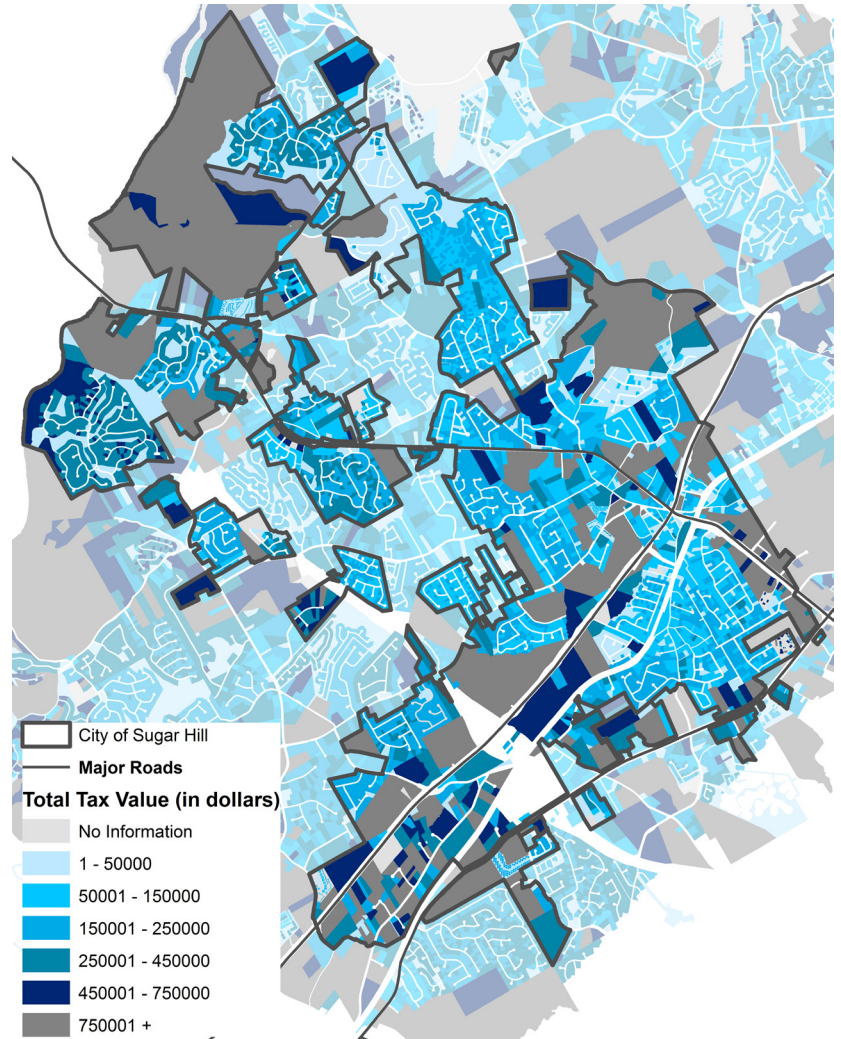
Housing Values

According to the American Community Survey 5-Year Estimate (2016), there are 6,870 housing units in Sugar Hill with a vacancy rate around 6%. Vacancies are split fairly evenly between owner-occupied and rental housing. Of the rental units that are available in the city, median rents are around \$1,200 per month.

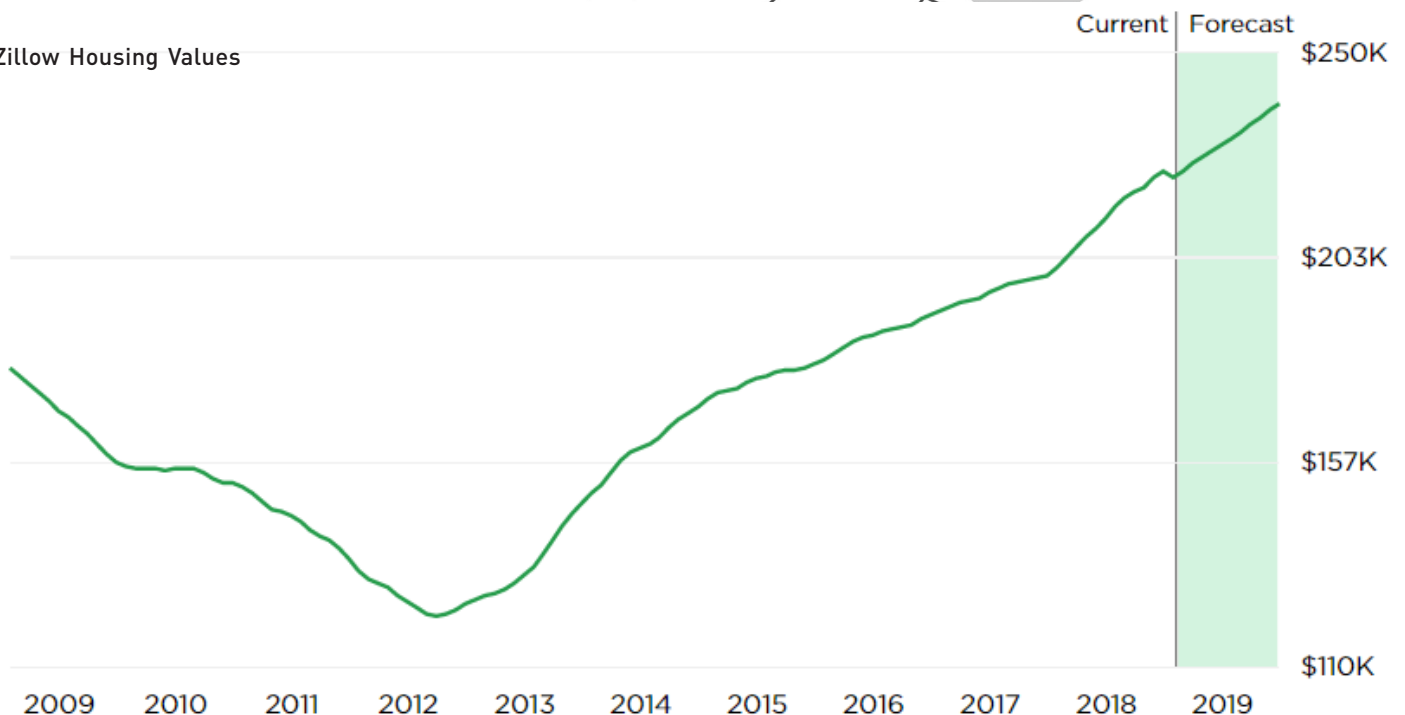
Single-family detached housing accounts for 80% of the housing units in the City of Sugar Hill. The majority of the city's housing was built between 1990 and 2010. There is one neighborhood with a concentration of mid-century houses, but the majority of housing has been constructed recently. According to the American Community Survey (2016), the median home value in Sugar Hill is around \$174,100. However, Zillow analytics shows that values are tracking toward \$225,000 by 2019.

In 2016, the City of Sugar Hill completed the Home for Life Housing Study to inform city leaders in their policy decisions surrounding housing, community, and economic development. More information about the housing study can be found in Appendix B.

Housing by Values



Zillow Housing Values

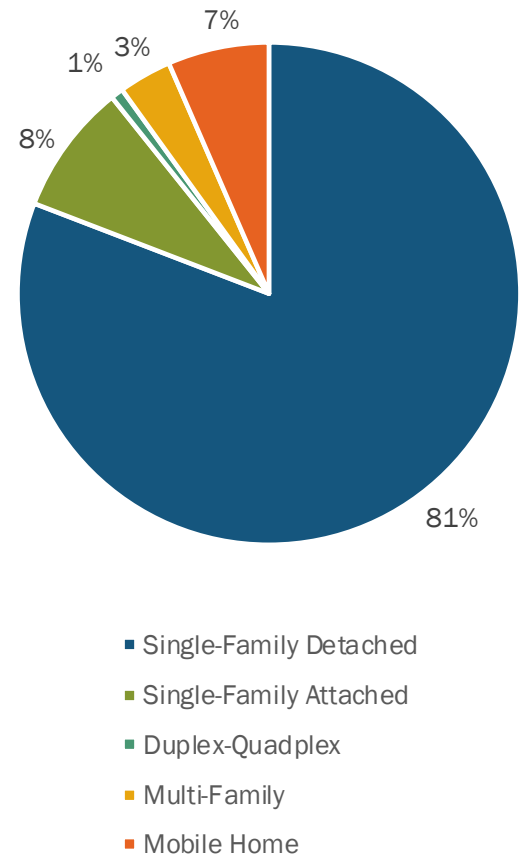


The Gwinnett County 2030 HUD Consolidated Plan identifies affordable housing as a problem affecting the County’s low- and moderate-income households. One-third of Gwinnett households cannot afford to purchase a home. Lack of affordable rentals combined with apartment complexes struggling to manage high vacancy rates has resulted in overcrowding in some cases, deteriorating housing stock in others, and an increase in evictions and homelessness. Most recent housing development in Gwinnett has been higher-priced homes, which causes low- and moderate-income families to be priced out of the marketplace. Down payment and credit issues for first-time home buyers were also noted in the plan.

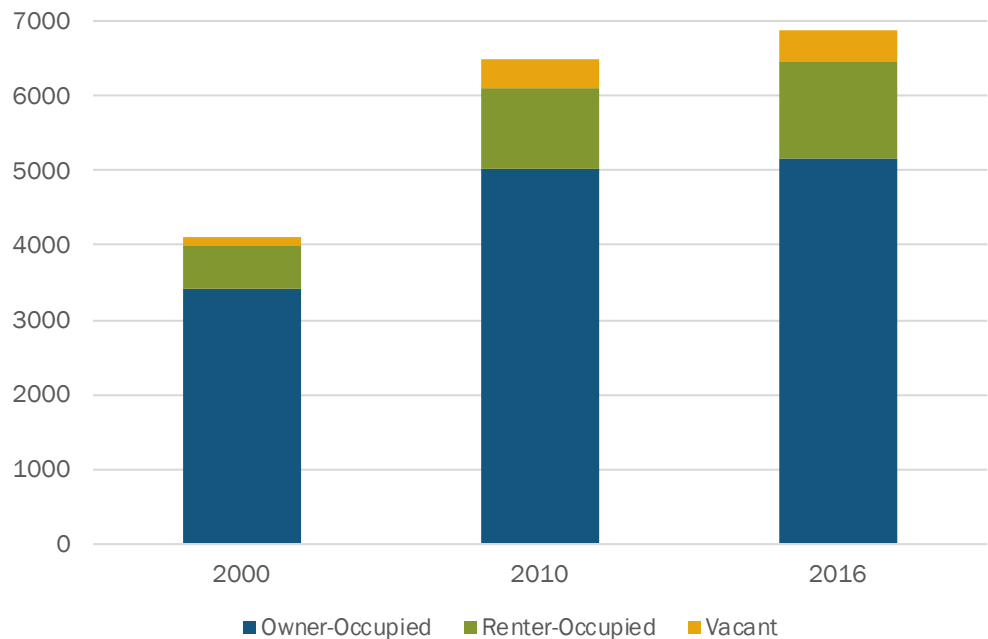
The Consolidated Plan also identified the goals of increasing housing and supportive services for individuals and families with special needs; increase housing options for homeless and near homeless individuals and families; and eliminate substandard housing for low- and moderate-income individuals, families, and households. In many communities, older houses meet the needs of many lower income and special needs members of the community.

While it is anticipated that single-family detached homes will continue to be the principal choice of housing the County, the city is encouraging opportunities for diverse housing options as infill development in their downtown. Additionally, the Comprehensive Plan identifies an area of influence which extends to areas of unincorporated Gwinnett County and includes additional areas of housing. Though not within the city limits, city officials are often responsive to concerns of those citizens and direct them to the correct agency within Gwinnett County to address their issues.

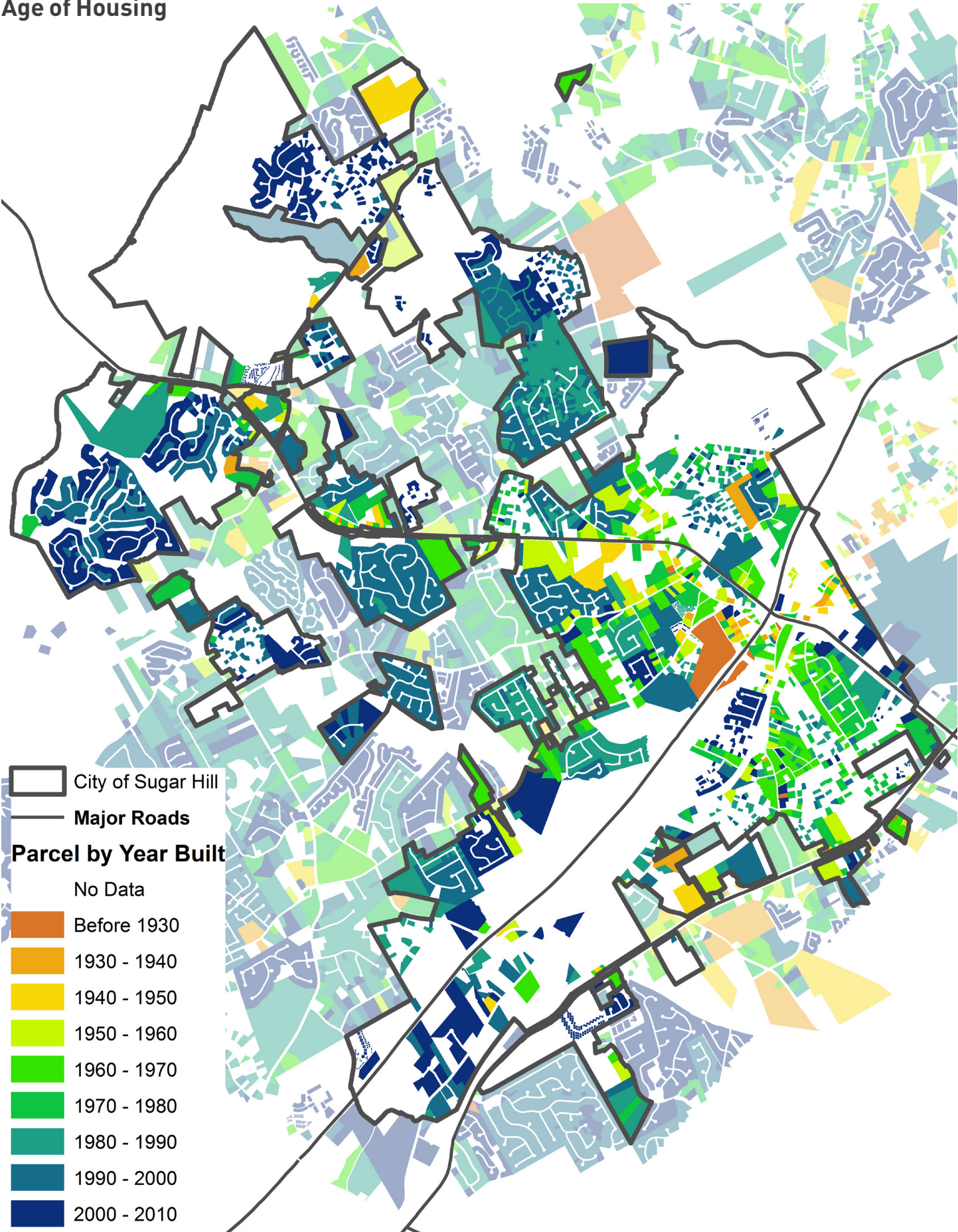
Housing Types



Housing Occupancy



Age of Housing



CHAPTER 5

Transportation

Transportation to Work



9,600

ACS Workers Age 16+



84.2%

Drove Alone to Work



0.3%

Took Public
Transportation



8.0%

Carpooled



0.0%

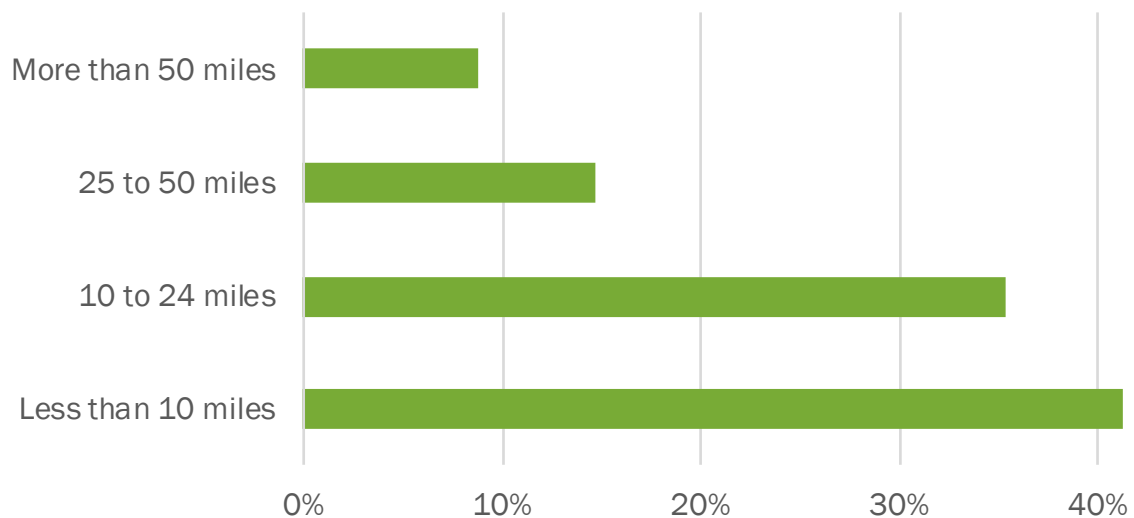
Walked to Work



0.0%

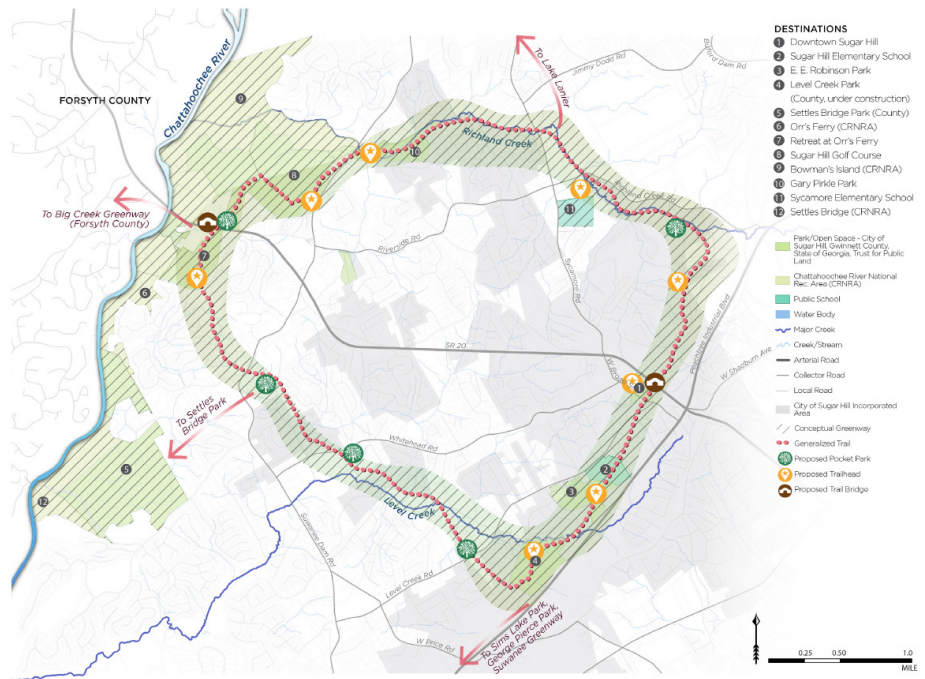
Biked to Work

Travel Time to Work



Sugar Hill Capital Improvements Program

The City of Sugar Hill has prioritized resources for a number of capital improvement projects that include transportation and infrastructure projects. The following list identifies those projects that will be locally funded by the city in the period of 2018-2022. The plan to implement the Sugar Hill Greenway is a top priority of the community. Resources are allocated to this improvement for the entire five years of the Capital Improvement Budget. The greenway is described more fully in the Sugar Hill Greenway Master Plan; a summary of this document is included in the Appendix of this Plan and the preliminary alignment of the greenway is identified on the Character Area Map.



Sugar Hill Greenway Trail Concept

Capital Improvements:

- o Gateway Improvements/Wayfaring Signs
- o Sugar Hill Greenway Trail Program
- o LMIG - Road Resurfacing
- o SPLOST Sidewalks - Suwanee Dam Road, Whitehead, Sycamore
- o Counter Intersection Project - Suwanee Dam Road & Riverside
- o Highway 20 Streetscape Landscaping Upgrades
- o Downtown Streetscape Upgrades - Intersection
- o Highway 20 East Widening - Design
- o Highway 20 Pedestrian Bridge
- o Transportation/Stormwater Improvements
- o Level Creek Road Extension and Roundabout
- o Whitehead Road Roundabout Improvements

Gwinnett County Comprehensive Transportation Plan

The Gwinnett County Comprehensive Transportation Plan will provide a framework to improve the quality of life for everyone in the County by facilitating the mobility of people and goods safely and efficiently across all modes of transportation. This framework will be established through the following short- and long-term goals.

Goal: Improve connectivity

- o Improve overall connectivity within Gwinnett County by tying activity centers to each other and by enhancing cross-county movements.
- o Improve connectivity between Gwinnett County and the rest of the region.
- o Improve connectivity and reliability regardless of mode or purpose.

Goal: Leverage the County's transportation system to improve economic vitality and quality of life

- o Connect people to jobs and educational opportunities through coordinated transportation and land use investment decisions.
- o Use transportation investments to encourage development/redevelopment in strategic locations throughout the County.
- o Facilitate the efficient movement of goods.
- o Preserve community livability and attractiveness; respect and value existing community open spaces and prioritize transportation projects that positively impact the human and natural environment.

Goal: Improve safety and mobility for all people across modes of travel

- o Prioritize projects and programs that improve safety, acknowledging all users in project design.
- o Continue to evaluate innovative design as well as improved technologies and products for use in the County's transportation network.
- o Consider the mobility needs of all population groups when investing in the transportation system.

Goal: Proactively embrace future transportation opportunities

- o Anticipate and plan for technological advances in transportation.
- o Educate the community about transportation options, funding, and processes.
- o Work with local, regional, state, and federal partners to plan future improvements.
- o Integrate the long-range comprehensive transportation plan with other County planning efforts.
- o Build additional capacity into transportation corridors, when feasible, to anticipate future needs.

Goal: Continue to serve as responsible stewards of transportation resources

- o Invest in rehabilitation and maintenance of existing transportation infrastructure.
- o Prioritize projects that maximize the benefit of taxpayer dollars and alternate funding sources.

Below is a list of the fully funded Transportation Improvement Program (TIP) projects that are in Sugar Hill. The TIP allocates federal funds to the highest-priority transportation projects in the Regional Transportation Plan developed by the Atlanta Regional Commission.

Project	Project Type	Status	Project Description	Extents	Sponsor	GDOT PI
GW-413	Roadway/ Operations & Safety	Programmed	Peachtree Industrial Boulevard - Smart Corridor Improvements	From Holcomb Bridge Road To Hall County Line	Gwinnett County	TBD
GW-308C	Roadway/ General Purpose Capacity	Programmed	Sugarloaf Parkway Extension: Phase 3 - New Alignment	From I-85 To Peachtree Industrial Boulevard	Gwinnett County	6925
GW-410	Roadway/ General Purpose Capacity	Programmed	SR 20 (Nelson Brogdon Boulevard) Widening	From Peachtree Industrial Blvd To SR 13 (Buford Highway)	GDOT	15439

GW-413: This project address regional mobility and technology advancement. The project deployment includes equipping intersections along the route with connected vehicle technology to enable the traffic signal controllers to communicate with vehicles, cyclists, and pedestrians. A combination of radio and cellular technologies would be deployed. Emergency vehicles (for the first responders) will also be equipped to communicate with the intersections. The school beacon system will receive software updates to enable these devices to also communicate with vehicles. The pilot scheme envisaged would cover 50 intersections, 10 emergency vehicles, 5 pedestrian crossings, and 20 school beacons.

GW-308C: This East-Cross County Connector project consists of constructing a new roadway from I-85 to Peachtree Industrial Blvd. The road will include a 4 lane divided highway with a raised median, bicycle, and pedestrian facilities, turn lanes as well as grade separation at Norfolk Southern Railroad, Buford Hwy, Satellite Blvd, and I-985. The project will add roadway capacity and address peak period congestion in the northern part of the County experiencing rapid population and employment growth.

GW-410: Widens Buford Drive/SR 20 from Peachtree Industrial Blvd to Buford Hwy/SR 13 from two lanes to three lanes in each direction, which includes the bridge over Railroad Ave and Norfolk Southern Railroad. (Approx. 1.21 mi). This project is a partnership between GDOT and Gwinnett County. It connects two important north-south routes, Peachtree Industrial and Buford Highway, and carries traffic from I-985 to western Gwinnett County and eventually to Cumming and Forsyth County.

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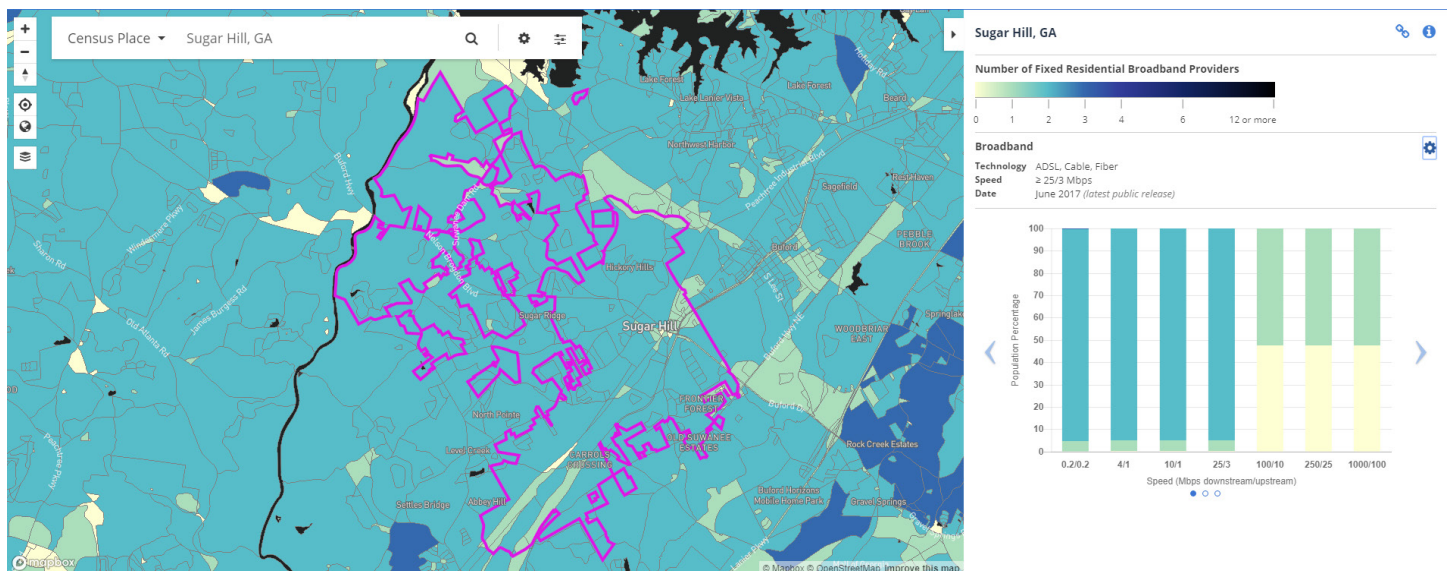
CHAPTER 6

Broadband Access

Broadband Access

Senate Bill 402, known as the ACE Act (Achieving Connectivity Everywhere), directs local communities to address broadband availability in local comprehensive plans. The local government must make an objective determination of whether it is served by broadband service. Appropriate follow-up steps must be identified based on the community's determination of whether it is served by broadband.

The following map identifies broadband service in the City of Sugar Hill:



As used in this section: “Broadband services” means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

- Access to the Internet; or
- Computer processing, information storage, or protocol conversion.

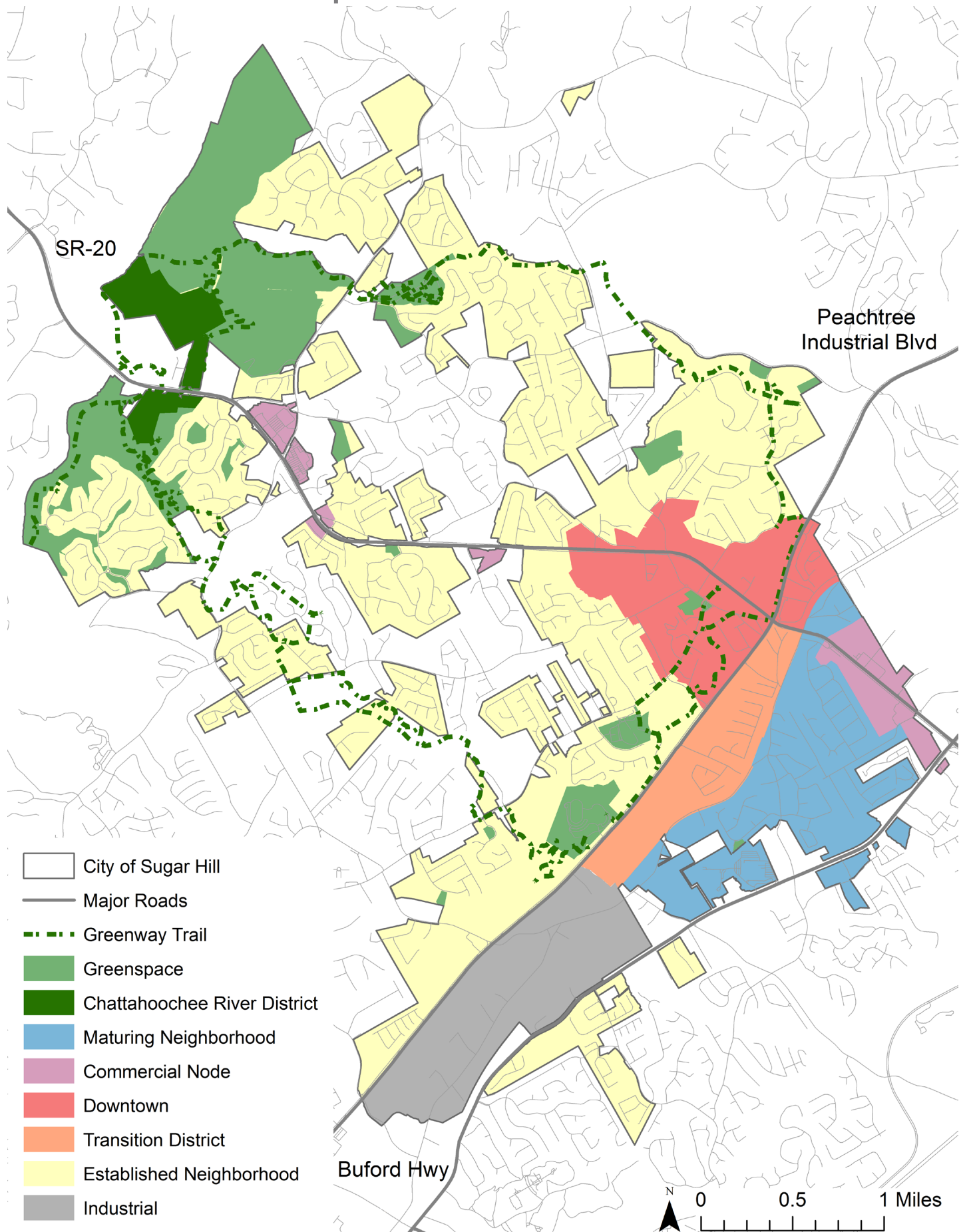
And “Broadband services provider” means any provider of broadband services or a public utility or any other person or entity that builds or owns a broadband network project.

Metro Atlanta, Gwinnett County, and the City of Sugar Hill, generally enjoy widespread access to broadband technology from at least one or two service providers. However, feedback from the community indicated that residents would like a greater number of options in service providers. As the market for broadband technology continues to expand and improve throughout the region and the State, Sugar Hill seems positioned to ensure that access to the technology will be available in their market.

CHAPTER 7

Future Development

Character Area Map



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 as 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.

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 ensure quality and standards for new mixed-use and residential development
- Improve connectivity between the 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

APPROPRIATE LAND USES

A mix of land uses is appropriate for this district and 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

DEVELOPMENT EXAMPLES:



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 identity 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.

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

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)

DEVELOPMENT EXAMPLES:



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.

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

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)

DEVELOPMENT EXAMPLES:



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.

RECOMMENDED DEVELOPMENT PATTERNS

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

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

DEVELOPMENT EXAMPLES:



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.

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.

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)

DEVELOPMENT EXAMPLES:



COMMERCIAL NODES

Several commercial areas along GA 20 provide commercial and service amenities to residents of Sugar Hill. The city is in proximity to the 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, medical professional offices, financial institutions, and home and auto improvement stores. Institutional uses, including churches, may also be suitable to these locations. These areas generally serve the needs of the residential communities located immediately adjacent to their boundaries.

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

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)

DEVELOPMENT EXAMPLES:



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.

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 are encouraged.
- Improve recreational access to the Chattahoochee River

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.

DEVELOPMENT EXAMPLES:



CHATTAHOOCHEE RIVER DISTRICT

The area closest to the river is predominantly undeveloped and should remain largely as is with some limited development at the first median crossing to leverage the cultural, ecological, and market value there. Suitability analysis should precede any development as a limited area will be useable for institutional, hospitality, residential, office, or outdoor recreation in a clustered conservation or low impact development configuration. This carefully regulated development will preserve relatively undisturbed areas but still allow for context-sensitive development that respects the natural character of the area.

RECOMMENDED DEVELOPMENT PATTERNS

- Maintain property in as natural a state as possible outside of development areas
- Develop a network of trails and greenspaces to provide connectivity throughout the area
- Improve recreational access to the Chattahoochee River
- Encourage low or medium density cluster developments with an appropriate mix of uses in areas suitable for density.

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.

DEVELOPMENT EXAMPLES:



CHAPTER 8

Report of Accomplishments

Report of Accomplishments

Key to Terminology:

Items that are **Completed** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Underway** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update, unless otherwise noted.

Items that are **Postponed** are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Cancelled** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

DESCRIPTION	STATUS	EXPLANATION/COMMENT
Economic Development		
Update marketing materials.	Complete	
Community branding study.	Complete	
Identify appropriate business sectors to support from existing inventory.	Complete	
Identify opportunities to target appropriate business sectors.	Complete	
Finalize marketing strategy.	Complete	
Finalize redevelopment strategy.	Complete	
New community initiated development training program.	Complete	
Implement marketing campaign in coordination with Gwinnett Chamber of Commerce.	Complete	
Housing		
Finalize inventory of infill residential development and redevelopment opportunities.	Complete	2016 Housing Study
Finalize inventory of housing stock in need of maintenance/improvement.	Complete	2016 Housing Study

Apply for CDBG Non-Entitlement funds to expand annual housing rehab program.	Complete	City receives CDBG Title 1 funds as a partner with Gwinnett County.
Update nuisance and property maintenance ordinances in accordance with state nuisance statutes.	Complete	
Seek additional funding for housing authority and housing rehab program.	Complete	
Land Use		
Continue updating zoning and development policy to reflect the future development strategy.	Complete	
Develop a strategy to accomplish remaining recommendations in the LCI plan.	Complete	The LCI Downtown Master Plan was updated in 2018.
Identify areas in our development strategy that line up with and contradict regional and County development plans.	Cancelled	This is a routine function of government.
Identify the development policies for neighboring cities at shared boundaries.	Cancelled	This is a routine function of government.
Develop a master plan for commercial and industrial development along SR 20, Buford Highway and Peachtree Industrial Boulevard.	Underway	Buford Highway and Highway 20 studies have been completed. Study on PIB deferred to 2020.
Transportation		
Conduct inventory of pedestrian and bike facilities.	Underway	Mobility study completed in 2016; LCI Downtown Master Plan completed in 2018; Sugar Hill Greenway Master Plan completed in 2016; a joint SPLOST program helps fund transportation projects in the city.
Analyze existing development policies and formulate recommendations to incorporate complete streets and transit oriented development policies.	Complete	The LCI Downtown Master Plan was updated in 2018.
Identify transit oriented development opportunities.	Underway	Future opportunities exist along the railroad and the Sugar Hill Greenway.
Develop master plan(s) for key areas in support of regional transportation opportunities.	Complete	The LCI Downtown Master Plan, completed in 2018, addressed this.

Natural & Cultural Resources		
Analyze performance of erosion and sedimentation control, stream buffer protection and landscape regulations.	Cancelled	This is a routine function of government.
Analyze performance of development inspection program.	Complete	
Develop an inventory and perform an assessment of the city's natural, cultural, and historic resources.	Cancelled	This is a routine function of government.
Continue to incorporate greenspace and recreation resources into marketing strategy.	Complete	
Facilities & Services		
Study Automatic Meter Reading.	Complete	Began conversion to automatic meter reading in 2018. Roughly 2200 out of 11,000 meters have been automated.
Natural Gas Fleet Conversion	Cancelled	Test vehicles had maintenance issues. Discontinued because vehicles were not cost effective.
Meter Readers & Inspections	Cancelled	This is a routine function of government.
Infill gas distribution network. Looping and backfeeding.	Cancelled	This is a routine function of government.
Connect gaps in the sidewalk network.	Complete	
Integrate recreation master plan into comp plan update.	Complete	
Develop a drainage master plan & integrate into comp plan update.	Cancelled	This is a routine function of government.
TMDL plan update.	Cancelled	This is a routine function of government.
Water quality retrofits for existing flood control devices.	Complete	
Finalize / prioritize implementation of capital drainage improvements & system maintenance.	Complete	
2014 NPDES Phase 1 permit renewal.	Complete	

Intergovernmental Coordination		
Continue investing in Partnership Gwinnett initiative.	Complete	
Coordinate with Gwinnett County and City of Buford on TMDL plan implementation.	Complete	
Research possible collaborative opportunities with County code enforcement.	Complete	
Coordinate pedestrian and bike planning efforts with Suwanee, Buford and Gwinnett County.	Complete	Sugar Hill Greenway Master Plan completed in 2016

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CHAPTER 9

Community Work Program

Community Work Program

DESCRIPTION	2019	2020	2021	2022	2023	ESTIMATED COST	RESPONSIBLE PARTY	POSSIBLE FUNDING SOURCE
Economic Development								
Explore the requirements of becoming a Broadband Ready Community as more information on the program becomes available.	x					Staff Time	City of Sugar Hill	General Funds
Implement recommendations from the LCI Downtown Master Plan.	x	x	x	x	x	Staff Time	City of Sugar Hill	General Funds
Housing								
Implement a program to improve the visual appearance of homes in older neighborhoods in the city.		x	x			Staff Time	City of Sugar Hill	General Funds
Address the need for greater diversity in housing types.	x	x	x	x	x	Staff Time	City of Sugar Hill	General Funds
Land Use								
Develop a master plan for commercial and industrial development along SR 20, Buford Highway, and Peachtree		x				\$15,000	Downtown Development Authority	General Funds

Transportation								
Identify transit oriented development opportunities.			x			Staff Time	City of Sugar Hill	General Funds
Conduct inventory of pedestrian and bike facilities.	x					Staff Time	City of Sugar Hill	General Funds
Implement the Sugar Hill Greenway Master Plan.	x	x	x	x	x	\$17,385,046	City of Sugar Hill	General Funds
Complete scheduled streetscape improvement, road widening, and road extension projects outlined in the transportation section of this plan.	x	x	x	x	x	\$15,000,000	City of Sugar Hill	Federal, State, and Local and SPLOST
Natural & Cultural Resources								
Identify existing historic and cultural sites within the city.	x					Staff Time	City of Sugar Hill	General Funds
Protect existing and identify new greenspaces throughout the city, particularly in areas that are within walking distance of downtown.	x	x	x	x	x	Staff Time	City of Sugar Hill	General Funds
Develop a Parks & Recreation Master Plan.			x	x		Staff Time	City of Sugar Hill	General Funds
Facilities & Services								
Coordinate with Gwinnett County to provide sewer system improvements.		x	x			Staff Time	City of Sugar Hill/ Gwinnett County	General Funds

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