

City of Sugar Hill
Planning Staff Report
RZ 19-004



DATE: November 12, 2019
TO: Planning Commission
FROM: Planning Director *KA*
SUBJECT: Rezoning RZ-19-004, 4359 Woodward Mill Road

RECOMMENDED ACTION

Approval of rezoning to Residential Multi-Family District (RM) with the following conditions:

1. Maximum lot coverage shall be 100% for fee-simple townhome lots. The maximum number of townhomes shall be 88 units with no single building containing more than 8 units.
2. All streets, alleys, sidewalks, common area landscaping and storm water infrastructure shall be privately owned and maintained by the homeowners' association (HOA). A copy of the deed dedicating said infrastructure to the HOA and recorded covenants specifying maintenance of the infrastructure shall be provided to the city prior to approval of the final plat.
3. Project access improvements shall be provided on Woodward Mill Road at the developer's expense. A traffic circle shall be constructed at the intersection of the subdivision entrance and Woodward Mill Road in accordance with GDOT Design Policy Manual. Public art shall be incorporated into the center of the traffic circle.
4. Each dwelling unit shall have a minimum two-car garage. Each rear loaded townhome shall have a driveway no less than 20' in length as measured from edge of the pavement of the minimum 16' maximum 22' wide alley to the face of the garage subject to approval by Gwinnett County Fire Marshal. Each front-loaded townhome shall have a driveway no less than 20' in length as measured from edge of the street pavement to the face of the garage subject to approval by Gwinnett County Fire Marshal.
5. Striping for a total quantity of 32 on-street (9' x 22' minimum dimension) parking stalls shall be provided. Street design shall be subject to approval by the city manager.
6. Except in designated on-street parking stalls, overnight on-street parking shall be prohibited. Notices shall be posted in the subdivision and recorded in the covenants. The HOA shall be solely responsible for enforcement.
7. Covenants shall stipulate that no more than 10% of the total number of dwelling units are allowed to be leased at any one time. Notice shall be recorded in the covenants.

8. Developer shall install a masonry entrance feature and a minimum 20' wide landscaped berm a minimum of three feet high at its apex along the project's Woodward Mill and Buford Highway frontage and contained within an easement to be maintained by the HOA, as recorded in the covenants. Landscape plan and masonry entrance feature to be approved by the city manager prior to issuance of any permits.
9. Exterior materials and architectural detail of each attached/detached dwelling shall resemble the elevations attached as Exhibit 2.
10. Zoning buffer shall be reduced to a 30' enhanced landscape buffer. Said buffer shall consist of at least a staggered row of evergreen and semi-evergreen trees and shrubs native or adapted to the area. Trees shall be 6' tall at time of planting. Plantings shall be arranged to provide an effective visual screen of at least 20' in height at maturity. Buffer must not contain more than 1/3 of a single species and must be shown on a landscape plan to be approved by the city manager prior to receiving any permits. Developer shall install the landscaping prior to the first certificate of occupancy issued for a dwelling in the subdivision.
11. The developer shall disclose to all future owners the following statement by recording on the final plat and deed records: Neighboring or adjacent properties are zoned or developed for light manufacturing (LM) uses. These existing uses and other permitted uses in the LM zoning category may produce undesirable views, odor, dust, vibration, and noise.
12. At least three natural gas appliances shall be installed into each unit prior to certificate of occupancy.

ISSUE

The City of Sugar Hill has received an application dated October 7, 2019, from Stan Howington requesting to rezone \pm 12.4102 acres of land at 4359 Woodward Mill Road from Light Manufacturing (LM) to Residential Multi-Family District (RM).

DISCUSSION

- There is a growing amount of residential development in the area and the latest comprehensive plan updated the character area map and now shows this location as being in a maturing neighborhood district.
- The current zoning (LM) does not fit the maturing neighborhood character.
- RM zoning will allow appropriate transitional development between existing residential uses and newer higher intensity development or existing institutional, heavy commercial and light manufacturing uses.
- High traffic volume and speed on Woodward Mill Road necessitates the incorporation of traffic calming measures at the project entrance.
- Careful attention to the architecture in terms of materials, mass & scale are important to the integrity of the existing neighborhoods.

BACKGROUND

Applicant/Owner: Stan Howington
Existing Zoning: Light Manufacturing District (LM).
Request(s): Residential Multi-Family District (RM).
Purpose: 88 Single-Family Attached Townhomes.
Property Size: ± 12.4102 acres
Location: Tax Parcel Id Number: 7-256-010

Public Notice: Letters to adjoining owners via USPS regular mail on 10-30-19
Sign posted on property 10-30-19
Ad in legal section of Gwinnett Daily Post on 10-30-19 & 11-20-19
Public Comments: None as of 10/30/19

FINDINGS OF FACT

Adjacent zoning:

- RM to the northeast, Northmark subdivision under construction.
- HM1 to the northwest, MTI on North Price Road.
- R-75 to the southwest, unincorporated Gwinnett County.

The applicant's letter of intent states 48 units will have rear loaded garages and 40 will be front loaded garages. Floor plans are to range from 2,000 to 2,300 square feet. Several pocket parks and an amenity area are shown. The site plan indicates the amenity area "to be determined" while the submitted elevations show it to be developed with a pavilion. The building elevations show one plan as being three story, while the Sugar Hill zoning ordinance allows only two stories in this zoning district.

The proposed conceptual site plan appears to show the alignment of Woodward Mill Road prior to the 2011 intersection improvements.

Variance request # 1. The applicant requests to reduce the required 50-foot buffer between single-family residential and residential multi-family to a 30-foot replanted buffer. A similar variance was granted on the adjacent Northmark property.

Variance request # 2. The applicant requests relief from the requirement (Article 4, Section 406) "Attached front entry garage doors shall be recessed from the building line a distance of at least ¼ the depth of the principal building and shall be no more than 9 feet in width". The submitted plans show a 16-foot wide garage door and the door is not recessed.

ZONING ANALYSIS

1. *Will the rezoning requested permit a use that is suitable in view of the use and development of adjacent and nearby property?*

Yes. The RM zoning classification permits a wide selection of residential uses compatible with most of the neighboring residential properties. However, the neighboring property to the north is currently zoned and used for light manufacturing operations which creates the potential for noise, fumes and vibration to negatively impact the new residents.

2. *Will the rezoning requested adversely affect the existing use or usability of adjacent or nearby properties?*

Yes, going from a light manufacturing zoning classification to a residential zoning classification will impose a zoning buffer between two dissimilar zoning districts. This could hinder MTI's ability to expand or redevelop their facilities in the future.

3. *Does the property for which the rezoning is requested have a reasonable economic use as currently zoned?*

Yes.

4. *Will the rezoning requested create an overcrowding condition with respect to the existing streets, transportation facilities, or schools?*

Yes, concerns over traffic safety and congestion have been reported for this part of Woodward Mill Rd. The county is studying the SR13 and Woodward Mill Rd intersection for plans to install left turn signals at northbound, eastbound & westbound approaches. This development will likely exacerbate existing congestion without appropriate access improvements such as a traffic circle at the project entrance.

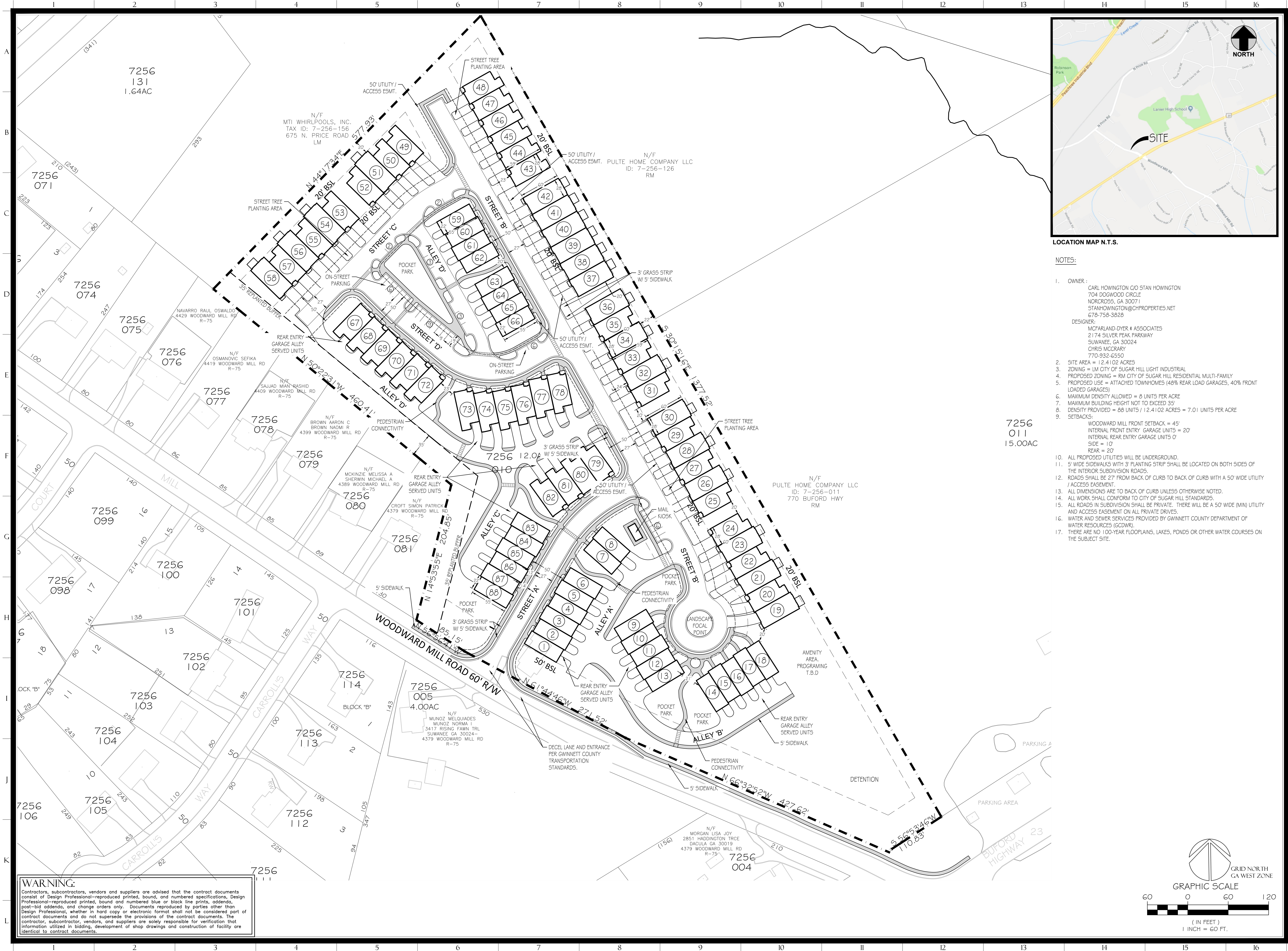
Planning staff from Gwinnett County Public Schools tell us that school capacity is satisfactory. Sugar Hill Elementary has the least room for growth in the Lanier cluster. Written notification to the school board is required as a standard part of residential subdivision (number of units, type of housing, number of bedrooms, phasing of the project).

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

Yes.

6. *Are there other existing or changing conditions affecting the use and development of the property which would give support to an approval or disapproval of the rezoning request?*

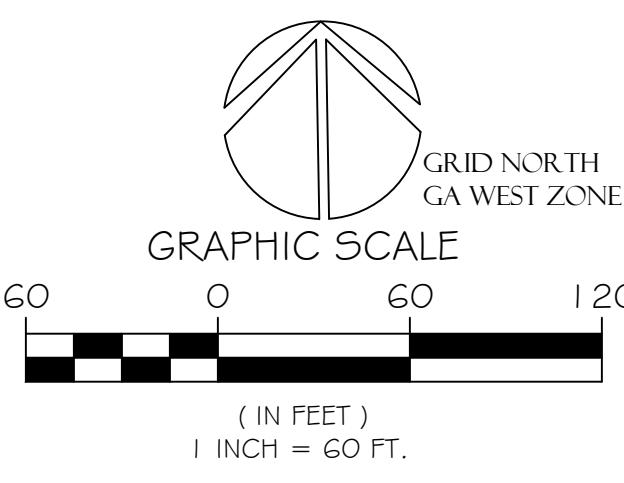
Yes. The Buford Highway Corridor Study indicates there is a need for mid-range single family residential housing along Buford Highway and this project appropriately fills that need.



LOCATION MAP N.T.S.

NOTES:

- OWNER : CARL HOWINGTON C/O STAN HOWINGTON
704 DOGWOOD CIRCLE
NORCROSS, GA 30071
STANHOWINGTON@CHPROPERTIES.NET
678-758-3828
- DESIGNER: MCFARLAND-DYER & ASSOCIATES
2174 SILVER PEAK PARKWAY
SUWANEE, GA 30024
CHRIS MCCRARY
770-932-6550
- SITE AREA = 12.4102 ACRES
- ZONING = LM CITY OF SUGAR HILL LIGHT INDUSTRIAL
- PROPOSED ZONING = RM CITY OF SUGAR HILL RESIDENTIAL MULTI-FAMILY
- PROPOSED USE = ATTACHED TOWNHOMES (40% REAR LOAD GARAGES, 40% FRONT LOADED GARAGES)
- MAXIMUM DENSITY ALLOWED = 8 UNITS PER ACRE
- MAXIMUM BUILDING HEIGHT NOT TO EXCEED 35'
- DENSITY PROVIDED = 88 UNITS / 12.4102 ACRES = 7.01 UNITS PER ACRE
- SETBACKS:
WOODWARD MILL FRONT SETBACK = 45'
INTERNAL FRONT ENTRY GARAGE UNITS = 20'
INTERNAL REAR ENTRY GARAGE UNITS = 0'
SIDE = 10'
REAR = 20'
- ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
- 5' WIDE SIDEWALKS WITH 3' PLANTING STRIP SHALL BE LOCATED ON BOTH SIDES OF THE INTERIOR SUBDIVISION ROADS.
- ROADS SHALL BE 27' FROM BACK OF CURB TO BACK OF CURB WITH A 50' WIDE UTILITY / ACCESS EASEMENT.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO CITY OF SUGAR HILL STANDARDS.
- ALL ROADS IN SUBDIVISION SHALL BE PRIVATE. THERE WILL BE A 50' WIDE (MIN) UTILITY AND ACCESS EASEMENT ON ALL PRIVATE DRIVES.
- WATER AND SEWER SERVICES PROVIDED BY GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES (GCDWR).
- THERE ARE NO 100-YEAR FLOODPLAINS, LAKES, PONDS OR OTHER WATER COURSES ON THE SUBJECT SITE.



WARNING:
Contractors, subcontractors, vendors and suppliers are advised that the contract documents consist of Design Professional-reproduced printed, bound, and numbered specifications, Design Professional-reproduced printed, bound and numbered blue or black line prints, addenda, post-bid addenda, and change orders only. Documents reproduced by parties other than Design Professional, whether in hard copy or electronic format shall not be considered part of contract documents and do not supersede the provisions of the contract documents. The contractor, subcontractor, vendors, and suppliers are solely responsible for verification that information utilized in bidding, development of shop drawings and construction of facility are identical to contract documents.

MDA
MCFARLAND-DYER & ASSOCIATES, INC.
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
PHONE: (770) 932-6550
FAX: (770) 932-6551
WWW.GCMDANET

NORCROSS BUILDERS INC.
704 DOGWOOD CIRCLE
NORCROSS, GA 30071

WOODWARD MILL RD. & BUFORD HWY. CONCEPT PLAN
4359 WOODWARD MILL RD.
GWINNETT COUNTY GA

DATE	DESCRIPTION
8-27-2009	CONCEPT SITE PLAN
9-26-2009	SUBMITTAL

JOB NO: 18-0618
DRAWN BY: CSM
CHECKED BY: TBD

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MCFARLAND-DYER & ASSOCIATES, INC.

CONCEPT PLAN C-1.0



WOODWARD MILL RD. &
 BUFORD HIGHWAY
 TOWNHOME ELEVATIONS

1
 A2 TWO-STORY REAR GARAGE

NORCROSS BUILDERS, INC.



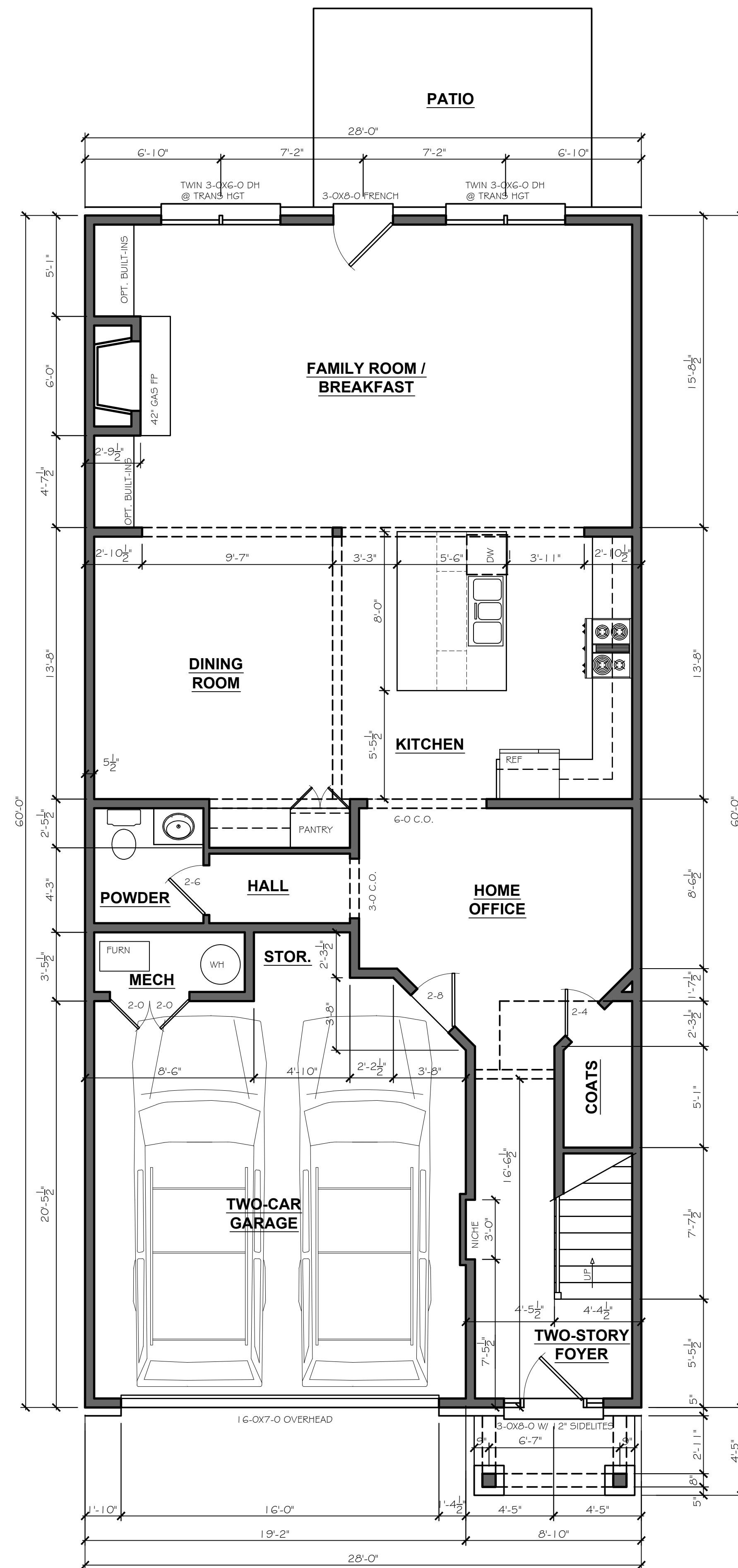


WOODWARD MILL RD. &
 BUFORD HIGHWAY
 TOWNHOME ELEVATIONS

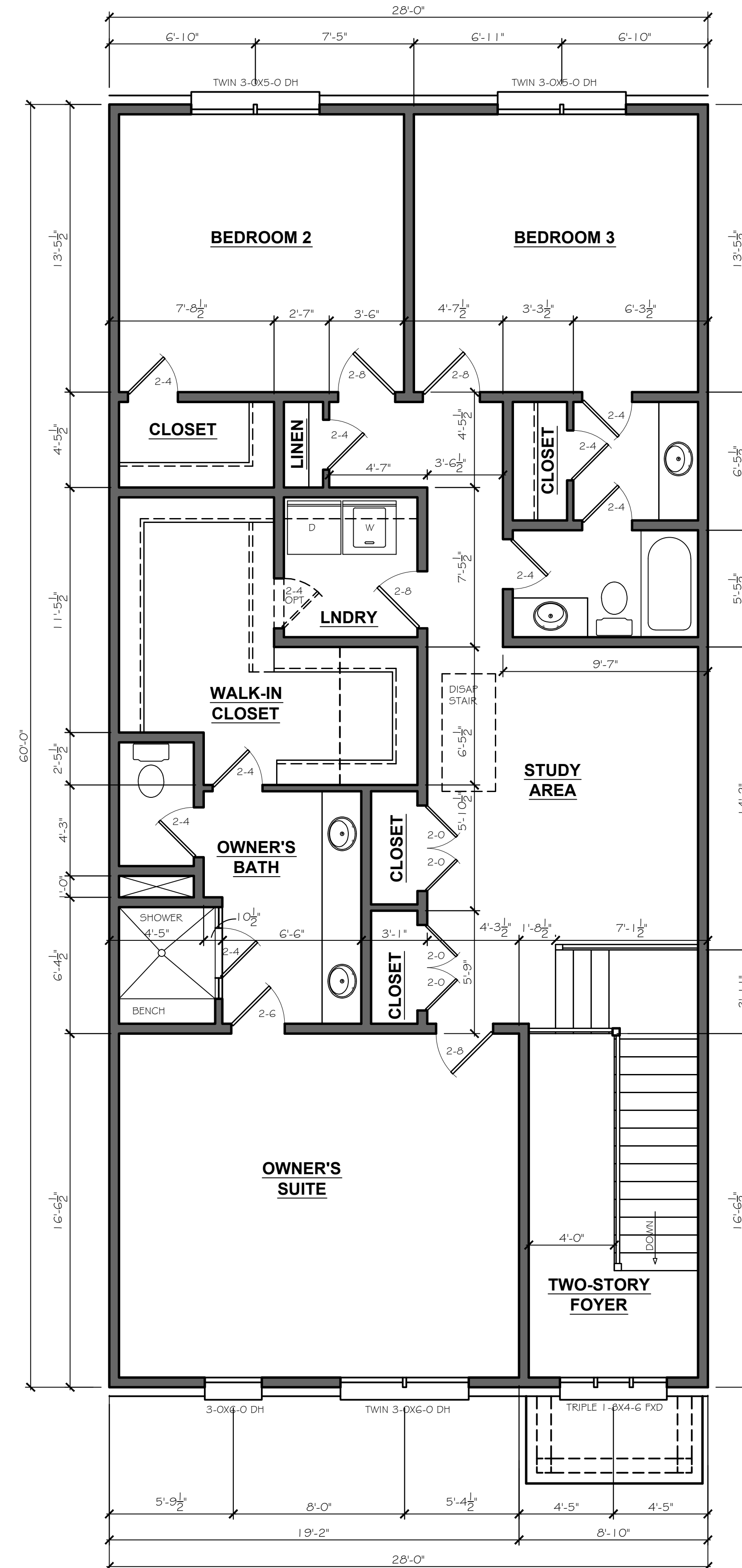
1
A3 THREE-STORY REAR GARAGE

NORCROSS BUILDERS, INC.





1
A2 **FIRST FLOOR PLAN**
SCALE : 1/4" = 1'-0"

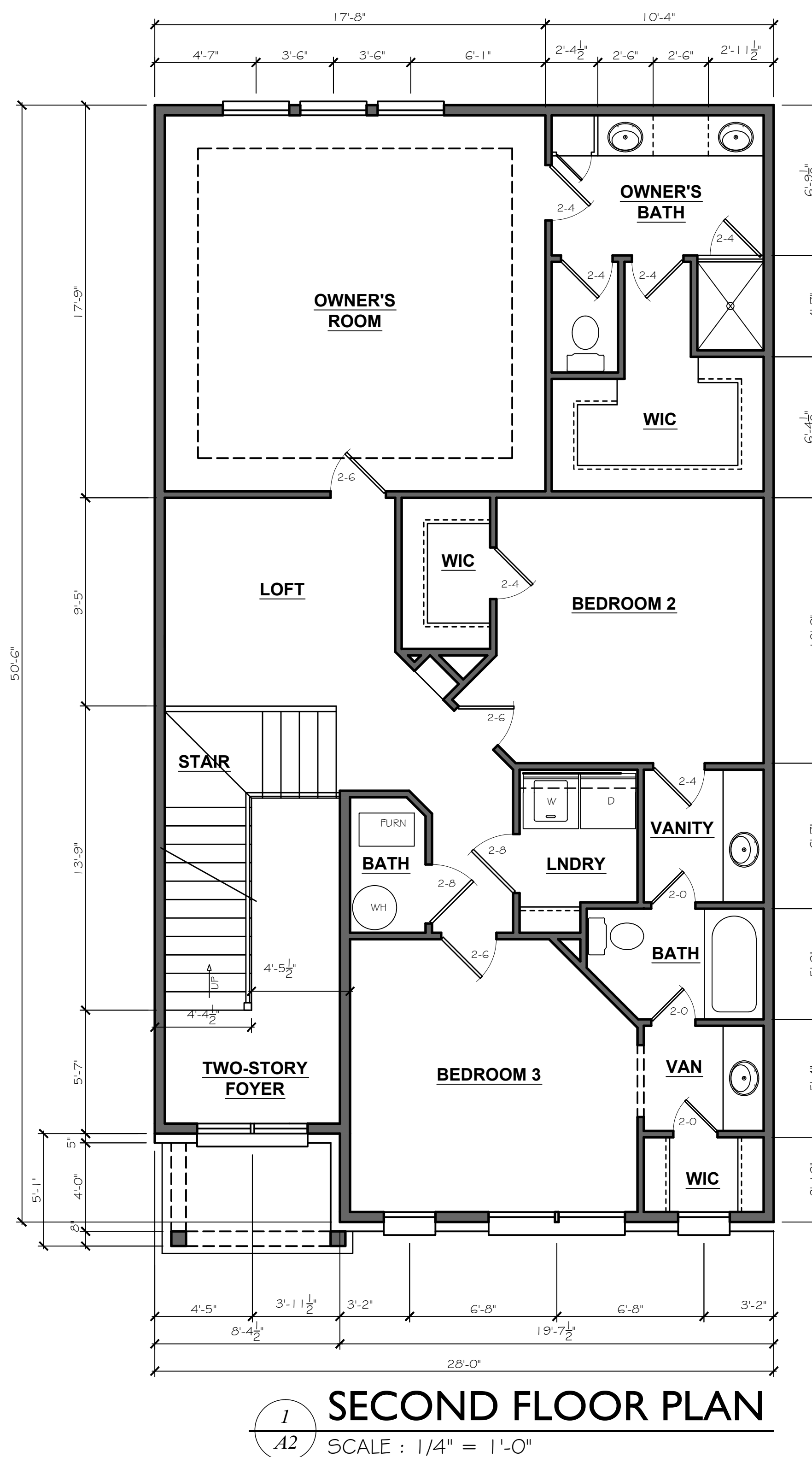
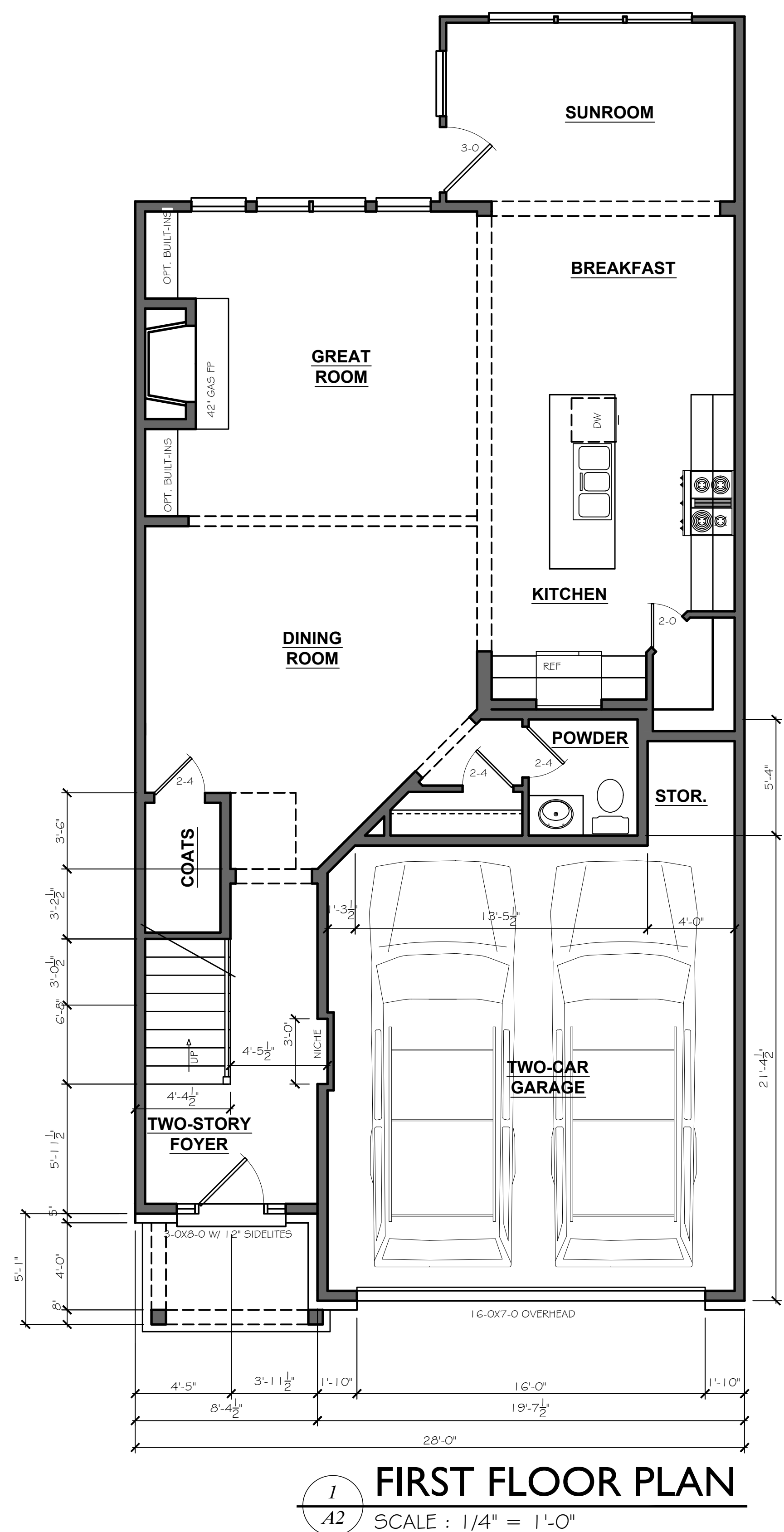


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A2 **SECOND FLOOR PLAN**
SCALE : 1/4" = 1'-0"

WOODWARD MILL RD. &
BUFORD HIGHWAY
TOWNHOME PLANS

PROPOSED FRONT GARAGE PLAN

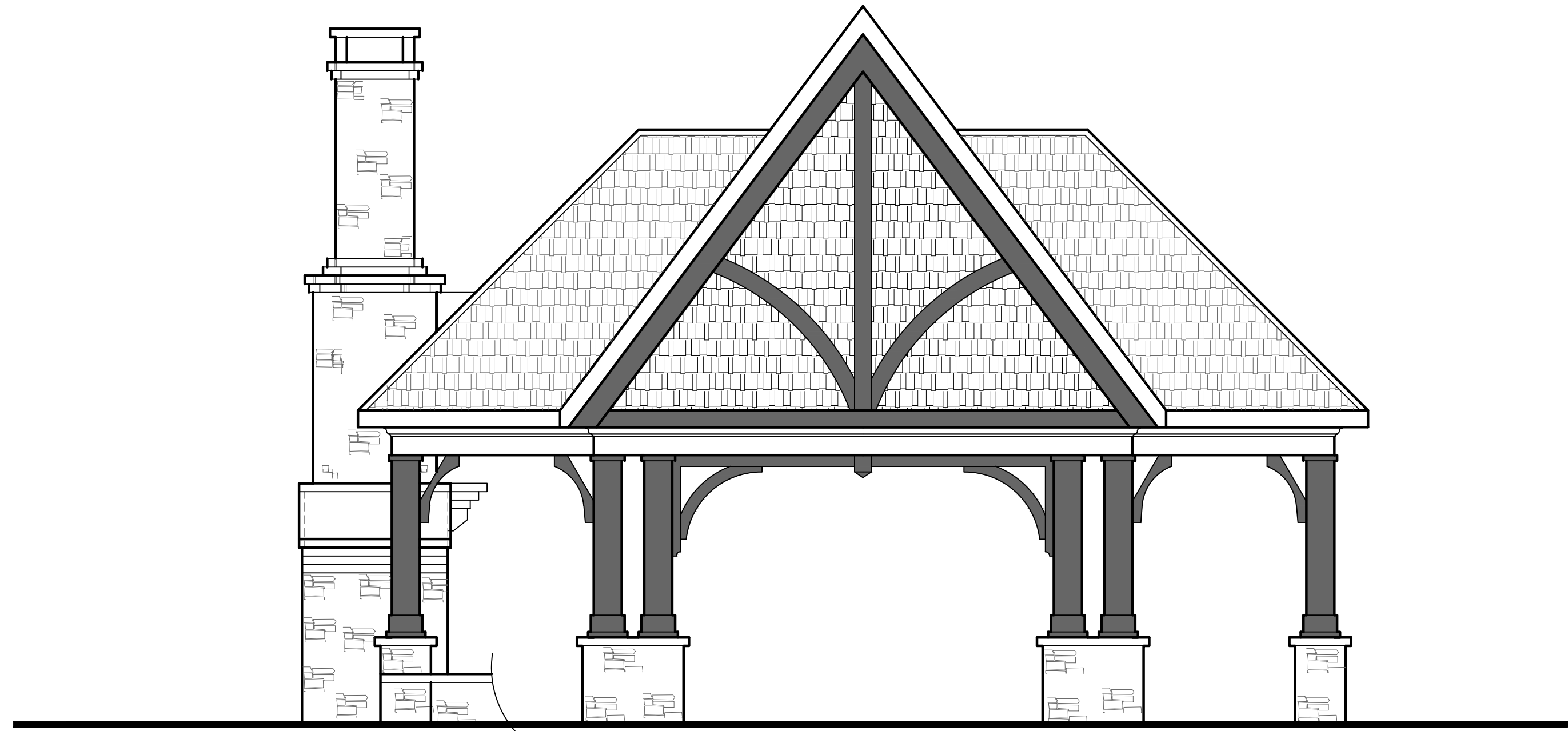
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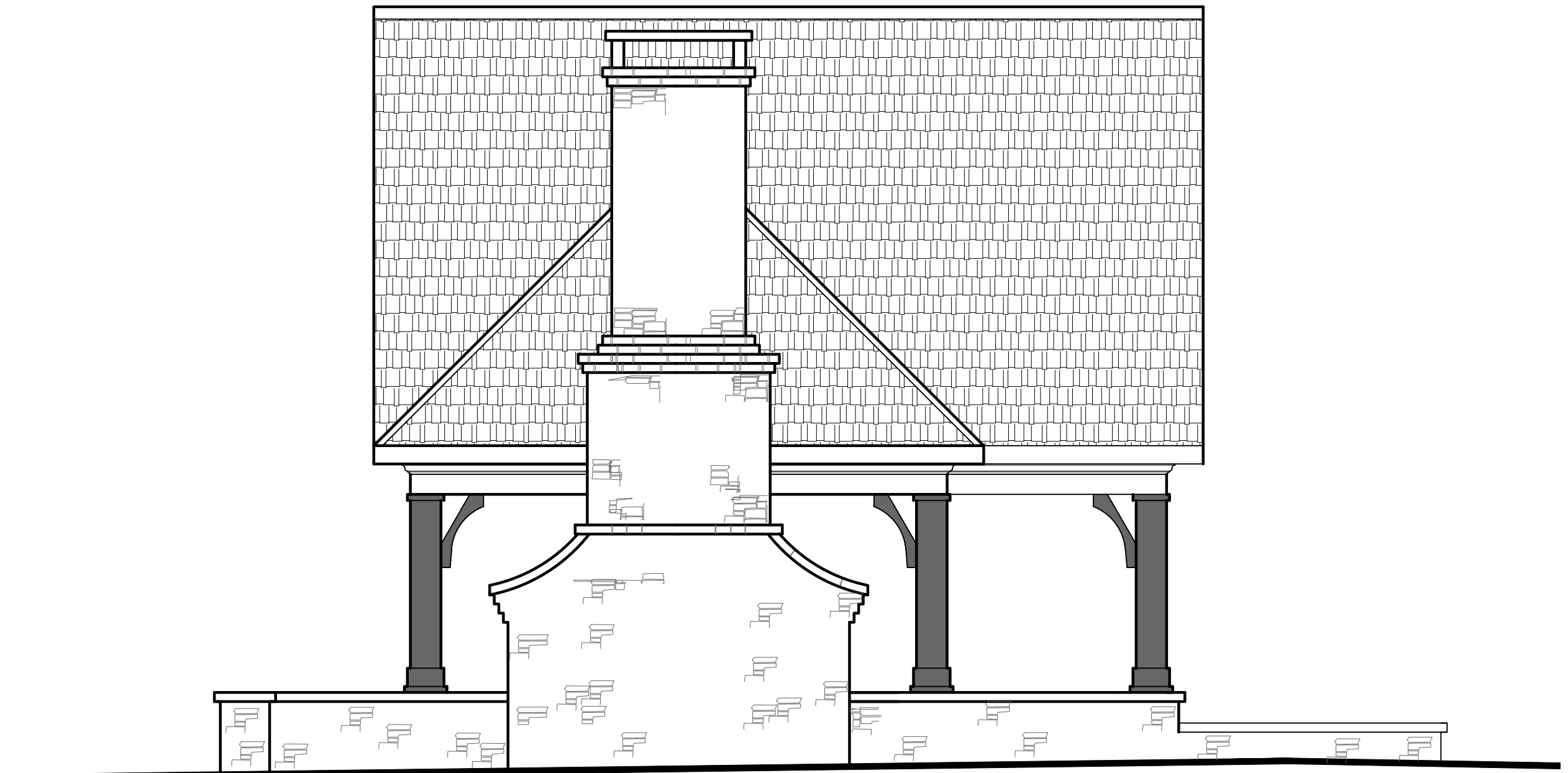
WOODWARD MILL RD. & BUFORD HIGHWAY TOWNHOME PLANS

PROPOSED FRONT GARAGE PLAN

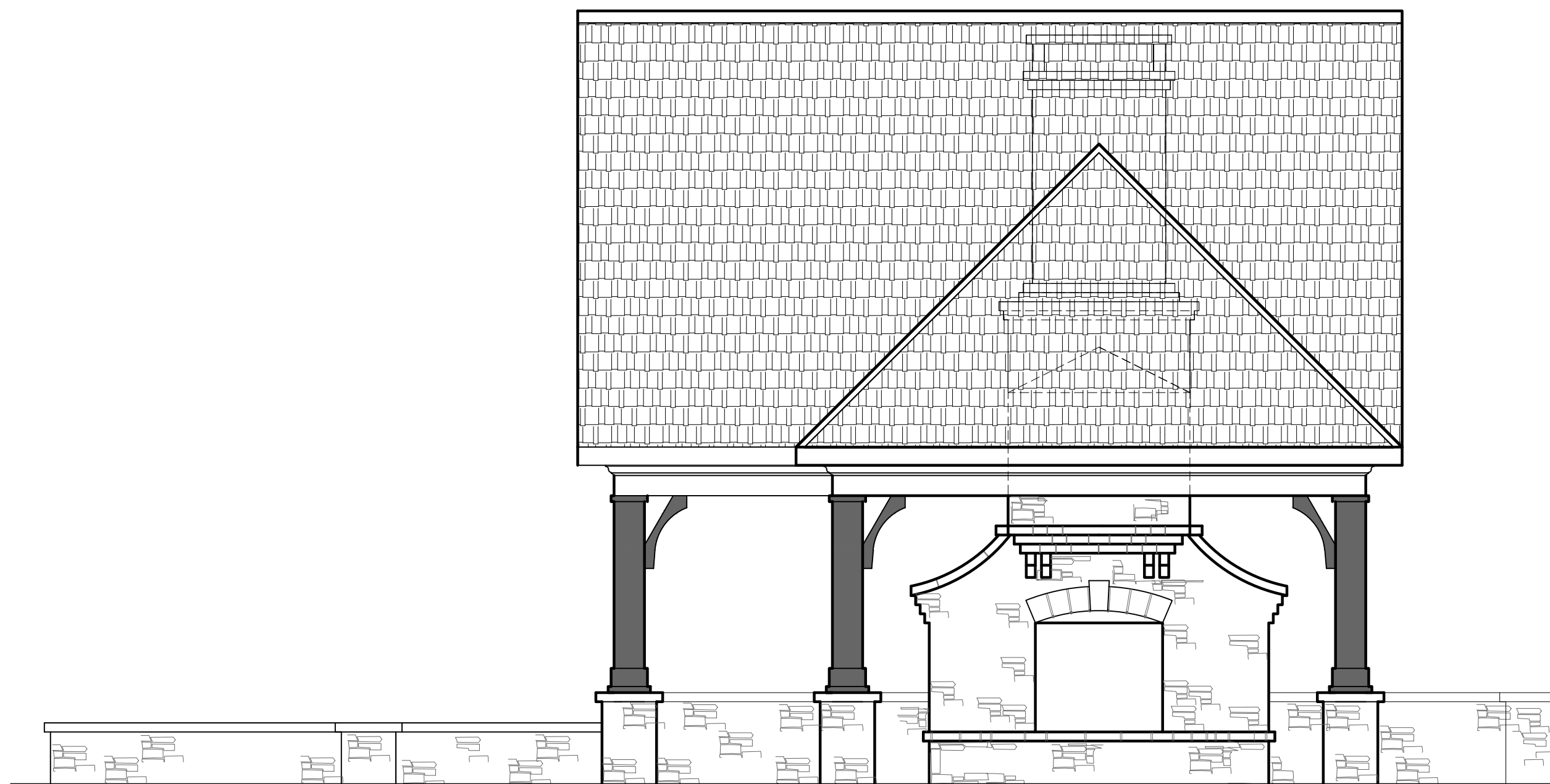
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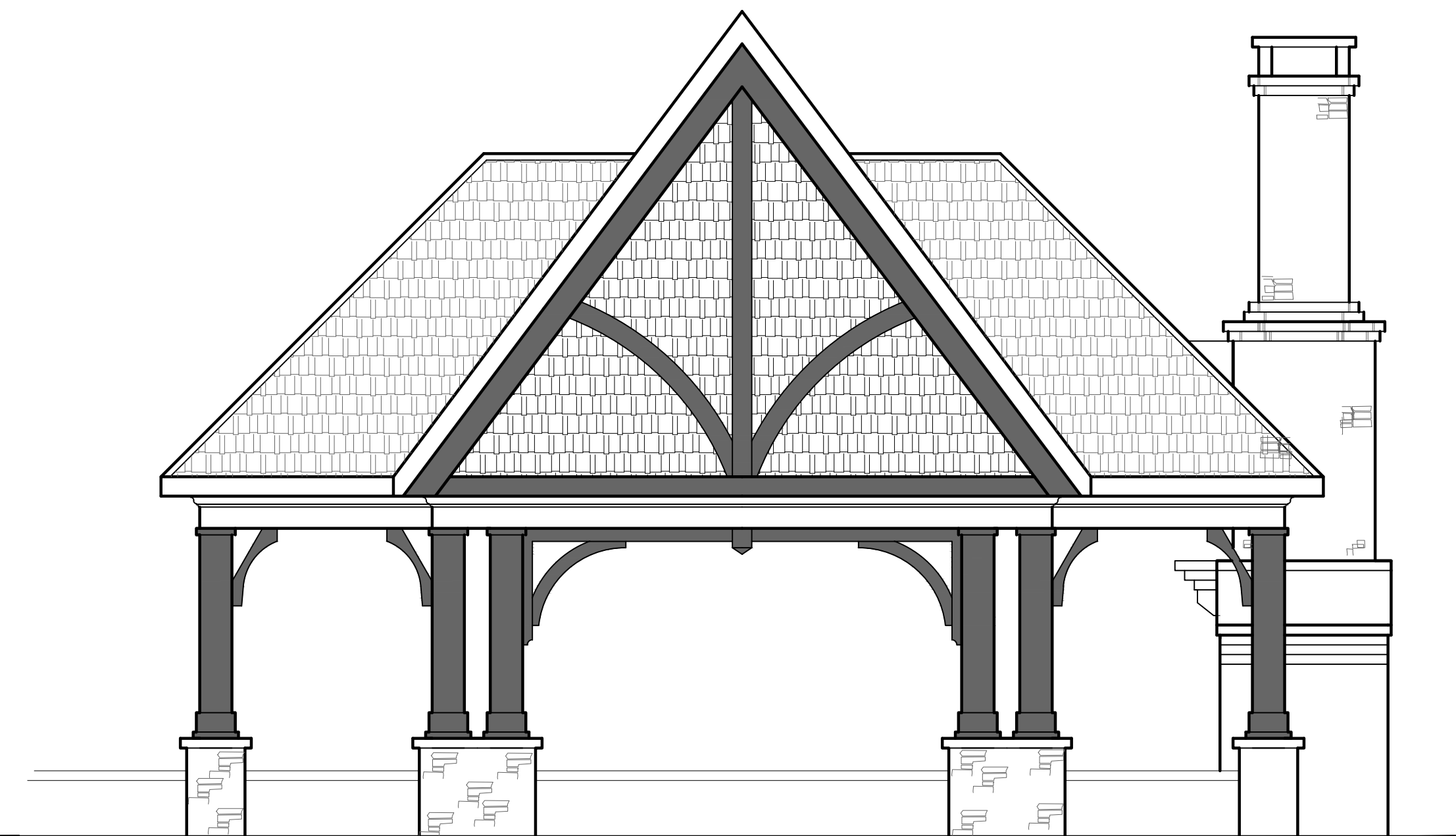
2 REAR ELEVATION
A4



1 RIGHT SIDE ELEVATION
A4



4 LEFT SIDE ELEVATION
A4



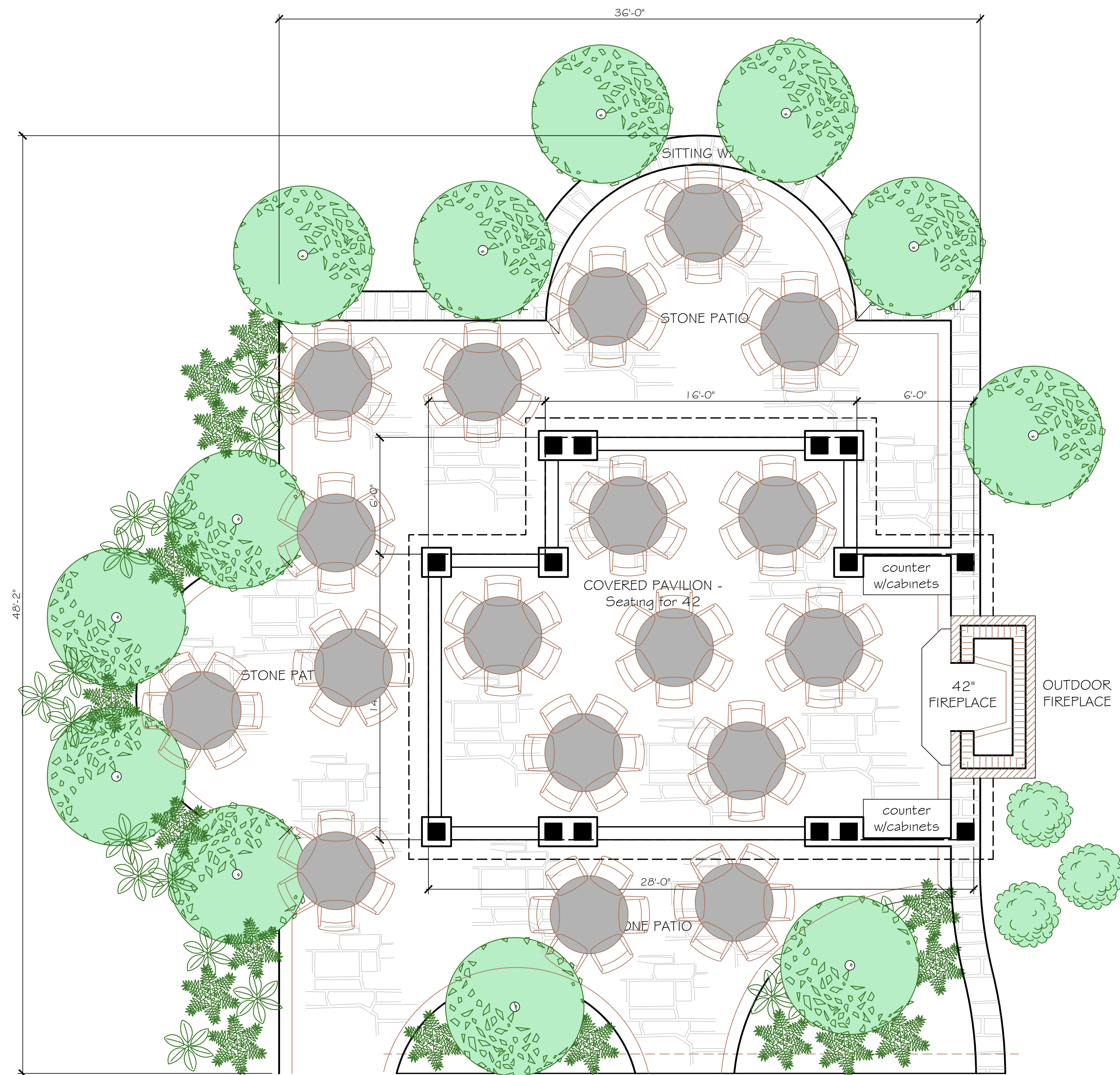
3 FRONT ELEVATION
A4

PROPOSED PAVILION AMENITY

WOODWARD MILL RD. &
BUFORD HIGHWAY
TOWNHOME ELEVATIONS

NORCROSS BUILDERS, INC.





PROPOSED PAVILION AMENITY PLAN

WOODWARD MILL RD. &
BUFORD HIGHWAY
TOWNHOME ELEVATIONS

NORCROSS BUILDERS, INC.

