

City of Sugar Hill  
Planning Staff Report  
**RZ 19-004**



DATE: December 23, 2019  
TO: Mayor and City Council  
FROM: Planning Director *VA*  
SUBJECT: Rezoning RZ-19-004, 4359 Woodward Mill Road

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SUGGESTED ACTION

**Applicant requested to table to allow more time for research.**

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

- Planning staff met with the applicant on Thursday December 19<sup>th</sup> to review their application status. We received an updated concept plan but the applicant is continuing to work on an analysis of the project access improvements discussed. As of 12/23/2019, no other updated materials were received.

4174 Silver Peak Parkway, Suwanee, GA 30024

OFFICE: 770-932-6550 FAX: 770-932-6551 WWW.GOMDA.NET



December 19th, 2019

Mr. Kaipo Awana  
City of Sugar Hill Planning Director  
5039 West Broad Street  
Sugar Hill, GA 30518

RE: Howington Tract Rezoning Request (4359 Woodward Mill Road) Compromise with MTI Whirlpools,  
Inc. @ 675 N. Price Road

Mr. Awana:

McFarland-Dyer & Associates, Inc. (MDA) is assisting Mr. Stan Howington with developing a compromise with MTI Whirlpool whose representative expressed concerns about the Rezoning Application at the November 18th Planning Commission meeting. The purpose of the current Concept Plan revision is the result of the compromise effort.

Mr. Howington met with Kathy Adams of MTI Whirlpool within the last two weeks. The concerns were consistent to the ones presented at the Planning Commission Meeting. MTI is concerned about having residential units near the shared property line facing the industrial use operation. Mr. Howington requested MDA to reconfigure the roadway and townhome placements at the north western property line and have no residential units directly face towards MTI's parcel. Mr. Howington left a copy of the current Concept Plan Revision for review shortly after the meeting.

MDA requests to replace the Rezoning Case Application RZ-19-004 Concept Plan dated 9-26-19 with the attached Concept Plan dated 12-19-2019. The Revision focuses on the reconfiguration of the roadway and townhome placements at the common property line with MTI Whirlpool. Total number of lots remains at 88 with a density of 7.01 Units per Acre.

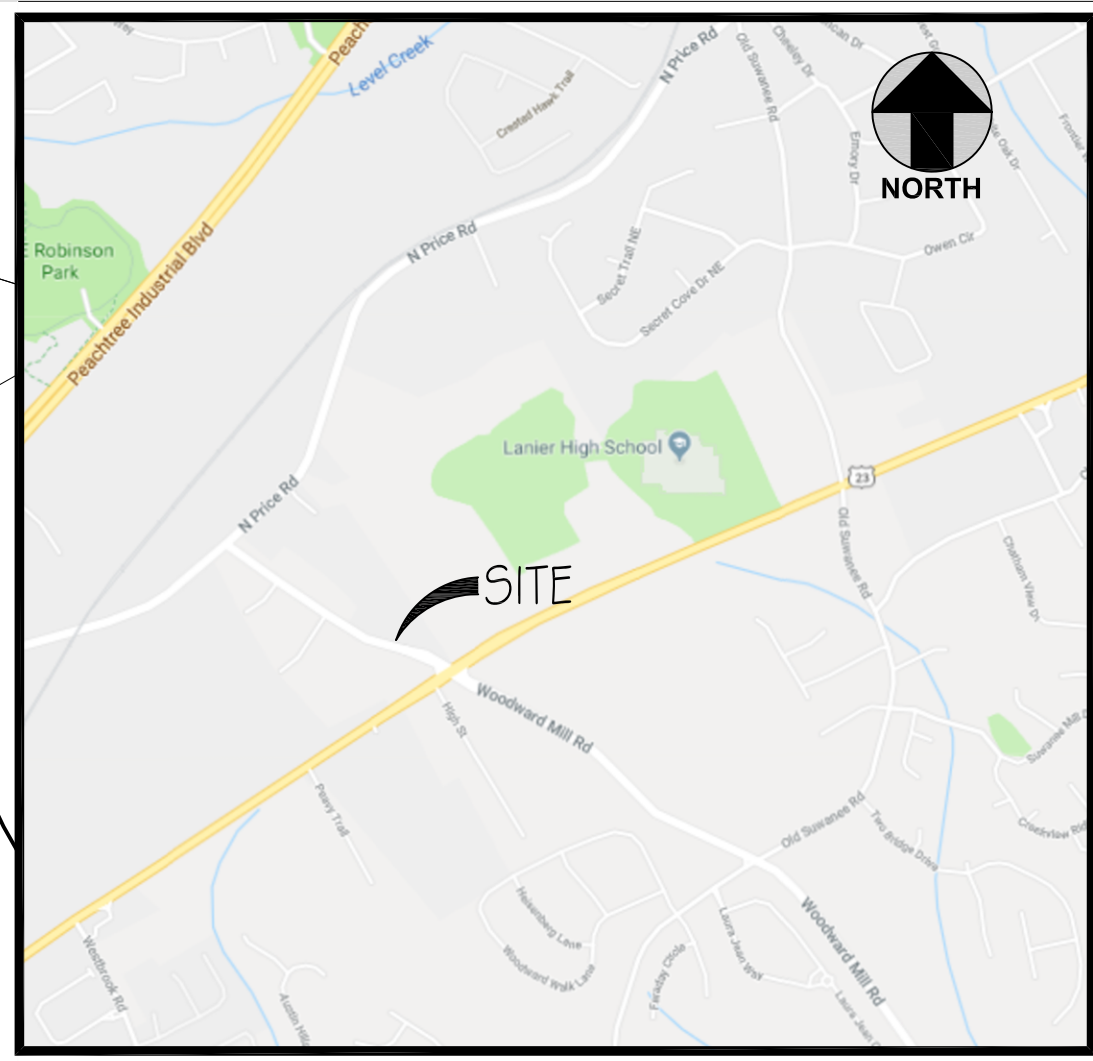
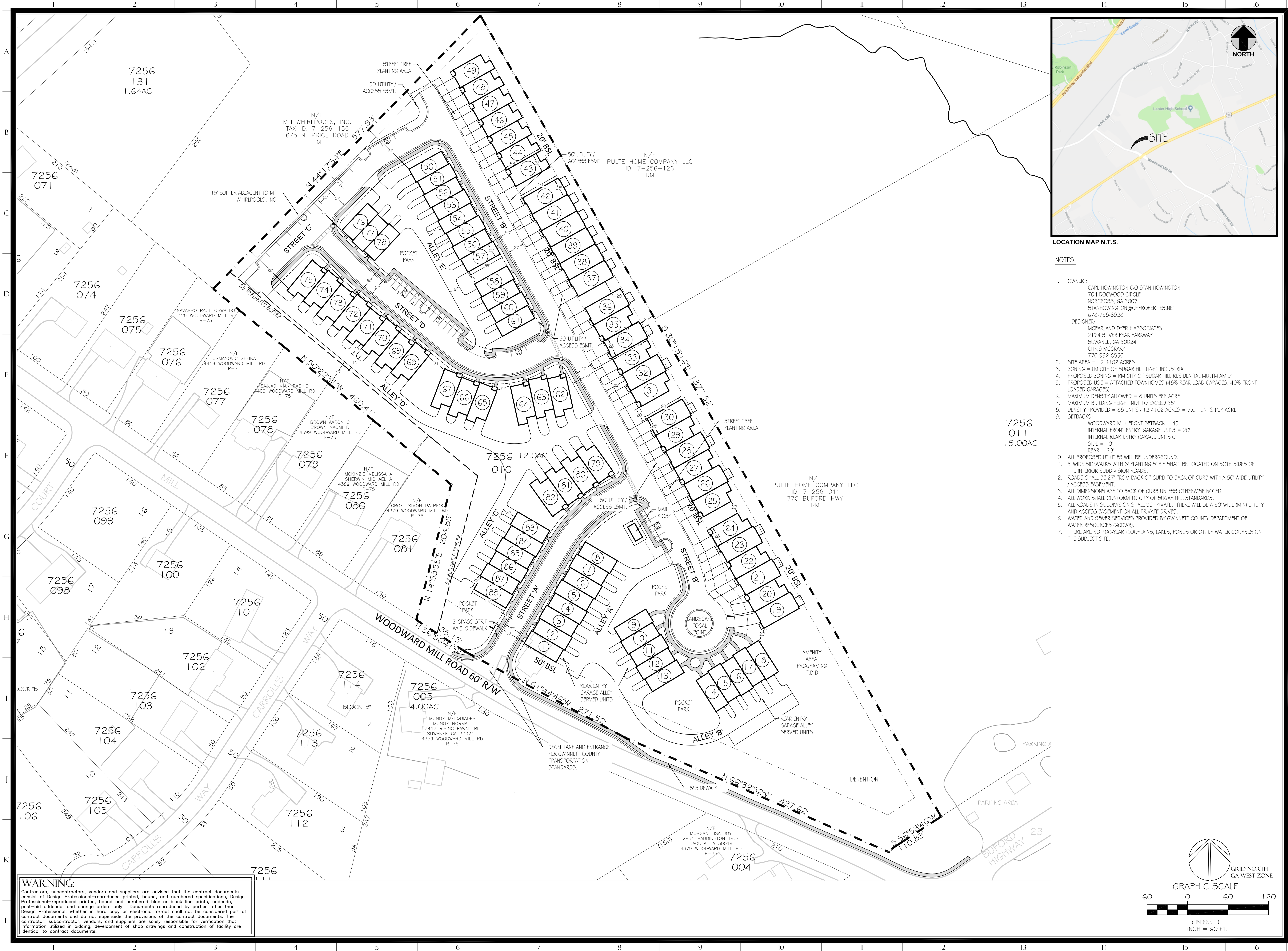
Sincerely,

**McFarland - Dyer & Associates, Inc.**

A handwritten signature in blue ink that reads "Chris McCrary". The signature is fluid and cursive, with the first name "Chris" and last name "McCrary" clearly visible.

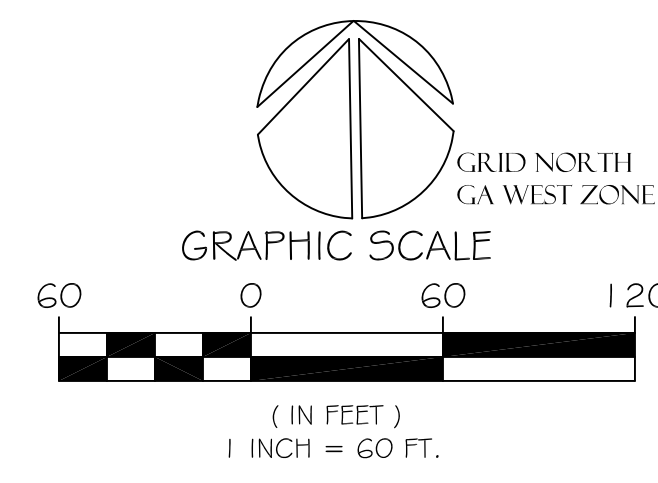
Chris McCrary  
Vice President





LOCATION MAP N.T.S.

- NOTES:
- OWNER : CARL HOWINGTON CO 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

OWNER:  
**NORCROSS BUILDERS INC.**  
704 DOGWOOD CIRCLE  
NORCROSS, GA 30071

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

DATE	DESCRIPTION
8-27-2019	CONCEPT SITE PLAN
9-26-2019	SUBMITTAL
12-19-2019	REVISED CONCEPT

JOB NO: 19-0618  
DRAWN BY: CSM  
CHECKED BY: TBD

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**CONCEPT  
PLAN  
C-1.0**