

City of Sugar Hill
Planning Staff Report
AX 21-001



DATE: February 24, 2021
TO: Planning Commission
FROM: Planning Director *Ka*
SUBJECT: Annexation AX-21-001
442 and 452 Whitehead Road

RECOMMENDED ACTION

Recommend Approval of annexation and rezoning to Medium Density Single Family Residential (RS-72) with the following conditions:

1. Final plat shall substantially resemble the attached concept plan labeled Exhibit 1 including lot arrangement and street design. Maximum number of lots shall be 30. Minimum average lot size shall be 10,000 square feet.
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 building permits.
3. Covenants shall stipulate that no more than 20% of the total number of dwelling units can be leased at any one time. Notice shall be recorded in the covenants.
4. Exterior materials and architectural detail of each attached/detached dwelling shall resemble the elevations attached as Exhibit ____.
5. Developer shall provide for future access to and for the greenway. Access easement(s) shall be coordinated with the city and recorded on the final plat prior to issuance of building permits.

ISSUE: Annexation of this 10.43-acre tract owned by Ella Mae Moody Revocable Living Trust & Chester Moody Revocable Living Trust, was initiated by an application from 4RNJ2, LLC, dated December 30, 2020. These parcels are currently zoned single-family residential (R-75) in unincorporated Gwinnett County. The requested zoning classification is Medium Density Single Family Residential District (RS-72). The proposal includes 29 new single-family homes on 9.31 acres. The remaining 1.12 acres and existing home on 452 Whitehead Rd will be kept by the Ella Mae Moody Revocable Living Trust.

DISCUSSION:

- The subject annexation meets state requirements under the 100% method and does not create an unincorporated island. As required, Gwinnett County was notified of the application. Gwinnett County has noted that any development would be subject to Gwinnett County

Department of Transportation. There are no objections from Gwinnett County to the annexation.

- The site is previously developed as a single-family home site with a large field and accessory building.
- Current zoning allows for low density single family detached units, at 3.0 units per acre. Proposed density is 2.87 units per acre.
- The subject property sits adjacent to Silver Springs subdivision in unincorporated Gwinnett County.
- As proposed the subdivision meets applicable design requirements for developments under 10 acres and fits into the context of the established neighborhood.
- Property is situated near park land owned by the city as well as the planned route for the Sugar Hill Greenway. The rear portion of this property could be useful for connecting the greenway to the park. If incorporated properly, the trail connection could be a valuable amenity for the neighborhood as well.
- Applicant has responded positively to comments on their proposed elevations aimed at compliance with the design standards associated with their requested zoning. However, updated drawings were unavailable to include in the report.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission heard case AX 21-001 on February 15, 2021. The case was presented as submitted, with conditions recommended by the planning staff. Debate was heard on the access location to the Sugar Hill Greenway trail and recommendation on percentage rental cap.

The Planning Commission recommends approval (4-0) of the proposed annexation and RS-72 zoning with the conditions presented by planning staff.

BACKGROUND

Applicant / Owner:	4RNJ2, LLC / Ella Mae Moody and Chester L. Moody Revocable Living Trusts
Existing Zoning:	Single-family residential (R-75) in Gwinnett County.
Request:	Annex and rezone to RS-72.
Purpose:	Development of residential subdivision with 29 new single-family homes.
Property Size:	± 10.43 Acres
Location:	442 and 452 Whitehead Road, Tax Parcels #7-308-006A, & 7-308-013
Public Notice:	Sign Posted on 1/27-21, Ad in Gwinnett Daily Post on 1/27/21, 2/3/21, 2/10/21, 2/17/21, 2/24/21, and 3/3/21.
Public Comment	No comments have been submitted.

FINDINGS OF FACT

Ella Mae Moody Revocable Living Trust, and 4RN12, LLC has the 10.43+/- acre tract under contract for future development of a residential subdivision with 29 homes.

The average lot size for the 29 new lots is 10,001 square feet. When you add all 30 lots up to include the 1.12-acre existing home site on 452 Whitehead Rd the average lot size is 11,294.

City of Sugar Hill development standards require 5' wide sidewalks along Whitehead Rd. There are no existing sidewalks along the proposed development on Whitehead Road.

The city's standard landscape strip between new residential subdivisions and an established single family residential neighborhood is 20'. There exists a 75' stream protection area currently between the subdivision, and the proposed development. This buffer includes the required 20' landscape strip.

RS-72 design standards require each lot to have 7,200 square feet. The setback from major street is 45 feet, and each unit must have a minimum 30 feet rear yard. A minimum of 15% of greenspace is required. Additional architectural design standards must be met including but not limited to: shutters proportional to window openings, prohibited material changes at outside corners, as well as door placement and dimension restrictions to reduce the visual impact of the garage door(s).

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. Single family detached homes surround the property in all directions.

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

No. The proposed zoning does not impose any additional use restrictions or any unusual or undue hardship on adjoining or nearby properties.

- 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?**

No. Traffic counts from last three years appear to indicate a relatively low volume of trips on Whitehead Road.

New housing will likely add new students to the school population. However, the school board's planning department has indicated that there is sufficient school capacity and room for growth.

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

Yes. The prevailing character area in the vicinity of the subject property calls for residential uses. The rezoning is in accordance with the intent of the Sugar Hill Land Use Plan, and subsequent studies which encourage housing diversity throughout the city.

- 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?**

No.

3



At 21001

Rec. 1/3/21

LETTER OF INTENT

REQUEST FOR ANNEXATION & REZONING

SUGAR HILL, GEORGIA

Re: 10.43 acres located at 442 Whitehead Road, Sugar Hill, GA, Parcel ID 7308 006A and 7308 013

As authorized by the property owner, ELLA MAE MOODY REVOCABLE LIVING TRUST, 4RNJ2, LLC respectfully submits this Letter of Intent to the City of Sugar Hill Planning & Development Department in support of an application for annexation from Gwinnett County to the City of Sugar Hill, and rezoning from R-75 to the RS-72 zoning for the subject property.

The subject property consists of 10.43 acres and is located at 442 Whitehead Road, Sugar Hill, GA in a residential use area of unincorporated Gwinnett County.

9.31 acres of the parcel are planned as a small single-family home neighborhood consisting of 29 lots. For each home there will be 2 additional parking spaces in addition to 2 car garages. The heated square footage of the homes will be no less than 2,400 SF. The home prices will be in the range of \$400,000 to \$500,000. The maximum height of any given home will not exceed 28 ft. The proposed development matches similar development adjacent to the property both in Gwinnett County and the City of Sugar Hill. The remaining 1.12 acres will be retained by ELLA MAE MOODY REVOCABLE LIVING TRUST.

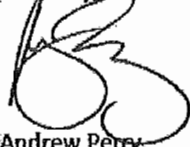
The adjacent property to the east is currently used as single-family residential. Thus, the proposed type and intensity of land use is consistent with the adjacent properties.

As shown on the site plan submitted in support of this application, primary access to the development is proposed to be provided from Whitehead Road. Private streets are proposed for this development.

The property will be professionally landscaped and maintained through a private homeowners association.

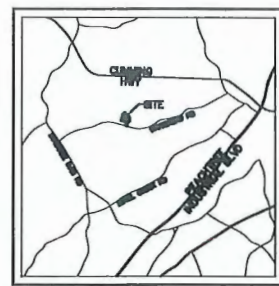
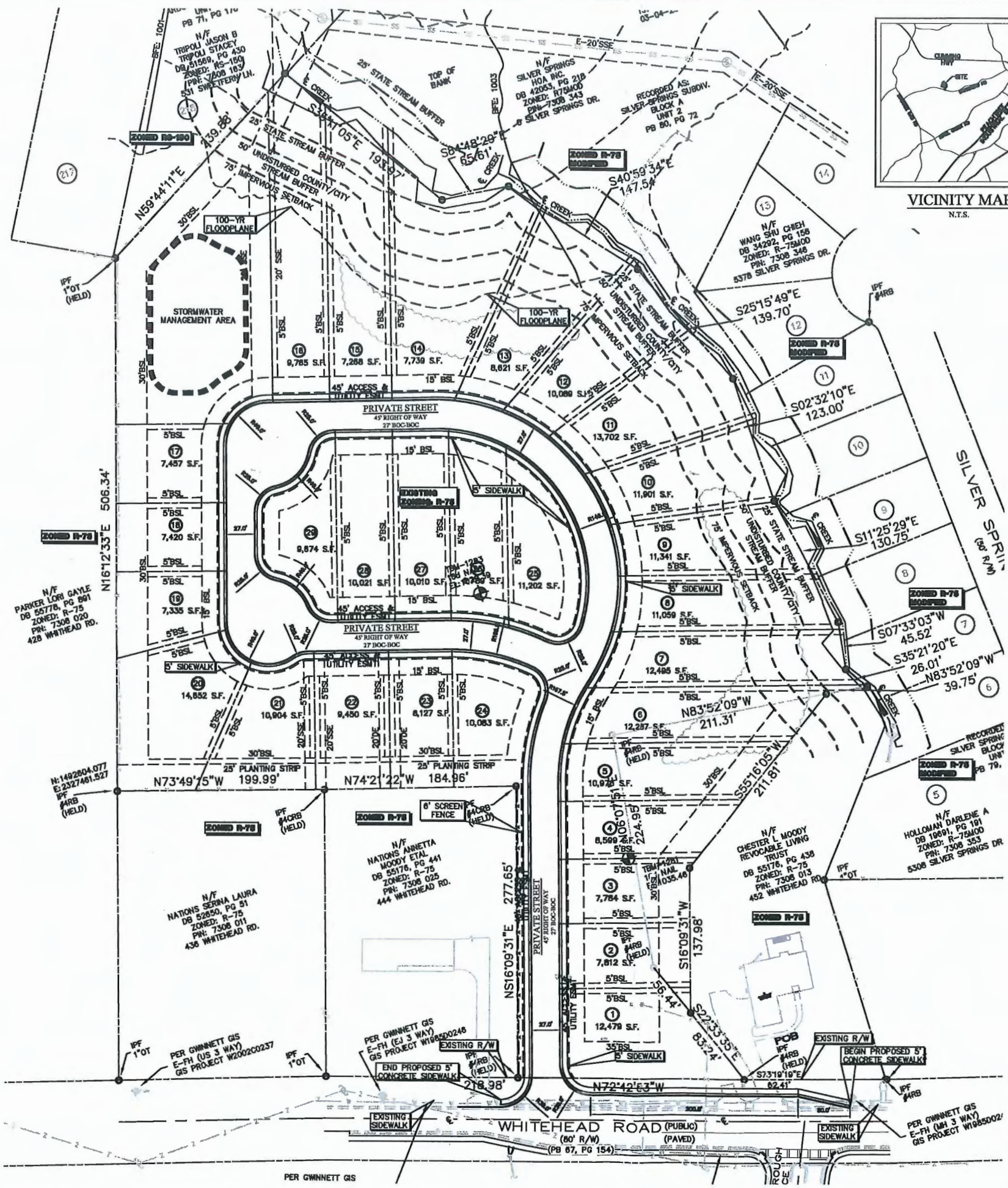
We thank you for your consideration of this application.

Sincerely,



Andrew Perry

4RNJ2, LLC



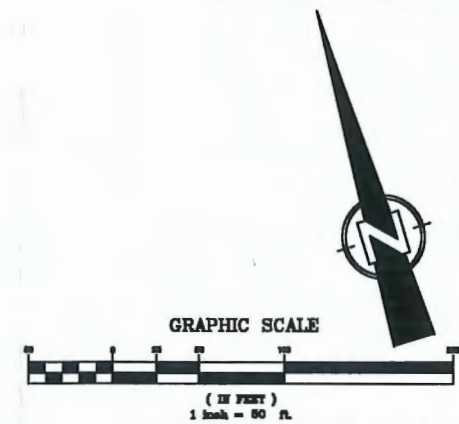
VICINITY MAP
N.T.S.

SITE DATA CHART	
TOTAL ACRES	9.344 AC
NET ACRES	9.383 AC
EXISTING ZONING	R-78
PROPOSED ZONING	R-78
TOTAL UNITS/LOTS	29
GROSS DENSITY	3.10 LOTS/AC
NET DENSITY	3.47 LOTS/AC
MINIMUM LOT SIZE	
MINIMUM LOT WIDTH	50' IAT R.O.L.
MINIMUM LOT AREA	7,200 S.F. MIN.
MINIMUM FLOOR AREA	1,900 S.F. MIN.
SETBACKS	
FRONT EXTERIOR	30'
FRONT INTERIOR	10'
REAR	30'
SIDE	5'
MAX BUILDING HT.	35'
PARKING	
REQUIRED (2 SPACES + 20 LOTS)	58 SPACES

LEGEND	STAKING
	CLIP & BUTTER
	RETAINING WALL TYPES
	SIDEWALK
	COORDINATE MARKER
	HANDICAP PARKING SYMBOL

UTILITIES NOTES	
SEWER	- GWINNETT COUNTY
WATER	- GWINNETT COUNTY

LOT CHART	
LOT	AREA S.F.
1	12,478 S.F.
2	7,812 S.F.
3	7,784 S.F.
4	8,509 S.F.
5	10,978 S.F.
6	12,287 S.F.
7	12,485 S.F.
8	11,059 S.F.
9	11,341 S.F.
10	11,901 S.F.
11	13,702 S.F.
12	10,089 S.F.
13	8,821 S.F.
14	7,739 S.F.
15	7,288 S.F.
16	9,785 S.F.
17	7,457 S.F.
18	7,420 S.F.
19	7,335 S.F.
20	14,832 S.F.
21	10,904 S.F.
22	9,450 S.F.
23	8,127 S.F.
24	10,083 S.F.
25	11,202 S.F.
26	9,799 S.F.
27	10,010 S.F.
28	10,021 S.F.
29	9,674 S.F.
TOTAL: 29	290,041 S.F.



GWINNETT COUNTY STAMP
PROJECT:

SITE ADDRESS:
442 WHITEHEAD RD,
SUGAR HILL GA, 30518-4534

24 HOUR CONTACT
ANDY PERRY
404-987-1224

REVISIONS	BY

THIS DRAWING IS THE PROPERTY
OF THE ENGINEER AND MAY
NOT BE USED OR REPRODUCED
WITHOUT HIS WRITTEN PERMISSION



PRELIMINARY PLAT
4R22L LLC
P.O. BOX 12224
ATLANTA, GA 30311-1224
404-987-1224

CREEKSIDE WHITEHEAD
LL 308, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA

DRAWN BY	X
CHECKED BY	J
DATE	12/22/20
SCALE	1" = 50'
JOB NO.	20-020
CAD FILE	20-020-PRELIMINARY_PLAT.dwg
SHEET	
Exhibit 1	
C-3	

RECEIVED

Dec. 12/30/2020

AX-21-001