


City of Sugar Hill
Planning Staff Report
RZ 21-006

DATE: September 29, 2021
TO: Mayor and City Council
FROM: Planning Director 
SUBJECT: Rezoning RZ 21-006, Mixed-use Development
Nelson Brogdon Boulevard & Stanley Street

RECOMMENDED ACTION

Rezone the property to BG and expand the Central Business District to include the subject property with the following conditions:

1. A minimum of 37,000 square feet of commercial space shall be provided at full build-out of the overall project, which may be developed in separate phases from the multifamily residential portion of the overall project.
2. Maximum surface parking for the residential tract(s) shall not exceed 410 spaces.
3. The developer shall conduct a traffic impact study to include a signal warrant analysis prior to receiving the first development permit. If signalization is warranted and does not interfere with the planned construction of the pedestrian ramp / bridge over Highway 20 the developer shall contribute to the City of Sugar Hill an amount equal to the lesser of \$250,000 or the actual costs related to the construction of necessary intersection improvements prior to the first certificate of occupancy.
4. Prior to 50% occupancy on the residential tract(s), developer shall dedicate right-of-way or easement, at no cost to the city, for the trail and surrounding greenspace (not including the area for the storm water management pond) shown on the attached concept plan. Developer shall also construct the trail connection as depicted on the attached concept plan with specific locations and alignment to be determined through subsequent design review board application.
5. Prior to 50% occupancy on the commercial tract(s), developer shall dedicate the Pedestrian Bridge Landing Area, as depicted on the site plan, as right-of-way/easement, at no cost to the city, to accommodate the planned construction of the pedestrian bridge over Highway 20 and shall construct the trail connection as depicted on the attached concept plan with specific alignment to be determined through subsequent design review board application.
6. Each townhome shall have a minimum of three natural gas appliances installed in each unit prior to certificate of occupancy for the building or unit.
7. Prior to certificate of occupancy, each non-residential building shall be stubbed for gas service.

PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION:

The Planning Commission held a scheduled public hearing on September 20, 2021. Applicant representative Shane Lanham spoke on behalf of this request. There were no other public comments. The public hearing was closed.

Chairman Jeremy White motioned to approve the rezoning to BG and expand the CBD to include this property with conditions as recommended by staff. Vice Chairman Julie Adams made the second. Motion approved 5-0.

ISSUE The City of Sugar Hill has received an application dated July 1, 2021, from NGI Acquisitions, LLC c/o Mahaffey Pickens Tucker, LLP requesting to change the zoning from existing Agricultural-Forest (AF), Low Density Single-Family Residential (RS-150), Medium Density Single-Family Residential (RS-100), Office Institutional (OI), and Light Manufacturing (LM) to General Business (BG) with a special use permit (SUP) to allow restaurants with drive-through service windows. The applicant is also requesting to remain within the Town Center Overlay (TCO) and expand the Central Business District (CBD) overlay to include the subject property for the development of a mixed-use project with multifamily residential (269), single-family attached residential (20 for-rent townhomes), commercial (including drive-through) and office.

DISCUSSION

- In terms of land area, the TCO is less than 9% of the total area encompassing the city limits. When you consider the city limits combined with surrounding unincorporated neighborhoods (Greater Sugar Hill) it's less than 5%.
- The boundary of the CBD currently encompasses around 2% of Sugar Hill's current city limits boundary. It's closer to 1% of Greater Sugar Hill. Even with the proposed expansion the area of land covered by the CBD will be right around 3% of the current city boundary and less than 2% of Greater Sugar Hill.
- A major element of the downtown development strategy consists of making efficient use of our remaining developable land, focusing growth strategically, helping relieve development pressure in areas outside of the downtown or other major activity nodes and corridors.
- Sugar Hill Church is a strong community partner and has, for many years, provided enthusiastic support for downtown community initiatives. The proposed development will link the Sugar Hill Church campus and established neighborhoods on the north side of SR20 to the downtown core and adds land that is currently tax-exempt back into the digest.
- The development affords an opportunity for the private sector to construct a portion of the Hillcrest segment of the Sugar Hill Greenway (2020 LCI plan) connecting the Richland Creek corridor to the downtown core.
- The assortment of uses is consistent with the Aspire 20 plan, the comprehensive Plan, and the Downtown Master Plan.

- This is a challenging site at the intersection of two regional transportation corridors. Main access to the site is from SR20, via Stanley Street. There is limited residential access proposed to Hilcrest Drive. Due to physical site constraints, there is to be no vehicular access to Peachtree Industrial Boulevard.
- Items to be addressed with design review board after zoning: fencing along trail, art features, gateway feature(s) at Stanley and SR20, public / private access, trail alignment/design, trail easement/dedications, FAR, streetlights and special sidewalk at Hwy 20, maximum block length and inter-parcel access.

BACKGROUND

Applicant/Owner:	NGI Acquisitions, LLC, c/o Mahaffey Pickens, Tucker, LLP
Existing Zoning:	AF, RS-150, RS-100, OI, LM, and TCO
Request(s):	BG with TCO and CBD overlay, special use permit for restaurants with drive-through service. Variances: Building setbacks greater than 12', FAR less than minimum (.5:1), wall signage up to 10% of each building façade area, deletion of the 25-foot inter-parcel access requirement, parking areas abutting right of way, front loaded townhomes, dumpsters within 75' of neighboring building/use, chain link fencing along greenway/trail area.
Purpose:	Mixed-use development with multifamily residential (269), townhomes (20), commercial (including drive-thru) and office.
Property Size:	± 29.63 acres
Location:	Tax Parcel Id Number: 7-292-077, 7-292-079, 7-292-081, 7-292-082, 7-292-083, 7-292-156, 7-292-192, a portion of 7-292-200, 7-305-009, 7-305-185, 7-292-078, 7-292-080, & 7-292-167 Nelson Brogdon Boulevard & Stanley Street
Public Notice:	Letters to adjoining owners via USPS regular mail on 9-1-21 Sign posted at 5000 & 5252 Nelson Brogdon Boulevard on 9-1-21 Ad in legal section of Gwinnett Daily Post on 9-1-21
Public Comments:	Three emails in support of the project.

FINDINGS OF FACT

Adjacent Zoning

North: Residential Multi-Family District (RM), Low Density Single-Family Residential (RS-150), and Heavy Manufacturing District (HM-1)

South: General Business District (BG)

East: Light Manufacturing District (LM), General Business District (BG), Low Density Single-Family Residential (RS-150)

West: Agricultural-Forest District (AF), Residential Multi-Family District (RM), and Medium Density Single-Family Residential District (RS-100)

The city has determined in its efforts to provide safe, clean, and reliable energy to its residents that securing and distributing natural gas in its service area is an essential part of diversifying energy solutions. Natural gas is a very cost-effective way for our future residents, tax payers, and rate payers to provide hot water, heat the home, and cook for their family. As examples, natural gas water heaters heat water twice as fast as electric water heaters; gas dryers dry clothes faster than electric (extending the life of the clothes); and most gas cooking appliances cost half as much to operate as their electric counterpart. A little-known fact about natural gas supply is that 92% of the energy value in natural gas makes it to the end user while only 37% of the energy value for electric supply makes it to the end user due to system losses across long transmission lines.

Applicant has requested variance from the front-loaded townhome restriction. There are no front-loaded townhomes presented in the design for which to consider a variance.

Applicant has noted that the development will include, among other permitted uses, two restaurants with drive through service windows, dog daycare with ancillary boarding and outdoor exercise area and a massage establishment. All three of these uses require special use permit approval. Dog day care with overnight boarding is considered a kennel and will require a special use permit and concurrent ordinance amendment to include this particular use in the CBD. Insufficient information has been provided to consider these uses concurrent with this zoning (RZ 21-006) so the planning staff's recommendation is no action on the aforementioned special uses.

Other variances related to building setback, floor area ratio, sign face area, inter-parcel access, parking area location, dumpster location and fencing are design standards to be reviewed during the design review application so planning staff's recommendation is no action relative to these requirements as well.

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. There is an enclave of low-density single family residential properties along Stanley Street with homes built in the 1950s and 1960s as well as non-residential uses. However, this pocket of homes is surrounded by land that is zoned for commercial and industrial use. Commercial or mixed-use redevelopment between Stanley Street and Peachtree Industrial Boulevard is likely in the future.

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

No. Adjacent parcels are proposed to be developed as commercial retail and office space fronting Highway 20 with the residential uses situated toward the middle and rear of the property where surrounding uses remain predominantly residential. The proposed zoning does not impose any additional zoning or development requirements on adjacent properties.

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

Yes.

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

No. The project is appropriately situated adjacent to two major regional transportation corridors. Additionally, conditions proposed by staff require the developer to provide traffic impact analysis to address potential adverse impacts. The proposed multi-family and attached residential is to be designed with smaller dwellings and few three-bedroom units which are expected to have limited impact on future school enrollment. The site is within the Lanier school cluster and within the Sycamore Elementary School district zone. City planning staff coordinates with school officials on enrollment projections and future development. There does not appear to be an overcrowding condition within the schools that this site is zoned for. Nor does this proposed development create an overcrowding condition with respect to those schools.

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

Yes. The Comprehensive Plan, Downtown Master Plan and the Aspire 20 Plan all generally characterize the node for this type of high-density mixed-use development.

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?*

Excerpt from the Comprehensive Plan (2019):

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.

Improve connectivity between the downtown core and future growth areas.

Excerpt from the Downtown Master Plan (2018):

Downtown Sugar Hill is an attractive place for all to make a home; where neighborhoods are inter-connected and accessible to a wide variety of cultural, recreation, entertainment, dining, and shopping resources in a compact walkable area; where the opportunity to connect to regional transit is an option available to residents; and where real estate values appreciate but affordable options remain accessible to a wide variety of household types.

Excerpt from the Comprehensive Plan (2009):

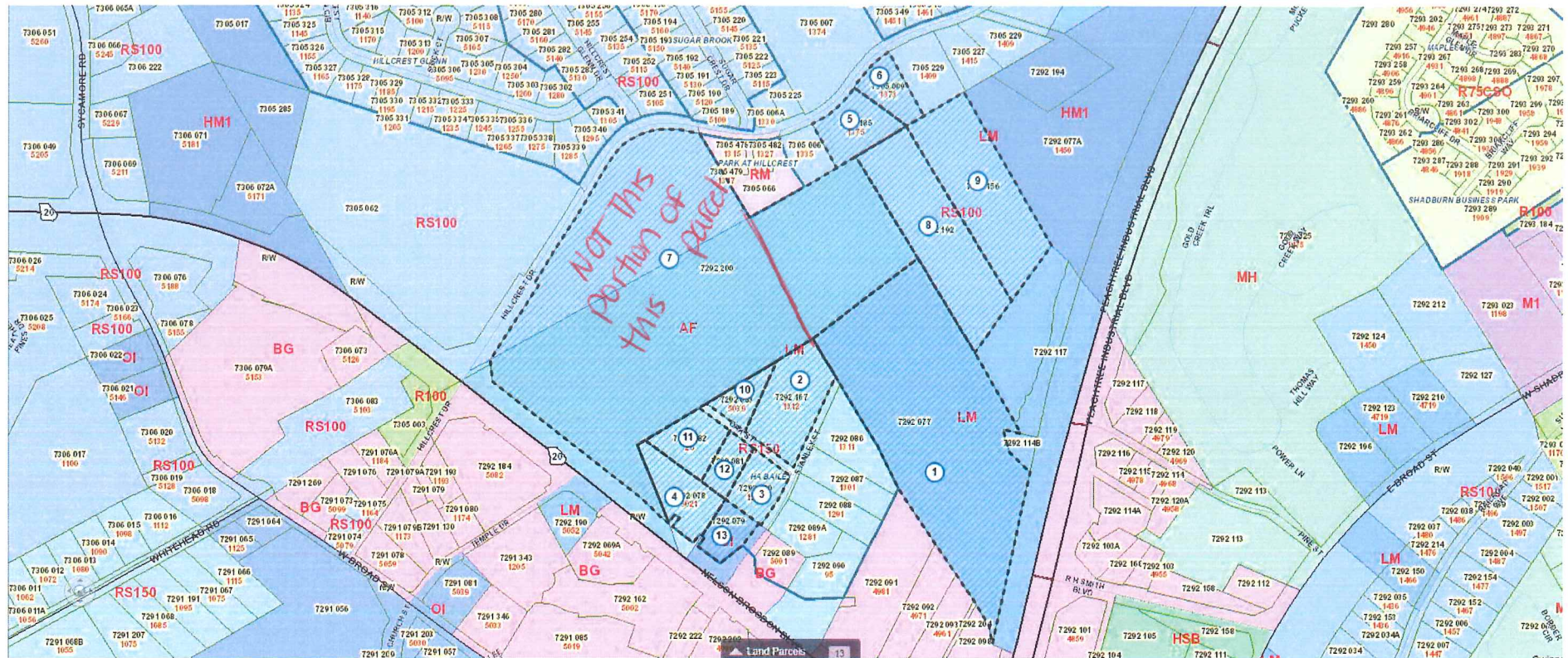
The Town Center District should include a relatively high-density mix of retail, office, services, residential, and family entertainment activities.

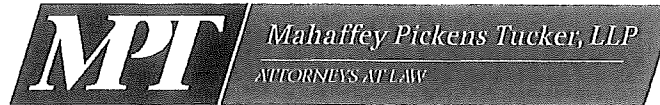
Residential development should reinforce the town center through locating higher density housing options adjacent to the center, targeted to a broad range of income levels. The mixture of housing should meet the needs identified by the Market Assessment conducted for the LCI Plan.

RZ-21-006 Rezoning with a Special Use Permit to allow restaurants with drive-through service windows

LOCATION MAP

Request to rezone from AF, RS-100, RS-150, OI & LM to BG and CBD Overlay with Special Use Permit
For a Mixed Use development with multifamily residential, townhomes, commercial (including -drive-thru) and office.





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Christopher D. Holbrook
Charlotte L. Lau
W. Brady Hughes

Samuel C. Kennon
Shane M. Lanham
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR REZONING AND
SPECIAL USE PERMIT APPLICATIONS**

Mahaffey Pickens Tucker, LLP submits the attached rezoning and special use permit applications (the "Applications") on behalf of NGI Acquisitions, LLC (the "Applicant"), relative to the proposed development of an approximately 29.2-acre assemblage of land (the "Property") located along the northerly side of Nelson Brogdon Boulevard (State Route 20) at its intersection with Stanley Street. The Property is currently zoned AF, RS-100, RS-150, O-I, and LM and lies within the Town Center Overlay District. The Property has frontage on Hillcrest Drive, Nelson Brogdon Boulevard, Stanley Street, and Peachtree Industrial Boulevard and is bounded by land zoned AF, RS-100, LM, RS-150, BG, RM, and HM1. The Applicant is requesting that the City rezone the Property to the BG zoning classification and expand the boundaries of the Central Business District Overlay to include the Property in order to allow a mixed-use development including office, retail, restaurant, single-family attached, and multifamily residential uses. The Applicant also requests approval of Special Use Permits for two restaurants with drive-through service windows and variances and/or other relief from certain development standards as discussed in more detail below.

The proposed development would include a residential component with approximately 269 multifamily residences and 20 rental townhomes and a mixed commercial-office component with a 6,250-square foot one-story office building and four commercial/retail buildings with a total of approximately 31,000 square feet of floor area including space for two restaurants with drive-through service windows. Primary access to the development would be from State Route 20 along the existing footprint of Stanley Street with an additional right-in-right-out driveway on State Route 20. An additional driveway is proposed on Hillcrest Drive for resident entry and fire access. The proposed development anticipates a proposed future greenway which could be accommodated on the Property as depicted on the site plan submitted with the Applications. The proposed residential component would provide a variety studio, one-, two-, and three-bedroom apartments spread across four- and five-story split buildings and two-story front-loaded one- and two-car

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garage townhome units which would be managed together as a single community providing a variety of housing types.

The residential development will have a conveniently located amenity area on the ground floor of the largest four- and five- story split building which will feature a leasing center, clubroom with demonstration kitchen and fireplace, game room, private co-working lounge, state-of-the-art fitness center, package room, and mail room. Additional community amenities include controlled access buildings, conditioned corridor buildings, elevator buildings, gated community, resort-style pool with sun shelf and tanning ledge, outdoor firepit and grilling stations, multiple dog parks, a dog wash, and numerous communal courtyard and green space areas. Interior unit features and finishes will include Whirlpool stainless steel appliances, Whirlpool washers/dryers, 9 ft. ceilings, granite countertops, tile kitchen backsplash, vinyl wood plank flooring in common areas and bathrooms, carpeted bedrooms, ceramic tile shower/tub surrounds, closet shelving, and ceiling fans.

The proposed development would also include multiple commercial/retail and/or office uses including uses which are designed to complement and interact with the proposed residential component including:

- Dog Daycare facility with ancillary boarding and outdoor exercise pen area;
- Spa businesses including massage, nail salon, and/or beauty parlor;
- Medical office uses including physical therapy, dentist office, urgent care, and optometrist/ophthalmologist/optician including eyeglass sales and eye exams.

Pursuant to the development standards set forth in The 2000 Zoning Ordinance of the City of Sugar Hill, Georgia (the "Zoning Ordinance"), no buffers are proposed between parcels (as currently existing or as subdivided in the future) within the proposed development or between adjacent parcels that are directly outside of the proposed Central Business District Overlay boundary. The Applicant also requests approval, through concurrent variances, conditions of zoning, or otherwise, of the alternative development standards listed below and depicted on the site plan:

- Restaurants (2) with drive-through service windows within 1,320 feet of Hillcrest Street;
- Building setbacks greater than 12 feet from right-of-way;
- Allow multifamily residential uses with floor area ratio of less than 0.5:1;
- Wall signage Sign Face Area of up to 10 percent of each building façade area;
- Deletion of 25-foot wide inter-parcel access easement requirement along the rear portion of each property;

- Parking areas may be located adjacent to and/or abutting right-of-way (streets and/or sidewalks);
- Townhomes with front-loaded garages;
- Dumpsters located within 75 feet of neighboring building or use; and
- Allow chain link fencing along the proposed greenway/trail area.

As set forth in the City of Sugar Hill, Georgia Comprehensive Plan 2019 (the “Comp Plan”), the Property is designated as within the “Downtown” character area. According to the Comp Plan, “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.” Importantly, the Comp Plan anticipates the Downtown area expanding across State Route 20. In order to achieve this vision, the Comp Plan lists several “Recommended Development Patterns” which include:

- “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”
- “Improve connectivity between the downtown core and future growth areas” and
- “Extend pedestrian and bike infrastructure throughout downtown and beyond.”

Additionally, the Comp Plan provides that “a mix of land uses is appropriate for [the Downtown] district” and specifically lists “General Business (BG),” Office Institutional District (OI), Residential Multifamily (RM), and Medium Density Single Family Residential District as “appropriate land uses.” Similarly, the Sugar Hill Livable Centers Initiative Downtown Master Plan (the “Downtown Master Plan”) anticipates development on the north side of State Route 20 and encourages the creation of mixed-use areas to complement the core downtown area. Specifically, the Property is within the “10-Minute Walking Area” for which the Downtown Master Plan encourages the future land uses of “medium density mixed-use,” “Multi-Family,” and “Commercial-Office” with building heights of 3-4 stories and residential densities of 9-15 units per acre. Accordingly, the proposed development is compatible with surrounding zoning classifications and land uses and is consistent with the policies of the Comp Plan and the Downtown Master Plan. The proposed development would also provide an appropriate transition of land use intensity from the more intense commercial and office along State Route 20 towards less intense single-family attached and detached residential uses to the north along Hillcrest Street.

The Applicant welcomes the opportunity to meet with staff of the City of Sugar Hill Planning & Development Department to answer any questions or to address any concerns relating

to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of the Applications.

This 1st day of July, 2021.

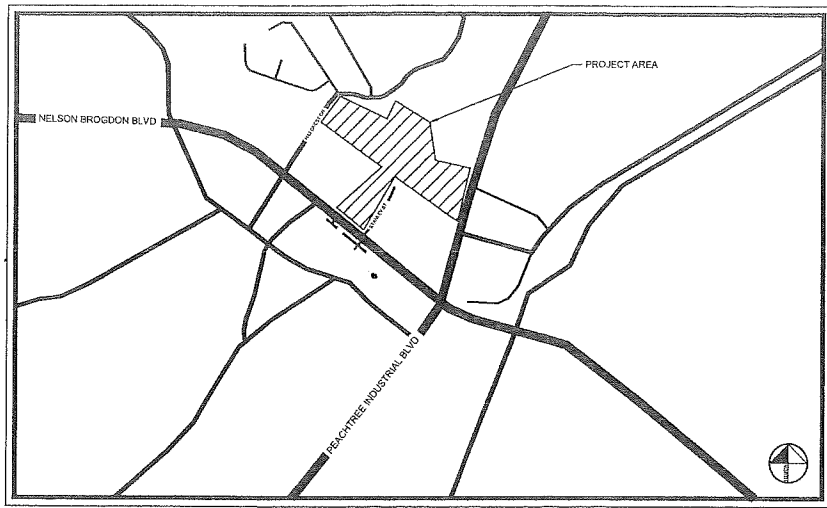
Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP

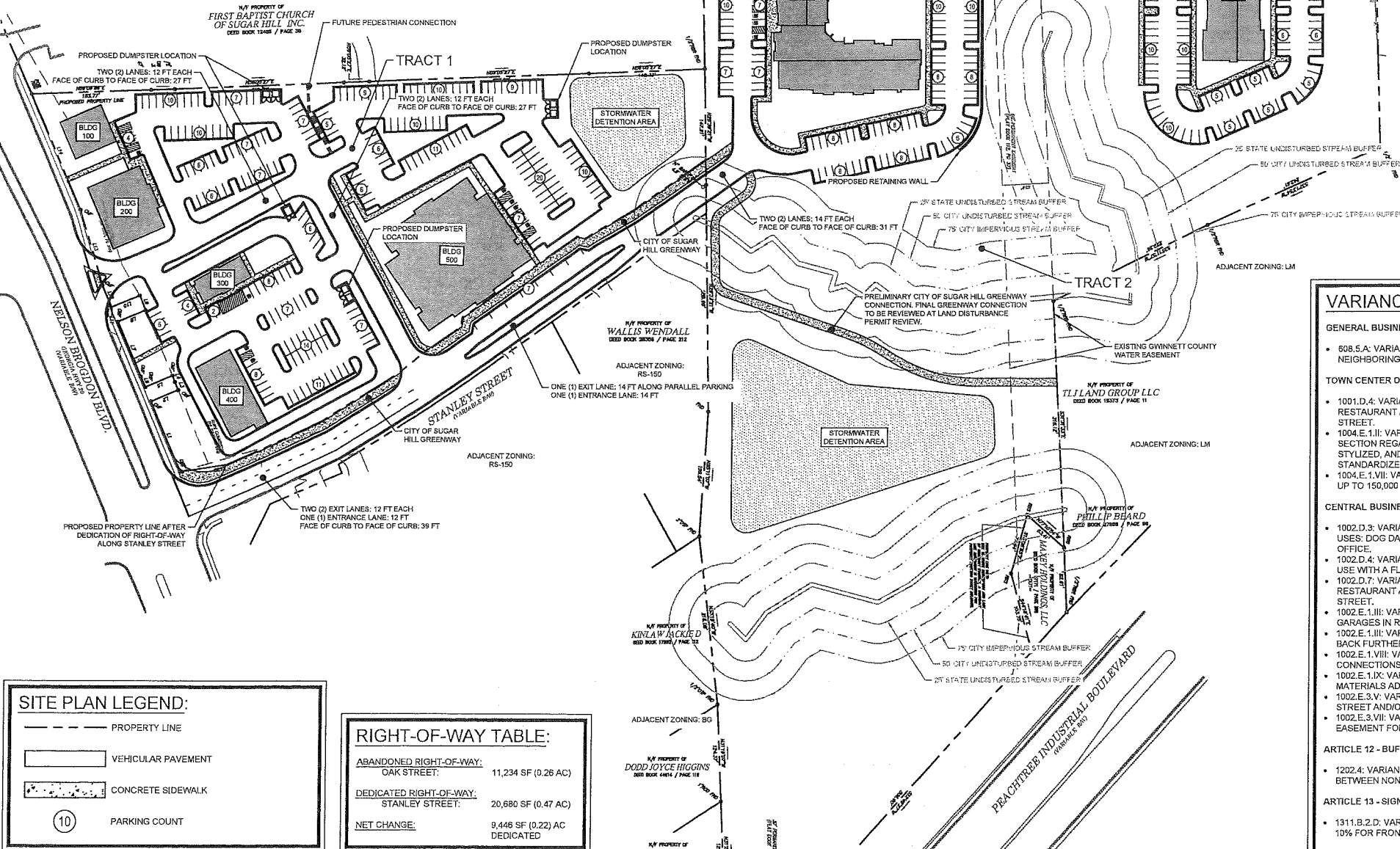


Shane M. Lanham

Attorneys for Applicant



VICINITY MAP - NOT TO SCALE



SITE PLAN LEGEND:	
	PROPERTY LINE
	VEHICULAR PAVEMENT
	CONCRETE SIDEWALK
	PARKING COUNT

RIGHT-OF-WAY TABLE:	
ABANDONED RIGHT-OF-WAY: OAK STREET:	11,234 SF (0.26 AC)
DEDICATED RIGHT-OF-WAY: STANLEY STREET:	20,680 SF (0.47 AC)
NET CHANGE:	9,446 SF (0.22) AC DEDICATED

VARIANCE LIST:	
GENERAL BUSINESS DISTRICT (BG)	
• 608.5.A: VARIANCE TO ALLOW DUMPSTERS WITHIN 75' OF NEIGHBORING BUILDING OR USE.	
TOWN CENTER OVERLAY DISTRICT (TCOD)	
• 1001.D.4: VARIANCE FOR SPECIAL USE OF A DRIVE THRU RESTAURANT ALONG HIGHWAY 20 WITHIN 1320 FT OF HILLCREST STREET.	
• 1004.E.1.II: VARIANCE FROM RESTRICTIONS OF THIS CODE SECTION REGARDING TRADEMARKED, BRANDED FRANCHISE, STYLIZED, AND/OR CORPORATE ARCHITECTURE THAT IS STANDARDIZED OR OTHERWISE GENERIC IN NATURE.	
• 1004.E.1.VII: VARIANCE TO ALLOW SINGLE-USE BUILDINGS WITH UP TO 150,000 SF OF GROSS FLOOR AREA.	
CENTRAL BUSINESS OVERLAY DISTRICT (CBD)	
• 1002.D.3: VARIANCE TO INCLUDE THE FOLLOWING AS PERMITTED USES: DOG DAYCARE FACILITY, SPA BUSINESSES, AND MEDICAL OFFICE.	
• 1002.D.4: VARIANCE TO ALLOW MULTI-FAMILY AS A CONDITIONAL USE WITH A FLOOR AREA RATIO LESS THAN 0.5:1.	
• 1002.D.7: VARIANCE FOR SPECIAL USE OF A DRIVE THRU RESTAURANT ALONG HIGHWAY 20 WITHIN 1320 FT OF HILLCREST STREET.	
• 1002.E.1.III: VARIANCE TO ALLOW FRONT LOADING GARAGES / GARAGES IN REAR YARD FOR PROPOSED TOWNHOMES.	
• 1002.E.1.III: VARIANCE TO ALLOW FOR BUILDINGS TO BE SET BACK FURTHER THAN 12 FEET FROM RIGHT-OF-WAY.	
• 1002.E.1.VIII: VARIANCE TO WAIVE REQUIREMENT OF ACCESS CONNECTIONS TO ADJACENT PROPERTIES.	
• 1002.E.1.IX: VARIANCE TO ALLOW RESTRICTED FENCE MATERIALS ADJACENT TO PROPOSED GREENWAY TRAIL.	
• 1002.E.3.V: VARIANCE TO ALLOW PARKING SPACES TO ABUT STREET AND/OR SIDEWALK.	
• 1002.E.3.VII: VARIANCE TO WAIVE REQUIREMENT OF 25 FT EASEMENT FOR INTER-PARCEL ACCESS EASEMENTS.	
ARTICLE 12 - BUFFERS AND SCREENING	
• 1202.4: VARIANCE TO ELIMINATE SCREENING REQUIREMENT BETWEEN NON-RESIDENTIAL AND RESIDENTIAL USES.	
ARTICLE 13 - SIGNS	
• 1311.B.2.D: VARIANCE TO INCREASE MAX SFA PER FACADE TO 10% FOR FRONT, SIDE AND REAR.	

REZONING FILE NUMBER:
RZ-21-XXX

EXISTING ZONING:
AGRICULTURAL - FOREST (AF), LIGHT MANUFACTURING (LM) & SF RESIDENTIAL (RS-100)

EXISTING OVERLAY DISTRICTS:
TOWN CENTER OVERLAY DISTRICT (TCO)

PROPOSED ZONING:
GENERAL BUSINESS (BG)

PROPOSED OVERLAY DISTRICTS:
TOWN CENTER OVERLAY DISTRICT (TCO) & CENTRAL BUSINESS OVERLAY DISTRICT (CBD)

ADJACENT STREETS:
NELSON BROGDON BLVD, HILLCREST DR, STANLEY ST, PEACHTREE INDUSTRIAL BOULEVARD

DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
NET LOT AREA - TOTAL SITE:	29.62 ACRES
NET LOT AREA - TRACT 1:	6.54 ACRES
NET LOT AREA - TRACT 2:	23.08 ACRES
TRACT 1 SETBACK:	
FRONT YARD:	N/A
SIDE YARD:	N/A
REAR YARD:	N/A
TRACT 2 SETBACK:	
FRONT YARD:	N/A
SIDE YARD:	N/A
REAR YARD:	N/A
MAXIMUM BUILDING HEIGHT: 70 FT (PER CBD OVERLAY)	
PROPOSED LAND USES & DENSITIES:	
TRACT 1:	
RETAIL/OFFICE	32,250 SF (TOTAL)
BLDG 200	6,250 SF
BLDG 400	5,100 SF
BLDG 500	20,900 SF
RESTAURANT	5,000 SF (TOTAL)
BLDG 100	2,900 SF
BLDG 300	2,100 SF
TOTAL	37,250 SF (0.13 FAR)
TRACT 2:	
MULTIFAMILY RESIDENTIAL	269 UNITS (TOTAL)
BLDG 600	88 UNITS
BLDG 700	83 UNITS
BLDG 800	54 UNITS
BLDG 900	54 UNITS
TOWNHOMES	20 UNITS (TOTAL)
BLDG 1000	5 UNITS
BLDG 1100	4 UNITS
BLDG 1200	5 UNITS
BLDG 1300	5 UNITS
TOTALS	
UNITS	269 UNITS (12.33 UNITS / AC)
GROSS SQUARE FOOTAGE	361,000 SF (0.38 FAR)
PARKING SUMMARY - TRACT 1:	
MINIMUM REQUIRED PARKING:	192 SPACES (TOTAL)
RETAIL/OFFICE (27,150 SF)	91 SPACES (1,000 SF)
RESTAURANT (10,100 SF)	101 SPACES (1,010 SF)
MAXIMUM ALLOWABLE PARKING:	338 SPACES (TOTAL)
RETAIL/OFFICE (27,150 SF)	136 SPACES (1,500 SF)
RESTAURANT (10,100 SF)	202 SPACES (2,010 SF)
PROPOSED PARKING:	
STANDARD	245 SPACES (TOTAL)
HANDICAP	23 SPACES
12 SPACES	
PARKING SUMMARY - TRACT 2:	
MINIMUM REQUIRED PARKING:	309 SPACES (TOTAL)
MULTIFAMILY (269 UNITS)	269 SPACES (1,010 SF)
TOWNHOMES (20 UNITS)	40 SPACES (2,000 SF)
MAXIMUM ALLOWABLE PARKING:	N/A
PROPOSED PARKING:	
STANDARD	448 SPACES (TOTAL)
HANDICAP	395 SPACES
13 SPACES	
TOWNHOME GARAGES	40 SPACES

SITE NOTES:

- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY DYNAMIK DESIGN, DATED 06/22/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY.
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GEOSURVEY, DATED 08/28/2021.
- NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13135C0014G DATED 03/04/2013.
- NO PORTION OF THIS PROPERTY IS WITHIN THE LIMITS OF THE CHATTAHOOCHEE RIVER CORRIDOR AND CHATTAHOOCHEE RIVER TRIBUTARY PROTECTION AREAS.
- SEWER WILL TIE-IN TO EXISTING GWINNETT COUNTY SEWER SYSTEM. TRACT 1 WILL CONNECT TO SYSTEM AT INTERSECTION OF NELSON BROGDON AND STANLEY STREET. TRACT 2 WILL CONNECT AT HILLCREST DRIVE.
- DRIVE AISLES IN PARKING LOTS ARE 25 FT WIDE AND PARKING STALLS ARE 9 FT WIDE BY 18 FT LONG (TYPICAL).

GEORGIA811
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GRAPHIC SCALE IN FEET
0 40 80 160

Kimley-Horn
NOVARE GROUP
1545 PEACHTREE STREET, SUITE 260
ATLANTA, GA 30309
PHONE: 404-615-1234

SUGAR HILL MIXED USE
5011 NELSON BROGDON BLVD, SUGAR HILL, GA 30518
LAND LOTS 209 & 308, 11TH DISTRICT

REZONING SITE PLAN
C0-20

REZONING FILE NUMBER: RZ-21-XXX

EXISTING ZONING: AGRICULTURAL - FOREST (AF), LIGHT MANUFACTURING (LM) & SF RESIDENTIAL (RS-100)

EXISTING OVERLAY DISTRICTS: TOWN CENTER OVERLAY DISTRICT (TCO)

PROPOSED ZONING: GENERAL BUSINESS (BG)

PROPOSED OVERLAY DISTRICTS: TOWN CENTER OVERLAY DISTRICT (TCO) & CENTRAL BUSINESS OVERLAY DISTRICT (CBD)

ADJACENT STREETS: NELSON BROGDON BLVD, HILLCREST DR, STANLEY ST, PEACHTREE INDUSTRIAL BOULEVARD

SITE SUMMARY:

NET LOT AREA - TOTAL SITE: 29.62 ACRES

NET LOT AREA - TRACT 1: 6.54 ACRES

NET LOT AREA - TRACT 2: 23.08 ACRES

TRACT 1 SETBACK:

FRONT YARD: N/A

SIDE YARD: N/A

REAR YARD: N/A

TRACT 2 SETBACK:

FRONT YARD: N/A

SIDE YARD: N/A

REAR YARD: N/A

MAXIMUM BUILDING HEIGHT: 70 FT (PER CBD OVERLAY)

PROPOSED LAND USES & DENSITIES:

TRACT 1:

RETAIL/OFFICE 32,250 SF (TOTAL)

BLDG 200 6,250 SF

BLDG 400 5,100 SF

BLDG 500 20,900 SF

RESTAURANT 5,000 SF (TOTAL)

BLDG 100 2,900 SF

BLDG 300 2,100 SF

TOTAL 37,250 SF (0.13 FAR)

TRACT 2:

MULTIFAMILY RESIDENTIAL 269 UNITS (TOTAL)

BLDG 600 88 UNITS

BLDG 700 83 UNITS

BLDG 800 54 UNITS

BLDG 900 54 UNITS

TOWNHOMES 20 UNITS (TOTAL)

BLDG 1000 5 UNITS

BLDG 1100 4 UNITS

BLDG 1200 5 UNITS

BLDG 1300 5 UNITS

TOTALS

UNITS 269 UNITS (12.33 UNITS / AC)

GROSS SQUARE FOOTAGE 361,000 SF (0.38 FAR)

PARKING SUMMARY - TRACT 1:

MINIMUM REQUIRED PARKING: 192 SPACES (TOTAL)

RETAIL/OFFICE (27,150 SF) 91 SPACES (1,000 SF)

RESTAURANT (10,100 SF) 101 SPACES (1,010 SF)

MAXIMUM ALLOWABLE PARKING: 338 SPACES (TOTAL)

RETAIL/OFFICE (27,150 SF) 136 SPACES (1,500 SF)

RESTAURANT (10,100 SF) 202 SPACES (2,010 SF)

PROPOSED PARKING: 245 SPACES (TOTAL)

STANDARD 23 SPACES

HANDICAP 12 SPACES

PARKING SUMMARY - TRACT 2:

MINIMUM REQUIRED PARKING: 309 SPACES (TOTAL)

MULTIFAMILY (269 UNITS) 269 SPACES (1,010 SF)

TOWNHOMES (20 UNITS) 40 SPACES (2,000 SF)

MAXIMUM ALLOWABLE PARKING: N/A

PROPOSED PARKING: 448 SPACES (TOTAL)

STANDARD 395 SPACES

HANDICAP 13 SPACES

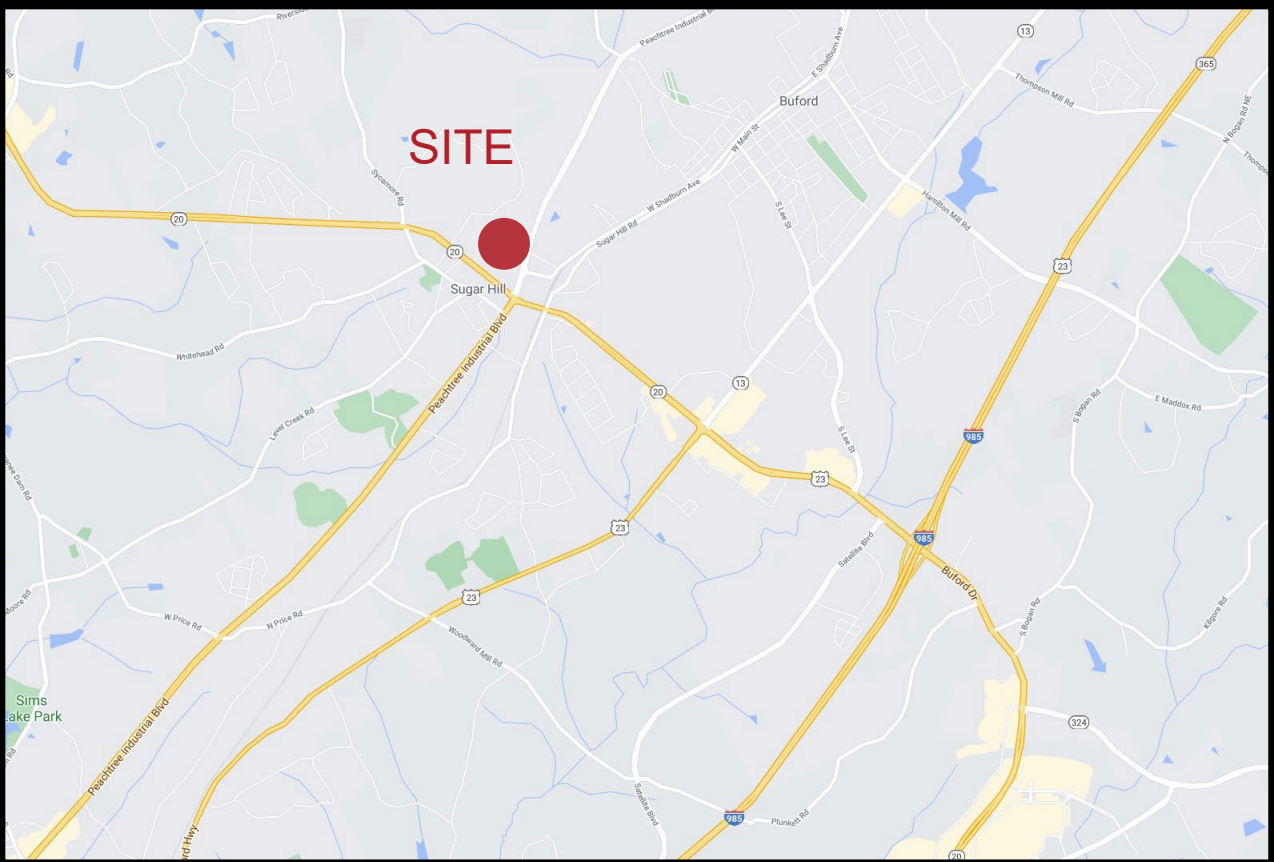
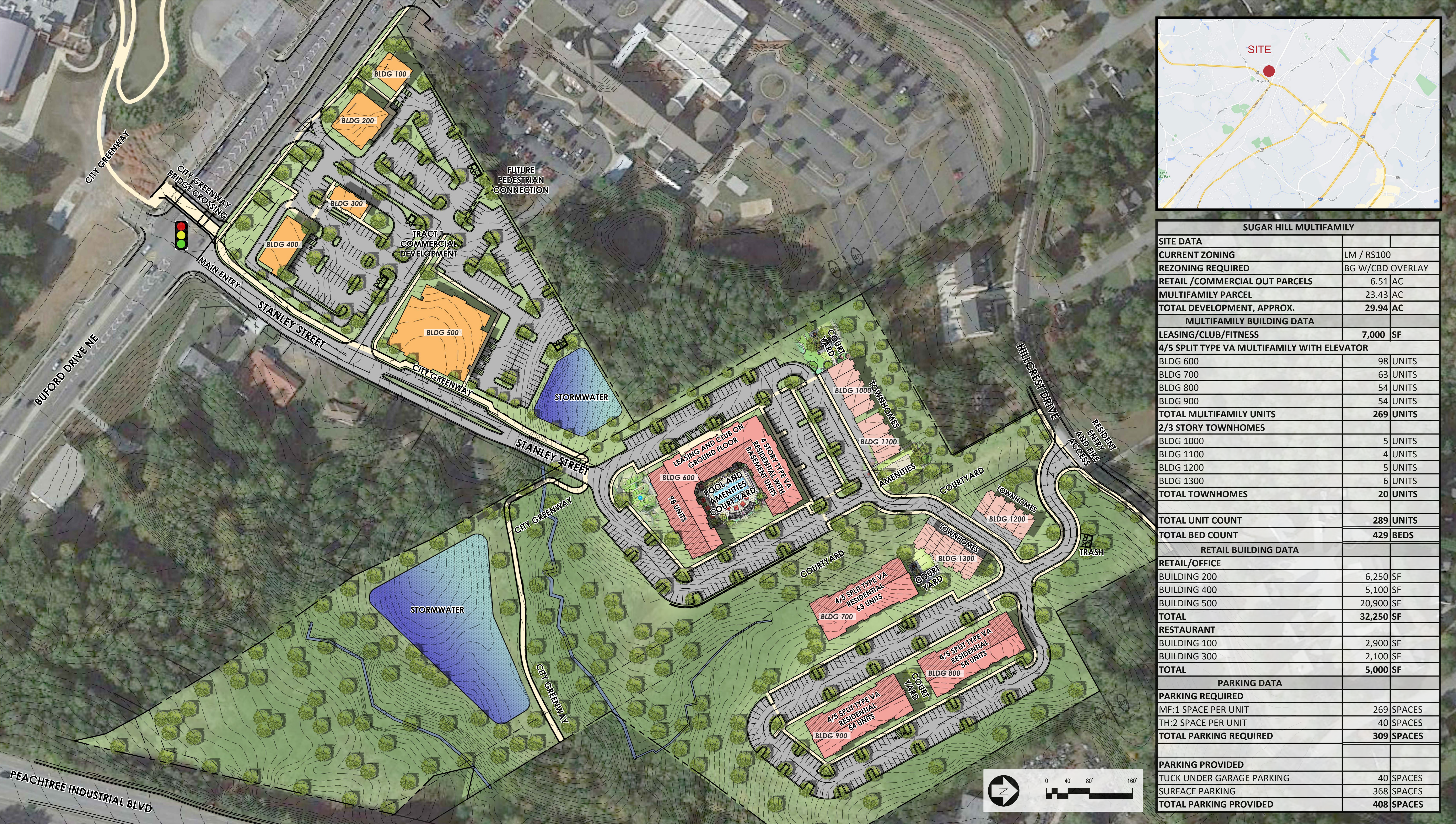
TOWNHOME GARAGES 40 SPACES

SITE NOTES:

- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY DYNAMIK DESIGN, DATED 06/22/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY.
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GEOSURVEY, DATED 08/28/2021.
- NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13135C0014G DATED 03/04/2013.
- NO PORTION OF THIS PROPERTY IS WITHIN THE LIMITS OF THE CHATTAHOOCHEE RIVER CORRIDOR AND CHATTAHOOCHEE RIVER TRIBUTARY PROTECTION AREAS.
- SEWER WILL TIE-IN TO EXISTING GWINNETT COUNTY SEWER SYSTEM. TRACT 1 WILL CONNECT TO SYSTEM AT INTERSECTION OF NELSON BROGDON AND STANLEY STREET. TRACT 2 WILL CONNECT AT HILLCREST DRIVE.
- DRIVE AISLES IN PARKING LOTS ARE 25 FT WIDE AND PARKING STALLS ARE 9 FT WIDE BY 18 FT LONG (TYPICAL).

GEORGIA811
Utility Protection Center, Inc.
Call before you dig.

GRAPHIC SCALE IN FEET
0 40 80 160



SUGAR HILL MULTIFAMILY		
SITE DATA		
CURRENT ZONING	LM / RS100	
REZONING REQUIRED	BG W/CBD OVERLAY	
RETAIL /COMMERCIAL OUT PARCELS	6.51	AC
MULTIFAMILY PARCEL	23.43	AC
TOTAL DEVELOPMENT, APPROX.	29.94	AC
MULTIFAMILY BUILDING DATA		
LEASING/CLUB/FITNESS	7,000	SF
4/5 SPLIT TYPE VA MULTIFAMILY WITH ELEVATOR		
BLDG 600	98	UNITS
BLDG 700	63	UNITS
BLDG 800	54	UNITS
BLDG 900	54	UNITS
TOTAL MULTIFAMILY UNITS	269	UNITS
2/3 STORY TOWNHOMES		
BLDG 1000	5	UNITS
BLDG 1100	4	UNITS
BLDG 1200	5	UNITS
BLDG 1300	6	UNITS
TOTAL TOWNHOMES	20	UNITS
TOTAL UNIT COUNT	289	UNITS
TOTAL BED COUNT	429	BEDS
RETAIL BUILDING DATA		
RETAIL/OFFICE		
BUILDING 200	6,250	SF
BUILDING 400	5,100	SF
BUILDING 500	20,900	SF
TOTAL	32,250	SF
RESTAURANT		
BUILDING 100	2,900	SF
BUILDING 300	2,100	SF
TOTAL	5,000	SF
PARKING DATA		
PARKING REQUIRED		
MF:1 SPACE PER UNIT	269	SPACES
TH:2 SPACE PER UNIT	40	SPACES
TOTAL PARKING REQUIRED	309	SPACES
PARKING PROVIDED		
TUCK UNDER GARAGE PARKING	40	SPACES
SURFACE PARKING	368	SPACES
TOTAL PARKING PROVIDED	408	SPACES



