

City of Sugar Hill
Planning Staff Report
RZ 21-008

DATE: November 29, 2021
TO: Mayor and City Council
FROM: Planning Director *KS*
SUBJECT: Rezoning RZ 21-008, single-family attached, townhome development
1439, 1471 & 1484 Hillcrest Road

ISSUE The City of Sugar Hill has received an application dated October 8, 2021, from BCC Investment Group, LLC requesting to change the zoning from existing Agricultural-Forest (AF), and Medium Density Single-Family Residential (RS-100) to Medium Density Single-Family Residential (RS72) for 63 fee-simple single-family attached townhomes.

RECOMMENDED ACTION

Recommend approval to rezone the property to RS72 with the following conditions:

1. Minimum driveway length shall be 20' as measured from edge of the sidewalk or alley.
2. Developer shall construct a 14' shared use path along the Hillcrest Drive frontage in accordance with the current Sugar Hill Trail Concept LCI plans adopted in 2020 and integrate pedestrian access from front entry doors of proposed homes to newly constructed sidewalk.
3. Minimum lot width shall be reduced to accommodate the 22' and 24' wide townhome plans.
4. Buildings shall be constructed to substantially resemble the elevations attached as Exhibit 1.
5. Developer shall provide a minimum of three gas appliances in each unit.

PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

The Planning Commission held a scheduled public hearing on November 15, 2021. Applicant representative Mike Phelps with BBC Investment Group, LLC spoke on behalf of this request. There were no other public comments.

Jeremy White made a motion to approve the rezoning to RS-72 as recommended by staff with the staff conditions and as amended to 65 units. Motion was seconded by Vice Chairman Julie Adams. Motion was approved 4-1 with Commission Member Rosemary Walsh abstaining. As the motion was being made, citizen Patricia McCain turned in a public comment card to the Secretary Kim Landers expressing opposition to the rezoning request indicating that she did not want to speak but was opposed to this rezoning across from her property indicating the city needed more greenspace not traffic.

DISCUSSION

- Site is located between a 445,000 square foot logistics warehouse in the City of Buford and a predominantly residential area with a variety of existing single-family detached (Hillcrest Glen, Sugar Brook, and Glens of Sugar Hill) attached (Hillcrest Townhomes and Sugar Hill

Overlook) and detached houses and mobile homes (Hillcrest Woods and Hickory Hills) on the outer edge of the town center overlay district.

- City’s comprehensive plan designates the area as established neighborhood and prioritizes the preservation of character and identity of the existing single-family neighborhood.
- Townhomes are an appropriate single-family residential housing product in this area.
- Landscape design for the front yards along Hillcrest Drive will be important to encourage slower driving speeds and visually blend the new development into the existing neighborhood.
- Along Hillcrest Drive, the farthest edge of the subject property is a little over a 20-minute walk to the E Center. With completion of the planned pedestrian bridge and greenway extension that distance is potentially reduced by almost half.

BACKGROUND

Applicant/Owner: BCC Investment Group, LLC/Teresa Diponzio, Jane Bagley, Kenneth Albertson

Existing Zoning: AF, RS-100

Request(s): RS72, Applicant amended request from Medium Density Mixed Residential (R36) to RS72 on 11/10/2021.

Purpose: Single-Family attached townhome development (63 units).

Property Size: ± 11.256 acres

Location: 1439, 1471, & 1484 Hillcrest Road

Tax Parcel Id Number: 7-305-070, 7-305-151, & 7-305-011

Public Notice: Letters to adjoining owners via USPS regular mail on 10-27-21

Sign posted at 1439, 1471, & 1484 Hillcrest Road on 10-27-21

Ad in legal section of Gwinnett Daily Post on 10-31-21

Public Comments: None submitted at this time.

FINDINGS OF FACT

The proposed density is 5.6 units per acre. Maximum density for the proposed RS72 zoning district is 6 units per acre.

The downtown master plan, in the vicinity of the subject property, recommends future development to respond with lower intensity mixed-use development and extending trail connections and open spaces into the community.

Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	single-family residences (Burton residence, +/- 980 square foot ranch home built in the 1930s), attached single family (Hillcrest Townhomes & Sugar Hill Overlook), & institutional	RS-100, HM-1', RM ²

South	automotive salvage yard	RS-100, HM-1'
East	445,000 sq. ft. logistics warehouse (City of Buford)	M1 ³
West	single-family residences	RS-100

1. *Light Industrial (HM-1)*

2. *Multi-family Residential (RM), inactive zoning district, see Appendix D of the city's zoning ordinance.*

3. *Light Industrial (M1), City of Buford*

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 proposed development is for a single-family attached housing product which is similar to adjacent and nearby properties.

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

No. The single-family attached building types are situated toward Hillcrest Drive where surrounding uses remain predominantly residential.

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. Hillcrest Drive is a local road and currently operates at an acceptable level of service. There is significant capacity within the Sycamore Elementary and Lanier Middle Schools. At this time, Lanier High School is at capacity according to state board of education metrics. Townhomes tend to generate fewer students per unit than single family detached homes.

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

Yes. The character area (Established Neighborhoods) identifies the proposed development as a compatible land use.

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?

Excerpts from the Comprehensive Plan (2019):

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.

BBC Investment Group, LLC
390 Brogdon Road
Suwanee, Georgia 30024

City of Sugar Hill
Planning & Development Department
5039 West Broad Street
Sugar Hill, Georgia 30518

Letter Of Intent - Hillcrest Drive Tract

To Whom It May Concern:

BBC Investment Group, LLC requests the current zoning for Parcel ID's 7305-011, 7305 151, and 7305 070 be changed from RS100 to R36 to allow for the new construction of 63 Residential Townhomes along Hillcrest Drive.

The combined property is +/- 11.256 acres with a gross and net density of 5.60 units to the acre. This would include 38 Guest Parking Spaces in addition to the parking spaces on the driveway of each townhome.


We anticipate the Price Range of the Townhomes would be \$300,000-\$350,000 per townhome unit. The Townhomes would be fee-simple, approximately 1600-1800 heated square feet and maximum building height of 50 ft (those units with a basement).

The proposed townhomes would be similar to the existing townhomes in terms of exterior construction as the six unit townhome project completed on Hillcrest Drive.

We believe that this new townhome project will continue to improve the aesthetics and appeal of Hillcrest Drive.

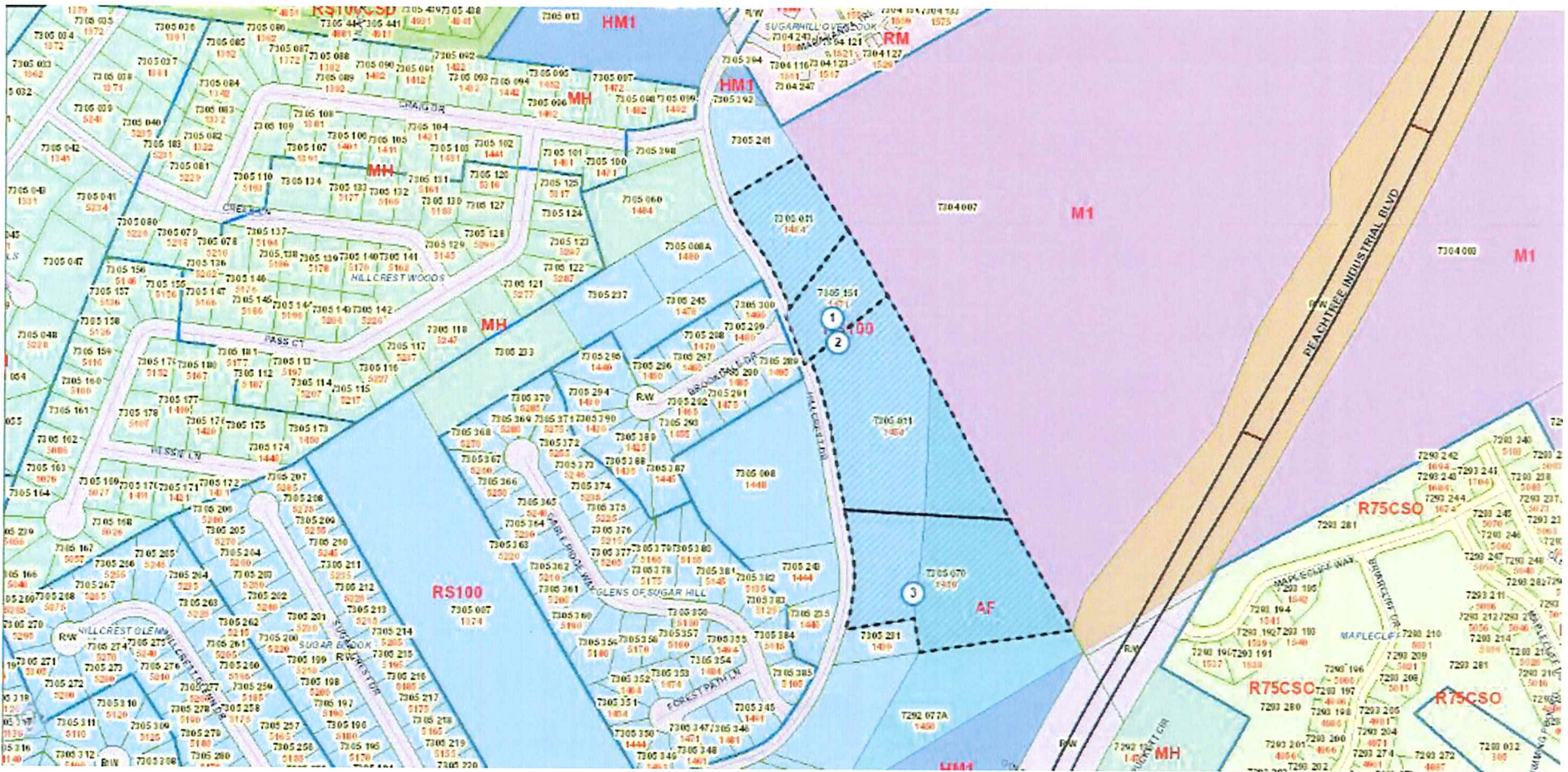
Thank you in advance for your consideration for this proposed zoning change.

Sincerely,



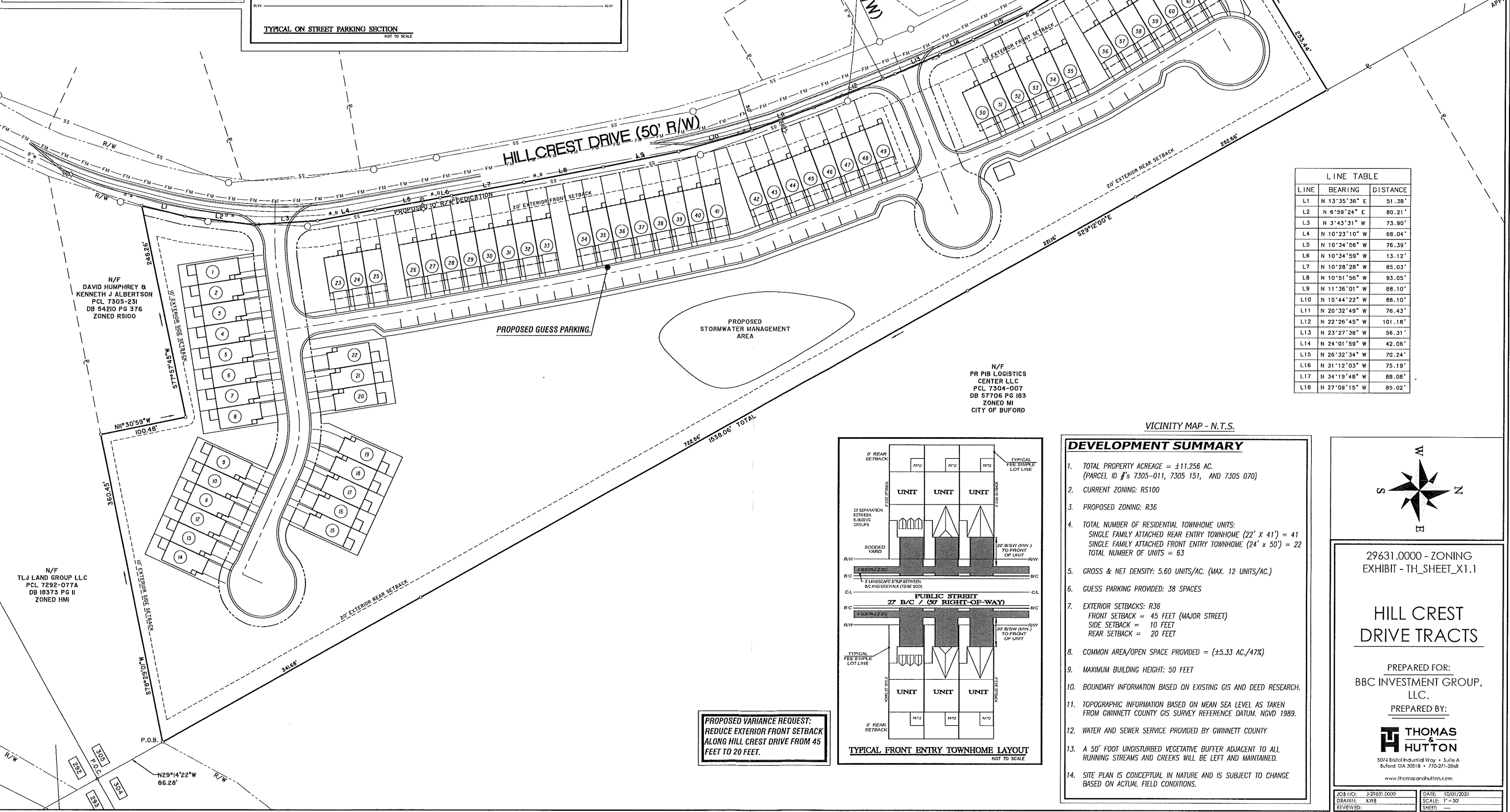
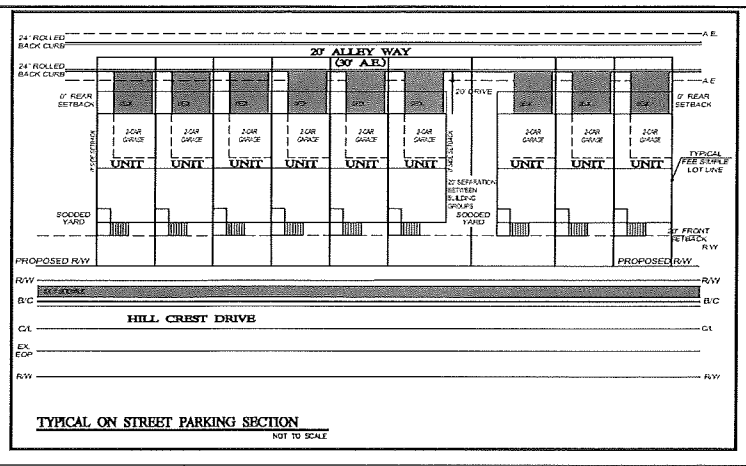
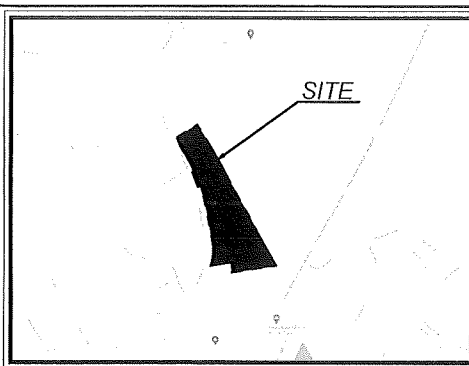
Mike Phelps
Member/Manger
BBC Investment Group, LLC

RZ-21-008
ADJACENT ZONING MAP
Request to rezone from AF, RS-100, to R36
Single-Family attached townhome development









LINE TABLE

LINE	BEARING	DISTANCE
L1	N 13°35'36" E	51.38'
L2	N 6°59'24" E	80.21'
L3	N 3°43'31" W	73.90'
L4	N 10°23'10" W	68.04'
L5	N 10°34'56" W	76.39'
L6	N 10°34'59" W	13.12'
L7	N 10°28'28" W	85.03'
L8	N 10°51'56" W	93.05'
L9	N 11°36'01" W	88.10'
L10	N 15°44'22" W	88.10'
L11	N 20°32'49" W	76.43'
L12	N 22°26'45" W	101.18'
L13	N 23°27'38" W	56.31'
L14	N 24°01'59" W	42.06'
L15	N 26°32'34" W	70.24'
L16	N 31°12'03" W	75.19'
L17	N 34°19'48" W	88.08'
L18	N 27°09'15" W	85.02'

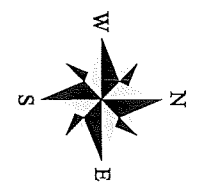
N/F
DAVID HUMPHREY &
KENNETH J ALBERTSON
PCL 7305-231
DB 54210 PG 376
ZONED RS100

N/F
TLJ LAND GROUP LLC
PCL 7292-077A
DB 18373 PG II
ZONED HMI

N/F
PR PIB LOGISTICS
CENTER LLC
PCL 7304-007
DB 57706 PG 183
ZONED MI
CITY OF BUFORD

VICINITY MAP - N.T.S.

- DEVELOPMENT SUMMARY**
- TOTAL PROPERTY ACREAGE = ±11.256 AC.
(PARCEL ID #'s 7305-011, 7305 151, AND 7305 070)
 - CURRENT ZONING: RS100
 - PROPOSED ZONING: R36
 - TOTAL NUMBER OF RESIDENTIAL TOWNHOME UNITS:
SINGLE FAMILY ATTACHED REAR ENTRY TOWNHOME (22' X 41') = 41
SINGLE FAMILY ATTACHED FRONT ENTRY TOWNHOME (24' X 50') = 22
TOTAL NUMBER OF UNITS = 63
 - GROSS & NET DENSITY: 5.60 UNITS/AC. (MAX. 12 UNITS/AC.)
 - GUESS PARKING PROVIDED: 38 SPACES
 - EXTERIOR SETBACKS: R36
FRONT SETBACK = 45 FEET (MAJOR STREET)
SIDE SETBACK = 10 FEET
REAR SETBACK = 20 FEET
 - COMMON AREA/OPEN SPACE PROVIDED = (±5.33 AC./47%)
 - MAXIMUM BUILDING HEIGHT: 50 FEET
 - BOUNDARY INFORMATION BASED ON EXISTING GIS AND DEED RESEARCH.
 - TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL AS TAKEN FROM GWINNETT COUNTY GIS SURVEY REFERENCE DATUM, NGVD 1989.
 - WATER AND SEWER SERVICE PROVIDED BY GWINNETT COUNTY
 - A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
 - SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.



29631.0000 - ZONING
EXHIBIT - TH_SHEET_X1.1

**HILL CREST
DRIVE TRACTS**

PREPARED FOR:
BBC INVESTMENT GROUP,
LLC.

PREPARED BY:



PROPOSED VARIANCE REQUEST:
REDUCE EXTERIOR FRONT SETBACK
ALONG HILL CREST DRIVE FROM 45
FEET TO 20 FEET.

