

City of Sugar Hill
Planning Staff Report
RZ 21-009

DATE: December 28, 2021; *Updated 1/7/2022*
TO: Mayor and City Council
FROM: Planning Director
SUBJECT: Rezoning RZ 21-009, 12-unit cottage court development
1250 Hickory Hills Drive

ISSUE The City of Sugar Hill has received an application dated November 3, 2021, from ACR Engineering Inc requesting to change the zoning from existing Mobile Home Park District (MH) to Medium Density Mixed Residential (R36) for a 12-unit cottage court development.

RECOMMENDED ACTION

Table public hearing until February meeting to give staff and applicant opportunity to work on refining design.

PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

The Planning Commission held a scheduled public hearing on December 20, 2021. Applicant representative Mark Colbert spoke on behalf of this request. There were no other public comments.

Commission Member Phil Olsen motioned to recommend approval of request to rezone to R36 with conditions as presented by staff. Commission Member Rosemary Walsh made the second. Motion approved 3-0.

DISCUSSION

- The median annual household income in Sugar Hill is over \$95,000. Yet, one out of every five Sugar Hill households earn \$50,000 or less annually. There are also substantial numbers of one and two-person households (41%).
- In Sugar Hill, there is a monoculture of relatively large single-family detached homes. Compact one-story single-family homes could be an attractive opportunity for the city's smaller households with lower annual incomes.
- With 12 units proposed on 3.9 acres, the proposed density of three (3) units per acre is congruous with the surrounding neighborhood.
- The proposed site plan and elevations require minor refinement to satisfy the design standards associated with the cottage court development type. For example, each home must be arranged to enter from the courtyard. The shotgun style homes of early twentieth century America are

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RECOMMENDED ACTION

Rezone to R36 with the following conditions:

1. The preliminary plat shall substantially resemble the attached concept plan labeled Exhibit 1.
2. Buildings shall substantially resemble the attached examples in architectural style and material detail labeled Exhibit 2.
3. Developer shall provide a minimum of three gas appliances in each unit.

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- With 12 units proposed on 3.9 acres, the proposed density of three (3) units per acre is congruous with the surrounding neighborhood.
- The proposed site plan and elevations require minor refinement to satisfy the design standards associated with the cottage court development type. For example, each home must be arranged to enter from the courtyard. The shotgun style homes of early twentieth century America are

ideally suited for this development type and appropriate examples have been included with planning staff's recommendation.

BACKGROUND

Applicant/Owner: ACR Engineering, Inc./Mark Colbert

Existing Zoning: MH

Request(s): R36

Purpose: Cottage Court Development (12 units).

Property Size: ± 3.983 acres

Location: Tax Parcel Id Number: 7-305-002
1250 Hickory Hills Drive

Public Notice: Letters to adjoining owners via USPS regular mail on 12-1-21
Sign posted at 1250 Hickory Hills Drive 12-1-21
Ad in legal section of Gwinnett Daily Post on 12-21-21

Public Comments: None submitted at this time.

FINDINGS OF FACT

The current mobile home lot is a non-conforming use since the dimensional standards require a minimum of 20 acres per lot in the MH district (ZO Table 9.1). Zoning policy allows only one principal building on a single lot (ZO §505). Rezoning of the subject property is required to build more than one home on the 3.9-acre tract.

Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	Single-family residences	MH
South	Undeveloped land	HM-1 ¹
East	Single-family residences	MH
West	Single-family residences	MH

1. *Light Industrial (HM-1)*

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 zoning will permit residential uses with similar dimensional requirements as neighboring properties.

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 new restrictions on and is similar in use to most neighboring 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. Hickory Hills drive and the connected road network will not be overburdened by the resulting development. The units proposed are small single-family residential units which are expected to have limited impact on future school enrollment.

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

Yes. The proposed zoning is an appropriate zoning for the Established Neighborhoods character area.

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):

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.



November 12, 2021

Mr. Kaipo Awana, Planning Director
Planning and Development Department
City of Sugar Hill
5039 West Broad Street
Sugar Hill, Georgia 30518

Re: Letter of Intent
Application for Rezoning
1250 Hickory Hills Drive

Dear Mr. Awana:

This letter of intent is regarding our request to rezone the 3.983 acre tract at 1250 Hickory Hills Drive from zoning classification MH to Cottage Court. We are proposing to construct twelve single family cottages on the site.

The houses will be from 600 to 640 square feet in floor area, and will have a price of approximately \$150,000.00. The houses will be one story, and will have a maximum height requirement of eighteen feet at the eave. Twenty-four parking spaces will be provided.

The property is currently zoned MH, which would allow for the development of twelve mobile home lots on the site. There is a stream, with extensive stream buffers, on the site. Development of the site with twelve mobile home lots, as currently zoned, would necessitate the construction of a substantial stream crossing.

The requested rezoning will allow the construction of twelve units, as shown on the proposed site plan, without the expense and environmental disturbance of a stream crossing.

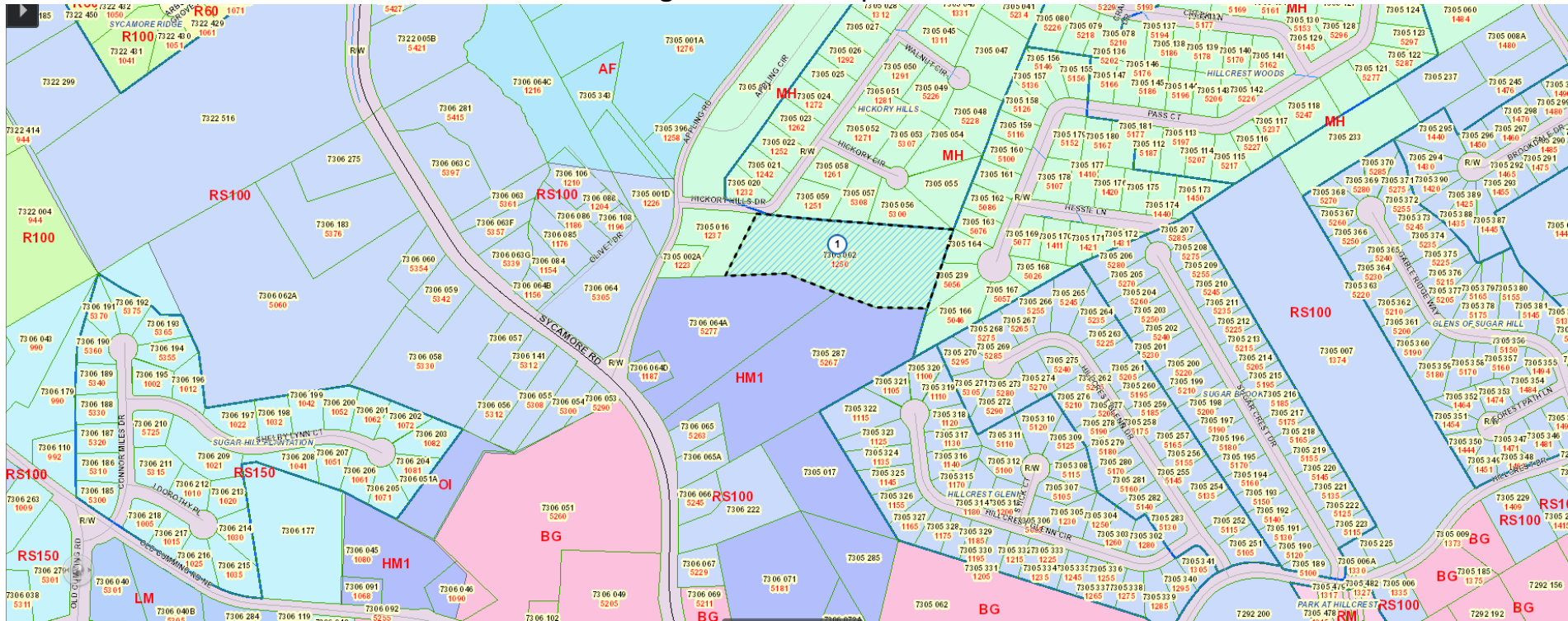
Please contact us if we can provide any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Abbas Heidari', is written over the word 'Sincerely,'.

Abbas Heidari
ACR Engineering, Inc.

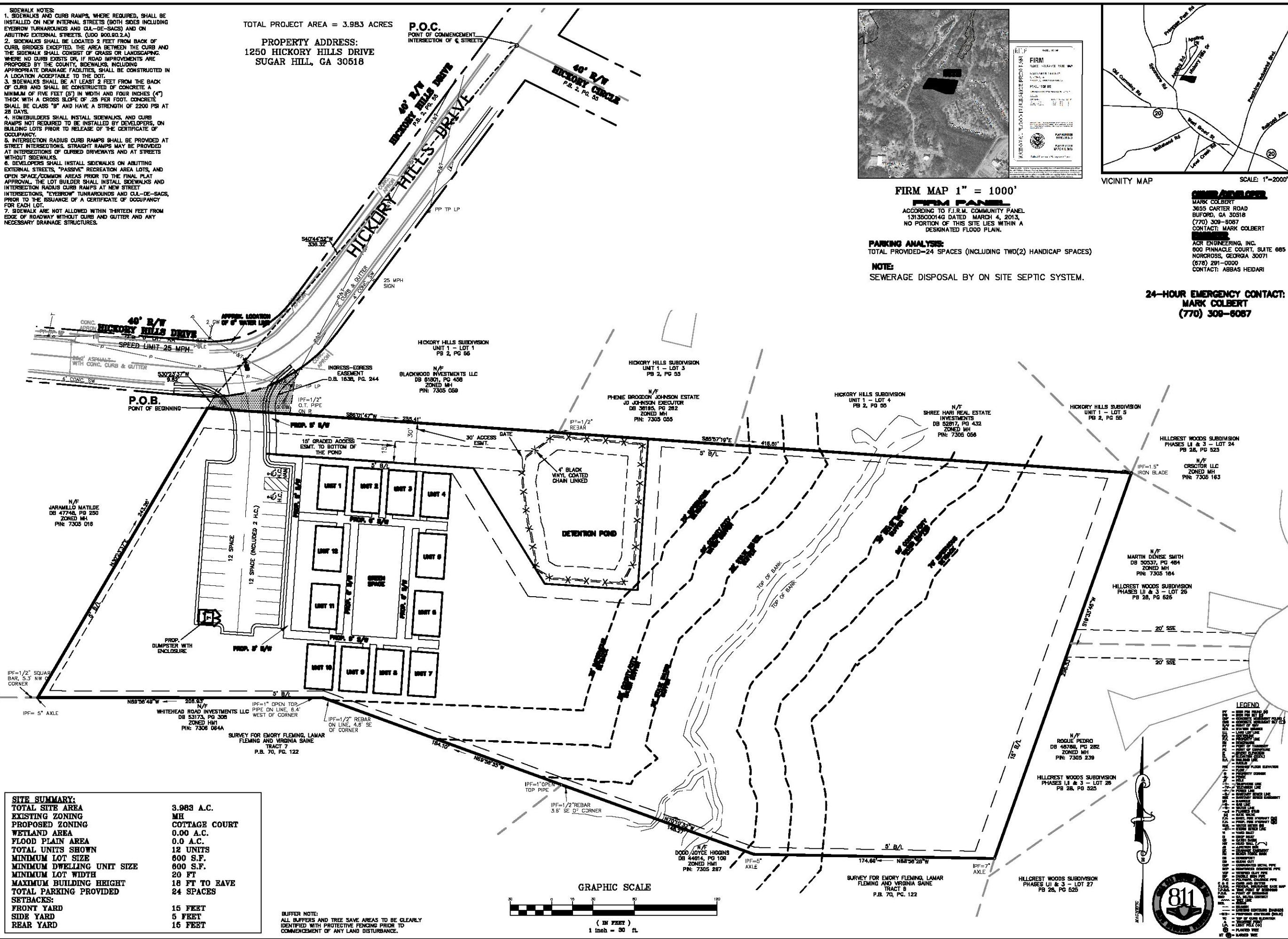
RZ-21-009
ADJACENT ZONING MAP
Request to rezone from MH to R36
12 Unit Cottage Court Development



SIDEWALK NOTES:
 1. SIDEWALKS AND CURB RAMPS, WHERE REQUIRED, SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDES INCLUDING EYEBROW TURNAROUNDS AND CUL-DE-SACS) AND ON ABUTTING EXTERNAL STREETS. (UDO 800.80.2.A)
 2. SIDEWALKS SHALL BE LOCATED 2 FEET FROM BACK OF CURB, BRIDGES EXCEPTED. THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING. WHERE NO CURB EXISTS OR, IF ROAD IMPROVEMENTS ARE PROPOSED BY THE COUNTY, SIDEWALKS, INCLUDING APPROPRIATE DRAINAGE FACILITIES, SHALL BE CONSTRUCTED IN A LOCATION ACCEPTABLE TO THE DOT.
 3. SIDEWALKS SHALL BE AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF FIVE FEET (5') IN WIDTH AND FOUR INCHES (4") THICK WITH A CROSS SLOPE OF .25 PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
 4. HOMEBUILDERS SHALL INSTALL SIDEWALKS AND CURB RAMPS NOT REQUIRED TO BE INSTALLED BY DEVELOPERS, ON BUILDING LOTS PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.
 5. INTERSECTION RADIUS CURB RAMPS SHALL BE PROVIDED AT STREET INTERSECTIONS. STRAIGHT RAMPS MAY BE PROVIDED AT INTERSECTIONS OF CURBED DRIVEWAYS AND AT STREETS WITHOUT SIDEWALKS.
 6. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE/Common Areas PRIOR TO THE FINAL PLAT APPROVAL. THE LOT BUILDER SHALL INSTALL SIDEWALKS AND INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, "EYEBROW" TURNAROUNDS AND CUL-DE-SACS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.
 7. SIDEWALK ARE NOT ALLOWED WITHIN THIRTEEN FEET FROM EDGE OF ROADWAY WITHOUT CURB AND GUTTER AND ANY NECESSARY DRAINAGE STRUCTURES.

TOTAL PROJECT AREA = 3.983 ACRES
 PROPERTY ADDRESS:
 1250 HICKORY HILLS DRIVE
 SUGAR HILL, GA 30518

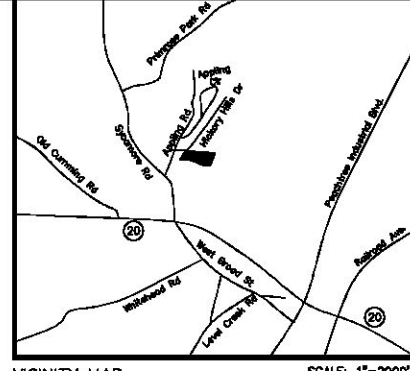
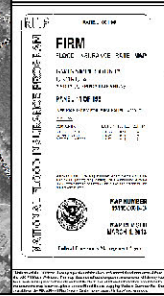
P.O.C.
 POINT OF COMMENCEMENT
 INTERSECTION OF 2 STREETS



SITE SUMMARY:

TOTAL SITE AREA	3.983 A.C.
EXISTING ZONING	MH
PROPOSED ZONING	COTTAGE COURT
WETLAND AREA	0.00 A.C.
FLOOD PLAIN AREA	0.0 A.C.
TOTAL UNITS SHOWN	12 UNITS
MINIMUM LOT SIZE	600 S.F.
MINIMUM DWELLING UNIT SIZE	600 S.F.
MINIMUM LOT WIDTH	20 FT
MAXIMUM BUILDING HEIGHT	18 FT TO EAVE
TOTAL PARKING PROVIDED	24 SPACES
SETBACKS:	
FRONT YARD	15 FEET
SIDE YARD	5 FEET
REAR YARD	15 FEET

BUFFER NOTE:
 ALL BUFFERS AND TREE SAVE AREAS TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.



FIRM MAP 1" = 1000'

FIRM PANEL
 ACCORDING TO F.I.R.M. COMMUNITY PANEL
 1313500014G DATED MARCH 4, 2013,
 NO PORTION OF THIS SITE LIES WITHIN A
 DESIGNATED FLOOD PLAN.

PARKING ANALYSIS:
 TOTAL PROVIDED=24 SPACES (INCLUDING TWO(2) HANDICAP SPACES)

NOTE:
 SEWERAGE DISPOSAL BY ON SITE SEPTIC SYSTEM.

24-HOUR EMERGENCY CONTACT:
 MARK COLBERT
 (770) 308-6087

MARK COLBERT
 3655 CARTER ROAD
 BUFORD, GA 30518
 (770) 308-6087
 CONTACT: MARK COLBERT

ACR ENGINEERING, INC.
 600 PINNACLE COURT, SUITE 685
 NORCROSS, GEORGIA 30071
 (678) 291-0000
 CONTACT: ABBAS HEIDARI

ACR Engineering, inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 600 PINNACLE COURT
 SUITE 685
 NORCROSS, GA 30071
 TEL: (678) 291-0000
 FAX: (678) 291-8887

PRELIMINARY SITE PLAN
 FOR
HICKORY POINT
 CITY OF SUGAR HILL
 GWINNETT COUNTY, GEORGIA
 LL 213, 7TH DISTRICT



No.	Revision/Issue	By	Date

#1250 HICKORY HILLS DRIVE	
LAND LOTS: 125	CITY ADDRESS: SUGAR HILL
DISTRICT: 7th	CITY ADDRESS: SUGAR HILL
SECTION: N/A	STATE: GEORGIA
COUNTY: GWINNETT	DRAWN: TP
SURVEYED: JL	DATE: TP

DRAWING:	Sheet
ZONING:	1
DATE:	NOVEMBER 3, 2021
SCALE:	1" = 30'
DATE:	N/A

- LEGEND:**
- 1. 1/2" SQUARE BAR, 5.3" N.W. CORNER
 - 2. 1/2" SQUARE BAR, 5.3" N.W. CORNER
 - 3. 1/2" SQUARE BAR, 5.3" N.W. CORNER
 - 4. 1/2" SQUARE BAR, 5.3" N.W. CORNER
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HICKORY POINTE NARRATIVE

6x6 COLUMNS AT STREET

3" CONTINUOUS ALUMINIUM GUTTERS BRONZE FINISH

1x4 CONTRETE TRIM

30 YEAR ARCHITECTURAL SHINGLES

HARDIPLANK SIDING AND TRIM

2 PANEL FIBERGLASS ENTRY DOORS

INSULATED VINYL WINDOWS

BRONZE METAL SHED ROOFS

