

City of Sugar Hill
Planning Staff Report
RZ 21-009

DATE: February 1, 2022; *Updated 2/8/2022*
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

Approval of request for R36 zoning with the following conditions:

1. The preliminary plat shall substantially resemble the attached concept plan labeled Exhibit 1 ***except as noted herein.***
2. ***Developer shall provide sufficient area within the parking lot to allow a fire truck and garbage truck to turn around.***
3. Each home must be arranged to enter from the courtyard, substantially resemble the attached illustrative examples labeled as Exhibit 2 in architectural style ***each with a brick water table.***
4. 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 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

- ***There currently exists on the property a single mobile home which has been abandoned for some time.***
- 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 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: \pm 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 Downtown character area.

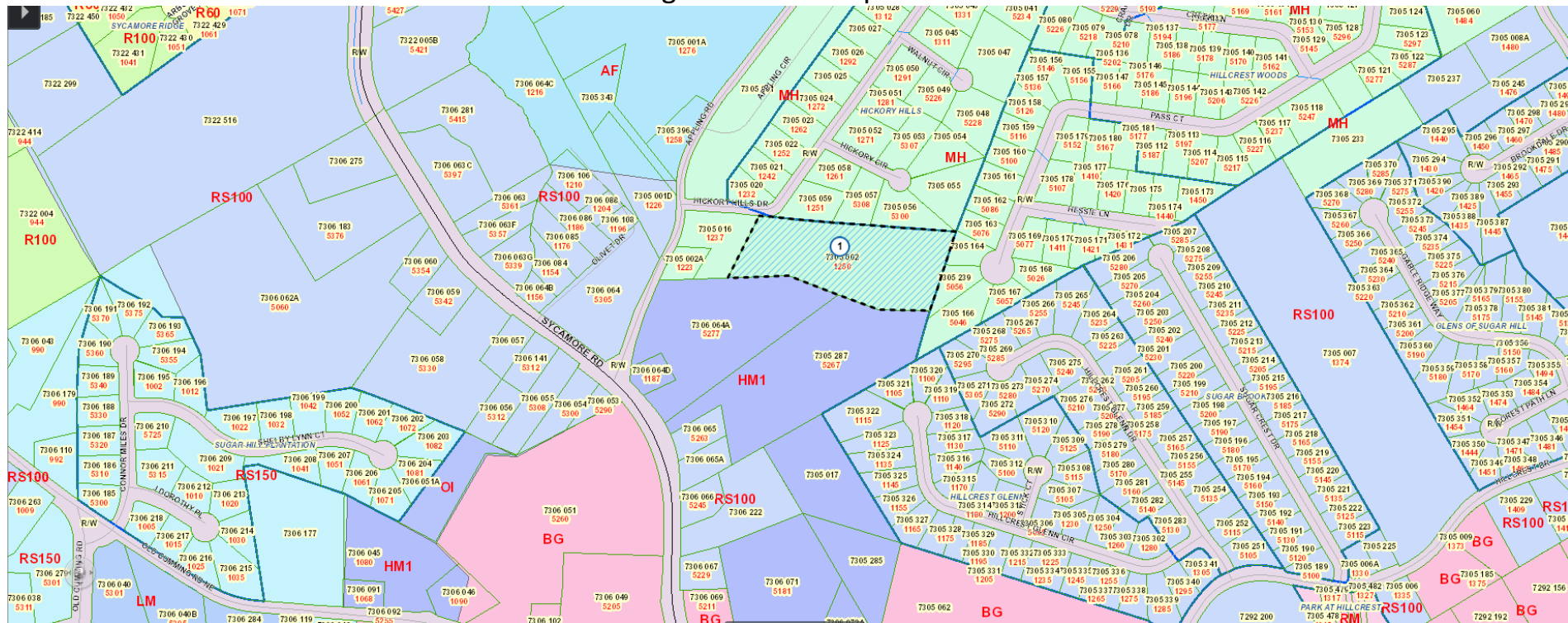
6. *Are there other existing or changing conditions affecting the use and development of the property which would give support to an approval or disapproval of the rezoning request?*

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.

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





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.

