

City of Sugar Hill
Planning Staff Report
RZ 22-001

DATE: July 29, 2022; **updated 11/2/2022**
TO: Mayor & City Council
FROM: Planning Director
SUBJECT: Rezoning RZ 22-001, single-family attached townhome development
4789, 4799, 4808, 4809, & 4829 East Broad Street

REQUEST The City of Sugar Hill has received an application dated January 14, 2022, from Peach State Family Homes, c/o Brett Muetzelfeld requesting to change the zoning for a 3.5-acre assemblage with heavy commercial/light manufacturing businesses on East Broad Street from existing General Business (BG) to Medium Density Mixed Residential (R36) for a single-family attached townhome subdivision development with 31 homes.

RECOMMENDED ACTION

Approval of R36 zoning with the following condition:

1. 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 April 18, 2022. Applicant representative Bret Muetzelfeld & David Sonders spoke on behalf of this request. The public hearing was opened and closed there were no other public comments. Commission Member Phil Olsen made a motion to approve as recommended by staff with conditions. Commission Member Jason Jones made the second. Motion was approved 4-0.

Case was tabled at City Council May, June, July and August to allow applicant time to submit for Design Review. Applicant's design team updated the site plan to be more responsive to the downtown design criteria and resubmitted on 9/21/2022.

DISCUSSION

- Earliest records indicate some of the buildings were originally built in 1940.
- Area has historical significance for commerce and community in Sugar Hill. Construction of the Highway 20 bridge and Peachtree Industrial Boulevard have disconnected it from the rest of the community while everything else has grown up around them.
- Without access to Highway 20, these properties don't have strong neighborhood commercial potential.
- Due to its proximity to downtown heavy commercial, light industrial, or storage uses are no longer appropriate and do not align with the city's vision for future development.

- New residential development in this area could be a catalyst to encourage future reinvestment here.

BACKGROUND

Applicant/Owner: Bret Muetzelfeld (Peach State Family Homes) / Robert and Katherine Conklin and Joel Deaton

Existing Zoning: BG/TCO

Request(s): R36/TCO

Purpose: Single-family attached townhome development with 31 units

Property Size: ± 3.56 acres

Location: 4789, 4799, 4808, & 4829 East Broad Street

Tax Parcel Id Numbers: 7-292-106, 108, 109, 110, & 133

Public Notice: Letters to adjoining owners via USPS regular mail on 3-30-22

Sign posted at 4789, 4799, 4808, & 4829 East Broad Street
on 10-26-22

Ad in legal section of Gwinnett Daily Post on 3-30-22 & 4-20-22 & 10-26-22

Public Comments: ***Neighboring property owner has voiced concern over new buffers imposed on their property by proposed zoning change.***

FINDINGS OF FACT

The city's comprehensive plan designates the subject property as within the Downtown Character Area for future land use. A mix of uses including retail, commercial services, professional office, higher density residential, civic and institutional uses are present and planned for the future.

Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	Womack Iron and aging or abandoned buildings	HSB
South	Highway 20, bulk gas storage, undeveloped land, detached and attached single family residential uses	HM1, BG, RM
East	Across Norfolk Southern railroad: single-family residences, personal storage, automotive repair	BG, LM, MH, RS-100
West	Abandoned properties and dilapidated buildings, convenience store	HSB, BG

Highway Service Business (HSB), Light Industrial (HM1), Multifamily Residential (RM) now inactive, Light Manufacturing (LM), Mobile Home (MH), Medium Density Single Family Residential (RS-100)

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 an appropriate infill use for neighborhood commercial areas particularly within the downtown character area.

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

No. However, the adjacent properties with non-residential zonings will be subject to a 20' zoning buffer for future development or redevelopment.

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. This project is within the Lanier Cluster (Sycamore Elementary School zone) and is likely to contribute to an increase in new student enrollment but will have limited impact on the student population due to the number, size and location of the homes. Currently, there is substantial capacity at Sycamore Elementary, minor capacity at Lanier Middle and Lanier High is at or slightly over capacity.

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

Yes. The proposed zoning and land use is compatible with the downtown character area.

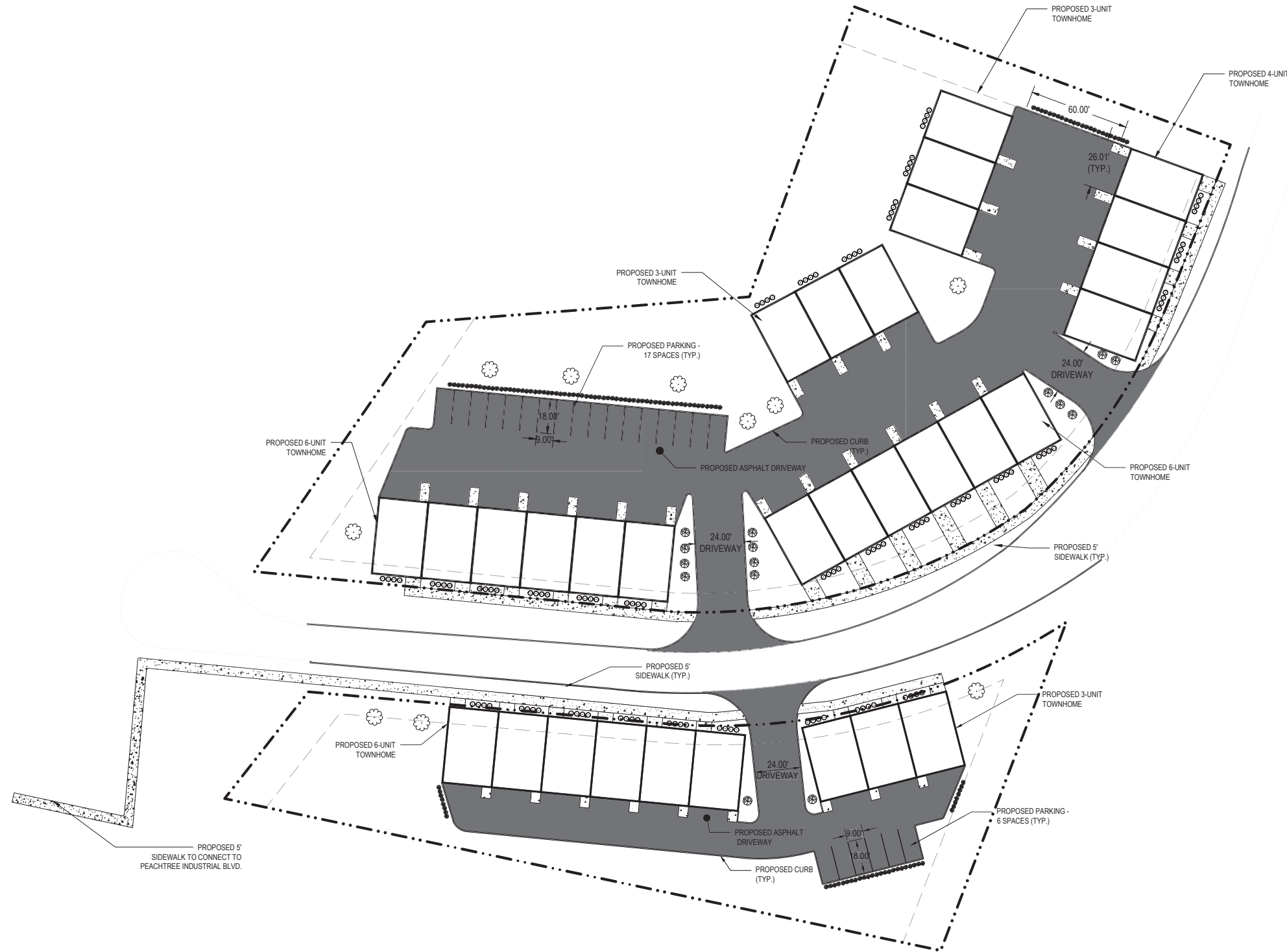
6. Are there other existing or changing conditions affecting the use and development of the property which would give support to an approval or disapproval of the rezoning request?

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.

[illegible]

The map displays a section of the City of Sugar Hill, Georgia, with various land parcels and their zoning designations. The following table summarizes the key information from the map:

Parcel Address	Zoning Designation	Other Notes
7292 093, 4961	BG	
7292 098		
7292 204		
7292 095, 4641		
7292 096, 4041		
7292 101, 4659	BG	
7292 104		
7292 105		
7292 110, 4769		Parcel 5
7292 106, 4769		Parcel 4
7292 108, 4609		Parcel 2
7292 109, 4769		Parcel 3
7292 129		
7292 128, 4838		
7292 133	BG	Parcel 1
7292 137, 4866		
7292 136		
7292 135A, 4846		
7292 141		
7292 131, 25		
7292 135, 4836	RM	
7292 042	BG	
7292 043, 4823	HM1	
7292 027, 1367		
7292 206, 1357		
7292 170, 4735	BG	
7292 033, 1406	LM	
7292 011, 1407		
7292 016, 1417		
7292 034	RS100	

The map also shows major roads: Peachtree Industrial Blvd, Nelson Brogdon Blvd, Second Ave, Lanier Ave, and Railroad Ave. The area is labeled as Sugar Hill, Georgia, and the map is dated 2010.



City of Sugar Hill Planning and Development Department
Ms. Kimberly Landers
5039 West Broad Street
Sugar Hill, GA 30518

Key Engineering Solutions-U.S., Inc.

www.KES-US.com

Subject:
Rezoning Request
4789, 4799, 4808, 4809, & 4829 East Broad Street
Sugar Hill, GA 30518

Date:
January 14, 2022

Dear Ms. Landers:

Contact:
David M. Sonders, P.E.

This Letter of Intent is to request a rezoning of the subject properties to R-36 in order to develop the properties into an upscale townhome community.

The parcels are located at 4789, 4799, 4808, 4809, & 4829 East Broad Street, Sugar Hill, GA 30518. The properties consist of a combined 3.56 acres. 4789 East Broad Street is 0.900 acres. 4799 East Broad Street is 0.610 acres. 4808 East Broad Street is 0.890 acres. 4809 East Broad Street is 0.440 acres. 4829 East Broad Street is 0.720 acres.

Email:
dsonders@kes-us.com

The subject properties will be developed into 31 townhome units. The townhomes will be 1,850+ sf and will consist of two different models, 3 and 4 bedroom options. We estimate to build the following units:

- 15 three-bedroom townhomes
- 16 four-bedroom townhomes

The anticipated price will \$400,000+ per unit. There will be 2 garage parking spots and 2 driveway parking spots per unit. The dimensions of each townhome will be approximately 23 feet wide, by 40 feet long, and 40 feet high.

No variances or special conditions are requested at this time. The applicant respectfully requests approval of the submitted rezoning application

Ms. Landers
January 14, 2022

Please direct any questions, comments, or correspondence regarding this rezoning application to David M. Sonders, P.E., Principal Engineer, at [REDACTED] or dsonders@kes-us.com.

Sincerely,

Key Engineering Solutions – US, Inc.

A handwritten signature in black ink, appearing to read 'D. Sonders', followed by a horizontal line.

David M. Sonders, P.E.
Principal Engineer

Enclosures: