

City of Sugar Hill
Planning Staff Report
RZ 24-004

DATE: September 5, 2024
TO: Mayor and Council
FROM: Planning Department
SUBJECT: Rezone to RS-100 CBD
1036 and 1040 Whitehead Road; R7-306-009 and R7-306-111

ISSUE The City of Sugar Hill has received an application, dated July 30, 2024, from Whitehead Road Investments, LLC to rezone the subject properties from AF, RS-100, and RS-150 to RS-100 CBD (within the Central Business District) for future single-family residences.

RECOMMENDED ACTION

Recommend approval of request to rezone to RS-100 CBD.

PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

The Planning Commission held a scheduled public hearing on August 19, 2024. The public hearing was opened. Applicant representative Nick Thompson spoke on behalf of this request. Amber Chambers, Andrew Shultz, James January, and Philippe Bayard spoke in opposition regarding the lack of application materials. Concerns primarily included a lack of transparency in the application request.

Planning Commission Member Mark Daniels made a motion to recommend tabling the case until a site plan and other application materials were received. Planning Commission Member Brian Shebs made the second. Motion to recommend tabling approved 5-0.

UPDATES

In an email dated September 3, 2024, the applicant requested to postpone the application. Staff recommends the City Council vote to postpone to the October 14, 2024 City Council meeting and remand the application back to Planning Commission at their September 16, 2024 meeting.

DISCUSSION

- Parcel 7-306-009 is presently zoned Medium Density Single Family Residential (RS-100) and Agricultural – Forest (AF) within the Town Center Overlay and is currently vacant. Parcel R7-306-111 is presently zoned Low Density Single Family Residential (RS-150) within the Town Center Overlay with an existing residence on the property. Both parcels have been requested to be rezoned to Medium Density Single-Family Residential within the Central Business District (RS-100 CBD).
- The Central Business District is an overlay district located in the downtown core of the City of Sugar Hill. Land use designations and design requirements are intended to encourage a variety of transportation options and allow a mix of uses in closer proximity to each other.
- The subject property abuts the Central Business District to the north and east.

- While there is not currently a site plan included in the application, the future single-family development would be required to go through the Design Review Board process to be approved.
- Within the Central Business District, single family residential developments are limited to townhomes, row homes, or zero-lot line building types. This enables enhanced cohesion between residential and nonresidential developments within the downtown core.

BACKGROUND

Applicant/Owner: Whitehead Road Investments, LLC

Existing Zoning: AF/RS-100/RS-150

Request(s): Rezone to RS-100 CBD

Purpose: Future single-family development

Property Size: ± 4.61 acres

Location: 1036 and 1040 Whitehead Road

Tax parcel: R7-306-009 and R7-306-111

Public Notice: Letters to adjoining owners via USPS regular mail on 8/2/24

Sign posted on 8/2/24

Ad in legal section of Gwinnett Daily Post on 8/4/24

Public Comments: See Planning Commission Public Hearing.

FINDINGS OF FACT

Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	Warehouse	LM
South	Existing single-family residences	RS-150
East	Existing single-family residence/Vacant residence	RS-100/BG
West	Existing single-family residence	RS-100/RS-150

City of Sugar Hill: Medium Density Single Family Residential in the Central Business District (RS-100 CBD), General Business (BG), Low Density Single Family Residential (RS-150), LM (Light Manufacturing)

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 rezoning is located within an existing residential area and is located near the downtown core of Sugar Hill which features a mixture of multifamily developments, commercial developments, and recreation areas. Rezoning to RS-100 CBD would provide an appropriate transition of uses between single family detached units along Whitehead Road and the developments within the Central Business District.

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

No, as a residential development, it would be the same use as the surrounding properties.

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

Yes.

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

No. The subject site is located in the Lanier cluster (Sugar Hill Elementary school). Impact to surrounding schools will be coordinated with the site plan development and the Gwinnett County School system. Project access coordination with City of Sugar Hill will be required.

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

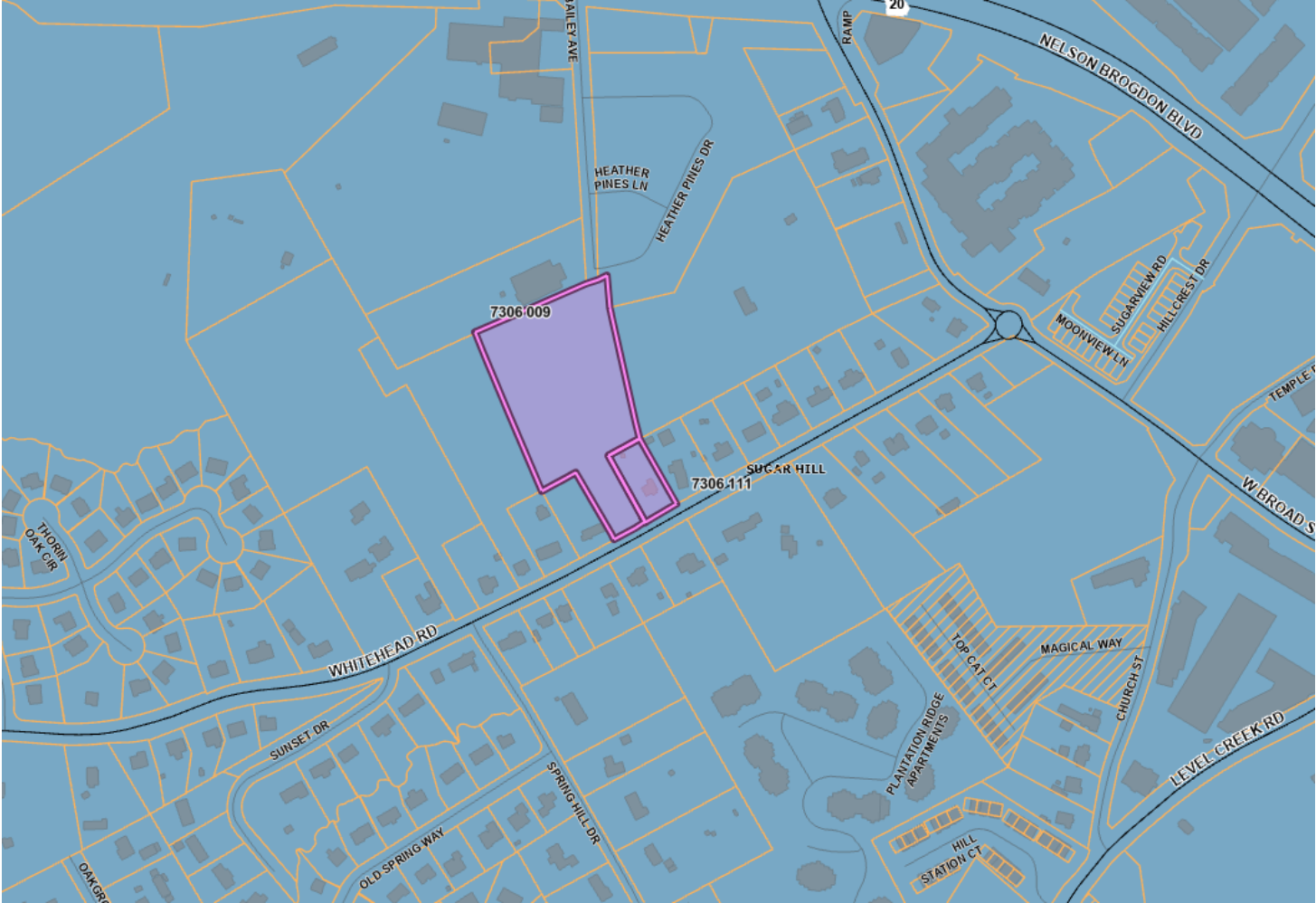
Yes, the property is currently located within an existing residential area. This property is in close proximity to higher and similar density commercial, recreational, and residential developments. With proximity to the downtown core and potential to connect to the Sugar Hill greenway, this development may promote utilization of a variety of transportation options. The future land use map in the 2024 comprehensive plan update designates these parcels as "Town Center".

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?

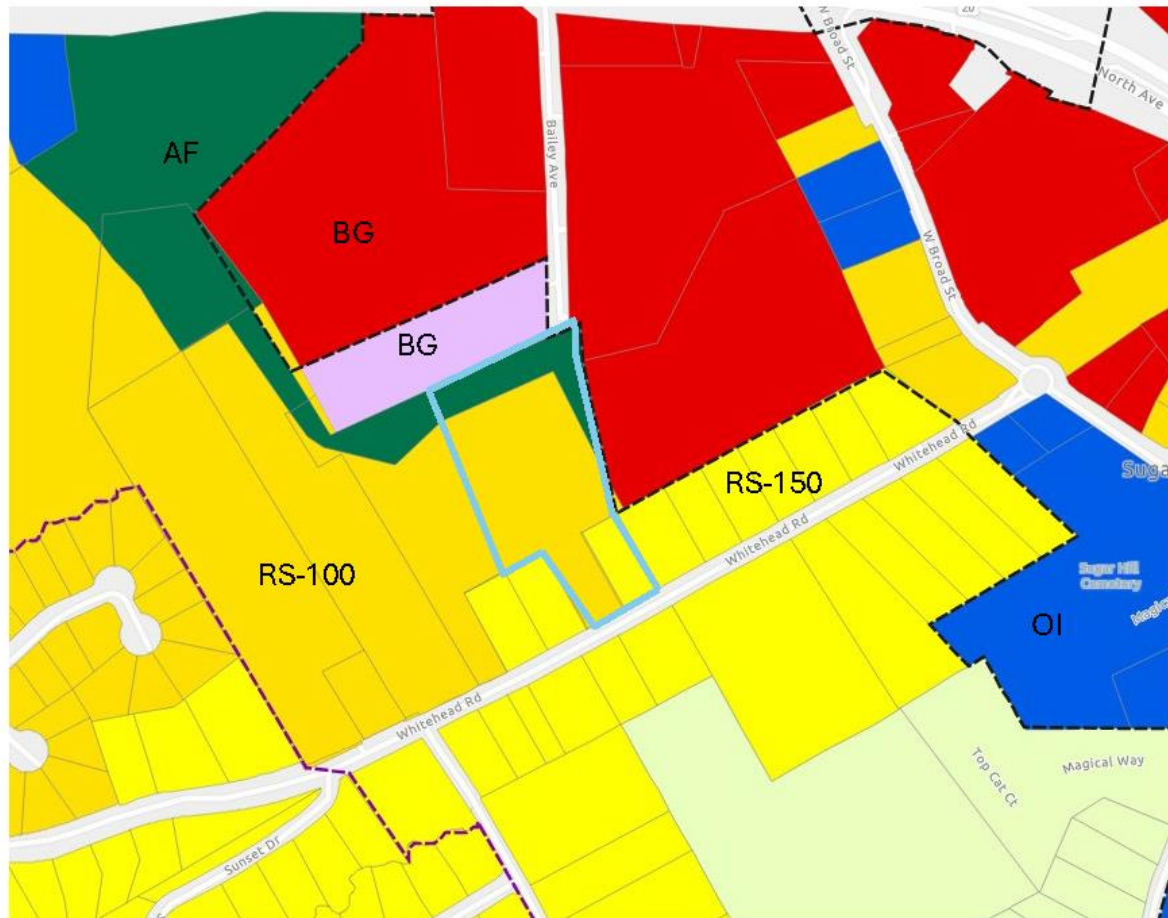
Excerpts from the Comprehensive Plan (2019):

Revitalize aging commercial and residential areas through redevelopment and infill strategies.

RZ-24-004
LOCATION MAP



RZ-24-004
ADJACENT ZONING MAP



RZ-24-004
AERIAL MAP

