

City of Sugar Hill  
Planning Staff Report  
**ZOA 25-001**

DATE: February 26, 2025  
TO: Mayor and Council  
FROM: Planning Director  
SUBJECT: Zoning Ordinance Amendment ZOA 25-001  
Modification of By-Right Uses within the Central Business District and Town Center Overlay;  
Apartment Houses and Dwelling, Multiple.

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## BACKGROUND

On November 12, 2024, City Council asked planning staff to investigate a zoning ordinance amendment that would require a special use permit for the development and approval of apartment houses and dwellings, multiple within the central business district and the town center overlay district. In order to provide ample time for both Planning Commission and City Council to consider the proposed zoning ordinance amendment, City Council imposed a moratorium on development or issuance of permits for apartment houses and dwellings, multiple within the central business district and town center overlay.

## DEFINITIONS

- Apartment house: A residential structure containing three (3) or more apartments.
- Dwelling, Multiple: A dwelling containing three or more dwelling units or designed for occupancy by a fraternity or sorority or by three or more boarders or roomers.
- Dwelling Unit: One or more rooms designed for the occupancy, cooking, and sleeping of one or more persons living as a family.

## FEBRUARY 17, 2025, PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

*The Planning Commission held a scheduled public hearing on Monday February 17, 2025. The public hearing was opened. There was no comment; the public hearing was closed. Planning Commission members discussed mixed use designations and zoning classifications as they relate to the recommended revisions.*

*Planning Commission Member Mark Daniels made a motion to recommend approval of the zoning ordinance amendment with a condition to move the language regarding the buffers to pertain to all zoning types in the Central Business District. Planning Commission Member Jason Jones made the second. Motion to recommend approval with the added condition approved 4-0.*

## RECOMMENDATION

Approval of the following ordinance amendments:

Deleting the following text from Section 1002. D.4 – Conditional Uses.

**2. Multi-Family Residential. Shall be limited to mid-rise, courtyard building type (refer to Appendix A): Minimum FAR = .5:1, Maximum FAR = 2:1.**

Adding the following text to Section 1002. D.5 – Special Uses.

12. Multi-Family Residential. Shall be limited to mid-rise, courtyard building type (refer to Appendix A): Minimum FAR = .5:1, Maximum FAR = 2:1. This section shall only apply to any non-permitted master project as of November 12, 2024.

The following parcels are excluded from requiring a special use permit, but shall be limited to the density and unit count existing or permitted as of November 12, 2024:

R7291-078 (Now or FKA “The Lyric”)  
R7306-079A (Now or FKA “Holbrook”)  
R7305-062 (Now or FKA “Cadence”)  
R7305-009 (Now or FKA “Conclave at Sugar Hill”)  
R7292-077A (Now or FKA “The Refinery”)  
R7291-057 (Now or FKA “The Local”)  
R7291-045 (Now or FKA “reNEW Sugar Hill”)  
R7291-350 (Now or FKA “The Collier”)

This purpose of exclusion is to ensure that the above listed properties do not become non-conforming uses. Further, the purpose is to ensure that the developments can exist (or be rebuilt) only as originally constructed and permitted.

Deleting Section 1002. D.6 – Mixed Use and replacing Section 1002. D.6 – Mixed Use with the following text:

Mixed Use shall be allowed only upon application to and approval of the City Council under the rezoning process required by this Ordinance. Two or more of the allowed used, conditional uses, and special uses may be present in a Mixed Use development. No zoning buffers will be required between parcels within the Central Business District or between parcels withing the Central Business District and parcels directly outside of its boundaries.

a. Residential or Office uses in buildings containing retail or other uses are encouraged and the acreage on which such buildings are located may be used in either or both classifications for density purposes.