

City of Sugar Hill
Planning Staff Report
AX 24-003

DATE: November 13, 2024
TO: Planning Commission
FROM: Planning Director
SUBJECT: Annexation AX 24-003
5871 Hillside Farm Rd and 545 Riverside Rd

ISSUE: Annexation of this 20.09 acre assemblage of parcels was initiated by an application from Hillside Holdings, LLC dated October 22, 2024. Applicant is requesting General Business (BG) for a brewpub, event venue, and chapel. The applicant is requesting buffer reductions for parcels 7-339-121 and 7-339-057 for existing conditions and site access. The applicant is requesting a special use permit for an event facility.

RECOMMENDED ACTION

Recommend approval of annexation of Parcels 7-339-121 and 7-339-057.

Recommend approval of rezoning and special use permit for an event center for Parcels 7-339-121 and 7-339-057 with the following conditions:

1. The development shall substantially conform to the site plan (Exhibits 1-5) submitted with the application, particularly regarding its general features, placement, and alignments.
2. The applicant shall construct a two-way stop enhanced intersection at the intersection of the Sugar Hill Crossing internal road and Hillside Farm Road, as recommended by the traffic study submitted with the application dated September 16, 2024.
3. All existing structures which are not proposed to be demolished shall be brought into compliance based on their proposed occupancy in relation to the current International Building Code and other applicable codes.
4. Any proposed pickleball courts shall be a minimum of 500' from residential properties. If soundproofing/sound absorption products are used, courts shall be a minimum of 250' from residential properties.
5. Natural gas appliances shall be used where alterations or additions are made for the initiation of the commercial uses.
6. The zoning buffer shall be reduced to 25' from 75' for parcel 7-339-121 against parcels 7-339-094 and 7-339-093 for an existing structure. No further removal of vegetation or encroachment into the buffer is permitted. Unless as otherwise required by the conditions of the rezoning, other applicable codes, or usual and customary maintenance, exterior expansions of the existing structure are not permitted.
7. The zoning buffer shall be reduced to 15' from 75' for parcel 7-339-057 for an existing structure, driveway, and clearing. Use of the reduced buffer area shall be limited to the existing structure and driveway and proposed overflow parking, where no further removal of vegetation or encroachment into the buffer is permitted. Unless as otherwise required by the conditions of the rezoning, other applicable codes, or usual and customary maintenance, exterior expansion of the existing structures is not permitted.

8. The zoning buffer shall be reduced to 20' from 75' for parcel 7-339-057 against parcels 7-339-221 and 7-339-293 for the purpose of stormwater management only.
9. The zoning buffer shall be reduced to 0' from 75' for parcel 7-339-057 for an access driveway improvement, sewer connection, and stormwater detention.

DISCUSSION

- Background information: The City of Sugar Hill received an application dated June 26, 2024, for an annexation application from Hillside Holdings, LLC. This application was requested by the applicant to be withdrawn in order to revise the application; the withdrawal was approved by City Council at the September 9, 2024, meeting.
- The proposed annexation meets state requirements under the 100% method and does not create an unincorporated island. Gwinnett County Board of Commissioners and Gwinnett County Public School Board were notified of the application.
- Parcel 7-339-121 is presently zoned Agriculture – Residential (RA200) in Gwinnett County. Parcel 7-339-057 is presently zoned single-family residential (R100) in Gwinnett County.
- The parcels are located between a commercial node, residential areas, and vacant land designated as greenspace. The future land use designation for the property in the County is traditional residential. Planning staff recommends a land use character designation of Commercial Node.
- The property is currently developed with several single-family detached residences. The property features access through the Sugar Hill Corners shopping center through a private easement. There is an existing deteriorated access road off of Riverside Road. The proposal includes utilizing four of the existing buildings. Recreational uses such as a pickleball court may be included.
- The proposed use of the site includes a 6,600 square foot brewpub, a 9,240 square foot event facility, and a 2,330 square foot chapel.
- Parcel 7-339-294 is presently zoned RA200 in Gwinnett County. This parcel is not part of the application to annex and rezone; however, the parcel would be utilized for stormwater management for the proposed project.
- The applicant has stated intent for a brew pub at this time. It is required that they apply for a special use permit to pursue a microbrewery in the future, and the applicant has been made aware of this requirement.
- The applicant requests a special use permit for an event facility. The main proposed event venue would be aimed at weddings and similar events. The event venue has over 300' of undisturbed buffer against the adjacent neighborhood which is significantly higher than the required 50' undisturbed buffer. City regulations limit the hours of operation to 8 a.m. to 9:00 p.m. Sunday through Thursday and 8:00 a.m. to 11:00 p.m. Friday and Saturday.
- The requested rezoning to General Business (BG) would create a 75' buffer against the neighboring residential areas.
- The Emerald Lakes subdivision, to the south of parcel 7-339-121, is presently zoned R-100 (Gwinnett County) and RS100 (City of Sugar Hill). The applicant requests a buffer reduction for an existing residence, fence, and accessory building. According to the survey submitted by the applicant, the house sits approximately 55' from the property line, and the fence is approximately 26' from the property line. The applicant is not proposing additional

encroachments into the 75' buffer, with the only improvements being those required to bring the existing structure to code for commercial use. This would include ADA requirements.

- The City of Sugar Hill owned parcel to the east of parcel 7-339-057 is presently zoned RS-150 but is presently vacant with a 'greenspace' future land use designation. An existing log cabin and gravel driveway are approximately 18' away from the property line. The applicant requests a 15' buffer for the property line at the log cabin only, with no proposed improvements outside of requirements for code compliance.
- To the west of the subject parcels is an existing substation for the Georgia Transmission Corporation which is zoned RA-200 in Gwinnett County. The applicant requests a buffer reduction to 20' from 75' to accommodate potential encroachment for stormwater management, including but not limited to a storm pipe or ditches.
- Parcel 7-339-025 is zoned R100 in Gwinnett County. This parcel is presently vacant. The applicant requests a reduction of the buffer against this parcel to 0' from 75' for an access drive off of Riverside Road, sewer connection, and potential additional stormwater detention. The proposed access drive would follow the existing old driveway with an existing connection to Riverside Road.
- The applicant has included a traffic study in their application. The study looked at the intersections of SR 20 at Publix Driveway 1/Hillside Farm Road, Suwanee Dam Road at Publix driveway 2, SR 20 at Emerald Parkway/Henry Bailey Road, Publix Internal Road at Hillside Farm Road, and Riverside Road at Hillside Farm Road. The study concluded that an improved intersection at the 'Publix Internal Road' at Hillside Farm Road should be constructed with a two-way stop-controlled intersection. No other mitigation improvements were recommended.

BACKGROUND

Applicant / Owner:	Hillside Holdings, LLC / MS Buice LLC, Ronald Buice
Existing Zoning:	Single-family residential (R100) and Agriculture/Residence (RA200) in Gwinnett County.
Request:	Annex and rezone to BG. Special Use Permit for an event facility. Variance on buffers for both parcels.
Purpose:	Brewpub, Event Facility, and Chapel
Property Size:	± 20.09 Acres
Location:	5871 Hillside Farm Road and 545 Riverside Road; Tax Parcels # 7-339-121 and 7-339-057
Public Notice:	Public notice signs were posted on 10/31/24. Public notices were mailed to adjoining property owners on 10/31/24. Legal advertisements were published in the Gwinnett Daily Post on 11/3/24, 11/10/24, 11/13/24, 11/20/24, 11/24/24, and 10/4/24.
Public Comment	None as of 11/13/24.

FINDINGS OF FACT

Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	Single family residences (Gwinnett County)	R-100
South	Emerald Lake subdivision (Gwinnett County/City of Sugar Hill)	R-100 / RS150
East	Vacant City of Sugar Hill owned property	RS-150
West	Georgia Transmission Corporation substation (Gwinnett County) / Sugar Hill Corner Shopping Center (City of Sugar Hill)	RA-200 / BG

R100 – Single-Family Residence District (Gwinnett County); RA200 – Agriculture Residence (Gwinnett County); RS-150 – Single-Family Residential District (City of Sugar Hill); BG – General Business (City of Sugar Hill)

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 meets the intent and spirit of adjacent commercial uses and will complement nearby residential uses. The proposed uses on the site are smaller in scale and less intensive than the adjoining shopping center.

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 additional use restrictions or any unusual or undue hardship on adjoining or nearby 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 applicant will be utilizing existing driveways and access points within the shopping center and off of Riverside Road to provide access to the property. While the traffic will increase during event hours, it is not anticipated that it will have a significant impact on surrounding properties. The applicant has submitted a traffic study with their application with minimal recommended improvements. The school system will not be impacted by this commercial project.

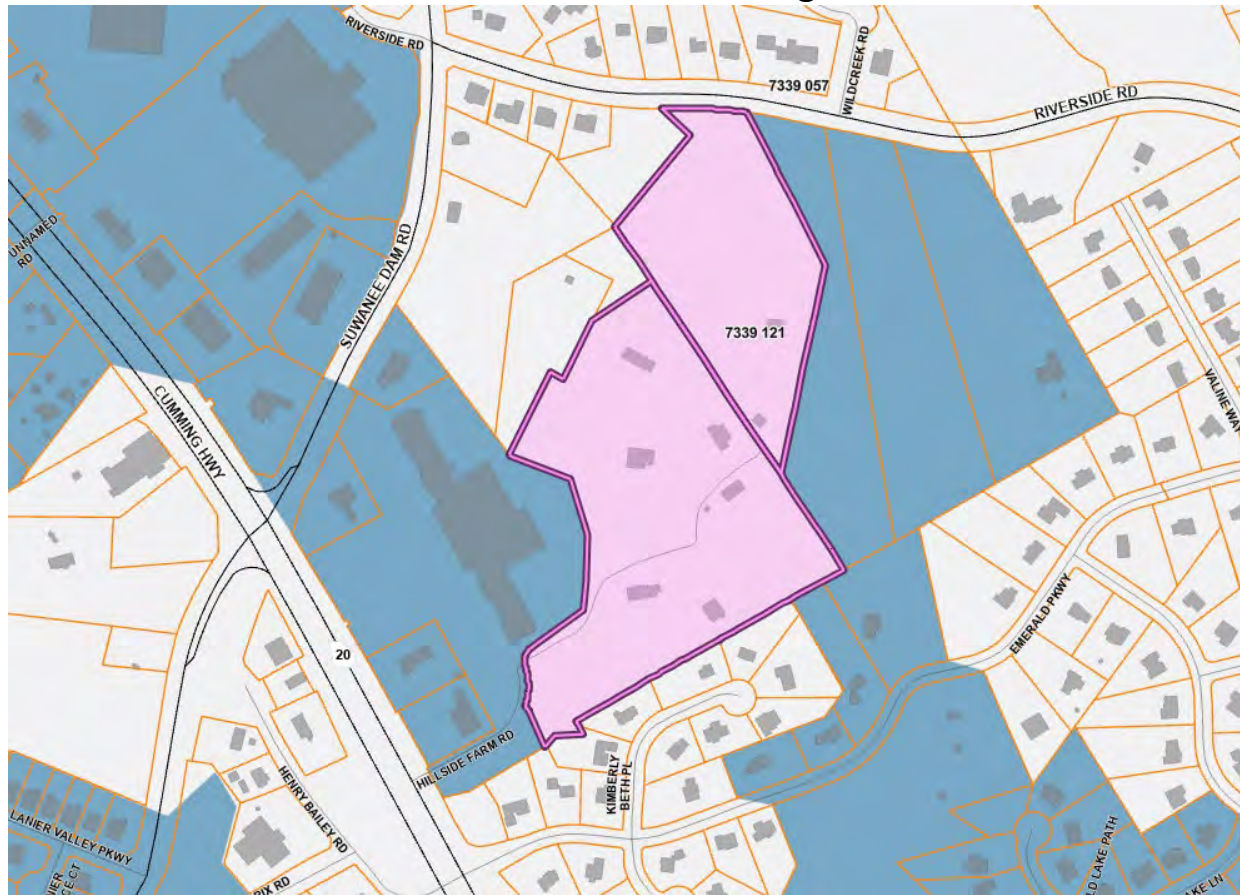
5. Does the rezoning requested conform to the Sugar Hill Land Use Plan?

Yes. The property is located at the intersection of Neighborhoods and Commercial Node lands designated by the city and Traditional Residential lands designated by the county. The requested BG zoning provides for appropriate land use commensurate with existing land uses adjacent to the property.

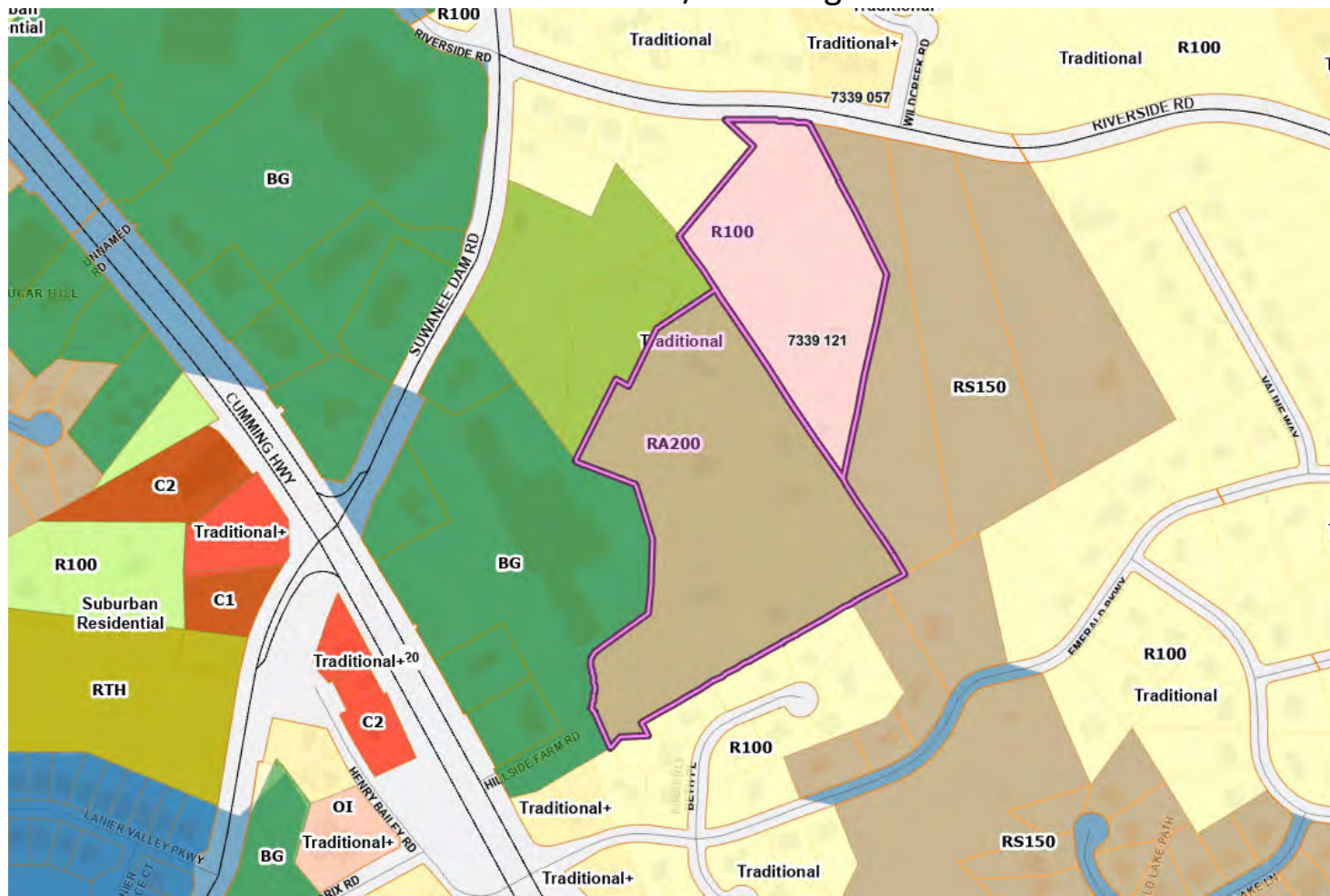
6. Are there other existing or changing conditions affecting the use and development of the property which would give support to an approval or disapproval of the rezoning request?

No.

AX-24-003
LOCATION MAP
Annexation/Rezoning



AX-24-003
ADJACENT ZONING MAP
Annexation/Rezoning





CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET
Master Agreement

CASE #: AX 24-003 PERMIT FILE # 24-01832 DATE RECEIVED: 10/25/24
Reviewed by: CW Date Accepted: 10/29/24

APPLICATION

CHECK ONE: ☒ ANNEXATION/REZONING ☐ REZONING ☐ CHANGE IN CONDITIONS ☒ SPECIAL USE PERMIT

APPLICANT INFORMATION

Name: Hillside Holdings, LLC Address: 5879 Hillside Farm Road
Phone: [REDACTED] Sugar Hill, GA 30518
Fax: n/a Email: [REDACTED]
Signature: [Signature] Date: 10/22/24

OWNER INFORMATION

IF MULTIPLE PROPERTY OWNERS FILL OUT MASTER APPLICATION AND ONE APPLICATION FOR EACH APPLICANT.

Name: _____ Address: _____
Phone: _____
Fax: _____ Email: _____
Signature: _____ Date: _____

CONTACT INFORMATION

Name: Dave Lee Phone: [REDACTED]
Fax: n/a Email: [REDACTED]

* Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

PROPERTY INFORMATION:

IF MULTIPLE PROPERTY OWNERS FILL OUT MASTER APPLICATION AND ONE APPLICATION FOR EACH APPLICANT.

Map Reference Number(s) (Tax Parcel Identification Number or PIN #) 7339 121 & 7339 057 Acreage: 20.09
Number of Existing Housing Units: 0 Number of Proposed Housing Units: 0 Current Population: 0

Street Address: 5871 Hillside Farm Road & 545 Riverside Rd, Sugar Hill, GA 30518

PRESENT ZONING DISTRICT: RA 200 & RA100(Gwinnett County) REQUESTED ZONING DISTRICT: "GB"-General Business District
MicroBrewery or BrewPub, Event Venue, and Chapel (Annexation to Sugar Hill)

Proposed Development: MicroBrewery or BrewPub, Event Venue, and Chapel

Adjacent Zonings: NORTH: RS 150 & R100 EAST: RS 150 & R100 SOUTH: BG WEST: BG, RA200 & R100

Residential Development

of Lots/Dwelling Units: n/a
Dwelling Unit Size (sq. ft.): n/a
Net Density: n/a

Non-Residential Development

of Lots/Buildings: 3 Ex. Bldg to remain and 3 New Bldgs
Ex Bldg - Approx 4,050 to remain
Total Gross Square Feet: New: Brewery = 6,360sf, Chapel = 3,443 sf &
Event Center = 8,330 sf = Total Bldg = 22,185 SF
Density: N/A

PLEASE CHECK THE FOLLOWING IF APPLICABLE: ☐ DRI (Development of Regional Impact) ☐ Within 2,000 feet of the Chattahoochee River

Request for Special Conditions or Variance(s) (Set back, Parking, Buffers, etc): Buffer reduction for parcel 7-339-121 and 7-339-057 as
outlined in our Letter of Intent and shown on the site plan.

NOTE: Special Conditions, and Variance Request must also be explained in the Letter of Intent.



**CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET**

CASE #: AX24-003 PERMIT FILE # 24-01832 DATE RECEIVED: 10/25/24
Reviewed by: CW Date Accepted: 10/29/24

APPLICATION FOR ANNEXATION

**IF MULTIPLE PROPERTY OWNERS FILL OUT AND SUBMIT AN APPLICATION FOR EACH APPLICANT/OWNER/ELECTOR.
SIGN APPLICABLE SECTION**

100% METHOD

This Annexation Application is made pursuant to the provisions of the Official Code of Georgia Annotated 36-36, Article 2, "Annexation Pursuant to Application by one hundred percent (100%) of Landowners". Application is hereby made to the City of Sugar Hill, Georgia by the undersigned property owners, who own 100% of the property to be annexed, to have the following described lands annexed into the corporate limits of the City. All that tract or parcel of land lying and being in Land Lots(s) 399 of the 7th District(s), Parcel Number(s) 7339-121 & 7339-057 Gwinnett County, Georgia and being more particularly described as: (Attach or Insert Legal description) see attached legal

(Note: Also, attach a plat or drawing illustrating the land area to be annexed and its relationship to the existing City Limits. Include lot number, block number, subdivision name, and Plat Book Reference, if available, and the existing zoning classifications of adjacent properties within the City.) It is requested that a zoning classification of General Business (GB) be assigned to the property upon annexation.

(Note: Different classifications can be requested for various portions of the property).

The property owner(s) intended to develop and/or use the property as follows: Event Center, Chapel and Brewpub/Microbrewery with recreation areas for pickleball courts, playground, etc. We like start Spring 2025 (Include a timetable for development if available).

Owner/Applicant Name: <u>Dave Lee</u>	Address: <u>Hillside Holdings, LLC</u>
Home Phone: <u>[REDACTED]</u>	<u>5879 Hillside Farm Road</u>
Work Phone: <u>NA</u>	<u>Sugar Hill, GA 30518</u>
Fax: <u>NA</u>	Email: <u>[REDACTED]</u>
Signature: <u>[Signature]</u>	Date Signed: <u>10/22/24</u>

* COPIES CAN BE MADE FOR ADDITIONAL OWNER/APPLICANT SIGNATURES, ORIGINAL SIGNATURES MUST BE SUBMITTED WITH THE APPLICATION.

60% METHOD

This Annexation Application is made pursuant to the provisions of the Official Code of Georgia Annotated 36-36, Article 3, "Annexation Pursuant to Application by Owners of 60 Percent of Land and 60 Percent of Electors". Application is hereby made to the City of Sugar Hill, Georgia by the undersigned property owners and resident electors residing on the property proposed for annexation, to have the following described lands annexed into the corporate limits of the City. The undersigned state that they represent at least 60% of the owners of the property by acreage and at least 60% of the resident electors residing on the property to be annexed. All that tract or parcel of land lying and being in Land Lots(s) _____ of the _____ District(s), Parcel Number(s) _____ Gwinnett County, Georgia and being more particularly described as: (Attach or Insert Legal description) _____ (Note: Also, attach a plat or drawing illustrating the land area to be annexed and its relationship to the existing City Limits. Include lot number, block number, subdivision name, and Plat Book Reference, if available, and the existing zoning classifications of adjacent properties within the City.) It is requested that a zoning classification of _____ (_____) be assigned to the property upon annexation. (Note: Different classifications can be requested for various portions of the property).

The property owner(s) intended to develop and/or use the property as follows: _____ (Include a timetable for development if available).

_____ (Include a timetable for development if available).

Landowner Name: _____	Address: _____
Home Phone: _____	_____
Work Phone: _____	_____
Fax: _____	Email: _____
Signature: _____	Date Signed: _____
Elector (Registered Voter) Name: _____	Address: _____
Home Phone: _____	_____
Work Phone: _____	_____
Signature: _____	Date Signed: _____

- COPIES CAN BE MADE FOR ADDITIONAL LANDOWNER AND ELECTOR SIGNATURES, ORIGINAL SIGNATURES MUST BE SUBMITTED WITH THE APPLICATION.
- A SEPARATE SIGNATURE PAGE SHOULD BE FILED FOR EACH LANDOWNER AND EACH RESIDENT ELECTOR.



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Please respond to the following standards in the space provided or use an attachment as necessary:

A. Whether the proposed Rezoning or Special Use Permit will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes; The land is located behind existing shopping center and next to a GA Power Transmission substation. The proposed use of Event Center and Church are allowed in RS200 zoning with SUP. The reason to rezone to BG is to allow for the Microbrewery/Brewpub. The Brewery and Event Center require a Special Use permit also.

B. Whether the proposed Rezoning or Special Use Permit will adversely affect the existing use or usability of adjacent or nearby property:

No; as mentioned, a church and event center are allowed in RS200 zoning with SUP. The proposed Brewery will be located away from the residential property and does not impose any undue hardships.

C. Whether the property to be affected by a proposed Rezoning or Special Use Permit has reasonable economic use as currently zoned:

Yes; however with it backing up to shopping center and GA Power substation and with topographic issues and rock out cropping, a single family neighborhood would mostly clear the land to maximize the lots. The proposed development is trying to use the natural land for this development and minimize impact.

D. Whether the proposed Rezoning or Special Use Permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

No. The proposed uses will not have an adverse affect on the existing infrastructure.

E. Whether the proposed Rezoning or Special Use Permit is in conformity with the policy and interest of the Land Use Plan:

Yes we believe so. Currently front is commercial and as mentioned above, the proposed uses are allowed under current zoning with SUP. The BG zoning provides for appropriate land use. We feel the proposed development uses conform with City land use plan.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed Rezoning or Special Use Permit:

Not aware of any existing or changing conditions that affect the property except for a rezoning to BG to allow for the Brewpub/Microbrewery.



**CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET**

APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication which affects the same land for which an application was denied during the last 12 months shall be acted upon for 12 months from the date of the denial by the City Council unless waived by the City Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of the denial by the City Council.

Signature of Applicant: [Signature] Date: 10/23/24 Typed or Print Name and Title: Dave Lee -Development Manager Date: 10/23/24

Sworn to and subscribed before me this _____ day of _____, 20____ Signature of Notary Public

PROPERTY OWNER'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication which affects the same land for which an application was denied during the last 12 months shall be acted upon for 12 months from the date of the denial by the City Council unless waived by the City Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the City Council. I hereby authorize the staff of the City of Sugar Hill, Department of Planning and Development to inspect the premises which are subject of this zoning application.

Owner Signature: _____ Date: ____/____/____ Typed or Print Name and Title: _____ Date: ____/____/____

Sworn to and subscribed before me this _____ day of _____, 20____ Signature of Notary Public

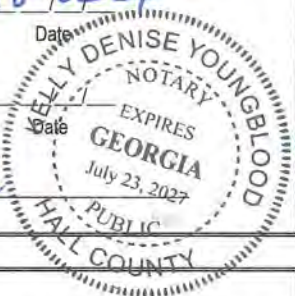
CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Signature of Applicant/ Attorney Representative: [Signature] Date: 10/23/24 Typed or Print Name and Title: Dave Lee -Development Manager Date: 10/23/24

Signature of Owner: _____ Date: ____/____/____ Typed or Print Name and Title: _____ Date: ____/____/____

Sworn to and subscribed before me this 22nd day of October, 2024. [Signature]
Signature of Notary Public



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Sugar Hill City Council or the Planning Commission? No (yes/no). If yes, complete the following:

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more	DATE CONTRIBUTION WAS made (within last two years)
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Signature of Applicant/ Attorney Representative: _____ Date: ____/____/____ Typed or Print Name and Title: _____ Date: ____/____/____
Signature of Owner: _____ Date: ____/____/____ Typed or Print Name and Title: _____ Date: ____/____/____

Sworn to and subscribed before me this _____ day of _____, 20____ Signature of Notary Public



**CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET**

APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication which affects the same land for which an application was denied during the last 12 months shall be acted upon for 12 months from the date of the denial by the City Council unless waived by the City Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of the denial by the City Council.

Signature of Applicant [Signature] Date 11/1/24 Typed or Print Name and Title Dave Lee -Development Manager

Sworn to and subscribed before me this 1st day of November, 2024. [Signature]
Signature of Notary Public



PROPERTY OWNER'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication which affects the same land for which an application was denied during the last 12 months shall be acted upon for 12 months from the date of the denial by the City Council unless waived by the City Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the City Council. I hereby authorize the staff of the City of Sugar Hill, Department of Planning and Development to inspect the premises which are subject of this zoning application.

Owner Signature _____ Date ____/____/____ Typed or Print Name and Title _____ Date ____/____/____

Sworn to and subscribed before me this _____ day of _____, 20____. _____
Signature of Notary Public

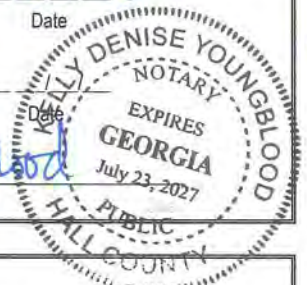
CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Signature of Applicant/ Attorney Representative [Signature] Date 11/1/24 Typed or Print Name and Title Dave Lee -Development Manager

Signature of Owner _____ Date ____/____/____ Typed or Print Name and Title _____

Sworn to and subscribed before me this 1st day of November, 2024. [Signature]
Signature of Notary Public



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Sugar Hill City Council or the Planning Commission? No (yes/no). If yes, complete the following:

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more	DATE CONTRIBUTION WAS made (within last two years)
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Signature of Applicant/ Attorney Representative _____	Date ____/____/____	Typed or Print Name and Title _____	Date ____/____/____
Signature of Owner _____	Date ____/____/____	Typed or Print Name and Title _____	Date ____/____/____

Sworn to and subscribed before me this _____ day of _____, 20____. _____
Signature of Notary Public

Seal



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR APPLICATION

The undersigned below is authorized to make this application. The undersigned certifies that all City Taxes/Property taxes, billed to date for the parcel listed below have been paid in full to the Tax Commissioner of Gwinnett County, Georgia. In no case shall an application or reapplication for rezoning, special use permit, and/or change in conditions be processed without such property verification. A copy of the paid tax bill can also be provided.

***NOTE:** A separate verification form must be completed for each tax parcel included in the Variance request.

Tax Parcel Number: 7339-121 & 7339-057,


SIGNATURE OF APPLICANT

06/22/24
DATE

Dave Lee
TYPE OR PRINT NAME



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

PUBLIC HEARING CHECKLIST

The following is a checklist of information required for submission of an application. The Planning and Development Department reserves the right not to accept any uncompleted applications.

☒ Application completed with all information needed attached rezoning fees paid.

Other information required to be submitted with the application:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> 3 Copies of the site Plan to scale | <input checked="" type="checkbox"/> 8 1/2" X 11" Reduced Copy w/topo (1) | <input checked="" type="checkbox"/> 8 1/2" X 11" Reduced Copy without topo (1) |
| | | <input checked="" type="checkbox"/> Above emailed to klanders@cityofsugarhill.com |
| <input checked="" type="checkbox"/> 11" X 17" with topo (1) | <input checked="" type="checkbox"/> 11" X 17" without topo (1) | <input checked="" type="checkbox"/> Survey Included |
| | | <input checked="" type="checkbox"/> Recorded Plat <input type="checkbox"/> Electronic File |
| <input checked="" type="checkbox"/> Legal Description – WORD FORMAT | <input checked="" type="checkbox"/> Letter of Intent (Including Variances) | <input checked="" type="checkbox"/> Adjoining Property Owners <input checked="" type="checkbox"/> Printed Labels |
| <input checked="" type="checkbox"/> Above emailed to klanders@cityofsugarhill.com | | <input checked="" type="checkbox"/> Email Labels AVERY 5160 format to klanders@cityofsugarhill.com |
| <input checked="" type="checkbox"/> Applicant/Owner Certification | <input checked="" type="checkbox"/> Conflict of Interest/Campaign Contributions | <input type="checkbox"/> Applicants Response |
| <input checked="" type="checkbox"/> Availability of Water/Sewer Letter | <input checked="" type="checkbox"/> Property Tax Paid Verification | <input checked="" type="checkbox"/> Traffic Study |
| <input checked="" type="checkbox"/> N/A Development of Regional Impact (DRI) | <input checked="" type="checkbox"/> N/A within 2,000' of the Chattahoochee River | <input checked="" type="checkbox"/> Site Plan with <u>all</u> items below |

I, Dave Lee have completed all of the above.
Print Name

[Signature]
Applicant Signature

10/25/24
Date

Received Date: 10/25/24

Reviewed By: CW

CASE NUMBER: AX 24-003

To be returned by: / /

MAKE SURE THIS CHECKLIST IS RETURNED WITH THE REZONING APPLICATION.

October 20, 2024

City of Sugar Hill
Attn: Claire Weatherly
5039 West Broad Street
Sugar Hill, GA 30518

RE: Letter of Intent
Hillside at Sugar Hill

Dear Ms. Weatherly:

Hillside Holdings, LLC is proposing to annex and rezone approximately 20.09 acres into the City of Sugar Hill, GA using the 100% Method. These are parcels 7-339-121 and 7-339-057. Note, parcel 7-339-294 which is 4.42 acres will be part of the property but will remain in Gwinnett County and keep its current zoning of RA200. The proposed development will consist of an Event Center, Chapel and Brewpub or future Microbrewery which would require a separate SUP. The site is currently zoned RA200 and RA100 but must be rezoned to "BG" General Business District to allow for the Microbrewery/Brewpub. Note, we are only pursuing Brewpub at this time. If a microbrewery is considered in the future, we realize that a separate SUP would be required. The development intends to keep the natural layout of the land as much as possible and place proposed buildings and parking to minimize land impact. Some of the existing homes will be retained and repurposed to accommodate these plans. The proposed building heights will be limited to the zoning ordinance of 45 feet. The proposed parking will meet the minimum code required parking. The proposed development may include support resources such as pickleball courts and other recreational areas.

Rezoning to "BG" General Business District will create a 75' wide undisturbed buffer against the Emerald Lake Subdivision and City of Sugar Hill property adjacent to the site. The current property has existing encroachments which will require a variance. In addition, the Georgia Transmission Substation is zoned RA200 which will create a 75' undisturbed buffer.

The first request is along the Emerald Lake Subdivision. We will be maintaining the 75' undisturbed buffer along this property line except for the current house and fence encroachment that currently exists per the attached site plan. The variance request is to allow the existing house, accessory building and fence to remain as is. The house is about 55' from the property line and fence is about 26' from property line based on field survey. No additional improvements are proposed within the limits of this undisturbed buffer created by the rezoning.

The second request is along the City of Sugar Hill property. This area contains an existing log cabin and an asphalt and gravel driveway that are within approximately 18' of the property line. The variance request is to reduce the buffer to 15' along this portion of the property line so that we can maintain use of the gravel driveway and cabin. See site plan for limits. The 75' undisturbed buffer will be maintained past the log cabin.

The third request is along the George Transmission substation. Depending on final design of the storm and other design elements, we may have to impact the buffer in areas. We are requesting that the buffer be reduced to 20' to allow for design flexibility. We are also requesting the variance to allow for storm pipe and other storm features such as ditches encroach into the buffer as required to get to the offsite pond.

The last request is for access driveway from Riverside Road. Since this property is being rezoned to "BG" General commercial it creates a 75' buffer along the existing residential tract. If this property remained residential or commercial, the access drive is still needed and will follow the old gravel road. A buffer variance will vary in width from 75' down to 0' depending on final design. The request is to allow encroachment into buffer as required to build access drive, tie into existing sewer line and provide detention. The final plan will be submitted to City planning department for final review and approval.

Keep in mind the buffers being requested are because of the rezoning to allow the use. Our building and parking areas are not the reason for the buffer variance request but because of existing conditions and to provide access. If the site that would stay residential, it would not require any buffers and thus could be clear up to the property line. Our intent is to minimize impact to provide access to the site and for existing conditions.

Thank you for your time and consideration.

Sincerely,
FORESITE GROUP, LLC

David Buckel



SUGAR HILL EVENT VENUE
CONCEPT RENDERING

PROJECT DATA

SITE DATA	
TOTAL SITE AREA	24.51 AC.
BUILDING DATA	
EXISTING BUILDING TO REMAIN (APPROX)	4,050 S.F.
BREWERY	6,360 S.F.
CHapel	3,443 S.F.
EVENT CENTER	8,330 S.F.
TOTAL BUILDING AREA	22,183 S.F.
SETBACKS :	
FRONT =	30'
SIDE =	10'
REAR =	30'
PARKING DATA	
TOTAL PARKING PROVIDED	158 SPACES
TOTAL PARKING REQUIRED MINIMUM	158 SPACES
TOTAL PARKING REQUIRED MAXIMUM	232 SPACES

- NOTES:
- 1) PROPERTY LINES OBTAINED FROM SURVEY BY PROFESSIONAL LAND SURVEYORS, LLC, DATED SEPTEMBER 03, 2024.
 - 2) PROPOSED HEIGHT OF BUILDING WILL BE LESS THAN CODE REQUIREMENT.
 - 3) THE SITE IS CURRENTLY ZONED RA200 & R100 (RESIDENTIAL).
 - 4) 100-YR FLOODPLAIN IS NOT PRESENT ON-SITE.
 - 5) CHATTAHOOCHEE RIVER CORROSION AND CHATTAHOOCHEE RIVER PROTECTION AREAS ARE NOT PRESENT ON-SITE.
 - 6) PROPOSED USE OF DEVELOPED PROPERTY WILL BE AN EVENT VENUE, MICRO-BREWERY OR BREW PUB, AND WORSHIP CENTER.
 - 7) SANITARY SERVICE WILL BE SERVED BY EXISTING SANITARY SEWER LINE ON-SITE.
 - 8) THE EVENT CENTER AND CHURCH WILL NOT BE USED AT THE SAME TIME. THEREFORE, WE ARE GOING TO USE THE WORST CASE PARKING BETWEEN THE USES TO DETERMINE THE MINIMUM AND MAXIMUM PARKING ALLOWED BY CODE. WE CAN ENTER INTO A SHARED PARKING AGREEMENT TO BE APPROVED BY THE CITY MANAGER IF REQUIRED PER ITEM #8. N ARTICLE 11.

MINIMUM PARKING REQUIRED = 64+83+546 = 158 SPACES
MAXIMUM PARKING ALLOWED = 128+104+8+8 = 248 SPACES

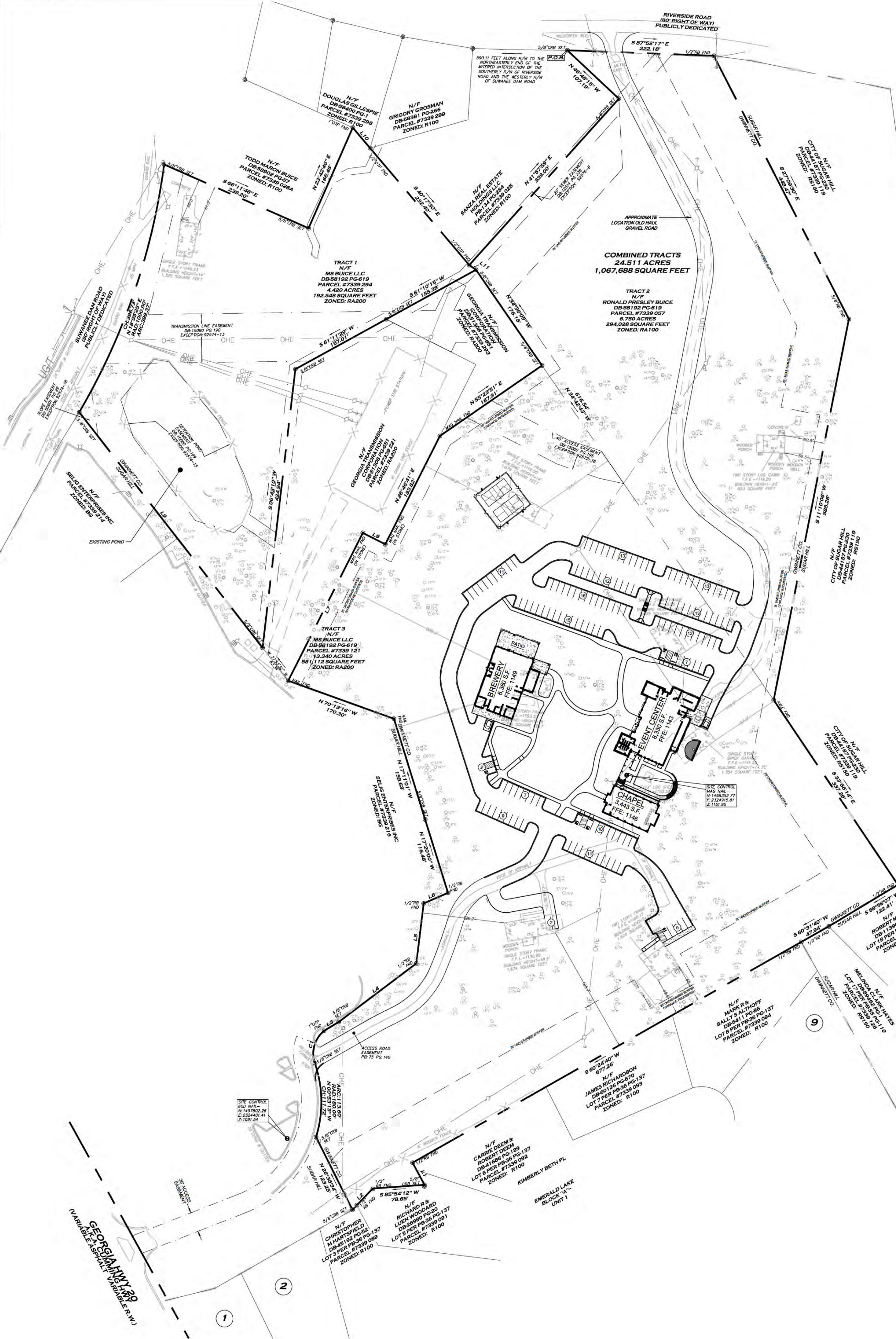
PARKING REQUIRED, ARTICLE 11 OFF-STREET PARKING
BREW PUB:
MIN: 1 SPACE PER 100 SF GFA = 64 SPACES
MAX: 2 SPACES PER 100 SF GFA = 128 SPACES
EVENT CENTER (250 SEATS):
MIN: 1 SPACE PER 3 SEATS = 83 SPACES
MAX: 1.25 SPACES PER 3 SEATS = 104 SPACES
CHapel (250 SEATS):
MIN: 1 SPACE PER 4 SEATS = 63 SPACES
MAX: 1.25 SPACES PER 4 SEATS = 78 SPACES
OFFICE SPACES (1,525 SF):
MIN: 1 SPACE PER 300 SF = 5 SPACES
MAX: 1.5 SPACES PER 300 SF = 8 SPACES
OFFICE SPACES (1,675 SF):
MIN: 1 SPACE PER 300 SF = 6 SPACES
MAX: 1.5 SPACES PER 300 SF = 8 SPACES

PROJECT OWNER:
PARCEL R7339 121:
PROPERTY ADDRESS:
5871 HILLSIDE FARM ROAD
SUGAR HILL, GA 30518
PERMANENT ADDRESS:
MS BUICE LLC
7248 RED MAPLE CT
FLOWERY BRANCH, GA 30542

PARCEL R7339 057:
PROPERTY ADDRESS:
545 RIVERSIDE ROAD
SUGAR HILL, GA 30518
PERMANENT ADDRESS:
BUICE RONALD PRESLEY
3410 RIDGE ROAD
BUFORD, GA 30519

PARCEL R7339 294 (REMAIN IN COUNTY):
PROPERTY ADDRESS:
5955 SUWANEE DAM ROAD
SUGAR HILL, GA 30518
PERMANENT ADDRESS:
MS BUICE LLC
7248 RED MAPLE CT
FLOWERY BRANCH, GA 30542

BOUNDARY SURVEY PREPARED BY:
PROFESSIONAL LAND SURVEYORS
317 GRASSDALE ROAD
CATERSVILLE, GA 30120
PHONE: 770-334-8186
NAME: ADAM BRATTON
EMAIL: atb@pls.us



VICINITY MAP
NOT TO SCALE

HILLSIDE AT SUGAR HILL

SUWANEE DAM RD AND HILLSIDE FARM ROAD
SUGAR HILL, GA
LAND LOT: 399, DISTRICT 7
PARCEL #S: 7339.121, 7339.057, 7339.294

ENGINEER:

FORESITE
group

Foresite Group, LLC
3740 Dawkins Ct.
Suite 100
Peachtree Corners, GA 30092
P | 770.368.1399
F | 770.368.1944
W | www.foresitegroup.net

DEVELOPER:

HILLSIDE HOLDINGS, LLC
5879 HILLSIDE FARM ROAD
SUGAR HILL, GA 30518
770-867-6586

CONTACT: DAVID LEE

PROJECT:

SEAL:

REVISIONS DATE

PROJECT MANAGER: ADB

DRAWING BY: SC

JURISDICTION: SUGAR HILL/GWINNETT CO.

DATE: 2024-9-30

TITLE:

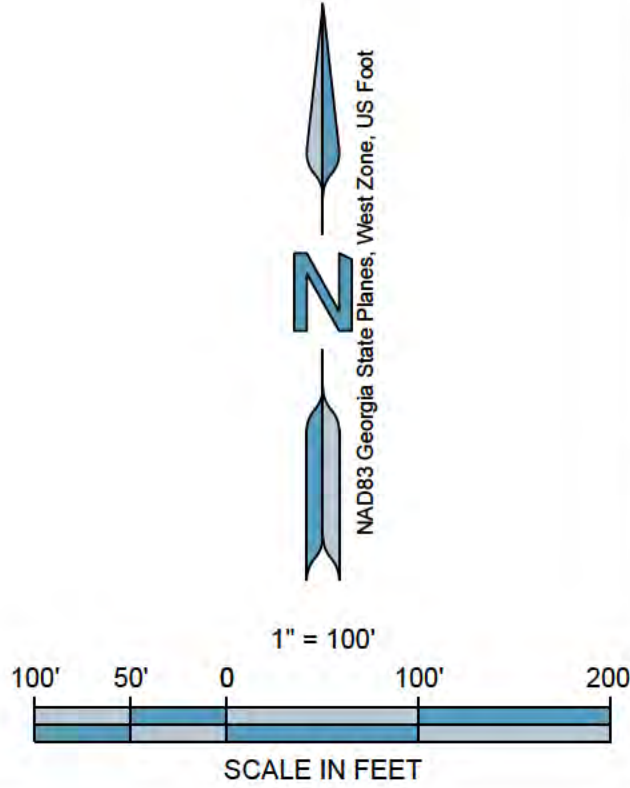
REZONING PLAN

SHEET NUMBER:

QL-6

COMMENTS: PRELIMINARY REVIEW

JOB/FILE NUMBER: 2249.001



PROJECT DATA

SITE DATA	
TOTAL SITE AREA	24.51 AC.
BUILDING DATA	
EXISTING BUILDING TO REMAIN (APPROX.)	4,050 S.F.
BREWERY	6,360 S.F.
CHapel	3,443 S.F.
EVENT CENTER	8,330 S.F.
TOTAL BUILDING AREA	22,183 S.F.
SETBACKS :	
FRONT -	30'
SIDE -	10'
REAR -	30'

PARKING DATA	
TOTAL PARKING PROVIDED	155 SPACES
TOTAL PARKING REQUIRED MINIMUM	158 SPACES
TOTAL PARKING REQUIRED MAXIMUM	232 SPACES

- NOTES:
- 1) PROPERTY LINES OBTAINED FROM SURVEY BY PROFESSIONAL LAND SURVEYORS, LLC, DATED SEPTEMBER 03, 2024.
 - 2) PROPOSED HEIGHT OF BUILDING WILL BE LESS THAN CODE REQUIREMENT.
 - 3) THE SITE IS CURRENTLY ZONED RA200 & R100 (RESIDENTIAL).
 - 4) 100-YR FLOODPLAIN IS NOT PRESENT ON-SITE.
 - 5) CHATTAHOOCHEE RIVER CORRIDOR AND CHATTAHOOCHEE RIVER PROTECTION AREAS ARE NOT PRESENT ON-SITE.
 - 6) PROPOSED USE OF DEVELOPED PROPERTY WILL BE AN EVENT VENUE, MICRO-BREWERY OR BREW PUB, AND WORKSHOP CENTER.
 - 7) SANITARY SERVICE WILL BE SERVED BY EXISTING SANITARY SEWER LINE ON-SITE.
 - 8) THE EVENT CENTER AND CHURCH WILL NOT BE USED AT THE SAME TIME. THEREFORE, WE ARE GOING TO USE THE WORST CASE PARKING BETWEEN THE USES TO DETERMINE THE MINIMUM AND MAXIMUM PARKING ALLOWED BY CODE. WE CAN ENTER INTO A SHARED PARKING AGREEMENT TO BE APPROVED BY THE CITY MANAGER IF REQUIRED PER ITEM #5 IN ARTICLE 11.

MINIMUM PARKING REQUIRED = 54+53+51+6 = 158 SPACES
MAXIMUM PARKING ALLOWED = 125+104+5+6 = 245 SPACES

PARKING REQUIRED, ARTICLE 11 OFF-STREET PARKING	
BREW PUB:	
MIN: 1 SPACE PER 100 SF GFA = 64 SPACES	MAX: 2 SPACES PER 100 SF GFA = 128 SPACES
EVENT CENTER (250 SEATS):	
MIN: 1 SPACE PER 3 SEATS = 83 SPACES	MAX: 1.25 SPACES PER 3 SEATS = 104 SPACES
CHapel (250 SEATS):	
MIN: 1 SPACE PER 4 SEATS = 63 SPACES	MAX: 1.25 SPACES PER 4 SEATS = 78 SPACES
OFFICE SPACES (1,675 S.F.):	
MIN: 1 SPACE PER 300 SF = 5 SPACES	MAX: 1.5 SPACES PER 300 SF = 8 SPACES
OFFICE SPACES (1,675 S.F.):	
MIN: 1 SPACE PER 300 SF = 6 SPACES	MAX: 1.5 SPACES PER 300 SF = 8 SPACES

PROJECT OWNER:

PARCEL R7339 121:
PROPERTY ADDRESS:
5871 HILLSIDE FARM ROAD
SUGAR HILL, GA 30518
PERMANENT ADDRESS:
MS BUICE LLC
7248 RED MAPLE CT
FLOWERY BRANCH, GA 30542

PARCEL R7339 057:
PROPERTY ADDRESS:
545 RIVERSIDE ROAD
SUGAR HILL, GA 30518
PERMANENT ADDRESS:
BUICE RONALD PRESLEY
3410 RIDGE ROAD
BUFORD, GA 30519

PARCEL R7339 294 (REMAIN IN COUNTY):
PROPERTY ADDRESS:
5855 SUWANEE DAM ROAD
SUGAR HILL, GA 30518
PERMANENT ADDRESS:
MS BUICE LLC
7248 RED MAPLE CT
FLOWERY BRANCH, GA 30542

BOUNDARY SURVEY PREPARED BY:

PROFESSIONAL LAND SURVEYORS
317 GRASSDALE ROAD
CATERSVILLE, GA 30120
PHONE: 770-334-8188
NAME: ADAM BRATTON
EMAIL: atb@pls.us



VICINITY MAP
NOT TO SCALE

ENGINEER:

FORESITE
group
Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
P | 770.368.1399
F | 770.368.1944
www.foresitegroup.net

DEVELOPER:

HILLSIDE HOLDINGS, LLC
5879 HILLSIDE FARM ROAD
SUGAR HILL, GA 30518
770-867-6586
CONTACT: DAVID LEE

HILLSIDE AT SUGAR HILL

SUWANEE DAM RD AND HILLSIDE FARM ROAD
SUGAR HILL, GA
LAND LOT: 399, DISTRICT 7
PARCEL #S: 7339.121, 7339.057, 7339.294

SEAL:

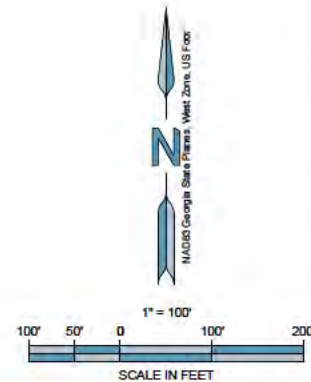
REVISIONS	DATE

PROJECT MANAGER: ADB
DRAWING BY: SC
JURISDICTION: SUGAR HILL/GWINNETT CO.
DATE: 2024-9-30
TITLE:

REZONING PLAN

SHEET NUMBER: **QL-6**

COMMENTS: PRELIMINARY REVIEW
JOB/FILE NUMBER: 2249.001





PROJECT DATA	
SITE DATA	
TOTAL SITE AREA	24.21 AC.
BUILDING DATA	
DESIGNED TO MEET (APPROX.)	4,000 S.F.
BREWERY	6,300 S.F.
CHURCH	3,400 S.F.
EVENT CENTER	6,200 S.F.
TOTAL BUILDING AREA	16,100 S.F.
SETBACKS	
FRONT	30'
SIDE	10'
REAR	30'
PARKING DATA	
TOTAL PARKING PROVIDED	150 SPACES
TOTAL PARKING REQUIRED MINIMUM	150 SPACES
TOTAL PARKING REQUIRED MAXIMUM	225 SPACES
NOTES	
1. PROPERTY LINES OBTAINED FROM SURVEY BY PROFESSIONAL LAND SURVEYORS, LLC, DATED SEPTEMBER 15, 2014.	
2. PROPOSED HEIGHT OF BUILDING WILL BE LESS THAN CODE REQUIREMENT.	
3. THE SITE IS CURRENTLY ZONED R60 (RESIDENTIAL).	
4. 100-YR FLOODPLAIN IS NOT PRESENT ON SITE.	
5. CHURCH/COFFEE/RESTAURANT AND CHURCH/COFFEE/RESTAURANT ARE NOT PRESENT ON SITE.	
6. PROPOSED USE OF DEVELOPED PROPERTY WILL BE AN EVENT CENTER, MICROBREWERY OR BREW PUB, AND WORKSHOP CENTER.	
7. EVENT CENTER WILL BE SERVED BY EXISTING SANITARY SEWER LINE ON SITE.	
8. THE EVENT CENTER AND DRINKERY WILL NOT BE USED AT THE SAME TIME. THEREFORE, WE ARE GOING TO USE THE WORST CASE PARKING BETWEEN THE USES TO DETERMINE THE MINIMUM AND MAXIMUM PARKING ALLOWED BY CODE. WE CAN ENTER INTO A SHARED PARKING AGREEMENT TO BE APPROVED BY THE CITY MANAGER IF REQUIRED PER ITEM #6 IN ARTICLE 11.	
MINIMUM PARKING REQUIRED = 64-65-66 = 150 SPACES	
MAXIMUM PARKING ALLOWED = 120-124-125 = 240 SPACES	
PARKING REQUIRED MINIMUM 1:1 OFF-STREET PARKING RATIO	
MAX: 1 SPACE PER 100 SF OF GFA = 64 SPACES	
MAX: 2 SPACES PER 100 SF OF GFA = 128 SPACES	
MAX: 1 SPACE PER 3 SEATS = 60 SPACES	
MAX: 1.5 SPACES PER 3 SEATS = 90 SPACES	
CHURCH (200 SEATS)	
MAX: 1 SPACE PER 4 SEATS = 50 SPACES	
MAX: 1.5 SPACES PER 4 SEATS = 75 SPACES	
OFFICE (200 SEATS)	
MAX: 1 SPACE PER 300 SF = 5 SPACES	
MAX: 1.5 SPACES PER 300 SF = 7.5 SPACES	
OFFICE (200 SEATS)	
MAX: 1 SPACE PER 300 SF = 5 SPACES	
MAX: 1.5 SPACES PER 300 SF = 7.5 SPACES	

PROJECT OWNER:	
PARCEL R7339 121:	PROFESSIONAL LAND SURVEYORS
PROPERTY ADDRESS:	317 GRASSDALE ROAD
5871 HILLSIDE FARM ROAD	CATERVILLE, GA 30120
SUGAR HILL, GA 30518	PHONE: 770-334-8188
PERMANENT ADDRESS:	NAME: ADAM BRATTON
MS BLUCE LLC	EMAIL: a@msbluce.com
7248 RED MAPLE CT	
FLOWERY BRANCH, GA 30542	
PARCEL R7339 057:	
PROPERTY ADDRESS:	545 RIVERSIDE ROAD
SUGAR HILL, GA 30518	
PERMANENT ADDRESS:	BLUCE RONALD PRESLEY
3410 RIDGE ROAD	
BUFORD, GA 30518	
PARCEL R7339 204 (PREMISE IN COUNTY):	
PROPERTY ADDRESS:	5955 SUWANEE DAM ROAD
SUGAR HILL, GA 30518	
PERMANENT ADDRESS:	MS BLUCE LLC
7248 RED MAPLE CT	
FLOWERY BRANCH, GA 30542	

BOUNDARY SURVEY PREPARED BY:	
PROFESSIONAL LAND SURVEYORS	
317 GRASSDALE ROAD	
CATERVILLE, GA 30120	
PHONE: 770-334-8188	
NAME: ADAM BRATTON	
EMAIL: a@msbluce.com	

ENGINEER:

FORESITE
group

ForeSite Group, LLC
1740 Oakwood Ct.
Suite 100
Fayetteville, GA 30202
P: 770.334.1399
F: 770.334.1398
www.foresitegroup.com

DEVELOPER:

HILLSIDE HOLDINGS, LLC
5970 HILLSIDE FARM ROAD
SUGAR HILL, GA 30518
770-467-4596

CONTACT: DAVID LEE

PROJECT:

HILLSIDE AT SUGAR HILL

SUWANEE DAM RD AND HILLSIDE FARM ROAD
SUGAR HILL, GA
LAND LOT: 369, DISTRICT 7
PARCEL #S: 7339.121, 7339.057, 7339.204

SEAL:

REVISIONS	DATE

PROJECT MANAGER: ADB

DRAWING BY: SC

JURISDICTION: SUGAR HILL/DAWSON COUNTY

DATE: 2/24/24

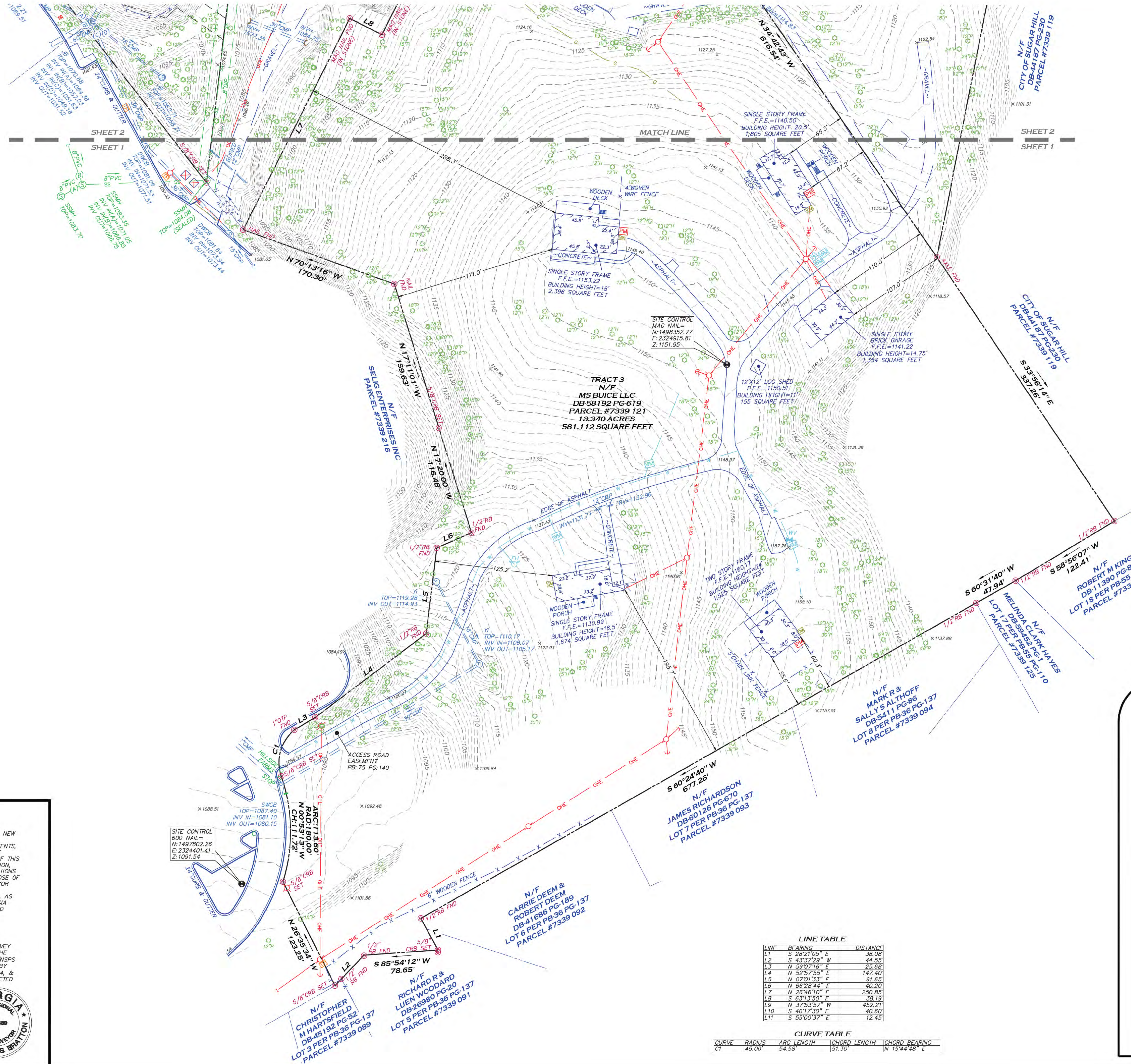
TITLE:

REZONING PLAN

SHEET NUMBER: QL-6

COMMENTS: PRELIMINARY REVIEW

JOBFILE NUMBER: 2249.001



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°21'05" E	38.08
L2	S 43°37'29" W	44.55
L3	N 59°07'16" E	25.68
L4	N 52°57'55" E	147.40
L5	N 07°01'33" E	91.65
L6	N 66°28'44" E	40.20
L7	N 26°46'10" E	250.85
L8	S 63°13'50" E	38.19
L9	N 37°53'57" W	452.21
L10	S 40°17'30" E	40.60
L11	S 55°00'37" E	12.45

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	45.00'	54.58'	51.30'	N 15°44'48" E

GRAPHIC SCALE

50' 0 50' 100'

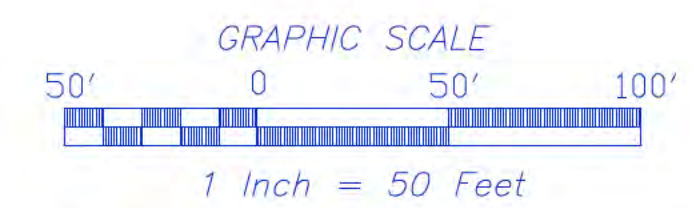
1 Inch = 50 Feet

<u>LEGEND</u>	
—	PROPERTY LINE
—	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
—	BUILDING SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
—	INDEX CONTOUR
—	MINOR CONTOUR
X	SPOT ELEVATION
W	WATER LINE
OH/E	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UG	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE LINE
X — X — X	FENCE LINE
—	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
⊠	TRANSFORMER
S	SANITARY SEWER MANHOLE
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
OT/P	OPEN TOP PIPE
FND	FOUND
⊗	LIGHT POLE
○	SIGN
△	TREE
H	HARDWOOD
P	PINE

SHEET 2 OF 3
DATE: SEPTEMBER 03, 2024
JOB #: 244883
SCALE: 1"=50'
DRAWN BY: D. HALL

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 28°21'05" E	38.08	
L2	S 43°37'29" W	44.55	
L3	N 59°07'18" E	25.68	
L4	N 52°57'55" E	147.40	
L5	N 07°01'33" E	91.65	
L6	N 66°28'44" E	40.20	
L7	N 26°46'10" E	290.85	
L8	S 63°35'50" E	38.19	
L9	N 37°35'57" W	452.21	
L10	S 40°17'30" E	40.60	
L11	S 55°00'37" E	12.45	

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	45.00'	54.58'	N 15°44'48" E



LEGEND	
---	PROPERTY LINE
---	OVERHANG/awning
(BEARING/DISTANCE)	RECORD CALLS
---	BUILDING SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
---	INDEX CONTOUR
---	MINOR CONTOUR
X	SPOT ELEVATION
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE LINE
X X X	FENCE LINE
---	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FDH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
TR	TRANSFORMER
SMH	SANITARY SEWER MANHOLE
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
OTP	OPEN TOP PIPE
FND	FOUND
LP	LIGHT POLE
S	SIGN
T	TREE
H	HARDWOOD
P	PINE

SURVEYOR'S CERTIFICATION

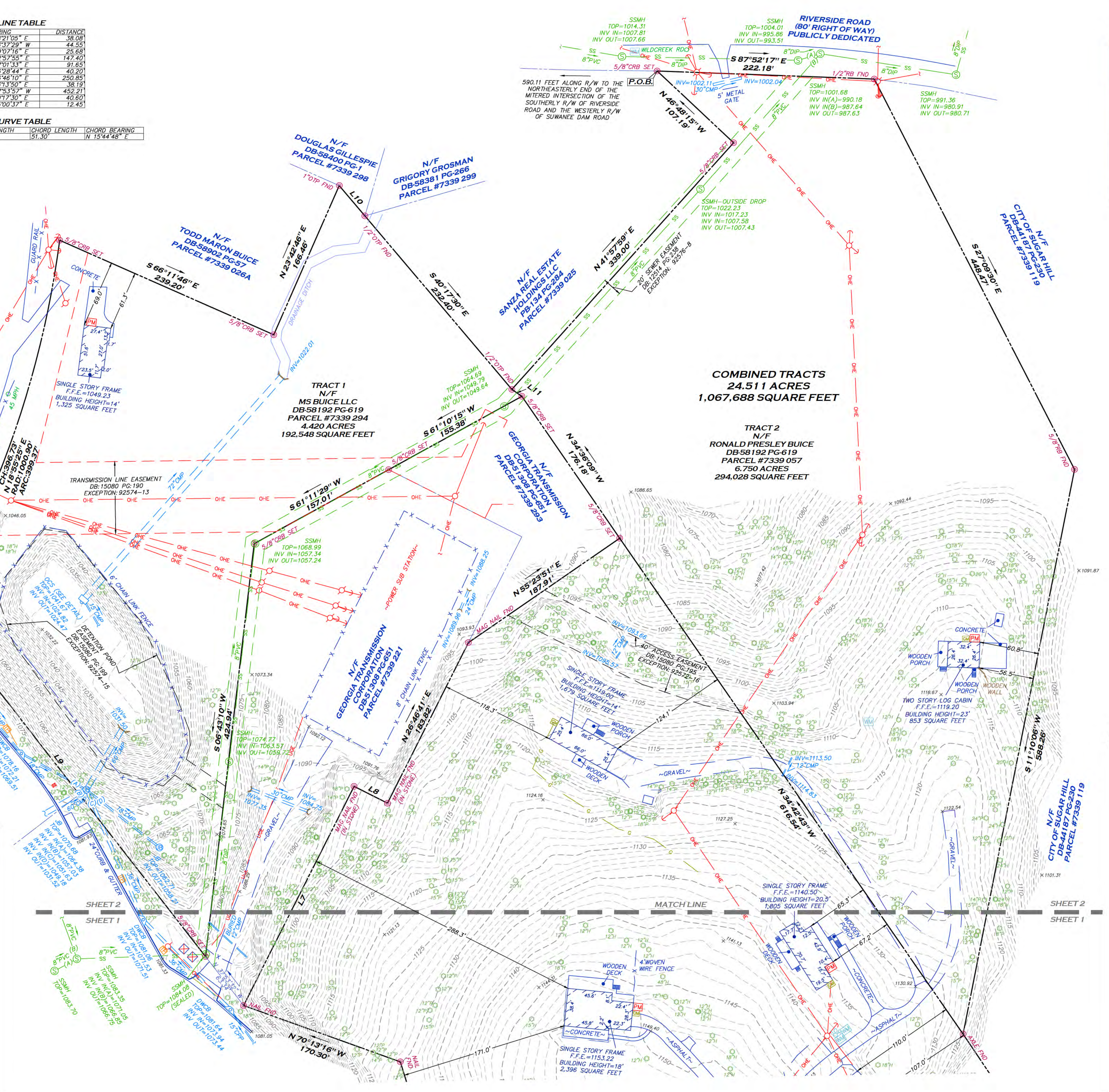
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

TO DAVID LEE AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a)(1), 8, 11-14, & 18-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 15, 2024.

ADAM T. BRATTON
GEORGIA PLS# 3489
DATE OF PLAT OR MAP: SEPTEMBER 03, 2024

GEORGIA
PROFESSIONAL
LAND SURVEYOR
No. 3489
ADAM THOMAS BRATTON



PROFESSIONAL LAND SURVEYORS, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30020
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001380

PREPARED FOR:
DAVID LEE
&
CHICAGO TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
PARCELS #7339 121, #7339 294 & #7339 057
SUGAR HILL, GA 30058

COUNTY: GWINNETT
DISTRICT: 7

STATE: GEORGIA
LAND LOT: 339

PROFESSIONAL LAND SURVEYORS

REVISIONS
DATE: DESCRIPTION

SHEET 3 OF 3
DATE: SEPTEMBER 03, 2024
JOB #: 244883
SCALE: 1"=50'
DRAWN BY: D. HALL

6. Conclusions and Recommendations

This report contains the results from a traffic impact analysis performed for a proposed mixed-use development in the City of Sugar Hill, Georgia. Due to the nature of the proposed development, construction will be completed in a single phase. Buildout will take place over approximately two years. The development plans for the site include a 2,330-SF chapel, 9,240-SF event center building and a 6,600-SF brewery. The land uses on the property are intended to work in partnership to host special events. The chapel and the event center building are planned to be approximately 250-person maximum occupancy. The property currently connects with the Publix shopping center internally via Hillside Farm Road and shares access to Cumming Hwy/SR 20 and Suwanee Dam Road via the shopping center's driveways. The development will also plan to have additional access to the north via Riverside Road.

The conclusions and recommendations for the impacts to the surrounding transportation network are described below:

General Comments

- These land uses are intended to work in partnership to host special events.
- This site will generate very little daily trips that would impact typical AM and PM peak hour traffic in the area.
- The event peaks would expect to take place typically on Friday evenings or on the weekends.

SR 20/Cumming Hwy at Publix Driveway 1

- The WB stop-controlled side-street approach continues to operate at LOS C during the AM, PM and Friday evening peak periods in the build conditions.
- There are no mitigation improvements to this intersection recommended as part of this project.

Suwanee Dam Road at Publix Driveway 2

- The side-street stop-controlled approaches continue to operate at LOS B in the AM peak period in the build conditions.
- The WB approach from Publix operates at LOS F in the PM peak period and degrades to LOS F in the Friday Evening peak period, in the build conditions.
- There are no mitigation improvements to this intersection recommended as part of this project.

SR 20/Cumming Hwy at Emerald Pkwy/Henry Bailey Road

- The side-street stop-controlled from the WB Emerald Pkwy approach continues to operate at LOS F in the AM, PM and Friday Evening peak periods in the build conditions.
- The EB approach from Henry Bailey Rd continues to operate at LOS F in the Friday Evening peak period.
- There are no mitigation improvements to this intersection recommended as part of this project.

Publix Internal Road at Hillside Farm Road

- The approaches at this intersection operate at LOS A during all peak periods in the build conditions.
- This intersection should have stop signs and stop bars for the Hillside Farm Road approach and the parking aisle approach. The main Publix internal road should be allowed to be uncontrolled, making this a two-way stop-controlled intersection. This will make the intersection operation clearer to drivers at this location.

Riverside Road at Hillside Farm Road

- The northbound side-street stop-controlled approach operates at LOS B in both the PM peak and Friday/Event peak period in the build conditions.
- Turn lanes are not warranted on this local road due to lower speeds (posted 35 mph) and relatively low ADT volumes (4,834 vpd).
- Drivers will often seek the path of least resistance (least traffic volumes and delays), so it's likely that this new access connection being provided on Riverside Road will become the main entrance entering and exiting this facility
- This access being provided on Riverside Road will help to alleviate the traffic impacts demonstrated at the other intersections in this analysis.