

City of Sugar Hill  
Planning Staff Report  
RZ 24-004

DATE: December 31, 2024  
TO: Mayor and Council  
FROM: Planning Director  
SUBJECT: Rezone to RS-100 CBD  
1036 and 1040 Whitehead Road and to expand the boundaries of the CBD to include the subject properties.; R7-306-009 and R7-306-111

ISSUE Whitehead Road Investments, LLC request to rezone the subject properties from AF, RS-100, and RS-150 to RS-100 CBD and to expand the boundaries of the Central Business District (Single Family Residential within the Central Business District) for future single-family residences.

**RECOMMENDED ACTION**

**Approve request to rezone the 4.61 acres described as 1036 and 1040 Whitehead Road to RS-100 CBD and expand boundaries of CBD with the following conditions:**

1. The development shall substantially conform to the site plan (Exhibits 1-2) submitted with the application, particularly regarding its general features, placement, and alignments. However, alterations necessary to accommodate requirements from the design review process, and Developer's response to meet market demand, are permitted. Said final site plan shall contain parcels R7-306-017 and be consistent with these two exhibits. Parcels R7-306-015, 016, 018, 019, 020, and 021 are owned by the City of Sugar Hill and any development of said parcels will require future action by City Council.
2. The buffers against parcels R7-306-011A (1056 Whitehead Road) and R7-306-008 (1030 Whitehead Road) shall be no less than fifteen (15) feet, including a 5' landscape strip adjacent to the property line, substantially landscaped, and provide suitable screening subject to review and approval by the Planning Director.
3. All alleys, parking areas, sidewalks, streetlights, common area landscaping and private storm water infrastructure shall be privately owned and maintained by the homeowners' association (HOA). The recorded covenants specifying maintenance of the infrastructure shall be provided to the city prior to approval of the final plat. Developer shall establish a capital reserve fund with a minimum balance of \$50,000 for the HOA to use for the future maintenance thereof prior to certificate of occupancy for 50% of the homes.
4. The cost of all stormwater management facilities shall be paid for by the developer.
5. Density of the project shall not exceed 157 units, as depicted in Exhibit 2, and shall be limited to 7 units per acre on the subject properties.
6. On-street parking shall not be allowed on Whitehead Road.
7. At least three natural gas appliances shall be installed within each residential unit prior to a certificate of occupancy.
8. Covenants shall stipulate that no more than 10% of the total number of dwelling units are allowed to be leased at any one time located on the subject properties.
9. No direct vehicular connection shall be provided from Bailey Avenue to Whitehead Road, per the site plan (Exhibits 1-2).

## AUGUST 19, 2024, 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.*

*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.*

## SEPTEMBER 2, 2024, CITY COUNCIL WORK SESSION

*At the September 2, 2024, meeting, the City Council authorized legal counsel to begin drafting an MOU with the Sugar Hill DDA for the city-owned parcels represented on this site plan. The rezonings for the city-owned parcels will be considered separately at a later date.*

## SEPTEMBER 9, 2024, CITY COUNCIL MEETING

*At the September 9, 2024, City Council meeting, Council unanimously voted to table the review and public hearing to the October 14, 2024, City Council meeting and remand the application back to the Planning Commission at their September 16, 2024, meeting at the applicant's request and staff's recommendation.*

## SEPTEMBER 16, 2024, PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

*The Planning Commission held a scheduled public hearing on September 16, 2024. The public hearing was opened. Applicant representative Nick Thompson spoke on behalf of this request. Josh Mendoza, J. Gregory Mendoza, Clifton Prewitt, Ifenyi Imachukwu, Jack Wolfe, and Faye Sisson spoke in support of this request referring to support of housing in proximity to downtown and support for the project plan and general design. Tom Lebonc, Rick January, Andrew Schultz, Paul Grimes, and Amber Chambers spoke in opposition of this request citing concerns of application, density, and traffic.*

*Planning Commission Member Brian Shebs made a motion to recommend denial of the case. Planning Commission Member Rosemary Walsh made the second. Motion to recommend denial approved 3-0-2. (Phil Olsen and Jason Jones abstained)*

## UPDATES

*Following the September 16 Planning Commission meeting, where the need for additional information to support a decision was expressed, the applicant has responded comprehensively to address all concerns. The application has been augmented with a Letter of Intent, legal description, plat, utility availability letter, updated site plans, additional site plan details, representative elevations, and conceptual plans for review and consideration.*

## OCTOBER 7, 2024, WORK SESSION AND OCTOBER 14, 2024, CITY COUNCIL MEETING

*The case was presented to Mayor and Council at the October City Council meeting and work session. The scheduled public hearing took place on October 14<sup>th</sup>. Applicant representatives David Smith and Pam Sessions spoke in support of the request as well as Clifton Prewitt and Josh Mendoza. Babs Grimes, Ms. Flanders, Paul Grimes, Marla King, Haley Wyland, Amber Chambers, and Andrew Schultz spoke in opposition. Council voted 3-2 to approve the rezoning with amended conditions proposed by Council Member Joshua Page.*

*Mayor Brandon Hembree vetoed the approval with conditions on October 21, 2024.*

*On December 4, 2024, the applicant submitted a revised site plan to address comments provided at the October City Council meeting.*

#### DECEMBER 9, 2024, CITY COUNCIL MEETING

*Mayor Hembree's veto of October 14, 2024, motion held. The case was tabled by City Council and remanded back to Planning Commission with an updated site plan and revised conditions by staff. Additional public hearings were called for the December Planning Commission and January City Council meetings.*

#### DECEMBER 16, 2024, PLANNING COMMISSION MEETING

*The Planning Commission held a public hearing at the regularly scheduled meeting on December 16, 2024. Applicant representative David Smith spoke on behalf of the request explaining how the site plan was updated following discussion by City Council on the previous plan. Babs Grimes, Paul Grimes, James January, and Andrew Schultz spoke in opposition citing concerns of extending the CBD and higher density projects. Planning Commission Members discussed density, the MOU, city-owned properties, and dwelling sizes.*

*Planning Commission Member Brian Shebs made a motion to recommend denial of the case citing concerns of the density and expansion of the CBD. Planning Commission Member Mark Daniels made the second. Motion to recommend denial did not pass 2-3-0. (Phil Olsen, Jason Jones, and Rosemay Walsh opposed)*

*Planning Commission Chair Phil Olsen made a motion to recommend approval of the rezoning with staff conditions. Planning Commission Member Jason Jones made the second. Planning Commission Member Jason Jones expressed support for the project. Planning Commission Member Mark Daniels discussed potential option to rezone to R36 as opposed to expanding the CBD. Motion to recommend approval with staff conditions passed 3-2-0. (Brian Shebs and Mark Daniels opposed)*

*On December 23, 2024, the applicant submitted an updated site plan to better satisfy the staff recommended conditions.*

#### 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 properties are adjacent to the Central Business District to the north and east.
- 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.
- The two subject parcels account for 4.61 out of 15.3 acres for the whole Hedgewood Homes project. The largest parcel of the project, 7-306-017 with 6.53 acres, is under the same ownership. The remainder of the properties in the project are owned by the City of Sugar Hill. By rezoning to RS-100 CBD, the two parcels would be in accordance with nearby parcels

under the same owner. While the proposed project spans across multiple properties; this rezoning only pertains to the specified parcels.

- The project site plan and elevations would require design review board approval.
- The site plan includes approximately 157 residences. The proposed project includes a mixture of housing types as well as space for recreation activities. The cottage style development with smaller footprint homes will provide housing stock not currently offered in Sugar Hill. Different housing types may provide an opportunity for folks with different housing needs an opportunity to plant their roots in our community.
- Approximately 85% of the proposed units are detached single-family homes; with the remainder being attached single-family homes.
- While many of the proposed unit types feature a two-car garage, units without a two-car garage will be provided with at least 2 parking spaces per unit. Across the whole project, 63 units, unit types E and F, do not have associated garages. A total of 152 surface parking spaces are shown on the plan.
- The site plan and proximity to downtown offer future residents the opportunity to utilize different modes of transportation. Multiple restaurants, the splash pad, concerts at the Bowl, and more amenities are located within a 10-minute walk of the project. The Sugar Hill Greenway is also a short walk down W Broad Street connecting residents to neighborhoods and recreation opportunities across our community.
- The proposed project offers an additional recreation and greenspace opportunity in our downtown core centering around the Champion Tree and would include the Love Lock public art display. There would be additional opportunities to incorporate public art into the landscape of the park.
- While offering smaller lot sizes, the common areas and amenities dispersed throughout the project provide residents the opportunity to recreate and spend time outside close to home.
- The subject property presently abuts the central business district to the north and east. Parcel number 7-306-017, to the northeast of the subject property, has the same property owner and is part of the same development and is over half of the acreage of the proposed project. Rezoning parcels R7-306-009 and R7-306-111 to RS-100 CBD would bring the subject property into cohesion with the nearby parcels within the central business district.

## 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 9/13/24

Sign updated on 9/11/24

Ad in legal section of Gwinnett Daily Post on 9/15/24

Public Comments: See August 19, 2024, Planning Commission public hearing; September 16, 2024, Planning Commission public hearing; the October 14, 2024, City Council public hearing; and the December 16, 2024, Planning Commission public hearing. Staff received one email in support of the rezoning.

## 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 fits seamlessly into the existing character of the surrounding area. Located in a well-established residential zone near Sugar Hill's downtown core, the site is in proximity to multifamily developments, commercial properties, and recreational areas. These uses support a vibrant urban fabric, making the proposed rezoning to RS-100 CBD suitable and desirable. The rezoning will provide a smooth transition between single-family detached homes along Whitehead Road and the mixed-use developments within the Central Business District, further reinforcing Sugar Hill's goal of creating a cohesive, interconnected community.

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

No, the rezoning aligns with adjacent land uses and promotes the ongoing development of a walkable, dynamic downtown area. The proposed development will enhance the pedestrian environment and support mixed-use activity, which benefits nearby properties by fostering a more vibrant and accessible downtown core.

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

Yes, the property does have a reasonable economic use under its current zoning. However, the proposed rezoning to RS-100 CBD aligns more closely with the vision outlined in the ENVISION100 Comprehensive Plan, which emphasizes a diverse range of single-family housing types, opportunities to age in place, and pedestrian-friendly design. This rezoning will better support the policy priorities of the city while promoting an economically sustainable development.

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

No, the proposed rezoning and subsequent development are not expected to lead to overcrowding of schools. The subject site is located within the Lanier cluster (Sugar Hill Elementary), and coordination with the Gwinnett County School System will ensure that any potential impact on schools is appropriately managed. Coordination with the City of Sugar Hill will ensure that access points and traffic flow are designed to minimize any potential adverse impacts on existing transportation infrastructure.

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

Yes, the proposed rezoning is fully consistent with the Sugar Hill Land Use Plan. The property is located within an area designated for higher-density uses, including commercial, recreational, and residential developments. Its proximity to the downtown core and potential connectivity to the Sugar Hill Greenway further support a variety of transportation and recreational options, aligning with the city's vision for a dynamic, mixed-use area. The Envision100 Comprehensive Plan designates this area as "Town Center," which encourages development that blends residential, commercial, and public spaces to create a vibrant community.

The Town Center Character Area envisions:

"a vibrant activity center with a mix of uses including retail, service commercial, professional office, medium to high density residential, civic, and institutional uses. Community greenspaces in this area include a mix of active, programmed areas, as well as spaces that preserve opportunities for passive recreation and environmental conservation. Neighborhood gathering spaces are interconnected and easily walkable. Architectural design, landscape, and streetscape blend to create a sense of place that is both aesthetically attractive and functional."

**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?***

Yes, several conditions support the approval of this rezoning request. The Envision100 Comprehensive Plan identifies key needs and opportunities related to greenspace, which align with the design and development characteristics of the proposed project. Prioritizing greenspace and investing in pedestrian-friendly amenities like outdoor gathering areas will significantly enhance the site's functionality and contribute to a more connected community. The following excerpts highlight key components of the project that align with relevant priorities:

Greenspace:

Needs

- Prioritize greenspace through strategic land acquisition.
- Evaluate opportunities for conservation.

- Invest in passive recreation amenities, such as paved and unpaved trails, as well as other flexible outdoor gathering areas.
- Review policies to encourage more ecologically effective landscaping practices.

#### Opportunities

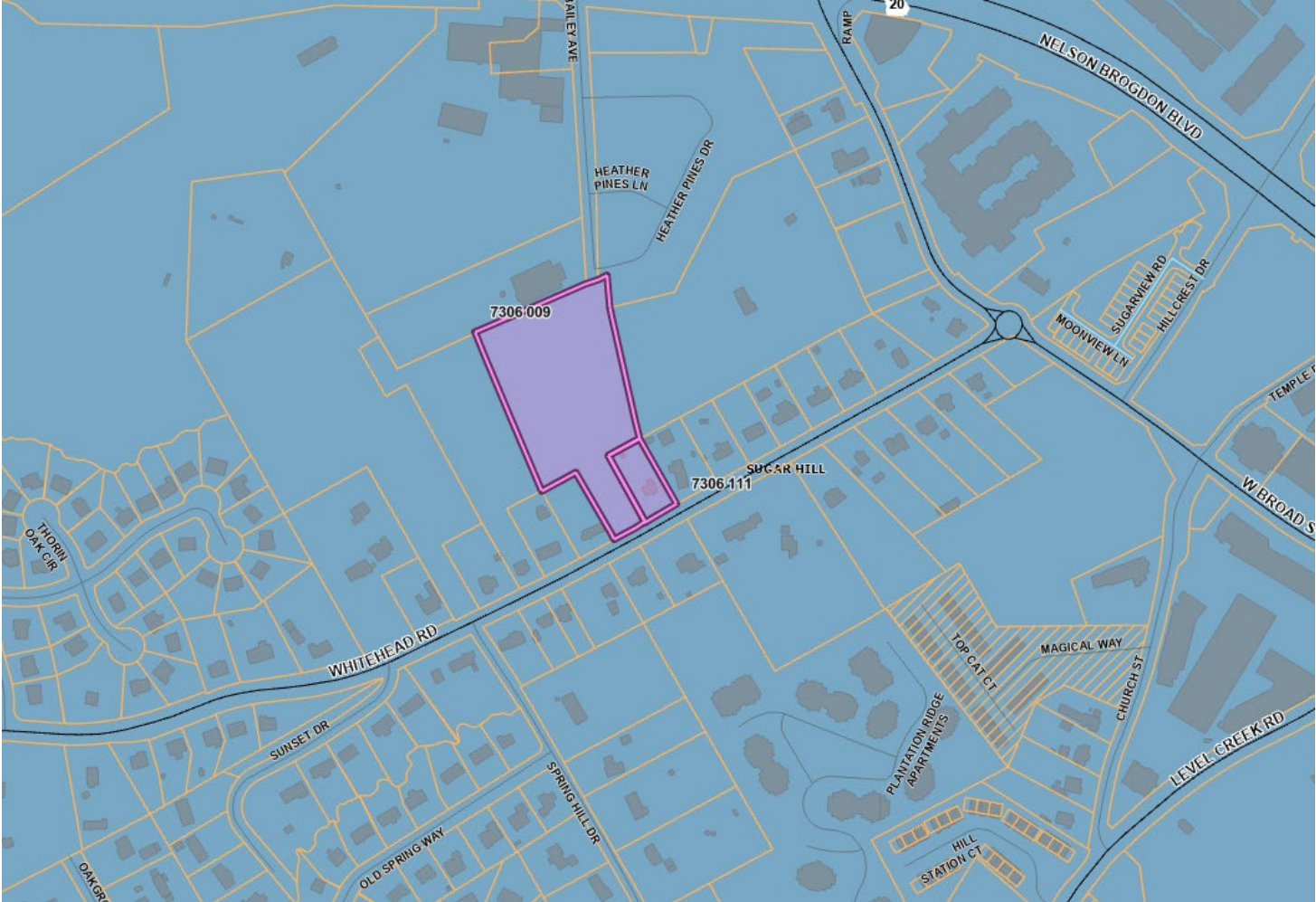
- Complete the Greenway Trail throughout the community.
- Develop a strategy to activate existing greenspace holdings.
- Consider upgrading amenities at existing parks to enhance access and user experience.
- Facilitate flexible programming for gathering, community building, and events.

The Town Center Character Area specifically recommends the following:

- Support businesses and activities that will attract and engage citizens of all ages.
- Incorporate a variety of active and passive greenspaces such as urban plazas, neighborhood parks, and pocket parks as a part of new development.
- Continue to improve pedestrian and bike connectivity between the town center and the rest of the city.
- Design controls are designed to ensure aesthetic quality for new construction.
- Revitalize aging structures and vacant properties through redevelopment and infill strategies.
- Ensure development patterns create a transition in scope and scale between the highest densities in the town center and surrounding suburban areas.
- Maximize development potential with a mix of uses to create critical mass within a 10-minute walk.
- The town center should include new developments that enhance the vibrant nature of the core, including new dining, shopping, and living options.

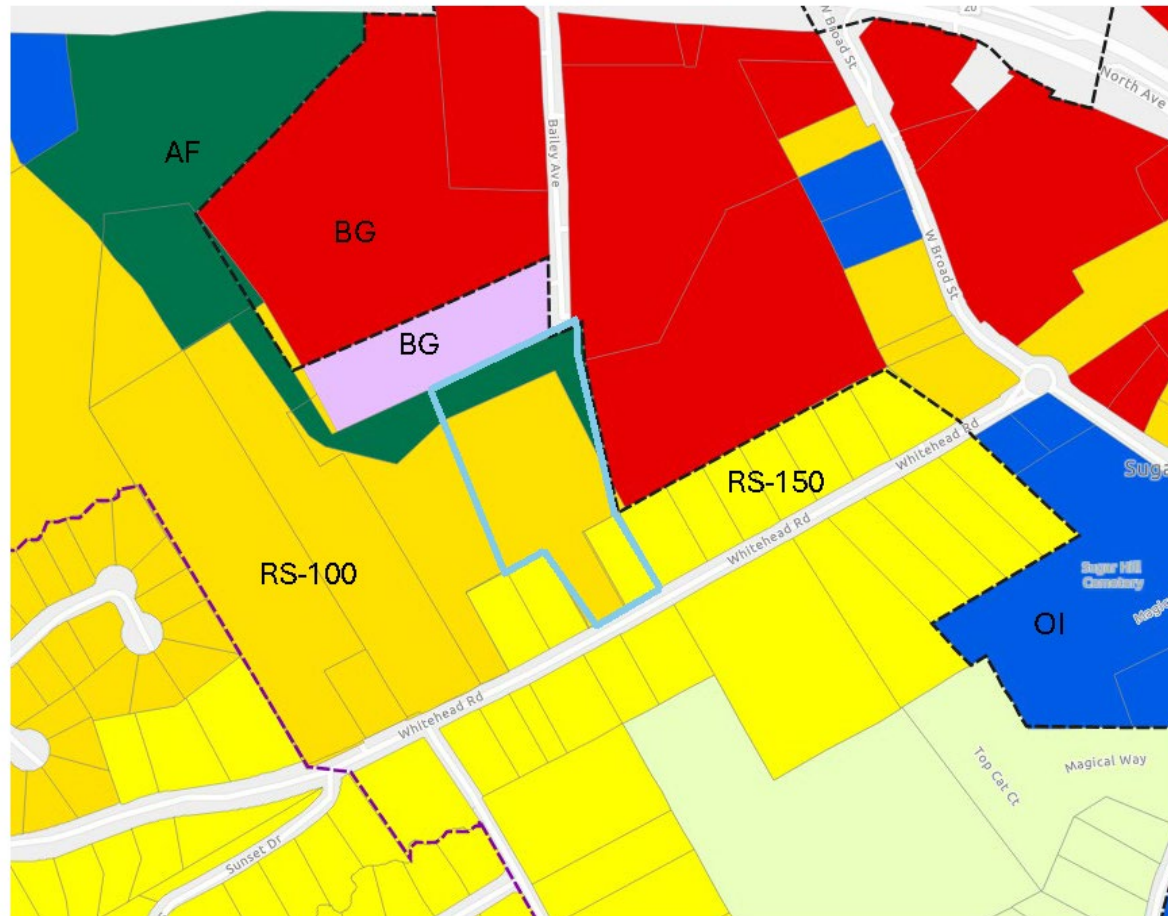
The proposed rezoning adheres to these guidelines, making it a well-supported and strategic move to enhance the vitality of Sugar Hill's downtown core.

RZ-24-004  
LOCATION MAP





RZ-24-004  
ADJACENT ZONING MAP



**Whitehead Road Investments, LLC**  
**675 Seminole Ave Suite 301**  
**Atlanta, GA 30307**

September 30, 2024

**LETTER OF INTENT**  
**RZ-24-004**

Whitehead Road Investments, LLC, submits this letter of intent to support the rezoning application for 1036 and 1040 Whitehead Road. These parcels total approximately 4.61 acres along Whitehead Road. 1036 Whitehead Road is presently zoned Medium Density Single-Family Residential (RS-100) and Agricultural-Forest (AF). 1040 Whitehead Road is presently zoned Low Density Single-Family Residential (RS-150). The applicant requests rezoning to Medium Density Single-Family Residential and expanding the boundary of the Central Business District overlay (RS-100 CBD) for a mixed-use development including single family homes, community greenspace, and restaurant/retail spaces.

The subject parcels, 7-306-009 and 7-306-111, are part of a 15.3 acre proposed project to bring a mixture of single-family housing types to downtown Sugar Hill. The proposed plan would provide the Sugar Hill community with housing options not currently available in close proximity to downtown amenities. The project is proposed to have 12 dwelling units an acre, the maximum density for single-family residential in the central business district.

The proposed development will take place through a partnership with the City of Sugar Hill to provide current and future residents with housing products not offered within the existing housing stock. With a variety of housing types, residents with different housing needs will have the opportunity to be part of the Sugar Hill community.

The proposed project will not only provide new opportunities for housing, but also includes commercial and recreational spaces for the whole Sugar Hill community to utilize.

The project will be accessible from two major thoroughfares in addition to Whitehead Road. The project includes the extension of Bailey Avenue to Whitehead Road connecting residents directly to Highway 20. Additionally, residents can enter and exit directly onto West Broad Street.

This project is an appropriate use within Sugar Hill's downtown core. The proposed design creates a transition of uses from multi-family developments to single-family detached residences along Whitehead Road.

There are six housing types outlined on the site plan with the following information:

Unit Type A: the heated square footage (SF) ranges from 1,565-1,965 SF and the building-height ranges from 32.5'-43' (2 & 3 story)

Unit Type B: the SF is 2,395 and the building height is 32.5' (2-story)

Unit Type C: the SF is 2,983 SF and the building height is 43' (3 story)

Unit Type D: 1,767-1,824 SF and the building height ranges from 32.5'-43' (2 & 3 story)

Unit Type E: 896-1,056 SF and the building height ranges from 32.5'-43' (2 & 3 story)

Unit Type F: 1,235 SF and the building height is 43' (3-story)

Unit Type G: Custom-designed Unit

The proposed project is an assemblage of parcels owned by Whitehead Road Investments, LLC, and the City of Sugar Hill. The subject parcels (7-306-009 and 7-306-111), in addition to parcel 7-306-017, are owned by Whitehead Road Investments, LLC. Parcels 7-306-015, 7-306-016, 7-306-018, 7-306-019, 7-306-020, and 7-306-021 are owned by the City of Sugar Hill. Parcels 7-306-017, 7-306-018, 7-306-019, 7-306-020, and 7-306-021 are within the current Central Business District boundary lines.

The project would require future public hearings. Rezoning and expansion of the Central Business District Overlay to include parcels 7-306-016 and 7-306-015 along Whitehead Road would be required. The proposed site plan and elevations would require design review board approval for the CBD.

The proposed development is compatible with the surrounding land uses and the vision outlined by the city's comprehensive plan. The following analysis outlines the impact of the proposed development:

- a. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:
  - a. The proposed use is suitable in view of the zoning and development of adjacent and nearby properties. Directly adjacent properties are zoned medium-density single family residential (RS-100), agricultural-forest (AF), low density single family residential (RS-150), and general business (BG). The subject parcels currently border the Central Business District (CBD) to the east and northeast.
- b. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:
  - a. Directly adjacent properties are zoned medium density single family residential (RS-100), agricultural-forest (AF), low density single family residential (RS-150), and general business (BG). Surrounding uses include existing residential homes and a nearby manufacturing warehouse facility. A multi-family senior living facility exists directly across West Broad Street with townhome and apartment projects nearby. The proposed use is consistent with adjacent uses and provides high quality housing options in a variety of configurations that are unique but compatible to the area.
- c. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned:

a. Current zoning of the subject parcels (R7-306-009 & R7-306-111) is RS-100: medium density single family residential, AF: agricultural-forest, and RS-150: low density single family residential and provides for a reasonable economic use as currently zoned. The success of the downtown area encourages new projects to be developed with more activity, ensuring they remain financially sustainable while providing community members new opportunities to locate in the City of Sugar Hill.

d. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

a. We do not believe the proposed rezoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Instead, it will promote a walkable area optimal to support the Sugar Hill downtown core.

e. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan; and

a. The proposed portion of the development under consideration consists of residential units proposed to have 12 units per acre, the density maximum for single family residential within the central business district overlay, and is a part of a larger mixed-use development. The development aligns and furthers with the future land use map (FLUM) Town Center character area. The characteristics included in the project are consistent with the intent of the character area, thereby making it compatible with the comprehensive plan's goals, objectives, purpose, and intent for both the proposed and existing future land use map designations.

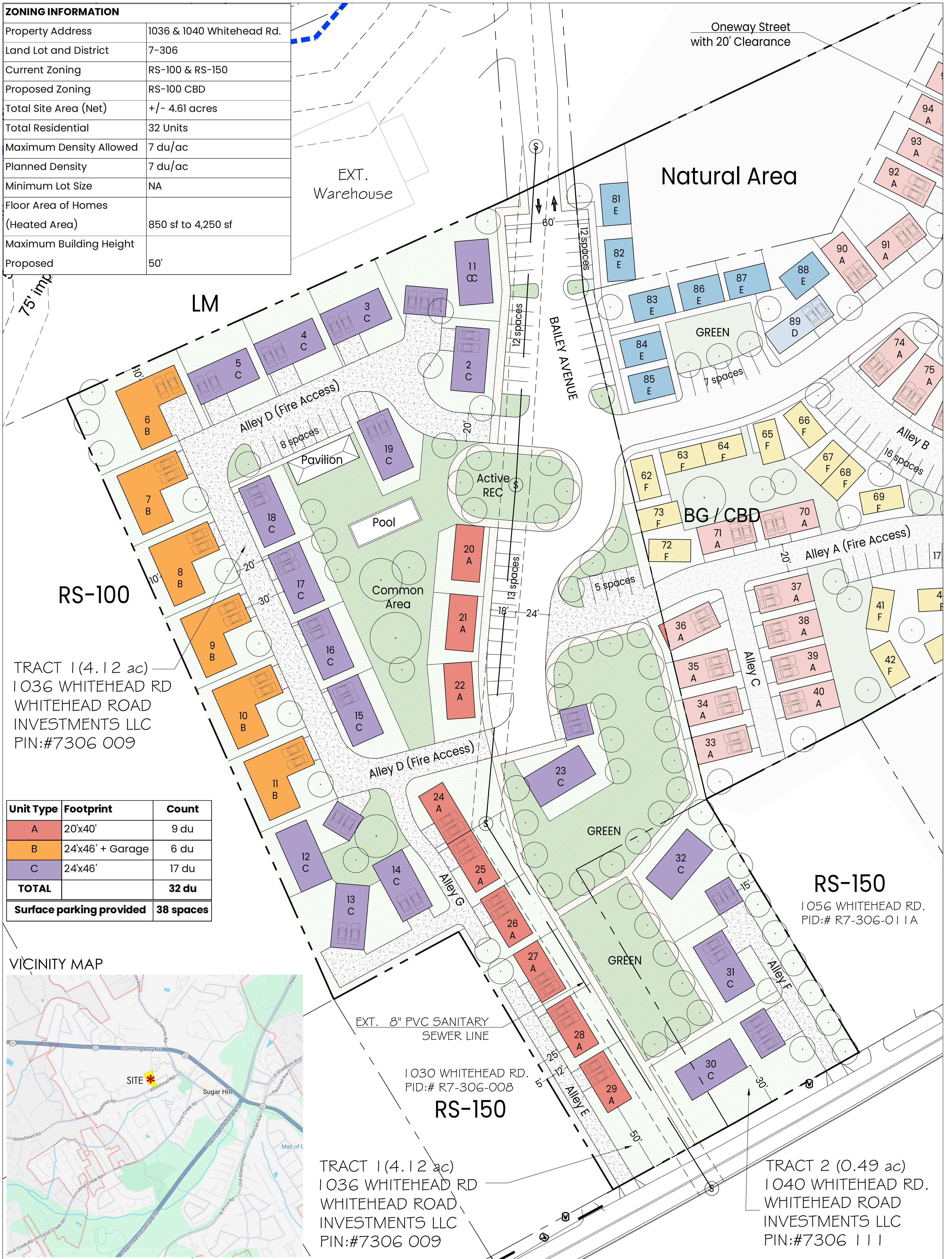
f. Whether there are other existing or changing conditions affecting the land use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:

a. The City's comprehensive plan identifies a walkable district as a key priority which aligns directly with the goals of this project. The project is located in an already vibrant downtown area, and the city's commitment to implementing the comprehensive plan represents a significant changing condition that supports the rezoning request. By fostering walkability and a thriving downtown, the proposed development will enhance connectivity, promote pedestrian activity, and further strengthen the downtown's existing character, making the rezoning an essential step toward realizing the city's long-term vision for the area. Therefore, this changing condition provides strong grounds for approval of the proposed rezoning.

The applicant respectfully requests your approval of the rezoning and expansion of the Central Business District Overlay.

**Exhibit 1**

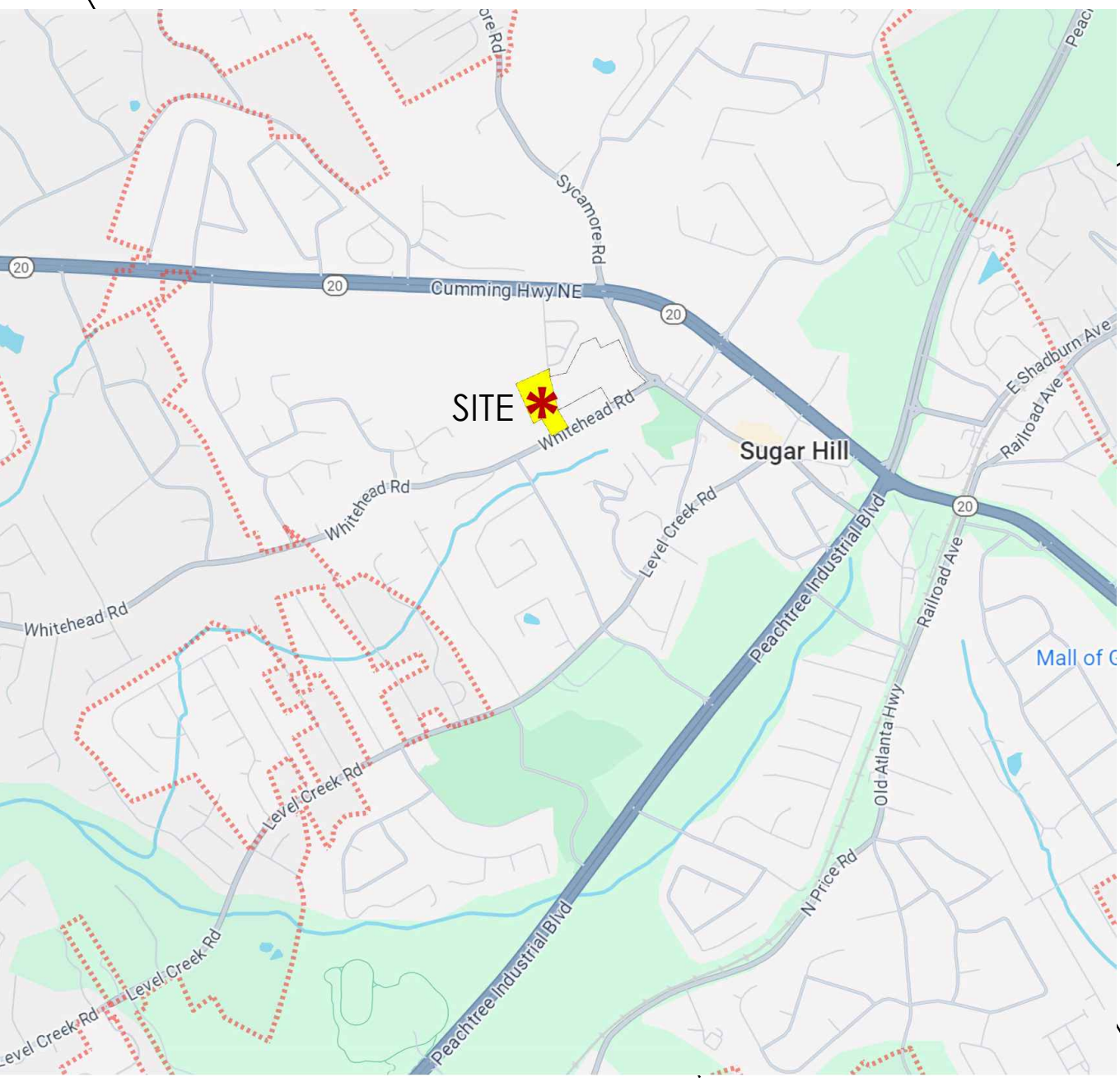
ZONING INFORMATION	
Property Address	1036 & 1040 Whitehead Rd.
Land Lot and District	7-306
Current Zoning	RS-100 & RS-150
Proposed Zoning	RS-100 CBD
Total Site Area (Net)	+/- 4.61 acres
Total Residential	32 Units
Maximum Density Allowed	7 du/ac
Planned Density	7 du/ac
Minimum Lot Size	NA
Floor Area of Homes (Heated Area)	850 sf to 4,250 sf
Maximum Building Height Proposed	50'



TRACT 1 (4.12 ac)  
1036 WHITEHEAD RD  
WHITEHEAD ROAD INVESTMENTS LLC  
PIN:#7306 009

Unit Type	Footprint	Count
A	20'x40'	9 du
B	24'x46' + Garage	6 du
C	24'x46'	17 du
<b>TOTAL</b>		<b>32 du</b>
<b>Surface parking provided</b>		<b>38 spaces</b>

VICINITY MAP



TRACT 1 (4.12 ac)  
1036 WHITEHEAD RD  
WHITEHEAD ROAD INVESTMENTS LLC  
PIN:#7306 009

TRACT 2 (0.49 ac)  
1040 WHITEHEAD RD.  
WHITEHEAD ROAD INVESTMENTS LLC  
PIN:#7306 111

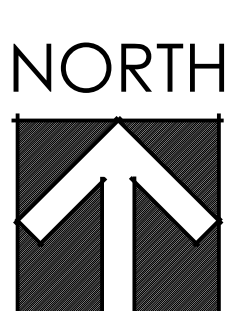
Project Title  
**Sugar Hill by Hedgewood**  
Conceptual Site/Rezoning Plan

December 18, 2024



**HEDGEWOOD**  
*This is Home*

Project Developer  
**Hedgewood Horizons, LLC**  
2974 Hardman CT., NE  
Atlanta, GA 30305  
Phone: 770-616-8479



NORTH  
SCALE: 1" = 30'  
0 15 30 60'

Prepared by:  
**Jia Li (AICP# 156725)**  
Checked by:  
TSW

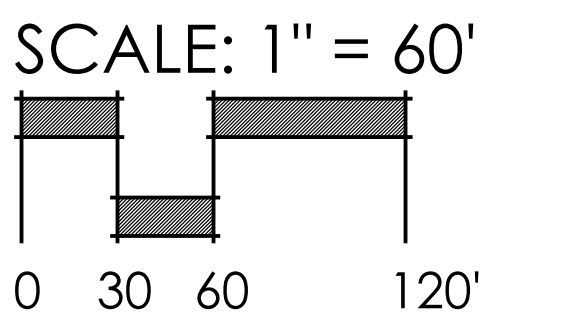
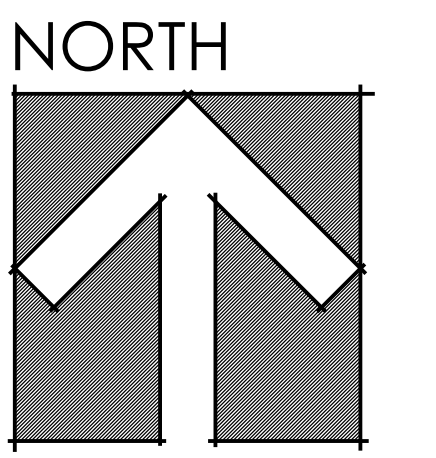
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Atlanta, Georgia 30309  
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www.tsw-design.com

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project title  
**Sugar Hill by  
Hedgewood**  
Conceptual Site  
Master Plan

Project Developer  
**Hedgewood Horizons,  
LLC**  
2974 Hardman CT., NE  
Atlanta, GA 30305  
Phone: 770-616-8479



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Prepared by:  
**Jia Li ( AICP# 156725)**  
Checked by:  
TSW

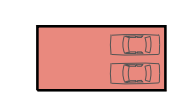







Suite 850  
1447 Peachtree Street, NE  
Atlanta, Georgia 30309  
phone: 404.873.6730  
www.tsw-design.com

Drawing Date:  
December 18, 2024

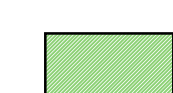





**UNIT TYPES:**

-  A. 20'x40' 70 units
-  B. 24'x46' + Garage 6 units
-  C. 24'x46' 17 units
-  D. 18'x48' 1 units
-  E. 20'x30' 8 units
-  F. 16'x30' 55 units

**TOTAL 157 units**

**Total Surface parking  
provided: 152 spaces**

-  Common Area/Green
-  Private Gardens
-  Alleys
-  Pedestrian Walkways



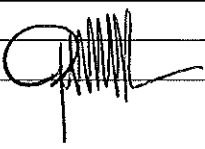
CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT  
PUBLIC HEARING PACKET

CASE #: RZ 24-004 PERMIT FILE # \_\_\_\_\_ DATE RECEIVED: 7/30/2024  
Reviewed by: KA Date Accepted: 7/30/2024

**APPLICATION**

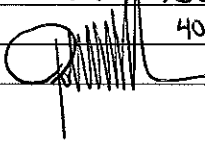
CHECK ONE:  EXEMPTION/REZONING  REZONING  CHANGE IN CONDITIONS  SPECIAL USE PERMIT

**APPLICANT INFORMATION**

Name: Whithead Road Investments, LLC Address: 675 Seminole Ave Suite 301  
 Phone: \_\_\_\_\_ Atlanta, GA 30307  
 Fax: \_\_\_\_\_ Email: mansour@ayoubmansour.com  
 Signature:  Date: 7/30/2024

**OWNER INFORMATION**

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

Name: Whithead Road Investments, LLC Address: 675 Seminole Ave Suite 301  
 Phone: 404-806-7384 Atlanta, GA  
 Fax: 404-806-7414 Email: mansour@ayoubmansour.com  
 Signature:  Date: 7/30/24

**CONTACT INFORMATION**

Name: Ahmed Mansour Phone: 404-806-7384  
 Fax: 404-806-7414 Email: mansour@ayoubmansour.com

\* 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 #) 7306 007 | 7306 111 Acreage: \_\_\_\_\_  
 Number of Existing Housing Units: \_\_\_\_\_ Number of Proposed Housing Units: \_\_\_\_\_ Current Population: \_\_\_\_\_  
 Street Address: 1036 Whithead Road and 1040 Whithead Road

PRESENT ZONING DISTRICT: AF, RS100, RS150 REQUESTED ZONING DISTRICT: RS100 / CBD Overlay

Proposed Development: \_\_\_\_\_  
 Adjacent Zonings: NORTH: \_\_\_\_\_ EAST: \_\_\_\_\_ SOUTH: \_\_\_\_\_ WEST: \_\_\_\_\_

<u>Residential Development</u>	<u>Non-Residential Development</u>
# of Lots/Dwelling Units: _____	# of Lots/Buildings: _____
Dwelling Unit Size (sq. ft.): _____	Total Gross Square Feet: _____
Net Density: _____	Density: _____

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): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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



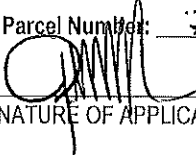
CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT  
PUBLIC HEARING PACKET

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 for must be completed for each tax parcel included in the Variance request.

Tax Parcel Number: 7306 111

  
SIGNATURE OF APPLICANT

7/30/24  
DATE

Jim Mann  
TYPE OR PRINT NAME





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: 7/30/24 Typed or Print Name and Title: John Mansour / Mayor Date: 7/30/24

Sworn to and subscribed before me this 30 day of July, 2024.

Signature of Notary Public: [Signature]  
Notary Seal: S SHIN, Notary Public, Georgia, Dekalb County, My Commission Expires May 09, 2028

**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: [Signature] Date: 7/30/24 Typed or Print Name and Title: John Mansour Date: 7/30/24

Sworn to and subscribed before me this 30 day of July, 2024.

Signature of Notary Public: [Signature]  
Notary Seal: S SHIN, Notary Public, Georgia, Dekalb County, My Commission Expires May 09, 2028

**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: 7/30/24 Typed or Print Name and Title: John Mansour / Mayor Date: 7/30/24

Signature of Owner: \_\_\_\_\_ Date: 7/30/24 Typed or Print Name and Title: \_\_\_\_\_ Date: 7/30/24

Sworn to and subscribed before me this 30 day of July, 2024.

Signature of Notary Public: [Signature]  
Notary Seal: S SHIN, Notary Public, Georgia, Dekalb County, My Commission Expires May 09, 2028

**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)
_____	_____	_____

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 for must be completed for each tax parcel included in the Variance request.

Tax Parcel Number: 7306 009

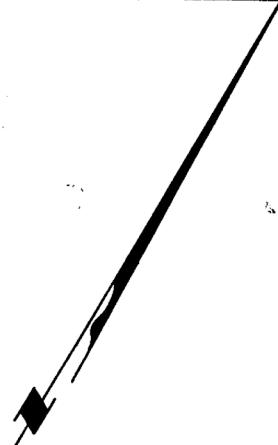
  
SIGNATURE OF APPLICANT

7/30/2024  
DATE

John M. Menez  
TYPE OR PRINT NAME

This plan is a true and correct representation of the land plotted and has been prepared in conformity with the maximum standards and requirements of law.

*W. T. Dunahoo*  
 Georgia Registered Professional Surveyor No. 1522  
 Member of Surveying and Mapping Society of Georgia



Georgia, Gwinnett County,  
 Clerk's Office — Superior Court  
 I hereby certify that the within  
 instrument was Filed for Record  
 at 9 A.M. 12-2-1985  
 and recorded in Book 33  
 Page 219-A 12-2-1985  
 Paul D. Smith, Jr. Clerk

SURVEY FOR		STATE OF GEORGIA		
<b>LARRY BAILEY</b>				
L.L. 306 7th DISTRICT				
CITY	GMD	COUNTY	SCALE	DATE
SUGAR HILL		GWINNETT	1" = 100'	8/5/85
W. T. DUNAHOO AND ASSOCIATES, INC.				
ATLANTA HWY		PH-867-3911		WINDER, GEORGIA.

IPS - IRON PIN SET  
 IPF - IRON PIN FOUND



Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

Case No.: \_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_

Development Name: \_\_\_\_\_

Location: \_\_\_\_\_

\_\_\_\_\_

**DISTRICT:** \_\_\_\_\_ **LANDLOT:** \_\_\_\_\_ **PARCEL:** \_\_\_\_\_

**WATER AVAILABILITY:**

The available utility records show that the subject development is currently in the vicinity of a \_\_\_\_\_ inch water main located on the \_\_\_\_\_ right-of-way of \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. Current Gwinnett County Standards require a minimum of 12” pipe size for commercial developments and a minimum of 8” pipe size for residential developments, including connections to existing mains. This department makes no guarantees as to the minimum pressures or volumes available at a specific point within its system. It is the responsibility of the developer’s engineer to confirm pressure and volumes are available for the development.

**SANITARY SEWER AVAILABILITY:**

The available utility records show that the subject development is currently in the vicinity of a \_\_\_\_\_ inch sanitary sewer main located \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## **Proposed Development Utility Letter**

### **Sewer Availability continued**

The subject development is located within the \_\_\_\_\_ Service area. This does not guarantee there is sewer capacity to serve this development. A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development.

Demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

### **Water, Sewer, and Stormwater Requirements**

Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5<sup>th</sup>, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Stormwater facilities must comply with the current Gwinnett County codes and ordinances.

### **Private Road Developments**

Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

### **Master Water Meter**

Master water meters are only allowed under certain conditions to be approved by Gwinnett County. If there are multiple owners within one property, master meters will not be allowed. Individual water meters must be placed off of county-maintained water mains.

**NOTE: As-built information for this department is dependent upon outside entities to provide record drawings for the utilities. Therefore, this department does not guarantee the accuracy of the information provided.**

Respectfully,

BEATRIZ AVILA  
GIS ASSOCIATE II  
Gwinnett County Department of Water Resources  
Infrastructure Support  
678-376-7139



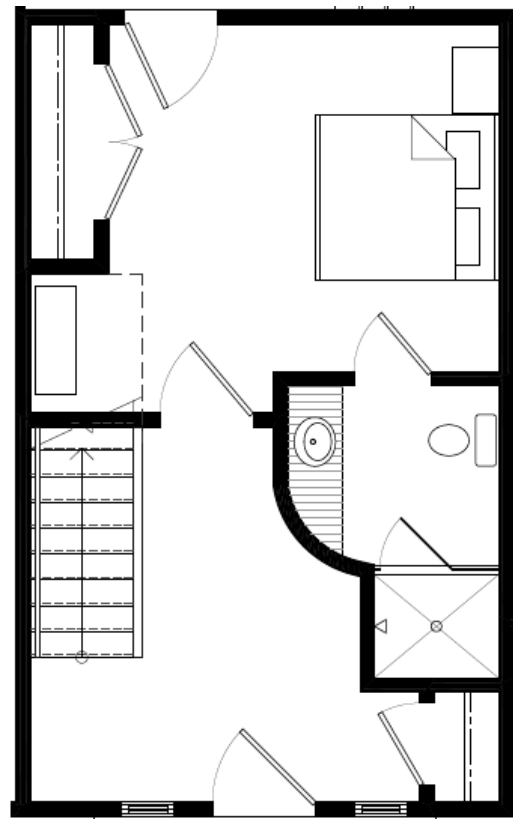
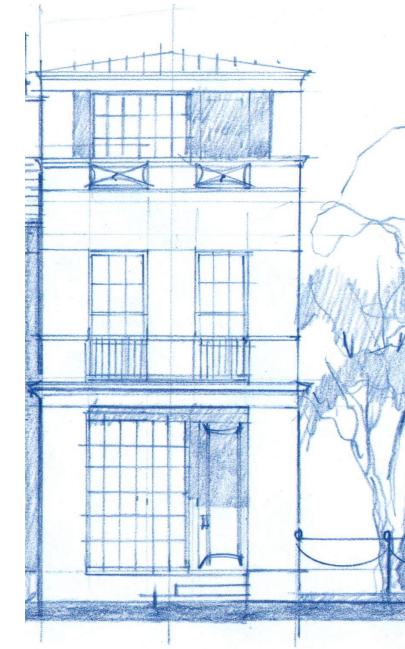
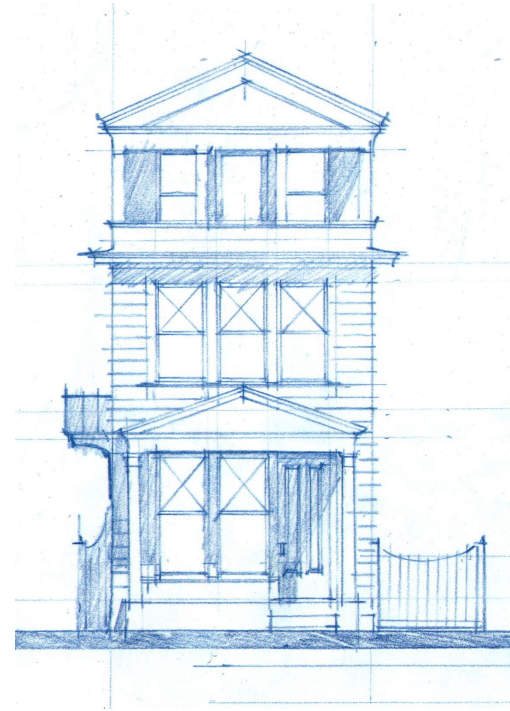
**HEDGEWOOD**

*This is Home*

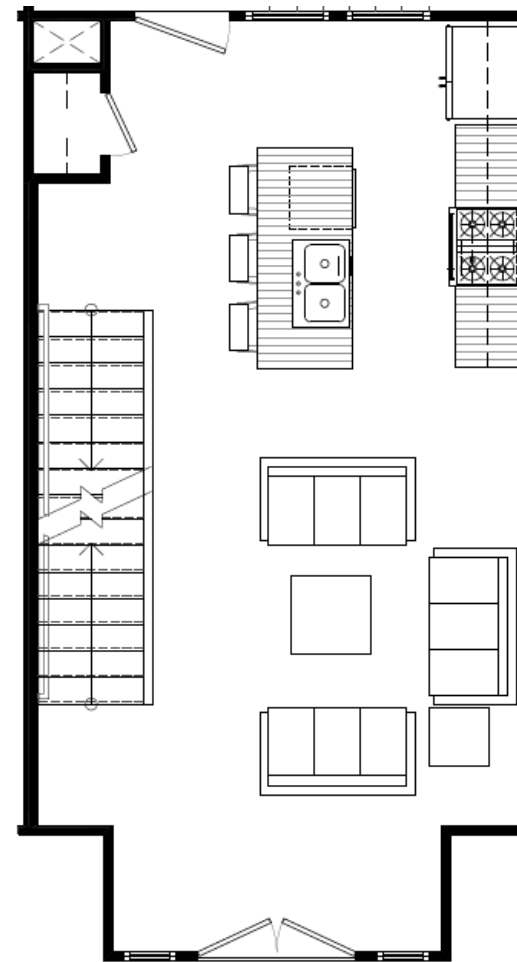


ARCHITECTURAL CONCEPTS  
*For*  
**SUGAR HILL by HEDGEWOOD**

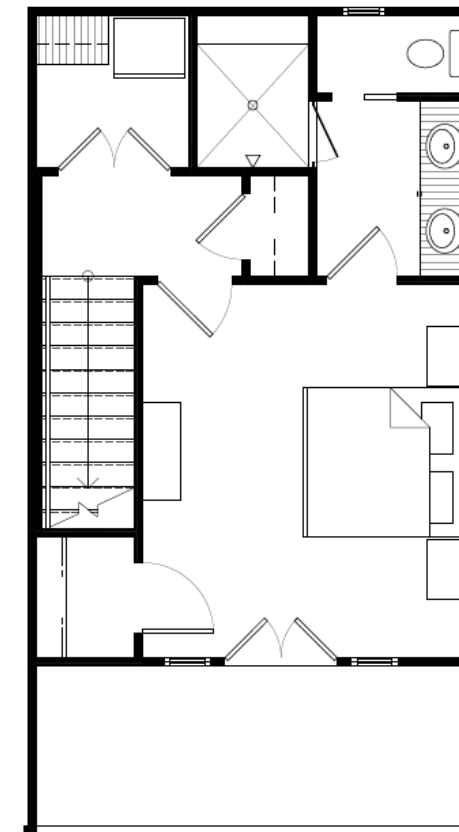
Conceptual Elevation and Plans  
Lot 86 and Lot 90  
Plan "F": 16x30 Footprint  
*(Not to scale)*



Entry Level



Main Level



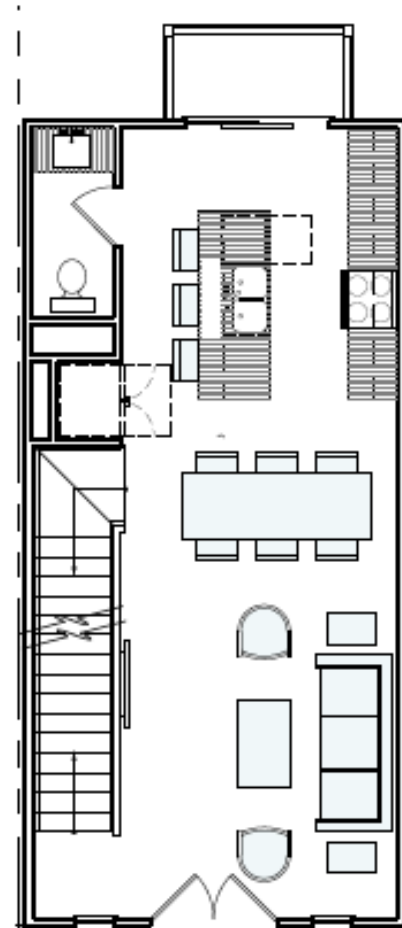
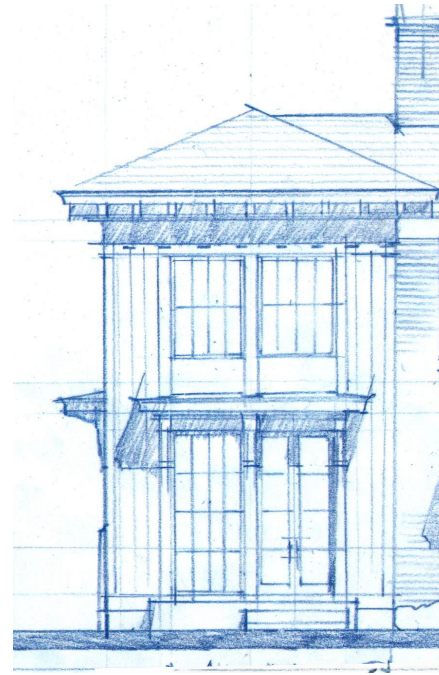
Upper Level

Conceptual Elevation and Plans

Lot 87

Plan "F": 16x30 Footprint

*(Not to scale)*



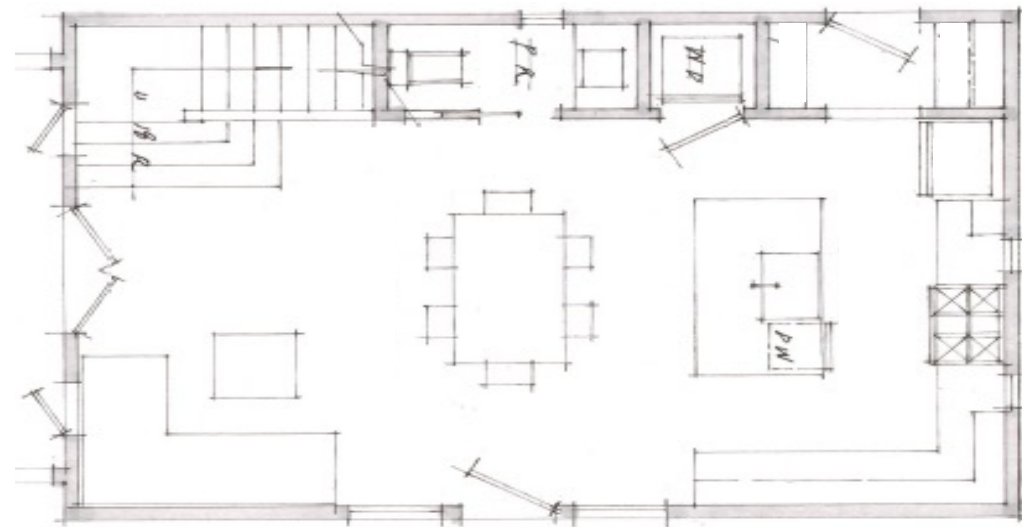
Main Level



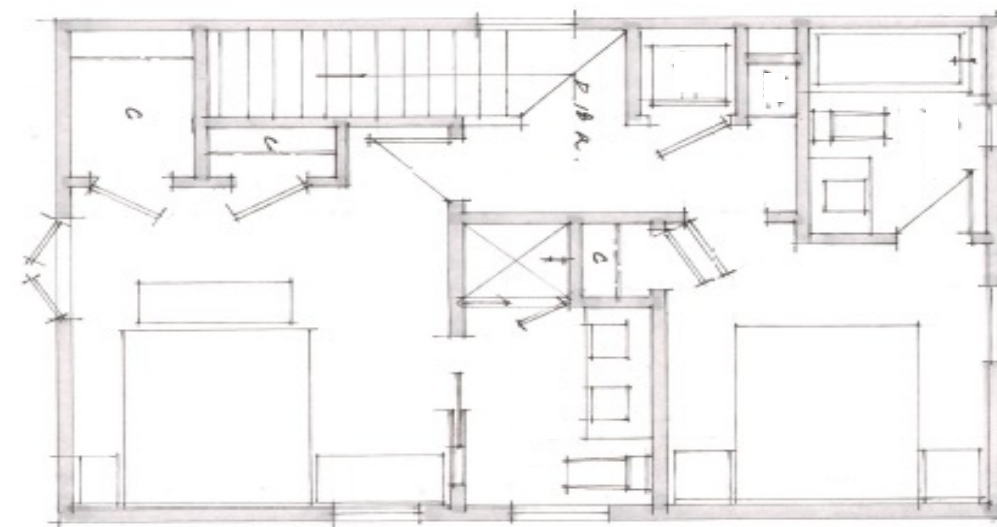
Upper Level



Conceptual Elevation and Plans  
Lot 88-89  
Plan "A": 20x40 Footprint  
*(Not to scale)*

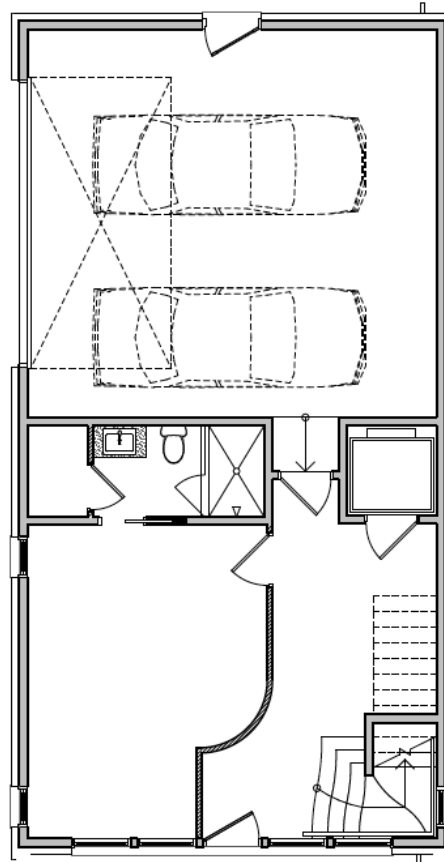


Main Level

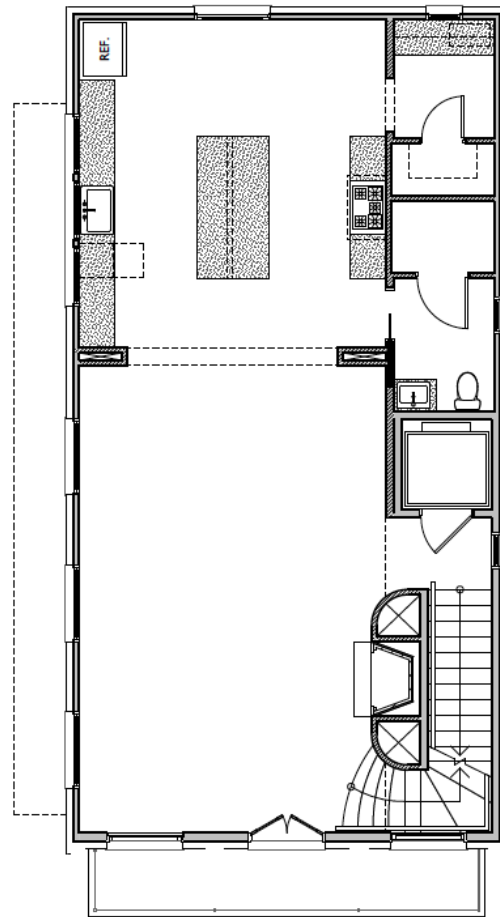


Upper Level

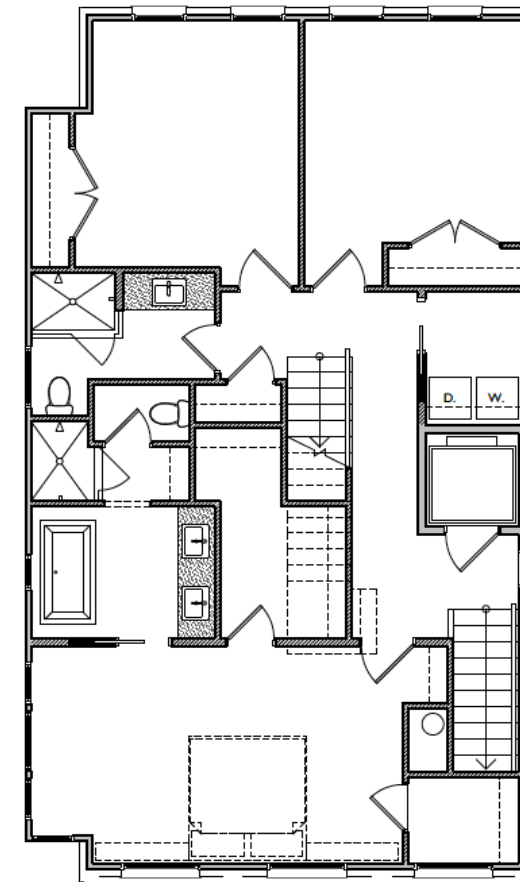
Conceptual Elevation and Plans  
Plan "C": 24x46 Footprint  
*(Not to scale)*



Entry Level



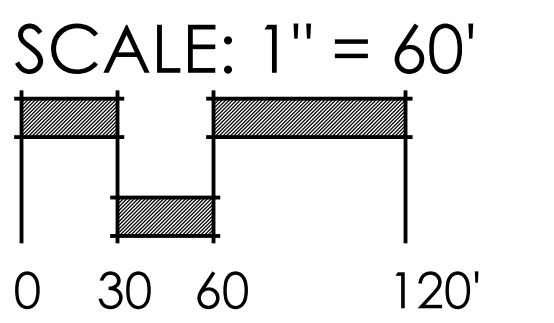
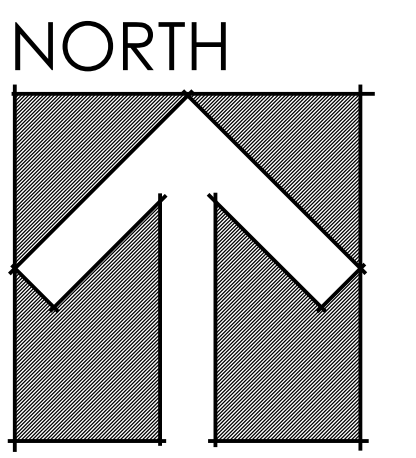
Main Level



Upper Level

project title  
**Sugar Hill by  
 HedgeWood**  
 Existing Conditions

Project Developer  
**HedgeWood Horizons,  
 LLC**  
 2974 Hardman CT., NE  
 Atlanta, GA 30305  
 Phone: 770-616-8479



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Prepared by:  
**Jia Li ( AICP# 156725)**  
 Checked by:  
 TSW



Suite 850  
 1447 Peachtree Street, NE  
 Atlanta, Georgia 30309  
 phone: 404.873.6730  
 www.tsw-design.com

Drawing Date:  
 December 18, 2024

