

City of Sugar Hill
Planning Staff Report
RZ 25-003

DATE: April 9, 2025
TO: Planning Commission
FROM: Planning Department
SUBJECT: Rezone to R36
4862 White Street; R7292 014

ISSUE The City of Sugar Hill has received an application, dated March 17, 2025, from Southvine Homes to rezone the subject property from MH to R36 for detached single-family residences.

RECOMMENDED ACTION

Recommend approval of request to rezone with the following conditions:

1. The development shall substantially conform to the site plan (Exhibit 1) submitted with the application, particularly regarding its general features, placement, and alignments. However, alterations necessary to accommodate other conditions specified herein are permitted without additional Mayor and City Council approval, provided they align with the spirit and context of the approval as determined by the Planning Department.
2. At least three natural gas appliances shall be installed within each unit prior to a certificate of occupancy.
3. Units shall be constructed in such a way to create unique character for each dwelling unit, with cohesive design elements to unify the dwellings into the overall development.
4. Side setbacks shall be reduced to 5' from 10'.

DISCUSSION

- The subject parcel is located along White Street, near its intersection with Railroad Avenue. The property borders the city limits of Buford. The neighborhood is characterized by a variety of cottage-style homes built over several decades. The subject property itself is currently vacant.
- The subject parcel totals 0.65 acres. The proposed development consists of 3 single-family detached units.
- The proposed project would serve as an appropriate infill development within an existing established neighborhood. While the proposed residences will likely be larger than adjacent residences, the aesthetic of the development is complementary to existing homes.
- Homes are proposed to be a minimum of 2,500 square feet, featuring a 2-car garage.
- No elevations were provided by the applicant. However, the development will need to comply with the architectural standards within the Zoning Ordinance.
- No streams are present on the property.

- The applicant has requested a variance to the side yard setback for the development, reducing it from 10' to 5'. Given the infill nature of the project, and the layout of existing homes surrounding the project, staff supports this request.

BACKGROUND

Applicant/Owner: Southvine Homes c/o LJA Engineering / Randall Titshaw

Existing Zoning: MH

Request(s): Rezone to R36

Purpose: Detached single-family residences

Property Size: ± 0.65 acres

Location: 4862 White Street

Tax parcel: R7292 014

Public Notice: Letters to adjoining owners via USPS regular mail on 3-21-25

Sign posted at 5243 Sycamore Road on 3-21-25

Ad in legal section of Gwinnett Daily Post on 3-23-25 and 4-6-25

Public Comments: None as of 4/9/25.

FINDINGS OF FACT

Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	Single-family residences	MH
South	Single-family residences	MH
East	Single-family residences	R-100 (Buford)
West	Single-family residences	MH

City of Sugar Hill: Mobile Home (MH)

ZONING ANALYSIS

1. Will the rezoning requested permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes. The proposed development is located within an existing residential area and is surrounded by an established neighborhood.

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

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

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

Yes.

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

The subject site is located in the Lanier cluster (Sycamore Elementary school). A minimal impact on schools is anticipated and will be coordinated with Gwinnett County Schools. Project access coordination with the City will be required.

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

Yes, the property is currently located within an existing residential area. The proposed infill project will add new housing stock to a currently vacant lot, improving the surrounding community.

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

Excerpts from the Comprehensive Plan (2019):

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



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

CASE #: _____ PERMIT FILE # _____ DATE RECEIVED: _____

Reviewed by: _____ Date Accepted: _____

APPLICATION

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

APPLICANT INFORMATION

Name: SOUTHAVINE HOMES LLC
Phone: 770 692 8463
Fax: _____
Signature: Alex G. Tetterton Pres

Address: 3010 Royal Blvd. S
suite 170 Apharetta GA 30082
Email: alex@southvinehomes.com
Date: 3-13-25

OWNER INFORMATION

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

Name: Randall M. Tishman
Phone: [REDACTED]
Fax: _____
Signature: *Randall Tishman

Address: 1117 Miley Rd
Jefferson GA 30544
Email: _____
Date: 3-13-25

CONTACT INFORMATION

Name: Tyler Lasser - LJA Engineering
Fax: _____

Phone: 470.202.9321
Email: TLasser@LJA.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 #) 7292 014 Acreage: 0.69
Number of Existing Housing Units: 1 Number of Proposed Housing Units: 3 Current Population: Vacant
Street Address: 4862 White St.

PRESENT ZONING DISTRICT: MH REQUESTED ZONING DISTRICT: R30

Proposed Development: Single-family detached homes
Adjacent Zonings: NORTH: MH EAST: R-100 (Buford) SOUTH: MH WEST: MH

Residential Development

of Lots/Dwelling Units: 3
Dwelling Unit Size (sq. ft.): 2,500
Net Density: 4.6

Non-Residential Development

of Lots/Buildings: _____
Total Gross Square Feet: _____
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): Reduce side setbacks from 10' to 5'

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

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Please respond to the following standards in the space provided or use and 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 site is surrounded by other traditional single-family homes as well as manufactured homes.

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

The rezoning will not adversely affect the existing use or usability of adjacent property. The use will remain the same.

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

The applicant submits that the rezoning will allow for a greater economic use of the site.

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:

The use will remain the same, and will not result in excessive use to existing street, transportation facilities, utilities or schools

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

Yes, and the site will remain as a single-family use. The rezoning is needed due to lot size, and a portion of it being within the existing/future right of way.

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:

The pattern of development of the area and consistency with the surrounding uses are grounds for approval of the rezoning.



**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.

Alex G. Tetterton 3/13/25 Alex G. Tetterton Resident 3/13/25
Signature of Applicant Date Typed or Print Name and Title SOUTHVINE HOMES LLC Date
Sworn to and subscribed before me this 13th day of March, 2025 Karley Yancey
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.

Randall M. Titshaw 3/13/25 Randall M. Titshaw
Owner Signature Date Typed or Print Name and Title
Sworn to and subscribed before me this 13th day of March, 2025 Karley Yancey
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.

Alex G. Tetterton 3/13/25 Alex G. Tetterton Resident 3/13/25
Signature of Applicant/ Attorney Representative Date Typed or Print Name and Title SOUTHVINE HOMES LLC Date
Randall M. Titshaw 3/13/25 Randall M. Titshaw 3/13/25
Signature of Owner Date Typed or Print Name and Title Date
Sworn to and subscribed before me this 13th day of March, 2025 Karley Yancey
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 any 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)**

Alex G. Tetterton 3/13/25 Alex G. Tetterton Resident 3/13/25
Signature of Applicant/ Attorney Representative Date Typed or Print Name and Title SOUTHVINE HOMES LLC Date
Randall M. Titshaw 3/13/25 Randall M. Titshaw 3/13/25
Signature of Owner Date Typed or Print Name and Title Date
Sworn to and subscribed before me this 13th day of March, 2025 Karley Yancey
Signature of Notary Public



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: 7292 014


SIGNATURE OF APPLICANT

3/13/25
DATE

Alex G. Tetterton President
TYPE OR PRINT NAME
SOUTHVINE Homes, LLC



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)
___ 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"/> Recorded Plat ___ Electronic File |
| <input checked="" type="checkbox"/> Legal Description – WORD FORMAT
___ Above emailed to klanders@cityofsugarhill.com | <input checked="" type="checkbox"/> Letter of Intent (Including Variances) | <input checked="" type="checkbox"/> Adjoining Property Owners <input checked="" type="checkbox"/> Printed Labels
___ 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 checked="" type="checkbox"/> Applicants Response |
| ___ Availability of Water/Sewer Letter | <input checked="" type="checkbox"/> Property Tax Paid Verification | ___ Traffic Study |
| ___ Development of Regional Impact (DRI) | ___ within 2,000' of the Chattahoochee River | <input checked="" type="checkbox"/> Site Plan with all items below |

I, Alex G. Tetterton have completed all of the above.  3/13/25
Print Name Applicant Signature Date

Received Date: ___/___/___ Reviewed By: _____ To be returned by: ___/___/___
CASE NUMBER: _____

MAKE SURE THIS CHECKLIST IS RETURNED WITH THE REZONING APPLICATION.



770.225.4730

www.LJA.com

4525 South Lee Street, Buford, Georgia 30518

Applicant's Letter of Intent
Southvine Homes
Rezoning Request: MH to R36

The Applicant, Southvine Homes, formally requests to rezone the 0.65-acre property located at 4862 White Street, Sugar Hill, Georgia, from MH (Manufactured Housing) to R36 (Single-Family Residential). The purpose of this rezoning request is to facilitate the subdivision of the property into three (3) individual lots for the development of new single-family homes.

Each of the proposed homes will be two stories in height, featuring a two-car garage and a minimum heated floor area of 2,500 square feet. The design and construction of these homes will align with the character and vision of the surrounding neighborhood while providing high-quality housing options for future residents. White Street primarily consists of traditional single-family homes, while the street located behind the subject property, Border Circle, is predominantly composed of manufactured homes. The proposed development will be consistent with the character of White Street, ensuring a harmonious transition between the existing housing types. Rezoning this property to R36 will allow for a more efficient use of the land while maintaining the residential character of the area. The proposed development aligns with the City of Sugar Hill's comprehensive plan and land use objectives by promoting responsible residential growth. Concurrently with the rezoning request, the Applicant requests a variance to reduce the side setbacks from 10 feet to 5 feet. The reduction will allow for a house footprint that is more consistent with the pattern of development in the area.

Southvine Homes looks forward to working with city staff and engaging with the community to address any questions or concerns. We are excited about the opportunity to provide exceptional homes in a highly desirable section of Gwinnett County. Please refer to the attached documents for additional details regarding the site plan and proposed home designs.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

Adjacent Property

Parcel: 7292 005
Address: 1472 BORDER ST
APPLE VALLEY MOBILE HOME PARK LLC
Mailing Address: 6400 TELEGRAPH RD STE 2000
Mailing City: BLOOMFIELD HILLS
Mailing State: MI
Mailing Zipcode: 48301-1722

Parcel: 7292 013
Address: 4852 WHITE ST
SOTO GABRIEL PENALOZA & DE PENALOZA MARIA CABRERA
Mailing Address: 4852 WHITE ST
Mailing City: SUGAR HILL
Mailing State: GA
Mailing Zipcode: 30518-3464

Parcel: 7292 015
Address: 4872 WHITE ST
TITSHAW LAWANDA
Mailing Address: 4872 WHITE ST
Mailing City: SUGAR HILL
Mailing State: GA
Mailing Zipcode: 30518-3464

In Buford City Limits

Parcel: 7293 016
Address: 150 LINE ST
GRAVITT KATHY ALLGOOD ETAL
Mailing Address: 150 LINE ST
Mailing City: BUFORD
Mailing State: GA
Mailing Zipcode: 30518-3410

Parcel: 7293 017
Address: 156 LINE ST
GRAVITT KATHY ALLGOOD ETAL
Mailing Address: 150 LINE ST
Mailing City: BUFORD
Mailing State: GA
Mailing Zipcode: 30518-3410

Tract 1

A parcel of land lying in Land Lot 292 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia and being part of Lot #60, of the G. O. Mauldin & R. R. Duncan Subdivision as recorded in Plat Book B Page 34, aforesaid records, and being more particularly described as follows:

Begin at a found 1" open top pipe, being the westly corner common to Lots 59 and 60 and lying on the easterly line of Lot #75 aforesaid records; thence leaving said easterly line, run North 60 Degrees 23 Minutes 40 Seconds East along said common line of Lots 59 and 60 for a distance of 182.36 feet to a found 1/4" rod at the intersection of said common line and the westerly right-of-way of White Street (variable right-of-way); thence leaving said common line, run South 28 Degrees 29 Minutes 51 Seconds East along said right-of-way for a distance of 49.97 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way, run South 60 Degrees 27 Minutes 10 Seconds West for a distance of 180.77 feet to a set 5/8" capped rebar (L.S.F. #1390) on the easterly line of the aforementioned Lot #75; thence run North 30 Degrees 19 Minutes 31 Seconds West along said line for a distance of 49.78 feet to the POINT OF BEGINNING.

Said parcel contains 9,055 square feet, or 0.208 acres.

Tract 2

A parcel of land lying in Land Lot 292 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia and being part of Lot #60 and #61, of the G. O. Mauldin & R. R. Duncan Subdivision as recorded in Plat Book B Page 34, aforesaid records, and being more particularly described as follows:

Commence at a found 1" open top pipe being the westerly corner common to Lots 59 and 60, and lying on the easterly line of Lot #75 aforesaid records; thence leaving said common corner, run South 30 Degrees 19 Minutes 31 Seconds East along said easterly line for a distance of 49.78 feet to a set 5/8" capped rebar (L.S.F. #1390), said point being the POINT OF BEGINNING of the parcel herein described:

Thence leaving said easterly line run North 60 Degrees 27 Minutes 10 Seconds East along a line for a distance of 180.77 feet to a set 5/8" capped rebar (L.S.F. # 1390) on the westerly right-of-way of White Street (variable right-of-way); thence continue along said right-of-way run South 28 Degrees 29 Minutes 51 Seconds for a distance of 50.00 feet to set 5/8" capped rebar (L.S.F. #1390); thence leaving said right of way, run South 60 Degrees 31 Minutes 02 seconds West for a distance of 179.18 feet to a set 5/8" capped rebar (L.S.F. #1390) along the easterly line of the aforementioned Lot # 75; thence run North 30 Degrees 19 Minutes 31 Seconds West along said line for a distance of 49.79 feet to the POINT OF BEGINNING.

Said parcel contains 8,978 square feet, or 0.206 acres.

Tract 3

A parcel of land lying in Land Lot 292 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia and being part of Lot #61, of the G. O. Mauldin & R. R. Duncan Subdivision as recorded in Plat Book B Page 34, aforesaid records, and being more particularly described as follows:

Commence at a found 1" open top pipe being the westerly corner common to Lots #59 and #60, and lying on the easterly line of Lot #75 aforesaid records; thence leaving said common corner, run South 30 Degrees 19 Minutes 31 Seconds East along said easterly line for a distance of 49.78 feet to a set 5/8" capped rebar (L.S.F. #1390); thence continue along said easterly line of lot #75, run South 30 Degree 19 Minutes 31 Seconds East for a distance of 49.79 feet to a set 5/8" capped rebar (L.S.F. #1390), said point being the POINT OF BEGINNING of the parcel herein described:

Thence leaving easterly line run North 60 Degrees 31 Minutes 02 Seconds East along a line for a distance of 179.18 feet to a set 5/8" capped rebar (L.S.F. #1390) on the westerly right-of-way of White Street (variable right-of-way); thence continue along said right-of-way run South 28 Degrees 29 Minutes 51 Seconds East for a distance of 49.97 feet to a set 5/8" capped rebar (L.S.F. #1390) being the northerly corner common to Lots #61 and #62; thence leaving said right-of-way, run South 60 Degrees 34 Minutes 41 seconds West along said common line of Lots #61 and #62 for a distance of 177.59 feet to a found 2" open top pipe on the easterly line of the aforementioned Lot #75; thence run North 30 Degrees 19 Minutes 31 Seconds West along said line for a distance of 49.78 feet to the POINT OF BEGINNING.

Said Parcel contains 8,896 square feet, or 0.204 acres

Right-of-way Dedication

A dedication of land lying in Land Lot 292 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia and being part of Lot #60 and #61, of the G. O. Mauldin & R. R. Duncan Subdivision as recorded in Plat Book B Page 34, aforesaid records, and being more particularly described as follows:

Commence at a found 1" open top pipe, being the westly corner common to Lots 59 and 60 and lying on the easterly line of Lot #75 aforesaid records; thence leaving said easterly line, run North 60 Degrees 23 Minutes 40 Seconds East along said common line of Lots #59 and #60 for a distance of 182.36 feet to a found 1/4", said point being the POINT OF BEGINNING of the dedication herein described;

Thence run North 60 Degrees 21 Minutes 54 Seconds East for a distance of 17.64 feet to a point; thence run South 30 Degrees 19 Minutes 17 Seconds East for a distance of 150.00 feet to a point; thence run South 60 Degrees 34 Minutes 41 Seconds West for a distance of 22.41 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 28 Degrees 29 Minutes 51 Seconds West for a distance of 149.94 feet to the POINT OF BEGINNING.

Said dedication contains 3,002 square feet, or 0.069 acres.

Overall (without right-of-way dedication)

A parcel of land lying in Land Lot 292 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia and being part of Lots #60 and #61, of the G. O. Mauldin & R. R. Duncan Subdivision as recorded in Plat Book B Page 34, aforesaid records, and being more particularly described as follows:

Begin at a found 1" open top pipe, being the westly corner common to Lots 59 and 60 and lying on the easterly line of Lot #75 aforesaid records; thence leaving said easterly line, run North 60 Degrees 23 Minutes 40 Seconds East along said common line of Lots #59 and #60 for a distance of 182.36 feet to a found 1/4" rod at the intersection of said common line and the westerly right-of-way of White Street (variable right-of-way); thence leaving said common line, run South 28 Degrees 29 Minutes 51 Seconds East along said right-of-way for a distance of 149.94 feet to a set 5/8" capped rebar (L.S.F. #1390) at the intersection of said right-of-way and corner common to lots #61 and #62 aforesaid records; thence leaving said right-of-way, run South 60 Degrees 34 Minutes 41 Seconds West along said common line of lots #61 and #62 for a distance of 177.59 feet to a found 2" open top pipe at the intersection of said common line and the easterly line of Lot #75; thence leaving said common corner, run North 30 Degrees 19 Minutes 31 Seconds West along said easterly line of lot #75 for a distance of 149.35 feet to the POINT OF BEGINNING.

Said parcel contains 29,931 square feet, or 0.687 acres.