

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

**DATE:** April 15, 2025  
**TO:** Planning Commission  
**FROM:** Planning Director  
**SUBJECT:** Annexation AX 25-001  
5774 Henry Bailey Road

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**ISSUE:** Annexation of this 13.9 acre assemblage owned by the Estate of Bonnie Sudderth et al. was initiated by an application from Brandon Woods of Local Land Co. dated March 17, 2025. The applicant is requesting Medium Density Single Family Residential (RS72) for a detached residential subdivision.

**RECOMMENDED ACTION**

**Recommend approval of annexation and rezoning to RS72 with the following conditions:**

1. The development shall substantially conform to the site plan (Exhibit 1), 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. All streets, alleys, sidewalks, common area landscaping and storm water infrastructure shall be privately owned and maintained by the homeowners' association (HOA). A copy of the deed dedicating said infrastructure to the HOA and 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.
3. Covenants shall stipulate that no more than 20% of the total number of dwelling units are allowed to be leased at any one time. Notice shall be recorded in the covenants.
4. At least three natural gas appliances shall be installed within each unit prior to a certificate of occupancy.
5. Landscaping shall be subject to review and approval by the Planning Department. The proposed 20' landscape strip shall require an appropriate level of screening of the existing neighborhoods. The landscape strip shall include at least a double staggered row of evergreen trees planted to provide sufficient screening as well as require a 6' opaque wooden fence. Such perimeter fencing and open space shall be regulated and maintained by the HOA.
6. For purposes of calculation towards the open space requirement, designated areas shall consist of enhanced landscaping, benches, tables, gazebos, pergolas, or any other combination of recreational elements as reviewed and approved by the Planning Department in order to count toward the open space requirement.
7. The vertical plane of each dwelling unit's primary front and rear façade shall modulate back and forth a minimum of 2' from the vertical plane of the dwelling units to either side.

8. 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.
9. Sidewalks internal to the development shall be 5 feet wide.

## DISCUSSION

- 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. County Administrator Glenn Stephens responded with no objections noted.
- The current future land use designation for the property in the county is Traditional+. It is adjacent to Neighborhoods in the City of Sugar Hill, of which are a similar density to the project. Planning staff recommends a land use character designation of Neighborhoods.
- The property is currently developed with a primary residence constructed in 1942, as well as several accessory structures.
- The proposed subdivision will create 40 new single family detached lots. Homes will range in size between 2,500 and 3,200 square feet. The applicant has submitted sample elevations of the proposed residences.
- State Waters bisect the properties from north to south, with associated buffers. This will create a green strip between two halves of the community.
- Access to the subdivision off of Highway 20 is anticipated to consist of a Right In/Right Out (RIRO) intersection with deceleration lane, pending GDOT approval.
- The proposed development is comparable in style and layout to adjacent subdivisions zoned RS100 in the city and R-75 MOD in the county. All applicable development standards will be met during the permitting process.

## BACKGROUND

Applicant / Owner:	Estate of Bonnie Sudderth, c/o Jerry & Ronnie Sudderth; c/o Local Land Co.
Existing Zoning:	Single-family residential (R100) in Gwinnett County.
Request:	Annex and rezone to RS72.
Purpose:	40 lot detached single-family subdivision.
Property Size:	± 13.9 Acres
Location:	5774 Henry Bailey Road; Tax Parcels # 7-339-001, 7-339-002, 7-339-003, 7-339-073
Public Notice:	Public notice signs were posted on 3/21/25. Legal advertisements were published in the Gwinnett Daily Post on 3-23-25, 3-30-25, 4-6-25, 4-13-25, 4-20-25.

Public Comment      None as of 4/7/25.

## FINDINGS OF FACT

### Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	Detached Residences	R-100/RA-200
South	Ashford Crossing Subdivision	RS-100
East	Vacant Property	BG
West	Detached Residence	R-100

*City of Sugar Hill: Low Density Single Family Residential (RS-100), General Business (BG)*

*Gwinnett County: Single-Family Residence (R100), Agriculture-Residence District (RA-200)*

## 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 requested zoning is similar to and suitable with the surrounding developed properties.

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 proposed residential development consists of forty single-family residences. The subdivision is not anticipated to have a significant impact on roads, transportation, or schools. Highway 20 would see a minimal increase in traffic.

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

Yes. The prevailing character area in the vicinity of the subject property is Neighborhoods; this corresponds with the future land use plan as well. The requested RS72 zoning provides for an appropriate land use and recommended development pattern for that character area.

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.





CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT  
PUBLIC HEARING PACKET

CASE #: \_\_\_\_\_ PERMIT FILE # \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

Reviewed by: LW Date Accepted: 3/17/25

APPLICATION

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

APPLICANT INFORMATION	
Name: <u>Local Land Co</u>	Address: <u>3630 Peachtree Rd. NE</u>
Phone: <u>404/831-2804</u>	<u>Atlanta, GA 30326</u>
Fax: _____	Email: <u>bwood3@LocalLandCo.com</u>
Signature: <u>[Signature]</u>	Date: <u>3/5/25</u>
<p><u>→ Jerry and Ronnie Sudderth - Co-Executors</u></p>	
OWNER INFORMATION	
IF MULTIPLE PROPERTY OWNERS FILL OUT MASTER APPLICATION AND ONE APPLICATION FOR EACH APPLICANT.	
Name: <u>Estate of Bonnie Sudderth</u>	Address: <u>7530 US-129-N</u>
Phone: _____	<u>Cleveland, GA 30528</u>
Fax: _____	Email: _____
Signature: <u>[Signature]</u>	Date: <u>3/5/2025   11:06 AM PST</u>
<p><u>2499D7F6926D463</u></p>	
CONTACT INFORMATION	
Name: _____	Phone: _____
Fax: _____	Email: _____
<p>* 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)</p>	
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 #) <u>87339001, 87339002, 87339003, 87339073</u>	
Number of Existing Housing Units: <u>1</u>	Number of Proposed Housing Units: <u>40</u>
Current Population: <u>25,889 (2023)</u> <sup>13.9</sup> <sub>(0)</sub>	
Street Address: <u>5714 Henry Bailey Road, Sugar Hill, GA 30518</u>	
PRESENT ZONING DISTRICT: <u>R100</u>	REQUESTED ZONING DISTRICT: <u>R572</u>
Proposed Development: <u>Single Family Detached Community</u>	
Adjacent Zonings: NORTH: <u>R100</u>	EAST: <u>B6/R3100</u>
SOUTH: <u>R100</u>	WEST: <u>R100</u>

Residential Development	Non-Residential Development
# of Lots/Dwelling Units: <u>40</u>	# of Lots/Buildings: _____
Dwelling Unit Size (sq. ft.): <u>2500-3200 SF</u>	Total Gross Square Feet: _____
Net Density: <u>2.8</u>	Density: _____
<p>PLEASE CHECK THE FOLLOWING IF APPLICABLE: <input type="checkbox"/> DRI (Development of Regional Impact) <input type="checkbox"/> Within 2,000 feet of the Chattahoochee River</p>	

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**

**CASE #:** \_\_\_\_\_ **PERMIT FILE #** \_\_\_\_\_ **DATE RECEIVED:** \_\_\_\_\_  
**Reviewed by:** \_\_\_\_\_ **Date Accepted:** \_\_\_\_\_

**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) 339 of the 7th District(s), Parcel Number(s) RT339001, RT339002, RT339003, RT339073 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).

Owner/Applicant Name: <u>Local Land Co</u>	Address: <u>3630 Peachtree Rd.</u>
Home Phone: _____	<u>Atlanta, GA 30326</u>
Work Phone: <u>404/831-2804</u>	
Fax: _____	Email: <u>bwoods@locallandga.com</u>
Signature: <u>[Signature]</u>	Date Signed: <u>3/5/25</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).

Landowner Name: <u>Estate of Bonnie Suddarth</u>	Address: <u>7530 US-129-N</u>
Home Phone: _____	<u>Cleveland, GA 30528</u>
Work Phone: _____	
Signed by: <u>[Signature]</u>	Email: _____
Signature: _____	Date Signed: <u>3/5/2025   11:06 AM PST</u>
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.





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<p><u>→ Jerry and Ronnie Sudderth - Co-Executors</u></p>	
OWNER INFORMATION	
IF MULTIPLE PROPERTY OWNERS FILL OUT MASTER APPLICATION AND ONE APPLICATION FOR EACH APPLICANT.	
Name: <u>Estate of Bonnie Sudderth</u>	Address: <u>6111 Cumming Hwy</u>
Phone: <u>[Redacted]</u>	<u>Sugar Hill, GA 30518</u>
Fax: _____	Email: <u>[Redacted]</u>
Signature: <u>[Signature]</u>	Date: <u>3/5/2025   11:22 AM PST</u>
3F830C44CEB545A	
CONTACT INFORMATION	
Name: _____	Phone: _____
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* 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).	
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Residential Development	Non-Residential Development
# of Lots/Dwelling Units: <u>40</u>	# of Lots/Buildings: _____
Dwelling Unit Size (sq. ft.): <u>2500-3200SF</u>	Total Gross Square Feet: _____
Net Density: <u>2.8</u>	Density: _____
PLEASE CHECK THE FOLLOWING IF APPLICABLE: <input type="checkbox"/> DRI (Development of Regional Impact) <input type="checkbox"/> 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.



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Landowner Name: <u>Estate of Bonnie Sudderth</u>	Address: <u>6111 Cumming Hwy</u>
Home Phone: _____	<u>Sugar Hill, GA 30518</u>
Work Phone: _____	
Signed by: <u>[Signature]</u>	Email: _____
Signature: <u>[Signature]</u>	Date Signed: <u>3/5/2025   11:22 AM</u> PST
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**

**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: 1/30/25 Typed or Print Name and Title: Brandon Woods - Director

Sworn to and subscribed before me this 30th day of January, 2025

Signature of Notary Public



**PROPERTY OWNER'S CERTIFICATION**

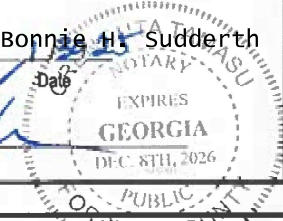
The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication which affects the same land for which an application was denied during the last 12 months shall be acted upon for 12 months from the date of the denial by the City Council unless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

Signed by: [Signature] Ronnie Sudderth, Co-Executor, Estate of Bonnie H. Sudderth  
Ronnie Sudderth, Co-Executor, Estate of Bonnie H. Sudderth

Owner Signature: [Signature] Date: 1/31/2025 | 6:46 AM PST  
 Typed or Print Name and Title: Ronnie Sudderth

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature of Notary Public



**CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS**

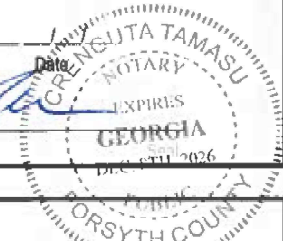
The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Signature of Applicant/ Attorney Representative: [Signature] Date: 1/30/25 Typed or Print Name and Title: Brandon Woods - Director

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_ Typed or Print Name and Title: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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? \_\_\_\_\_ ( yes/no ). If yes, complete the following:

**NAME & OFFICIAL  
POSITION OF GOVERNMENT  
OFFICIAL**

**CONTRIBUTIONS (List all  
which aggregate to \$250  
or more**

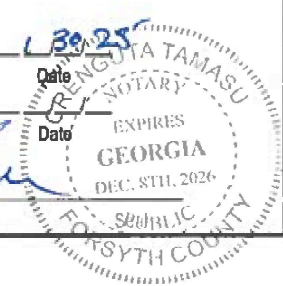
**DATE CONTRIBUTION WAS  
made (within last two years)**

Signature of Applicant/ Attorney Representative: [Signature] Date: 1/30/25 Typed or Print Name and Title: Brandon Woods - Director

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_ Typed or Print Name and Title: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature of Notary Public





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. This will be a residential detached community. There is a detached community to our East.*

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

*Not that we are aware of.*

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

*No. The subject property has a few single buildings but mostly raw land.*

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:

*Not that we are aware of.*

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

*yes.*

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:

*There are streams and wetlands on the property. Our site plan takes this into consideration with proper buffers.*



**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.**

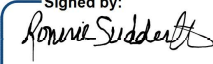
R7339-001

**Tax Parcel Number:** \_\_\_\_\_

Signed by:  
  
SIGNATURE OF APPLICANT

1/31/2025 | 6:46 AM PST  
DATE

Jerry Sudderth, Co-Executor, Estate of  
Bonnie H. Sudderth  
TYPE OR PRINT NAME

Signed by:  
  
2499D7F6926D463...

1/31/2025 | 7:16 AM PST

Bonnie Sudderth, Co-Executor, Estate of  
Bonnie H. Sudderth



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:

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

I, <u>Brandon Woods</u>	have completed all of the above.	<u>Brandon Woods</u>	<u>03/04/25</u>
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.**



# Local Land Co.

03/03/25

Brandon Woods  
3630 Peachtree Road NE  
Atlanta, GA. 30326  
bwoods@locallandga.com  
404.831.2804

City of Sugar Hill Planning and Development Department

**Re: Letter of Intent for Zoning Request  
Project Sweetwater Grove**

Dear Zoning Administrator/Planning Commission,

I am writing to submit this Letter of Intent for the purpose of rezoning for the property located at 5774 Henry Bailey Road, Sugar Hill, GA 30518, identified by parcel number 7339 002, 7339 073, 7339 003, and 7339 001. I am seeking approval for rezoning from R100 to RS-72 in accordance with the applicable zoning laws and regulations of the City of Sugar Hill and the County of Gwinnett. The proposed density is 2.8 units per acre.

As the city continues to grow, we would like to help and provide the city with more housing stock. With over 26,000 forecasted population growth in 2025, our community will help supply the market with additional growth and provide forty (40) additional residential units with floor plans ranging from 2500-3200sf. Based on today's current sales projections, we believe these homes will sell for over \$550,000.

We believe that the proposed change aligns with the city's Envision100 2039 comprehensive plan and Gwinnett County's 2045 Future Development map under Traditional + development category. This undeveloped tract would continue the existing character of single-family residential.

The total land area is 13.8 acres. Enclosed you will find our concept site plan along with our zoning application with all necessary documents for approval.

In conclusion, we respectfully request that you review and approve our zoning request to rezone the parcel from R100 to RS-72. We are confident that the proposed project will be beneficial to the community and will meet the requirements of local zoning ordinances. We are available to provide any additional information or clarification you may require and look forward to working with you on this project.

Thank you for your time and consideration. We look forward to hearing from you soon.

# Local Land Co.

Sincerely,

*Brandon Woods*

Brandon Woods  
Director of Development  
Local Land Co, LLC



Date: 2/28/2025

Applicant: Luke Woody

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

Email: Luke.Woody@kimley-horn.com

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

Location: Old Cumming Hwy.

**DISTRICT:** 7      **LANDLOT:** 339      **PARCEL:** 001

### **WATER AVAILABILITY:**

The available utility records show that the subject development is currently in the vicinity of a 12 inch water main located on the North right-of-way of Cumming Hwy.

There is also a 12" WM located in the ROW in front of parcel 7320 403, 5710 Cumming Hwy.

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 8 inch sanitary sewer main located on parcel 7339 257. Another 8" sewer main is

located on parcel 7320 404. These are both south of the subject parcel.

## **Proposed Development Utility Letter**

### **Sewer Availability continued**

The subject development is located within the Level Creek 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,



Gwinnett County Department of Water Resources  
Infrastructure Support  
678-376-7139

## Overall Tract

All that tract or parcel of land lying and being in Land Lot 339 of 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found being the Land Lot corner common to Land Lots 319, 320, 339 and 340; thence running along the Land Lot line common to Land Lots 339 and 340 North 31° 35' 13" West a distance of 299.06 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING; thence from point thus established and continuing along said Land Lot line North 31° 45' 33" West a distance of 449.34 feet to a 1" open top pipe found; thence leaving said Land Lot line North 62° 15' 38" East a distance of 92.23 feet to a 1/2" rebar found; thence North 57° 36' 36" East a distance of 138.82 feet to a 1" open top pipe found; thence North 32° 28' 33" West a distance of 247.28 feet to a 1/2" rebar found; thence North 60° 39' 31" East a distance of 451.63 feet to a 1" open top pipe found; thence North 60° 50' 19" East a distance of 17.53 feet to a 1" open top pipe found; thence North 60° 14' 06" East a distance of 307.45 feet to a 2" open top pipe found on the southwesterly Right of Way of Cumming Highway a.k.a. State Route 20 (Variable R/W); thence running along said Right of Way the following courses: South 44° 38' 51" East a distance of 105.00 feet to an iron pin set; thence South 44° 38' 51" East a distance of 132.61 feet to an iron pin set; thence South 47° 52' 04" East a distance of 44.55 feet to a Right of Way monument found; thence South 08° 28' 55" East a distance of 109.66 feet to a Right of Way monument found; thence South 35° 57' 17" East a distance of 1.74 feet to an iron pin set; thence South 35° 57' 17" East a distance of 72.98 feet to a Right of Way monument found; thence South 49° 00' 28" West a distance of 11.70 feet to a Right of Way monument found; thence South 36° 32' 41" East a distance of 18.46 feet to a Right of Way monument found; thence North 61° 58' 41" East a distance of 11.34 feet to a Right of Way monument found; thence South 35° 17' 25" East a distance of 109.15 feet to a Right of Way monument found; thence South 50° 42' 37" East a distance of 3.67 feet to an iron pin set; thence leaving said Right of Way South 53° 56' 29" West a distance of 877.85 feet to a 1/2" rebar with cap found; thence South 54° 00' 43" West a distance of 165.50 feet to the TRUE POINT OF BEGINNING. Said tract contains 13.923 Acres (606,499 Square Feet).

Parcel 1

All that tract or parcel of land lying and being in Land Lot 339 of 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found being the Land Lot corner common to Land Lots 319, 320, 339 and 340; thence running along the Land Lot line common to Land Lots 339 and 340 North 31° 35' 13" West a distance of 299.06 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING; thence from point thus established and continuing along said Land Lot line North 31° 45' 33" West a distance of 449.34 feet to a 1" open top pipe found; thence leaving said Land Lot line North 62° 15' 38" East a distance of 92.23 feet to a 1/2" rebar found; thence North 57° 36' 36" East a distance of 138.82 feet to a 1" open top pipe found; thence South 30° 43' 27" East a distance of 145.73 feet to a 1" open top pipe found; thence North 59° 16' 47" East a distance of 797.82 feet to an iron pin set on the southwesterly Right of Way of Cumming Highway a.k.a. State Route 20 (Variable R/W); thence running along said Right of Way the following courses: South 35° 57' 17" East a distance of 72.98 feet to a Right of Way monument found; thence South 49° 00' 28" West a distance of 11.70 feet to a Right of Way monument found; thence South 36° 32' 41" East a distance of 18.46 feet to a Right of Way monument found; thence North 61° 58' 41" East a distance of 11.34 feet to a Right of Way monument found; thence South 35° 17' 25" East a distance of 109.15 feet to a Right of Way monument found; thence South 50° 42' 37" East a distance of 3.67 feet to an iron pin set; thence leaving said Right of Way South 53° 56' 29" West a distance of 877.85 feet to a 1/2" rebar with cap found; thence South 54° 00' 43" West a distance of 165.50 feet to the TRUE POINT OF BEGINNING. Said tract contains 6.796 Acres (296,017 Square Feet).

## Parcel 2

All that tract or parcel of land lying and being in Land Lot 339 of 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found being the Land Lot corner common to Land Lots 319, 320, 339 and 340; thence running along the Land Lot line common to Land Lots 339 and 340 North 31° 35' 13" West a distance of 299.06 feet to a 1/2" rebar found; thence North 31° 45' 33" West a distance of 449.34 feet to a 1" open top pipe found; thence leaving said Land Lot line North 62° 15' 38" East a distance of 92.23 feet to a 1/2" rebar found; thence North 57° 36' 36" East a distance of 138.82 feet to a 1" open top pipe found and the TRUE POINT OF BEGINNING; thence from point thus established and running North 59° 16' 28" East a distance of 826.04 feet to an iron pin set on the southwesterly Right of Way of Cumming Highway a.k.a. State Route 20 (Variable R/W); thence running along said Right of Way the following courses: South 47° 52' 04" East a distance of 44.55 feet to a Right of Way monument found; thence South 08° 28' 55" East a distance of 109.66 feet to a Right of Way monument found; thence South 35° 57' 17" East a distance of 1.74 feet to an iron pin set; thence leaving said Right of Way South 59° 16' 47" West a distance of 797.82 feet to a 1" open top pipe found; thence North 30° 43' 27" West a distance of 145.73 feet to the TRUE POINT OF BEGINNING. Said tract contains 2.752 Acres (119,865 Square Feet).

### Parcel 3

All that tract or parcel of land lying and being in Land Lot 339 of 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

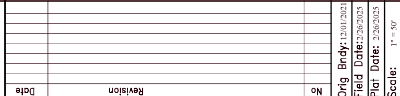
To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found being the Land Lot corner common to Land Lots 319, 320, 339 and 340; thence running along the Land Lot line common to Land Lots 339 and 340 North 31° 35' 13" West a distance of 299.06 feet to a 1/2" rebar found; thence North 31° 45' 33" West a distance of 449.34 feet to a 1" open top pipe found; thence leaving said Land Lot line North 62° 15' 38" East a distance of 92.23 feet to a 1/2" rebar found; thence North 57° 36' 36" East a distance of 138.82 feet to a 1" open top pipe found and the TRUE POINT OF BEGINNING; thence from point thus established and running North 32° 28' 33" West a distance of 247.28 feet to a 1/2" rebar found; thence North 60° 39' 31" East a distance of 451.63 feet to a 1" open top pipe found; thence South 44° 12' 58" East a distance of 108.02 feet to a point; thence North 59° 42' 58" East a distance of 325.00 feet to an iron pin set on the southwesterly Right of Way of Cumming Highway a.k.a. State Route 20 (Variable R/W); thence running along said Right of Way South 44° 38' 51" East a distance of 132.61 feet to an iron pin set; thence leaving said Right of Way South 59° 16' 28" West a distance of 826.04 feet to the TRUE POINT OF BEGINNING. Said tract contains 3.607 Acres (157,120 Square Feet).



#### Parcel 4

All that tract or parcel of land lying and being in Land Lot 339 of 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found being the Land Lot corner common to Land Lots 319, 320, 339 and 340; thence running along the Land Lot line common to Land Lots 339 and 340 North 31° 35' 13" West a distance of 299.06 feet to a 1/2" rebar found; thence North 31° 45' 33" West a distance of 449.34 feet to a 1" open top pipe found; thence leaving said Land Lot line North 62° 15' 38" East a distance of 92.23 feet to a 1/2" rebar found; thence North 57° 36' 36" East a distance of 138.82 feet to a 1" open top pipe found; thence North 32° 28' 33" West a distance of 247.28 feet to a 1/2" rebar found; thence North 60° 39' 31" East a distance of 451.63 feet to a 1" open top pipe found and the TRUE POINT OF BEGINNING; thence from point thus established and running North 60° 50' 19" East a distance of 17.53 feet to a 1" open top pipe found; thence North 60° 14' 06" East a distance of 307.45 feet to a 2" open top pipe found on the southwesterly Right of Way of Cumming Highway a.k.a. State Route 20 (Variable R/W); thence running along said Right of Way South 44° 38' 51" East a distance of 105.00 feet to an iron pin set; thence leaving said Right of Way South 59° 42' 58" West a distance of 325.00 feet to a point; thence North 44° 12' 58" West a distance of 108.02 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.769 Acres (33,495 Square Feet).



BOUNDARY SURVEY  
FOR  
RESUBMIT  
LAND LOT 339 7th DISTRICT  
GWINNETT COUNTY, GEORGIA

1  
SHEET 10

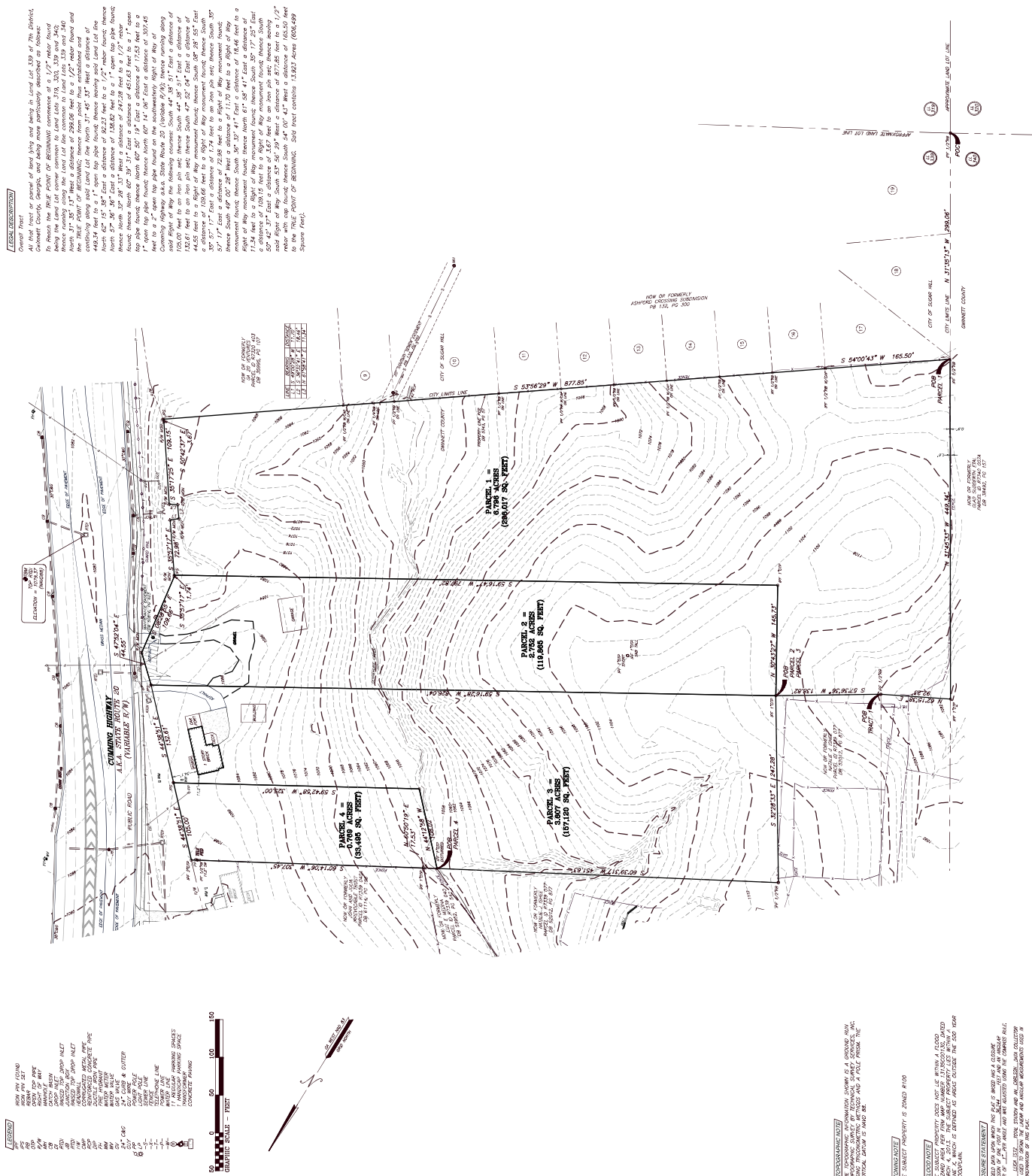
Aubrey J. Akin, R.L.S. #3138 Date February 26, 2025

**SURVEYORS CERTIFICATION**

This plot is a refinement of an existing parcel or parcels of land and is not a new survey. It is a subdivision of land owned by the same owner as the real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are noted herein. Instruments of this plot do not, imply approval of any local jurisdictions, availability of permits, compliance with local conditions or requirements of any state or any other jurisdiction. The surveyor certifies that this plot 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 as set forth in G.C.C.A., 15-6-67.



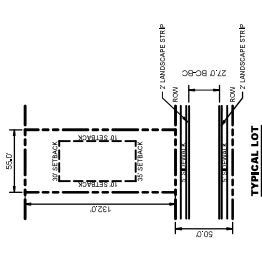
OVERALL TRACT =  
13.923 ACRES  
(606,499 SQ.FT.)





A north arrow pointing upwards, labeled "NORTH". Below it is a graphic scale bar with markings for 0, 25, 50, and 100 feet.

---



LOT SETBACKS	
FRONT	50'
REAR	30'
SIDE	10'
MIN. LOT WIDTH	60'
MIN. LOT SIZE	7,200 SF
EXTERIOR LANDSCAPE STRIP	
EXTERIOR SETBACK ALONG ROW	30' ALONG RESIDENTIAL
MIN. BUILDING HEIGHT	40'
MIN. COVER HEIGHT	2,500 SF ± 2,000 SF

NOTES:

1. ALL LOTS MEET MINIMUM 55' WIDTH AT BUILDING SETBACK ALONG CURVES.
2. METHOD OF SEWAGE DISPOSAL TO BE GRAVITY SEWER SYSTEM.

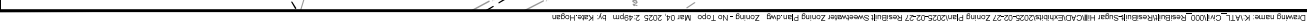
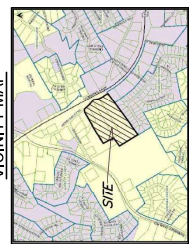






Exhibit 2





Exhibit 3





Exhibit 4