#### City of Sugar Hill Planning Staff Report **AX 25-002**

**DATE:** May 27, 2025

TO: Planning Commission
FROM: Planning Director
SUBJECT: Annexation AX 25-002

5853, 5875 Suwanee Dam Road, 5868 Henry Bailey Road

ISSUE: Annexation of this 2.72 acre assemblage of parcels owned by Young Sun Park, Jeong

Kyun Park, and Five Group LLC was initiated by an application from Five Group LLC c/o Jeong Kyun Park dated April 14, 2025. Applicant is requesting General

Business (BG) for a retail commercial development.

#### RECOMMENDED ACTION

#### Recommend approval of annexation and rezoning to BG with the following conditions:

- 1. The conditions associated with AX-08-001 shall remain in full force and effect on R7339 005 and shall also be applied to R7339 006 and 006A (Exhibit 1).
- 2. A 10' enhanced landscape strip shall be provided along the entire perimeter of the development.
- 3. A 6' opaque fence, constructed of wood, brick, or stone, shall be provided along Parcel R7339 226, the frontage along Kendrix Road, and Parcel 7339 049.
- 4. The development shall substantially conform to the site plan (Exhibit 2), 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.
- 5. Prior to issuance of a Land Disturbance Permit, a Level 2 traffic study with Intersection Control Evaluation (ICE) shall be provided which explores safe ingress-egress options for the development. A right in-right out access onto Suwanee Dam Road is recommended, subject to GCDOT approval.

#### Recommend approval of the following variance request:

1. Reduce the front setback along Suwanee Dam Road and Henry Bailey Road from 40' and 30' respectively to 10'.

### MAY 19, 2025, PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

The Planning Commission held a scheduled public hearing on Monday, May 19. 2025. The public hearing was opened. Applicant Jake Park spoke in support of this request. Jessica Taylor and Marla King spoke in opposition regarding traffic safety on adjacent and nearby roadways. Discussion was had by the commission regarding traffic safety and the adjacent daycare, as well as security of the proposed water entertainment feature at night.

Planning Commission Member Rosemary Walsh made a motion to recommend approval of the requested rezoning and annexation. Planning Commission Member Brian Shebs made the second with an amendment to staff conditions (condition 5). Motion to recommend approval passed - 3-1, with Mark Daniels opposed.

#### **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 located at the intersection of Commercial Node and Neighborhoods in the City of Sugar Hill. Planning staff recommends a land use character designation of Commercial Node as it is commensurate with adjacent commercially developed properties within the County. Within the Aspire 20 plan, the property is identified as being a mix of Commercial/Retail and High Density Mixed Use. The current proposal fits appropriately into all of these designations as a community-oriented shopping area and gathering space.
- Parcel 7339 006 is currently developed with a 1,220 square foot ranch constructed in 1985. Parcel 7339 006A is currently developed with an 876 square foot ranch constructed in 1956. Both structures are not inhabited. Parcel 7339 005 is currently vacant.
- The majority of parcel 7339 005 was annexed into the city pursuant to AX-08-001. These conditions are attached in this packet. Notably, the following conditions apply to the property presently:
  - o Required zoning buffer reduced from 75' undisturbed to a 10' enhanced buffer.
  - o A 6' opaque fence located adjacent to the day care.
  - o Prohibition of certain uses including but not limited to fuel stations, service stations, and self-storage facilities.
- The original annexation request contemplated a traditional strip-mall type development with two access points on to Suwanee Dam Road, totaling 15,000 square feet.
- A portion of parcel 7339 005 is not located in the city and is a part of this request. Recent right-of-way acquisitions and construction associated with the Suwanee Dam Road intersection improvements have adjusted property lines since this project was first annexed. As such, approximately 0.13 acres of property associated with this parcel is located outside city limits.
- The current request increases the total square footage to 18,000, however the development is clustered into a mall-type setting. This cluster of buildings is located roughly on the subject annexation's new parcels. An outdoor wave pool is proposed as a potential centerpiece to the mall area. The remainder of the property is dedicated to parking, access improvements, and stormwater management.
- Two access points are provided to the property:
  - o The first is a full access intersection with Suwanee Dam Road, generally aligned with an existing curb cut across the street associated with a residential neighborhood. Coordination with county and city entities will

- be required in order to create a safe intersection for motorists in the immediate area.
- The second access point is located on Henry Bailey Road, just before its termination into a cul-de-sac. Again, coordination with city and county entities will be required for safe traffic movements.
- The applicant has identified a variance, listed below:
  - The applicant is requesting a variance to the front yard setback adjacent to both major and minor streets (40' and 30' respectively) to 10'. This will allow for the construction of the clustered development adjacent to the roadway. Staff supports this variance request as it is conducive to creating a mall-type development. The right-of-way width adjacent to Suwanee Dam Road is such that the buildings will still be set back approximately 50' from the back of curb, while along Henry Bailey Road the setback is more appropriate for potential pedestrians.
- The following were identified as potential variances in the application, but upon review, are not necessary. They are explained below for clarity.
  - O The applicant is requesting a variance to allow for a parking lot to be constructed 10' from the property line. This is permitted within the Zoning Ordinance.
  - The applicant is requesting to build an access street 10' from the property line adjacent to the daycare. A fence will be constructed between the two.
     This is permitted within the Zoning Ordinance.
  - O The applicant is requesting to build a 2,000 square foot rooftop area overlooking the courtyard. The maximum permitted height within the BG zoning district is 45'. So long as the proposed structure does not exceed this, this is permitted within the zoning ordinance.
- A 10' landscape strip is proposed along Henry Bailey Road and adjacent to the daycare. A
  fence is proposed along the property line adjacent to the daycare.

#### **BACKGROUND**

Applicant / Owner: Five Group, LLC, Jeong Kyun Park, Young Sun Park c/o Jeong

Kyun Park

Existing Zoning: Single-family residential (R100) in Gwinnett County. General

Business (BG) in Sugar Hill

Request: Annex and rezone to BG.

Purpose: Retail Commercial Development

Property Size:  $\pm 2.72$  Acres

Location: 5853 & 5875 Suwanee Dam Road, 5868 Henry Bailey Road; Tax

Parcels # R7339 005, 006, 006A

Public Notice: Public notice signs were posted 4/17/25. Legal advertisements were

published in the Gwinnett Daily Post on 4/20/25, 4/27/25, 5/4/25, 5/11/25. Notice to adjoining property owners were sent on 4/16/25.

Public Comment None as of 5/7/25.

#### FINDINGS OF FACT

Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	R/W; Commercial Uses	C2
South	Single-Family Residence	R100
East	Daycare	OI
West	Gates at Lanier Subdivision	RS100

City of Sugar Hill: Low Density Single Family Residential (RS-100)

Gwinnett County: Single-Family Residence (R100), General Business (C2), Office-Institutional (OI)

#### **ZONING ANALYSIS**

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

Yes. The proposed development meets the intent and spirit of adjacent commercial uses and will complement nearby residential uses. It is located on the border of an existing commercial node and will create an appropriate transition between this node and residential properties along Suwanee Dam Road.

# 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. Any potential conflicts between uses are mitigated through landscaping, fencing, and setbacks.

## 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. While traffic movements may increase at the access points for the development, this can be mitigated through staff-recommended conditions. The development will likely capture existing traffic along Highway 20 and Suwanee Dam Road which is already travelling within the commercial node.

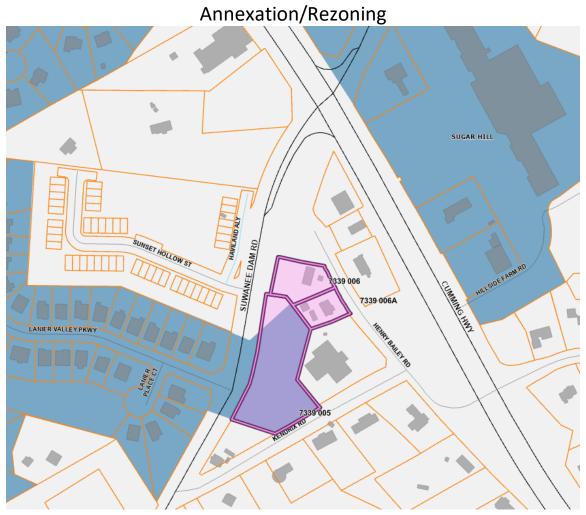
#### 5. Does the rezoning requested conform to the Sugar Hill Land Use Plan?

Yes. The property is located at the intersection of a Commercial Node and Neighborhoods designated by the city and Traditional+ properties designated by the county. The requested BG zoning provides for an appropriate land use commensurate with existing land uses adjacent to the property and recommended development pattern for that character area. No expansion of a business corridor is anticipated along Suwanee Dam Road and the project utilizes previously rezoned and annexed property for commercial purposes. The expansion of the commercial property encroaches towards the commercial node, not away.

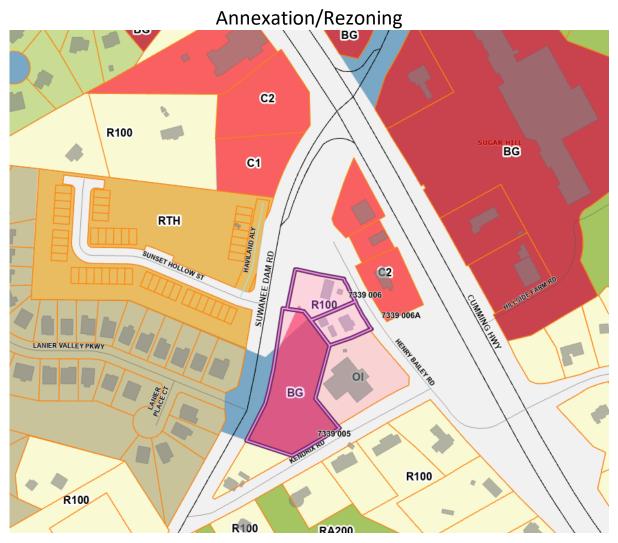
6. Are there other existing or changing conditions affecting the use and development of the property which would give support to an approval or disapproval of the rezoning request?

No.

AX-25-002 LOCATION MAP



AX-25-002 ADJACENT ZONING MAP



AX-25-002 AERIAL MAP Annexation/Rezoning





CASE #:				CEIVED:	
Reviewed by:	Date Acc	epted:			
		APPLICATIO	N		
CHECK ONE: VANNEXA	TION/REZONINGR	EZONINGCH	HANGE IN COND	TIONSSPECIAL	USE PERMIT
	^	APPLICANT INFORMAT			
lame: Five Group	LLC	Address:	5609 LA	HCASHIRE LANE	
hone: 404 998	9842		CUMMIN	G GA 3004	4
Fax:	/	Email:	jake @	dointl.com	
Fax:	3	Date :	12/31	12024	
		OWNER INFORMATIO			
IF MULTIP	LE PROPERTY OWNERS FILL OUT	MASTER APPLICATION			ME
lame: JEONG KY	UN PANK	Address:		LANCASHIRE LA	
Phone: 4°4 998				G GA 30641	
Fax:	<del>-</del>			dpintle com	
Signature:	<del></del>	Date:	12/ 3	12024	
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lame: <u>JEONG K</u>	TUN PHINK			998 9842	_
Fax:Include any person having a property in		Email:		@ dpintl . co	
IF MULTIP Map Reference Number(s) (Tax Parcel Id			AND ONE APPLICATION AND ON		
lumber of Existing Housing Units:					
Street Address: <u>5853</u> SU					
PRESENT ZONING DISTRICT:	COMMERCIAL C	BG) REQUEST	ED ZONING DISTR	ICT: BG	<del></del>
Proposed Development: <u>NEI</u>	GHBORHOOD ST	TREET SI	topping 1	1ALL	
Adjacent Zonings: NORTH: BESDO	ENTIAL EAST: COM	AERCIAL SOUT	TH: KESIDEN	MEST:	
Residential Developm	nent .	Non	Residential Devel	nment	
# of Lots/Dwelling Units:			ots/Buildings:	0	
Dwelling Unit Size (sq. ft.):			Gross Square Feet:		
Net Density:		Densi			
Net Defisity.		Densi			-
PLEASE CHECK THE FOLLOWI	NG IF APPLICABLE:DRI	(Development of Reg	ional Impact) _	Within 2,000 feet of the Cl	nattahoochee Ri
Request for Special Conditions or Va	riance(s) (Set back Parking Buff	ers. etc): We need	l an allowan	ce to build par	king lot u
10 ft distance from	our property line	Cuma	D. And in	ind al ma Di	diction of
		IPUT JUUNINOP	Vam ra W	I'CH MAILE LIOTT	alstance i

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



CASE #: PERMIT FILE # Date Accepted:	DATE RECEIVED:
APPLICATIO	N
CHECK ONE: VANNEXATION/REZONING REZONING CHA	ANGE IN CONDITIONSSPECIAL USE PERMIT
Phone: 404 998 9842 Email:	ON 609 LANCASHIRE LANE CUMMING GA 30041 jake @ dpintl. com
OWNER INFORMATION	
IF MULTIPLE PROPERTY OWNERS FILL OUT MASTER APPLICATION A	AND ONE APPLICATION FOR EACH APPLICANT.  375 SUWANEE DAM ROAD
	OUGAL GA 305/8
Phone:	jake @ dpintl.com
Signature: Date:	1/12 / 2025
Signation.	, , , , , , , , , , , , , , , , , , , ,
CONTACT INFORMATIO	N 11-11 000 00110
Name: TEONG KYUN PARK Phone:	404 998 9842 jake @dpintl.com
* Include any person having a property interest and any person having a financial interest in any business of	entity having property interest (use additional sheets in necessary).
PROPERTY INFORMATION	
IF MULTIPLE PROPERTY OWNERS FILL OUT MASTER APPLICATION A Map Reference Number(s) (Tax Parcel Identification Number or PIN #) DOT PARCEL 179 R	3339 006 Acreson 0 5 5
Number of Existing Housing Units: Number of Proposed Housing Units:	Current Population:
Street Address: 5875 SOWANEE DAM ROAD SUGA	AL HLL, GA 30518
PRESENT ZONING DISTRICT: BESIDEN TIAL (B100) REQUESTE	ED ZONING DISTRICT: COMMERCIAL CBET)
Proposed Development: COMMERCIAL (BG) NEIGHBORH	OOD STREET SHOPPING MALL
Adjacent Zonings: NORTH: COMMERCIAL EAST: COMMERCIAL SOUT	H: COMMERCIAL WEST: 7
	Residential Development
	Sross Square Feet:
	y:
Net Density: Density	y
PLEASE CHECK THE FOLLOWING IF APPLICABLE:DRI (Development of Region	onal Impact)Within 2,000 feet of the Chattahoochee River
Request for Special Conditions or Variance(s) (Set back, Parking, Buffers, etc): <u>Our proposed</u> Suwance dam rd. and 30 ft distance from the street to proposed by the build street mall building 10 ft from helps RVW which is 40 20 ft away from Henry bailey rd in order to loce pleasant NOTE: Special Conditions, and Variance Request must a	toperty houndary (BRW B/W). please allow us It away from the suwance dam rd and the space courty and & sport recreation space

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Sugar Hill		
CASE #:		DATE RECEIVED:
Reviewed by:	Date Accepted:	
	4.00	
		LICATION FOR ANNEXATION
IF MULTIPLE		T AND SUBMIT AN APPLICATION FOR EACH APPLICANT/OWNER/ELECTOR.
	,	SIGN APPLICABLE SECTION
This Annevation Applicat	ion is made nursuant to the provi	100% METHOD
Application by one hundr	ed percent (100%) of Landowner	isions of the Official Code of Georgia Annotated 36-36, Article 2, "Annexation Pursuant to s". Application is hereby made to the City of Sugar Hill, Georgia by the undersigned property
owners, who own 100% of	of the property to be appeared to	have the following described lands approved into the corporate limits of the City, All that treat
or parcel of land lying and	d being in Land Lots(s)	of the//_ District(s), Parcel Number(s) R 7339 006 R 7329 00 / A
	9 Gwinne	tt County, Georgia and being more particularly described as: (Attach or Insert Legal
(Note: Also attach a plat	t or drawing illustrating the land a	
number, subdivision nam	e and Plat Rook Reference if a	area to be annexed and its relationship to the existing City Limits. Include lot number, block vailable, and the existing zoning classifications of adjacent properties within the City.) It is
requested that a zoning of	classification ofComp	<b>EBCIAL</b> (BG) be assigned to the property upon annexation.
(Note: Different classification	ations can be requested for vario	us portions of the property).
The property owner(s) int	ended to develop and/or use the	
available).	April , 202	(Include a time able for development if
	JEONG KYUN	DARV HOO Langual's a la
	JEONG MUN	PARK Address: 5609 Lancashire lane,
Home Phone:	404 998 984	<u>Cumming, GA 30041</u>
Work Phone:	770 704	11.0/21/
Fax:		Email: <u>Jake (a) dpintl . (om</u>
Signature:	03	Date Signed: 1 / 2 / 2025
* COPIES CAN BE MADE FOR	ADDITIONAL OWNER/ APPLICANT SIG	NATURES, ORIGINAL SIGNATURES MUST BE SUBMITTED WTH THE APPLICATION.
This Appayation Applicati		60% METHOD
Annlication by Owners of	on is made pursuant to the provis	sions of the Official Code of Georgia Annotated 36-36, Article 3, "Annexation Pursuant to ent of Electors". Application is hereby made to the City of Sugar Hill, Georgia by the
undersigned property owr	ners and resident electors residin	g on the property proposed for annexation, to have the following described lands annexed
into the corporate limits of	f 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 re	siding on the property to be anne	exed. All that tract or parcel of land lying and being in Land Lots(s)
Dist as: (Attach or Insert Legal	trict(s), Parcel Number(s)	Gwinnett County, Georgia and being more particularly described
		(Note: Also, attach a plat or drawing to the existing City Limits. Include lot number, block number, subdivision name, and Plat
Book Reference, if availab	ole, and the existing zoning class	ifications 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) into	ended to develop and/or use the	property as follows:
available).	1	(Include a timetable for development if
andowner Name: Ja	EONG KYUN PI	ARK Address: 5609 Lancashire 14ne
Home Phone:		
Work Phone: 4	04 - 998 - 98.	
Fax:	1	Email: iake advintlacom
Signature:	( B)	Date Signed: 1/2/2025
Elector (Registered Voter) Name		Address:
Home Phone:		* 2 · da
Vork Phone:	235 = 1 N	7 X

COPIES CAN BE MADE FOR ADDITIONAL LANDOWNER AND ELECTOR SIGNATURES, ORIGINAL SIGNATURES MUST BE SUBMITTED WTH THE APPLICATION.

Date Signed:

A SEPARATE SIGNTURE PAGE SHOULD BE FILED FOR EACH LANDOWNER AND EACH RESIDENT ELECTOR.

Updated 12/22/2023

Signature:



#### **REZONING APPLICANT'S RESPONSE**

#### STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Please respond to	o 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 levelopment of adjacent and nearby property:
Day Proposed concept and buildings are suitable to serve and support neighborhood
community with upscale retail environment and recreation in courtyard.
B. Whether the proposed Rezoning or Special Use Permit will adversely affect the existing use or usability of adjacent or nearby property:
Our retail shopping mall concept will not affect adversely since the properties are
surrounded by commercial zone and the property has two in and out accesses.
C. Whether the property to be affected by a proposed Rezoning or Special Use Permit has reasonable economic use as currently zoned:
Our 10% of properties is already zoned commercial and two attached neighborhood
properties are also zoned commercial therefore it's reasonable to use a BG.
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:
Our proposed concept will not cause burdensome use of existing sumanee dam road
and henry bailey rd by two splitted accesses and there are no school nearby.
E. Whether the proposed Rezoning or Special Use Permit is in conformity with the policy and interest of the Land Use Plan:
Our proposed site is planned as commercial zone for the future in Sugar Hill and
Gwinnett county and our proposed concept has not the land use plan.
F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed Rezoning or Special Use Permit:
There were existing letter as 'conditions of zoning' for one of the properties; 5853
suwance dam road, and we are proposing the land use within this condition. we have
attached the "existing condition."



	PUBLIC HEARING PACKET	
Sugar Hill	APRILIA APRILIA ATIAN	
	APPLICANT'S CERTIFICATION	application or reapplication which affects the same
he undersigned below is authorized to make this a	application. The undersigned is aware that no o	application or reapplication which affects the same of the from the date of the denial by the City Council in less than six (6) months from the date of the denial
and for which an application was denied during the	e last 12 months shall be acted upon to 12 months and the last of	in less than six (6) months from the date of the denial
nless waived by the City Council. In no case shall	an application and application of the second	110 0102 2025
y the City Council.	STON CITY OF CITY	OVD LEC 1
	Date Nivped or Print Name and Tille	) Date
ignature of Applicant	O OTARL TO TE	6 hm
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	PROBERTY OWNER'S SERVIE CATI	ON which affects the same
- the low is authorized to make this	application. The understoned is aware that no	application of reapplication which the City Council
The undersigned below is authorized to make an application was denied during the	ne last 12 months shall be acced upon for 12 mo	onths from the date of the defined by the boy the point in least than six (6) months from the date of last action
and for which an application was assured by the City Council. In no case should be a shoul	all an application or reapplication be acted upor	on the date of the defined by the only determined in less than six (6) months from the date of last action and Development to inspect the premises which are
by the City Council. I hereby authorize the staff o	f the City of Sugar Hill, Department of Planning	and Development to inspect the premises which are
subject of this zoning application.	MANGE KINDON	
01/1	SO SON AND S	1 /owner 01,2,2.25
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Owner Signature	Date Dyped of Tally dire appropriate	
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	100 W	
A NIBILIA		R REZONINGS
	Las association of the little of the last	Condia comme
The undersigned below, making application for r in Zoning Actions, and has submitted or attached	ezoning, has complied plat the complete provider	R REZONINGS Georgia Section 36-67A-1, et seq., Conflict of Interest d.
in Zoning Actions, and has submitted or attached	the required information of the first transfer of	D. V 12221
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Signature of Applicant/ Attorney Representative	South Of the south	In Jowner 402, 2-21
The Im		) Date
Signature of Owner	Date Typed or Prior Name and Tu	
Signature of China	T = Sil PUBLIC Nº C	Son hi kn
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Chon, is an	O SAMPER TO COMP	
	COLLINATION	BUTIONS  Secretary \$250.00 or more to a
D	ISCLOSURE OF CAMPAIGN CONTRI	align contributions aggregating \$250.00 or more to a _ ( yes(no)). If yes, complete the following:
w	reding the filing of this application, made com-	( vestoo)). If ves. complete the following:
Have you, within the two years immediately promember of the City of Sugar Hill City Council o		
I NAME & OFFICIAL	0011111100	DATE CONTRIBUTION WAS
POSITION OF GOVERNMENT	which aggregate to \$250	made (within last two years)
OFFICIAL	or more	•
·	.44111111111	
	WAR KINA	PARK/OWNER 01,02,2025
		CAR LUNIC O PHEN 1
Land Attack Depresentative	Date O word or Print Name end T	Dwner opate 2025
Signature of Applicant/ Attorney Representative	S GRAPILES	7 Date
Circulum of Chimer	Date Typed or Print Hame and	
Signature of Owner	- = Ein Augus &	Down him
Sworn to and subscribed before me this 2 day of	Jana Company	Signature of Notary Public Seal
OMORI CO CARGO DECEMBER 1	The Property of the state of th	OBLIGHTIO OLITONA



CASE #:	PERMIT FILE # DATE RECEIVED:
Reviewed by:	Date Accepted:
	APPLICATION
CHECK ONE: VANNE	TION/REZONING VREZONING CHANGE IN CONDITIONS SPECIAL USE PERMIT
was takan sabana a was tang sabata ta idak	APPLICANT INFORMATION
Name: JEONG KYUN	PAR  Address: 5609 LANCASHIBE LANE  9842  CUMMING GA 30041
Phone: 4-4 998	9842
Fax:	Email: 1/1 Email:
Signature:	Date: 1/2/2025
S I Spire Street Williams	Albert Escales in her British reference a seasone at the property coming the arrivance of the season of the property of the contract of the property of the season of the problem of the p
	OWNER INFORMATION  OWNER AND ONE ARRUPTION FOR EACH APPLICANT.
	LE PROPERTY OWNERS FILL OUT MASTER APPLICATION AND ONE APPLICATION FOR EACH APPLICANT.  PARK  Address: 569 LANCASHIRE LANE
Name: YOUNG SU	CHMMING GA 36641
Phone: 678 546	1 1 2008 @ amail (am
	Date: 1/2/2025
Signature:	Date:
	CONTACT INFORMATION
	The state of the s
Name:	Email:
Map Reference Number(s) (Tax Parc	PROPERTY INFORMATION:  PLE PROPERTY OWNERS FILL OUT MASTER APPLICATION AND ONE APPLICATION FOR EACH APPLICANT.    R
F010	TENDY PANEY ROAN SUPPLEMENT OF 30370
	MMERCIAL (BG) NEIGHBORHOOD STREET SHOPPING MALL
	Non Regidential Dayslanment
Residential Devel	# of Lots/Buildings:
# of Lots/Dwelling Units	Total Gross Square Feet:
Dwelling Unit Size (sq. f	Density:
Net Density:	Substitution of the state of th
PLEASE CHECK THE FOLL	ING IF APPLICABLE:DRI (Development of Regional Impact)Within 2,000 feet of the Chattahoochee R
site and one of the	variance(s) (Set back, Parking, Buffers, etc): We are proposing two buildings of the proposed maller building which because in Henry Badey rd side needs to howe a small above first story building about 2,000 syo ft to view central court yar.
	The state of the s
area with spor	orecreation.  OTE: Special Conditions, and Variance Request must also be explained in the Letter of Intent.

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Sugar Hill			
CASE #:	PERMIT FILE #	DATE RECEIVED:	
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		LICATION FOR ANNEXATION	
IF MULTIPLE	PROPERTY OWNERS FILL OF	UT AND SUBMIT AN APPLICATION FOR E	ACH APPLICANT/OWNER/ELECTOR.
WRIE ROLING		SIGN APPLICABLE SECTION	VONTAMONTO VALVA (
This Annayation Applicat	tion is made nursuant to the pre-	100% METHOD	ated 26.26 Article 2 "Approvation Durayant to
			ated 36-36, Article 2, "Annexation Pursuant to f Sugar Hill, Georgia by the undersigned property
			I into the corporate limits of the City. All that tract
or parcel of land lying an	d being in Land Lots(s)33	9 of the District(s), Parcel Number	r(s)
.,	339 006 A Gwinne	ett County, Geórgia and being more particula	rly described as: (Attach or Insert Legal
description)	t or drawing illustrating the land	area to be approved and its relationship to the	e existing City Limits. Include lot number, block
			ns of adjacent properties within the City.) It is
	classification ofCoMM		e assigned to the property upon annexation.
(Note: Different classification	ations can be requested for vario	us nortions of the property)	11
The property owner(s) in	tended to develop and/or use the	e property as follows:	et snopping mass
available).	April, 202;	7	(Include a timetable for development if
Owner/Applicant Name: _ J	EONE KYDN I	PARK Address: 5609 2	Lancashire lane
	0919 11011	,	C 1 - C.
Home Phone:	4 998 9842		ng, 48 30-41
	7 110 1012	antes anni lauro amuno i alco	a distal
Fax:		Email:	a) dpintl.com
Signature:		Date Signed: _	12/31/2024
* COPIES CAN BE MADE FOR	ADDITIONAL OWNER/ APPLICANT SI	GNATURES, ORIGINAL SIGNATURES MUST BE SUBM	MITTED WTH THE APPLICATION.
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			ted 36-36, Article 3, "Annexation Pursuant to
		cent of Electors". Application is hereby made	to the City of Sugar Hill, Georgia by the
			ners of the property by acreage and at least 60%
		nexed. All that tract or parcel of land lying and	
	( ).	Gwinnett County,	Georgia and being more particularly described
as: (Attach or Insert Lega			(Note: Also, attach a plat or drawing
			ber, block number, subdivision name, and Plat
book Reference, ii avalla			city.) It is requested that a zoning classification of (Note: Different classifications can be requested
for various portions of the		a designed to the property aport armovadorn	I ACM or consults it is
The property owner(s) int	ended to develop and/or use the	e property as follows:	
available).	\$1.00 (a.m. 10.0)	10, 10 and 12	(Include a timetable for development if
	12116 - CIIN D.	ADV = 100 /	an 10
Landowner Name:	UNG SUIX PI	0.	an cashire lane
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Work Phone:	18 346 3873		1 11 1 20
Fax:	the section of the se	Email:	dpintl-com huppyb2008 (0)
Signature:		Date Signed:	12/31/2024 gmail. com
Elector (Registered Voter) Nam	e:	Address:	
Home Phone:			0 - 5 - 4
Work Phone:			

COPIES CAN BE MADE FOR ADDITIONAL LANDOWNER AND ELECTOR SIGNATURES, ORIGINAL SIGNATURES MUST BE SUBMITTED WITH THE APPLICATION.

Date Signed:

A SEPARATE SIGNTURE PAGE SHOULD BE FILED FOR EACH LANDOWNER AND EACH RESIDENT ELECTOR.

Signature:



199
APPLICANT'S CERTIFICATION
The undersigned is aware that no application or reapplication which affects the same
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by the City Council.
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in Zoning Actions, and has submitted or attached the required micro արկարան ան the forms provided.
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# CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT

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Sugar Hill	ADDITO	ANT'S CERTIFICA	TION		
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signature of Applicant	Date	Typed or Print Name and	Title	Date G	DPMES EORG
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Hunden	ht 1,3,20	25 Han	Ho Kim, owner	1 15,2025	
Owner Signature	Date 7	Typed or Print Name a	and Title Auulaup.	NOTARY PUBLIC	
Swom to and subscribed before me this _	day of	, 20_23	signature of Notary Public	Gwinnett County State of Georgia	
				My Comm. Expires May 6	2028
The undersigned below, making a in Zoning Actions, and has submi	of 312	omplied with the Official of the forms	Code of Georgia Section 50-07 provided.	'A-1, et seq., Conflict of Interest	
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Signature of Owner	Date	Typed or Print Nam	e and Title	ANTONIETA DJAE	BAS
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Signature of Applicant/ Attorney Repres	sentative Date	Typed or Print Na Typed or Print Na Typed or Print Na	o Kim, Owner	/ 13, 2015 Date	
Signature of Owner	Date			ANTONIETA D.	IARAG
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Updated 12/22/2023



Sugar Hill		
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The undersigned below, making application for re	ZONING, has complied with fully familiar bode of or	Jorgia Codicir Co Crivi, Circle 1,
in Zoning Actions, and has submitted or attached	the required information on the forms provided.	
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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.				
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#### Letter of Intent

01 / 03 / 2025

To: City of Sugar Hill

Attn: Planning & Zoning Department

From: Five Group LLC & Jeong kyun Park / Property Owner

Location: 5853, 5875, 5868 properties in Suwanee dam road

Subject: Developing Lifestyle Shopping Mall & Surf Recreation Theme

Dear Manager and whom it may concern,

My name is Jeong Kyun Park and It's my honor to express my intention to you all for developing unique street shopping mall project in Sugar Hill that I have been dreaming for over 20 years. I have been architectural and theme park entertainment designer for almost thirty years, and I have build numerous projects related to recreation & entertainment contents as well.

We are aware that Sugar Hill City wants to create and launch sophisticated projects for the community by glancing at the Downtown Sugar Hill project with amenities. Even though we have a small scare project, we'd like to carry with the same spirit what Sugar Hill wants to bring to the community.

In planning of our unique project, the intent is to develop unique street shopping mall comprised of central green gathering courtyard zone called 'welcome plaza' with surfing experience, casual sports grill restaurant and retails for residents of Sugar Hill, Suwanee, and nearby neighbors.

Our project is called 'The Sugar Bay Mall' and our primary goal is to provide guest friendly environment in an beach like atmosphere to create casual, yet sophisticated and fun. The development of 'Wave House Concept' is expected to have high appeal with residents and be an enhancement to their quality of life. The project will be planned as a new and eco-friendly Surf & Sports recreation venue.

I had built and operated this experience in oversea market and it's time and it went successful, and I believe it's time to bring this great concept to hometown serving and inspiring our neighbors. I am confident that this will be great contents what Sugar Hill residents are looking for and will be successful.

I look forward to having your response and advice soon and working together in the near future.

Thank you.

Sincerely

Jeong Kyun Park (Jake Park)



#### **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:
Dar Proposed concept and buildings are suitable to serve and support neighborhood
community with upscale retail environment and recreation in courtyard.
B. Whether the proposed Rezoning or Special Use Permit will adversely affect the existing use or usability of adjacent or nearby property:
Our retail shopping mall concept will not affect adversely since the properties are
surrounded by commercial zone and the property has two in and out accesses.
C. Whether the property to be affected by a proposed Rezoning or Special Use Permit has reasonable economic use as currently zoned:
Our 10% of properties is already zoned commercial and two attached neighborhood
properties are also zoned commercial therefore it's reasonable to use a BG.
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:
Dur proposed concept will not cause burdensome use of existing sumanee dam road
and henry bailey rd by two splitted accesses and there are no school nearby.
E. Whether the proposed Rezoning or Special Use Permit is in conformity with the policy and interest of the Land Use Plan:
Dur proposed site is planned as commercial zone for the future in Sugar Hill and
Gwinnett county and our proposed concept has met the land use plan.
F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed Rezoning or Special Use Permit:
There were existing letter as 'conditions of zoning' for one of the properties: 5853

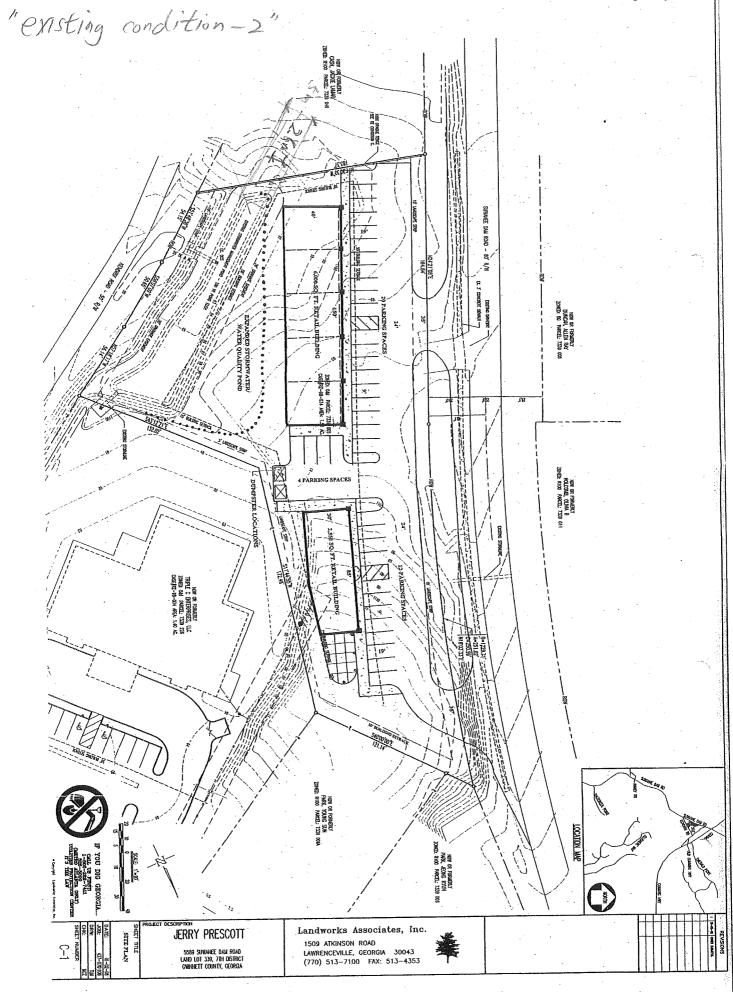
we are proposing the land use within this condition. we have

- F

#### AX-08-001 Exhibit B Conditions of Zoning

- 1. Reduce the required Zoning Buffer from 75 ft. to a 10' Enhanced buffer, including building setback.
- 2. A 6' high opaque fence, constructed of wood, brick or stone, shall be installed between the day care and the subject property, with gate across easement.
- 3. Enhanced buffers are to consist of at least a staggered double row of evergreen and semi-evergreen trees and shrubs native or adapted to the area. Trees shall be 6' tall at time of planting. Plantings shall be arranged to provide an effective visual screen of at least 20' in height at maturity. Buffer must be shown on a landscape plan to be approved by Planning and Development prior to receiving any permits. Enhanced buffer shall be included in the side and rear setbacks and shall be incorporated into the standard buffer wherever there is not an effective screen created by existing vegetation.
- 4. A dedicated left turn lane shall be provided at the developer's expense for entrance into the development from south-bound approach via Suwanee Dam Road. Access improvements shall be coordinated with Gwinnett County Department of Transportation and the City of Sugar Hill.
- 5. All detention facilities and associated easements shall have a chain link fence (dark green or black vinyl coated) installed around the perimeter. Refer to Development Regulations 8.2.7.
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- 8. The following uses shall not be permitted:
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  - b. Contractor offices.
  - c. Funeral homes and mausoleums.
  - d. Vehicle refueling stations.
  - e. Service stations defined as a business with fuel pumps and garage stalls for vehicle maintenance.
  - f. Convenience stores defined as a retail establishment selling fuel and sundries for the traveling consumer.
  - g. Mortuaries, cemeteries.
  - h. Motels, hotels.
  - i. Automotive sales lots and associated service facilities.
  - j. Boarding and rooming houses.

- k. Equipment rental.
- Mini-warehouse/personal storage facilities.
- m. Moving van or truck rental.
- n. Taxi/limousine service.
- o. Transportation terminals for passengers.
- p. Facilities engaging in the business, trade, or profession of psychic reading, fortune telling, astrology, phrenology, palmistry, clairvoyance, or related practices.
- q. Pawn shops.
- r. Businesses that primarily offer check cashing services for a fee to those who don't have traditional bank accounts.
- s. Parking garages.





### 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:

| 179 | 87339 | 006 |
| 12 | 31 | 202 | TEME IXYUN PARIL
| TYPE OR PRINT NAME



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Tax Parcel Number: 179	B 1339 006	A	
Am	1213/12024	YOUNG SUN	PARK
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME	



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- B 1 Number 174 B	7339 005	5	
Tax Parcel Number:	12/31/2021	FIVE GROUP	LLC
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME	

+1V



### 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 n	needed attached rezoning fees paid.	
Other information required to be submitted with	the application:	
3 Copies of the site Plan to scale	81/2" X 11" Reduced Copy w/topo (1)	81/2" X 11" Reduced Copy without topo (1) Above emailed to klanders@cityofsugarhill.com
11" X 17" with topo (1)	11" X 17" without topo (1)	Recorded PlatElectronic File
Legal Description – WORD FORMAT Above emailed to klanders@cityofsugarhill.	Letter of Intent (Including Variances)	Adjoining Property Owners Printed Labels Email Labels AVERY 5160 format to
Applicant/Owner Certification	Conflict of Interest/Campaign Contributions	klanders@cityofsugarhill.com
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 <u>all</u> items below
I, have c Print Name	ompleted all of the above.  Applicant Signature	
O/ IOL	NUMBER: IECKLIST IS RETURNED WITH THE RE	

Updated 12/22/2023



# **Project Goal & Direction**

Area / Size: Sugar Hill City Boundary / appx. 2.7 acre

Owner: Five Group LLC & Jeong kyun Park(Jake Park)

Location: 5853 and 5875 Suwanee dam road & 5868 Henry Bailey road Sugar Hill, GA 30518

Subject: Developing Lifestyle Shopping Mall with Surf Recreation Theme

- In planning of this unique project, the intent is to develop new and unique street shopping mall comprised of central green gathering courtyard zone called 'welcome plaza' with surfing experience, casual sports grill eateries and retails for the residents of Sugar Hill, Suwanee, and near by neighbors.
- Our primary goal of 'The Sugar Bay Mall' project is to provide guest friendly environment in a beach like atmosphere to create casual, yet sophisticated and fun. The development of 'Wave House Concept' is expected to have high appeal with residents and be an enhancement to their quality of life.
- The project will be planned as a new and eco-friendly Surf & Sports venue.
- Wave House and retail shopping mall will be year around business with various Semi-Surf Sports activity and training.
- We will also provide healthy food by casual dining menu with fun and clean environment for family and group to enjoy while staying
- Wave House Sugar Hill is only place for surf activity in Southeast Unite States and will grow healthily.
- We ourselves have designed many projects, and had a direct operation experience in oversea market and we believe it's time to bring this great concept to hometown serving and inspiring our neighbors.

# Bring the Greatness to Sugar Hill home town !!!



# Project Site Overview

### **Project Location**

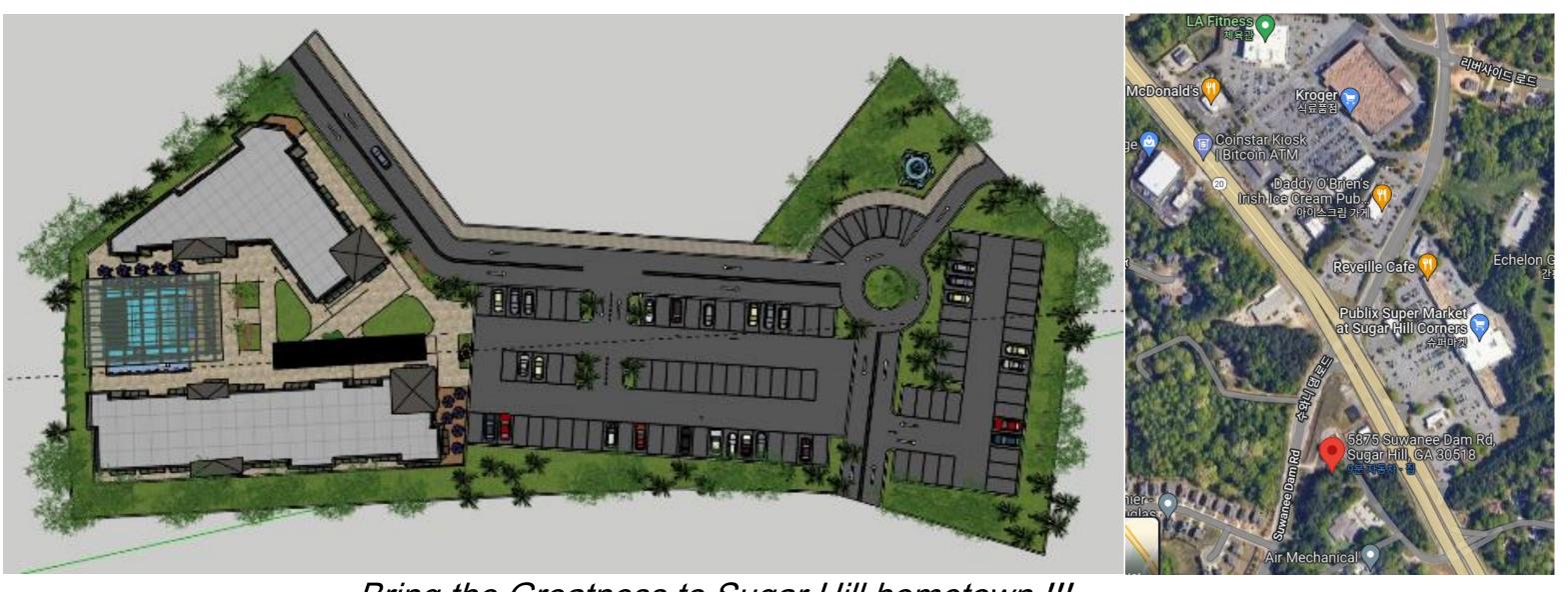
The project sites are comprised by mainly two properties; 1.7 acre of commercial land and 1 acre of potential commercial land.

Also, the site is almost at intersection of highway 20(Cumming hwy) and Suwanee dam road; busy place

by Kroger, Publix, LA fitness Center, Region bank, Chase bank and others.

And it's located in main route toward to Lake Lanier Park and Recreation.

The site attaches to three streets; Suwanee dam road, Henry Bailey road, and Kendrix road and This project has intention to building 100 parking lot units and two in & out accesses with Suwanee dam road and Henry Bailey road to minimize any traffic impact.



Bring the Greatness to Sugar Hill hometown !!!

# The Sugar Bay Concept

# **Shopping mall Key facts:**

Family Friendly Commercial Development Project in 2.7 acre land Sports & Delightful Recreation Experience with Various Eatery Shops & Retail

### **Key Contents:**

Appx. 18,000sq.ft indoor Café & Sports Restaurant & Retail shops +12,000sq.ft Central Green Courtyard with surfing experience



# Sugar Bay Entertainment Contents & Activity Program

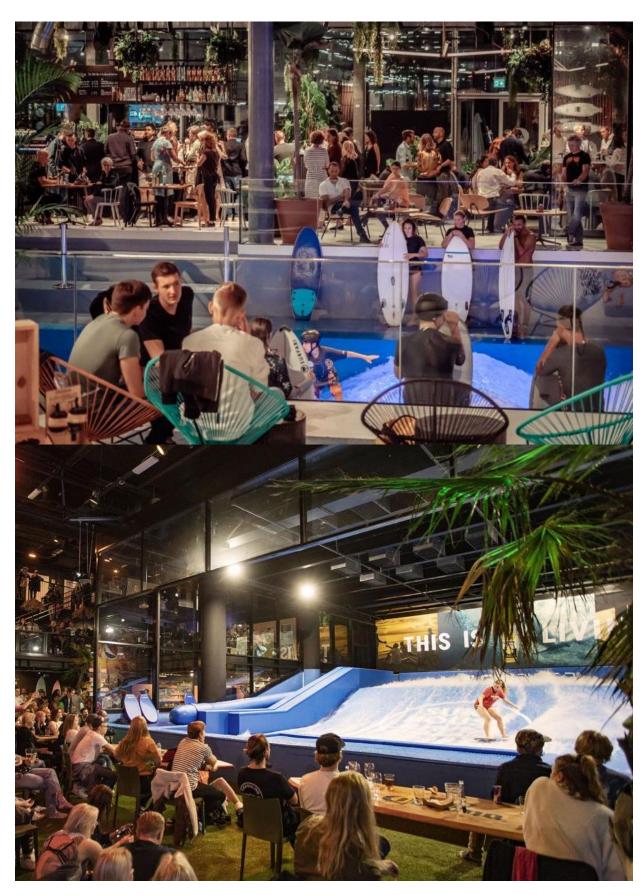
Wave House Surf & Welcome Plaza

Outdoor Surfing & Watching / Various Seating / Sand Play / Public Table Tennis / Retractable Roof / Potential Roof Top Seating & Viewing



# Wave House Sports Casual Dining & Retail

## Wave House Concept



Surf Spectacular / Sports Bar / Birth day Party / Retail Shop Enjoying Sports & Watching Neighbors' surfing







**Concept:** Lifestyle Mall & Various Contents





Building #2 : Retail Shops & Cafe













Building #1 : Retail & Casual Eatery





Concept: Commercial Mix Development with Park like Welcome Atmosphere



Concept: Commercial Mix Development with Park like Welcome atmosphere



### **Concept:** Commercial Mix Development with Central Courtyard



View from the Courtyard Entry

View from the Rooftop level



Courtyard with Various Seating & Dining

Group Surfing & Audiences & Surf Sports Shop

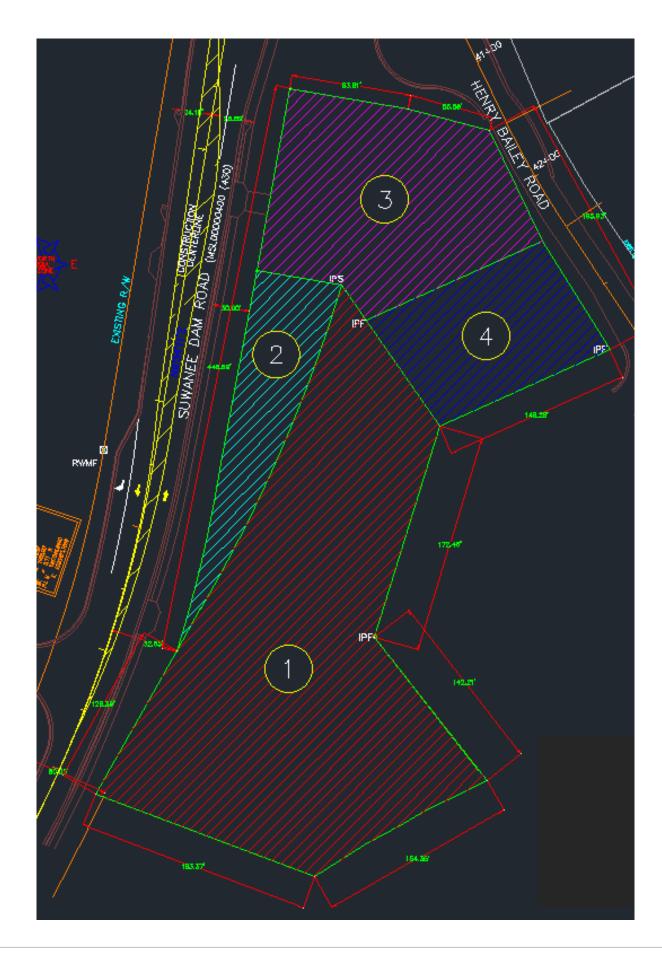


Concept: Commercial Mix Development with Central Courtyard



# Current Properties and intention to combine











Zone Residential
In Gwinnett County
and intent to annex to
Sugar Hill

# Request 1:

Please allow us to build the building at 10ft away from the property line and 40ft distance from the street line adjacent to Suwanee dame road since the building sits on 8~10ft higher level.

Please also allow us to build a building at 10ft away from the property line and 20ft distance from Henry Bailey road since there were almost no traffic and cul-de-sac.

In this way we can build 18000sq.ft space and spacious green courtyard space in the center of the mall for guest convenience and more than 100 parking units.

# Request 2:

Our property line is 30ft away from Suwanee dam road. Please allow us to build parking lot at 10 ft away from the property line and It will be total 40ft distance from Suwanee dam road; we have found many cases parking lot were built with this similar condition.

# Request 3:

Our inside property access road is 10ft distance from the property line adjacent to the property of Day Care center(Discoverey Point) and have a plan to build fence between.

Please allow us keep in this way if possible.

# Request 4:

One of our proposed building needs to have Rooftop to reach at 18,000sq.ft.

Please allow us to have Rooftop about 2000sq.ft area above 1<sup>st</sup> floor which is part of 1<sup>st</sup> floor's store unit and it will provide a good view to watch the courtyard activity and pleasant environment.

# Variance Request in map

**8~10ft** 

### Condition

Street shopping mall building's ground level is about  $8\sim10$ ft higher than Suwanee dann road level

## Request 1:

Current proposed building layout has 20ft distance from property line and 50ft from the street. Please allow us to build the building at 40ft distance from the street since we have 8~10ft higher level. Please also allow us to build a building at 10ft distance from the property line and 20ft distance from Henry Bailey rd since there were no traffic at all.

### Request 4:

One of our proposed building needs to have Rooftop to reach at 18,000sq.ft as total usable space.

Please allow us to have Rooftop about 2000sq.ft area above 1<sup>st</sup> floor which is part of 1<sup>st</sup> floor's store unit.

## Request 2:

Our property line is 30ft away from Swanee dam road. Please allow us to build parking lot at 10 ft distance from our property line along with Suwanee dam rd. It will be total 40ft distance from the street.

### Request 3:

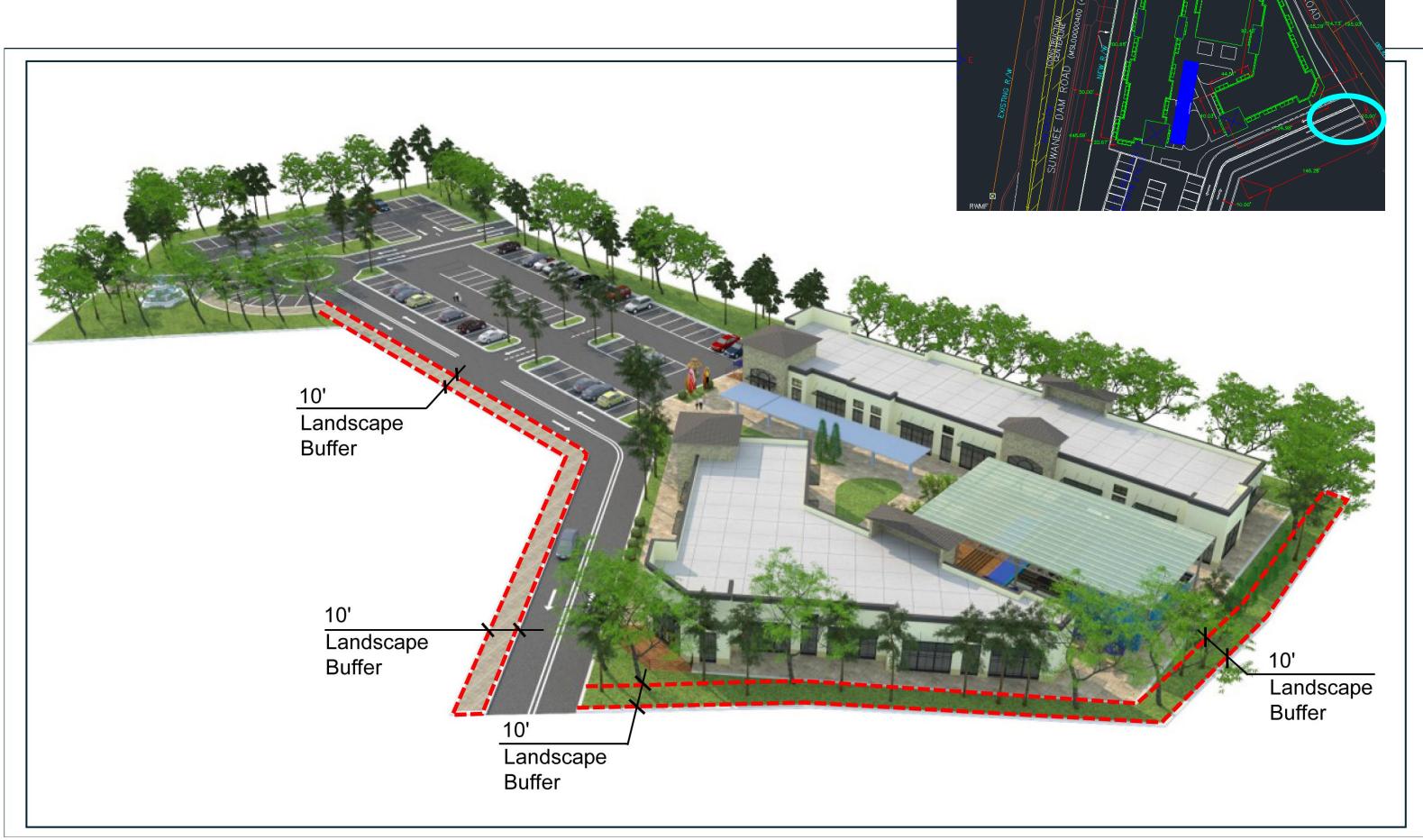
Our inside property access road is 10ft distance from the property line adjacent to the property of Day Care center and have a plan to build fence between.

Please allow us keep in this way if possible.

Rooftop



# **Landscape Buffer Indication**



**=** 

#### AX-08-001 Exhibit B Conditions of Zoning

- 1. Reduce the required Zoning Buffer from 75 ft. to a 10' Enhanced buffer, including building setback.
- 2. A 6' high opaque fence, constructed of wood, brick or stone, shall be installed between the day care and the subject property, with gate across easement.
- 3. Enhanced buffers are to consist of at least a staggered double row of evergreen and semi-evergreen trees and shrubs native or adapted to the area. Trees shall be 6' tall at time of planting. Plantings shall be arranged to provide an effective visual screen of at least 20' in height at maturity. Buffer must be shown on a landscape plan to be approved by Planning and Development prior to receiving any permits. Enhanced buffer shall be included in the side and rear setbacks and shall be incorporated into the standard buffer wherever there is not an effective screen created by existing vegetation.
- 4. A dedicated left turn lane shall be provided at the developer's expense for entrance into the development from south-bound approach via Suwanee Dam Road. Access improvements shall be coordinated with Gwinnett County Department of Transportation and the City of Sugar Hill.
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# Current Properties and intention to combine

# **EXHIBIT 2**

