

City of Sugar Hill
Planning Staff Report
RZ 25-004

DATE: May 27, 2025
TO: Planning Commission
FROM: Planning Department
SUBJECT: Change In Conditions
1100 Old Cumming Road; R7306 051 & 289

ISSUE The City of Sugar Hill has received an application, dated April 11, 2025, from Sinh Bui requesting to change the conditions of zoning for the Sycamore Square project. The property was previously approved with conditions on August 13, 2020.

RECOMMENDED ACTION

Recommend approval of the change in conditions as follows (changes in strikethrough and bold):

1. These conditions shall replace and supersede all prior stipulations and conditions, including all prior zoning actions, variances, and special use permits that are currently in place on the subject property.
2. Site development plan for 2.94 acre commercial tract shall not contain more than 152 parking spaces.
3. The following uses are prohibited:
 - a. Psychic reading,
 - b. Fortune telling,
 - c. Astrology,
 - d. Phrenology,
 - e. Palmistry,
 - f. Clairvoyance or related commercial practices.
4. All dwelling units shall be set up as condominiums. No more than 10% of the total number of dwelling units are allowed to be leased at any one time. Notice shall be recorded with the covenants and enforced by the property owners association.
5. ~~At least 80% of the occupied units shall be occupied by at least one person who is 55 years of age or older. Notice shall be recorded with the covenants and enforced by the property owners association.~~
6. Developer must provide enhanced pedestrian crossings, protected left turn signals and decorative mast arms at Highway 20 (subject to coordination with City of Sugar Hill, Gwinnett Department of Transportation and Georgia Department of Transportation) and Sycamore Road. The developer may execute a performance agreement accompanied by sufficient surety to cover the cost of construction prior to receiving certificate of occupancy for residential building(s).
7. Developer must provide an enhanced pedestrian crossing on Sycamore Road prior to receiving a building permit for residential building(s).
8. Total number of parking spaces on all tracts shall not exceed 420 spaces.
9. Developer shall provide written notification to the school board to include number of units, type of housing, number of bedrooms, and phasing of the project.
10. Interparcel access is required from the subject property to the Citgo property parcel # (R7306-102).

11. Applicant shall provide at least two internal (2) pedestrian access points between the commercial component and residential component of the master development.
12. A minimum of three (3) natural gas appliances shall be provided in each unit.

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 Sinh Bui spoke in support of this request. Discussion was had regarding the gap between commercial and residential uses, project access points, and setbacks from Sycamore Road. Nobody spoke in opposition to the request.

Planning Commission Member Mark Daniels made a motion to recommend approval of the requested change in conditions. Planning Commission Member Brian Shebs made the second. Motion to recommend approval passed – 4-0.

DISCUSSION

- The subject parcels are located on the northwest corner of the intersection of Highway 20 and Sycamore Road. The property was included in the CBD and rezoned to BG pursuant to RZ-20-002.
- The subject site totals 8.15 acres. The proposed development as currently approved consists of a mixed use center including a grocery store, several retail and office structures, and 120 age-restricted condominiums.
- The applicant has stated that due to changing market conditions, they would like to move forward with an alternative residential plan for the Sycamore Square project. This would include:
 - 41 attached single-family residences and 9 zero lot line detached single-family residences, for a total of 50. This is a proposed decrease in density from 120 units.
 - Removing the age restriction requirement in order to sell to clients from all backgrounds.
 - Three and two story homes as opposed to a four-story condominium structure.
- The applicant has provided sample images of the proposed residences. These are not final and will be subject to a design review application and approval by City Council.
- The residential component will cover approximately 4.5 acres of the master development, located on the northern half of the property.
- Access to the project will be provided by a full-access street on to Sycamore Road. No vehicular connection with the master development is proposed.

BACKGROUND

Applicant/Owner: Sinh Bui/Franklin Investment Group LLC

Existing Zoning: BG CBD

Request(s): Change in Conditions

Purpose: Change the conditions of zoning for previously approved case number RZ-20-002.

Property Size: ± 8.15 acres

Location: 1100 Old Cumming Road
Tax parcels: R7306 051 & 289

Public Notice: Letters to adjoining owners via USPS regular mail on 3-21-25
Sign posted at 5243 Sycamore Road on 3-21-25
Ad in legal section of Gwinnett Daily Post on 3-23-25 and 4-6-25

Public Comments: None as of 5/8/25.

FINDINGS OF FACT

Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	Single-family residences	RS-100
South	Vacant	BG
East	Single-family residences	HM1, RS-100
West	Auto Collision Center	OI, HM1

City of Sugar Hill: Medium Density Single-Family Residential (RS100), General Business (BG), Heavy Manufacturing (HM1), 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, change in conditions only.

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

No, change in conditions only.

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

Yes, change in conditions only.

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

No, change in conditions only.

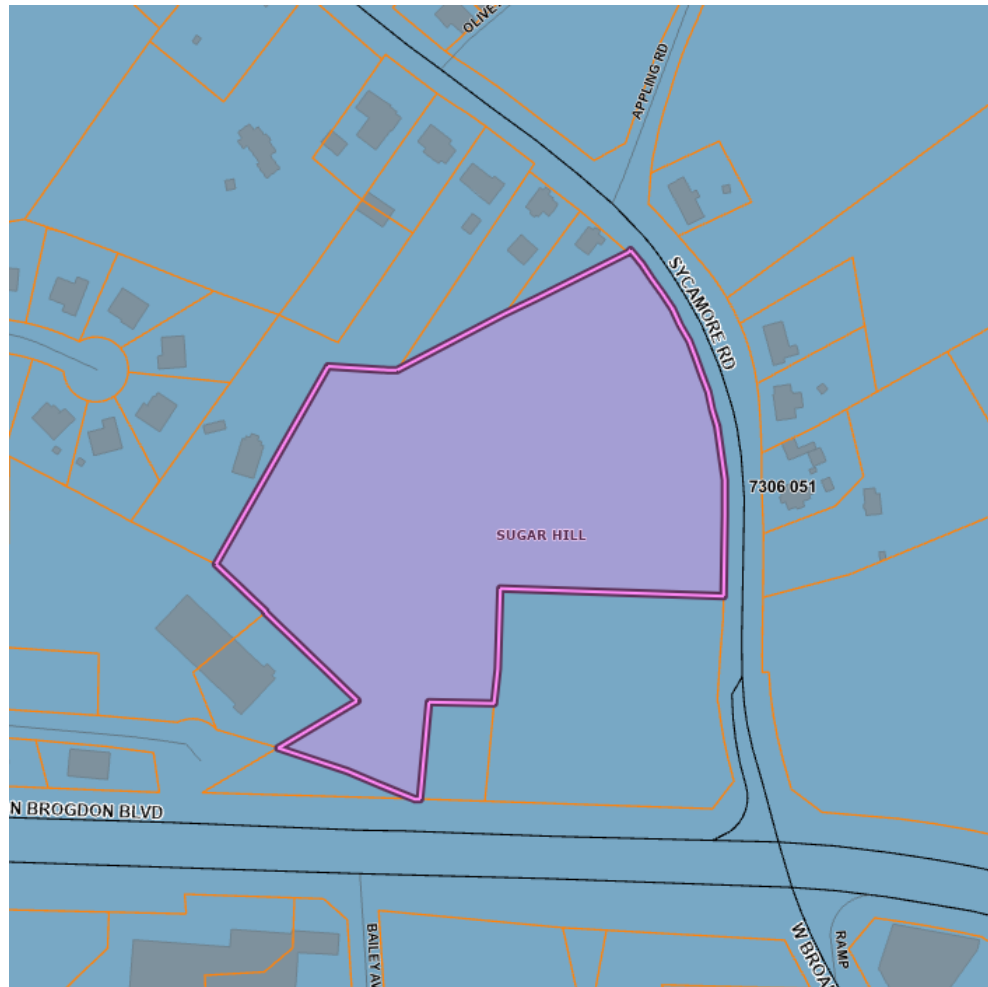
- 5. Does the rezoning requested conform to the Sugar Hill Land Use Plan?***

Yes, change in conditions only.

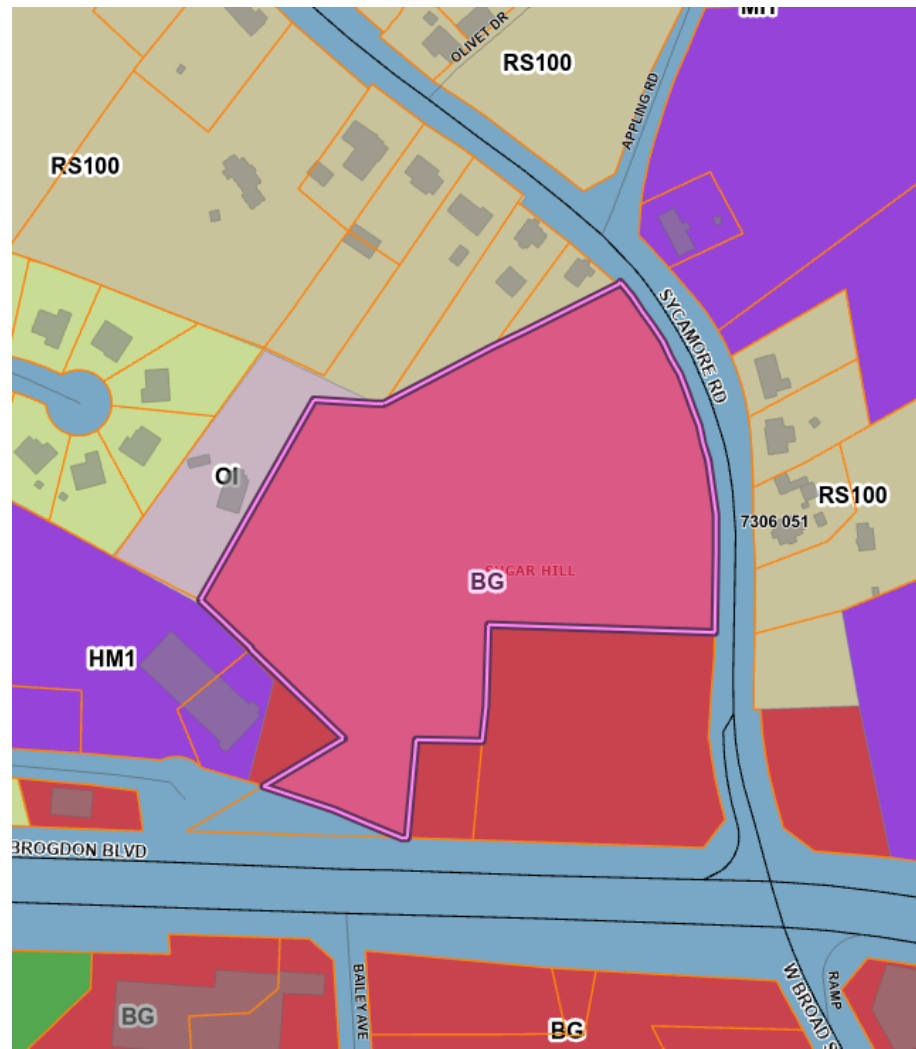
- 6. Are there other existing or changing conditions affecting the use and development of the property which would give support to an approval or disapproval of the rezoning request?***

No, change in conditions only.

RZ-25-004
LOCATION MAP



RZ-25-004
ADJACENT ZONING MAP



RZ-25-004
AERIAL MAP





CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

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

Reviewed by: _____ Date Accepted: _____

APPLICATION

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

APPLICANT INFORMATION	
Name: <u>Sinh Bui</u>	Address: <u>4864 Jimmy Carter Blvd Ste 207</u>
Phone: <u>(470) 504-4941</u>	<u>Norcross, GA 30093-3711</u>
Fax: _____	Email: <u>sbui04@gmail.com</u>
Signature: <u>[Signature]</u>	Date: <u>4/8/25</u>
OWNER INFORMATION	
IF MULTIPLE PROPERTY OWNERS FILL OUT MASTER APPLICATION AND ONE APPLICATION FOR EACH APPLICANT.	
Name: <u>Franklin Investment Group LLC</u>	Address: <u>4864 Jimmy Carter Blvd Ste 207</u>
Phone: <u>(678) 359-6598</u>	<u>Norcross, GA 30093-3711</u>
Fax: _____	Email: <u>franklin@franklintaxpro.com</u>
Signature: <u>[Signature]</u>	Date: <u>4/8/25</u>
CONTACT INFORMATION	
Name: <u>Sinh Bui</u>	Phone: <u>(470) 504-4941</u>
Fax: _____	Email: <u>sbui04@gmail.com</u>
* Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).	
PROPERTY INFORMATION:	
IF MULTIPLE PROPERTY OWNERS FILL OUT MASTER APPLICATION AND ONE APPLICATION FOR EACH APPLICANT.	
Map Reference Number(s) (Tax Parcel Identification Number or PIN #) <u>R7306 0511, R7306 289</u>	Acreage: <u>8.15</u>
Number of Existing Housing Units: <u>0</u>	Number of Proposed Housing Units: <u>50</u>
Current Population: _____	
Street Address: <u>1100 Old Cumming Rd, Buford GA 30518</u>	
PRESENT ZONING DISTRICT: <u>CBD Overlay</u>	REQUESTED ZONING DISTRICT: <u>Change in Conditions</u>
Proposed Development: <u>Removal of 55+ Age restriction allows for townhomes, zero lot line homes development</u>	
Adjacent Zonings: NORTH: <u>RS100</u>	EAST: <u>HMI, RS100</u>
SOUTH: <u>LM, BG</u>	WEST: <u>OE, HMI</u>

Residential Development # of Lots/Dwelling Units: <u>50</u> Dwelling Unit Size (sq. ft.): <u>Approx. 2300</u> Net Density: <u>11.11 (50 units / 4.5 acres residential)</u>	Non-Residential Development # of Lots/Buildings: _____ Total Gross Square Feet: _____ 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.



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

PUBLIC HEARING CHECKLIST

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

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

Other information required to be submitted with the application:

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

I, SINH BUI, have completed all of the above.
Print Name

[Signature]
Applicant Signature

4/8/20
Date

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

MAKE SURE THIS CHECKLIST IS RETURNED WITH THE REZONING APPLICATION.

'SYCAMORE SQUARE' – APPLICATION FOR CHANGE IN CONDITIONS

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 306 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a right of way monument found at the intersection of the westerly Right of Way Line of Sycamore Road and the northwesterly mitered Right of Way Line of Sycamore Road which is the true point of beginning.

Thence leaving said intersection and following along said northwesterly mitered Right of Way Line of Sycamore Road South 37 degrees 41 minutes 30 seconds West a distance of 53.76 feet to a #4 rebar set at the intersection of the northwesterly mitered Right of Way Line of Sycamore Road and the northerly Right of Way Line of Georgia Highway 20 (A/K/A Nelson Brogdon Boulevard & Cumming Highway, Public, Variable R/W); thence leaving said intersection and following along said northerly Right of Way Line of Georgia Highway 20 North 88 degrees 05 minutes 14 seconds West a distance of 349.70 feet to a #4 rebar set; thence leaving said northerly Right of Way Line of Georgia Highway 20 North 05 degrees 19 minutes 43 seconds East a distance of 150.61 feet to a #5 open top pipe found; thence North 88 degrees 47 minutes 31 seconds West a distance of 100.15 feet to a #5 open top pipe found; thence South 05 degrees 22 minutes 59 seconds West a distance of 149.39 feet to a #4 rebar set on said northerly Right of Way Line of Georgia Highway 20; thence following along said northerly Right of Way Line of Georgia Highway 20 North 88 degrees 05 minutes 14 seconds West a distance of 7.50 feet to a #4 rebar set at the intersection of the northerly Right of Way Line of Georgia Highway 20 and the northeasterly Right of Way Line of Old Cumming Road (Public, Not Open, Variable R/W); thence leaving said northerly Right of Way Line of Georgia Highway 20 and following along said northeasterly Right of Way Line of Old Cumming Road with a curve turning to the left with an arc length of 224.54 feet, with a radius of 2252.43 feet, with a chord bearing of North 69 degrees 31 minutes 37 seconds West, with a chord length of 224.45 feet to a #4 rebar set; thence leaving said northeasterly Right of Way Line of Old Cumming Road North 59 degrees 21 minutes 50 seconds East a distance of 142.44 feet to a #6 open top pipe found; thence North 46 degrees 22 minutes 41 seconds West a distance of 196.54 feet to a #4 open top pipe found; thence North 46 degrees 38 minutes 06 seconds West a distance of 108.42 feet to a #5 open top pipe found disturbed; thence North 29 degrees 30 minutes 35 seconds East a distance of 349.62 feet to a #4 open top pipe found; thence South 86 degrees 28 minutes 35 seconds East a distance of 106.89 feet to a 1" solid rod found; thence North 63 degrees 12 minutes 06 seconds East a distance of 404.73 feet to a point being 0.8' northeast of a #4 rebar found and used for line on the westerly Right of Way Line of Sycamore Road (Public, Variable R/W); thence following along said westerly Right of Way Line of Sycamore Road the following courses: with a curve turning to the right with an arc length of 442.42 feet, with a radius of 609.67 feet, with a chord bearing of

South 19 degrees 36 minutes 51 seconds East, with a chord length of 432.78 feet to point; thence South 01 degrees 10 minutes 30 seconds West a distance of 158.52 feet to a point; thence South 04 degrees 35 minutes 51 seconds West a distance of 55.22 feet to a point; thence South 03 degrees 35 minutes 10 seconds West a distance of 69.42 feet to a point; thence South 15 degrees 55 minutes 44 seconds East a distance of 6.66 feet to a right of way monument found; thence with a curve turning to the left with an arc length of 108.45 feet, with a radius of 680.00 feet, with a chord bearing of South 11 degrees 02 minutes 39 seconds East, with a chord length of 108.33 feet to a right of way monument found; thence South 14 degrees 41 minutes 34 seconds East a distance of 11.18 feet to a right of way monument found at the intersection of the westerly Right of Way Line of Sycamore Road and the northwesterly mitered Right of Way Line of Sycamore Road which is the true point of beginning.

LESS AND EXCEPTED THE 2.641 TRACT DESCRIBED AS FOLLOWS: ALL THAT TRACT or parcel of land, lying and being in Land Lot 306 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia, and being known as **TRACT 2 - 2.641 ACRES**, according to a plat of survey entitled "Exemption Plat for Franklin Investment Group, L.L.C.," prepared by Planners and Engineers Collaborative, bearing the seal and certification of Jonathan N. Howard, G.R.L.S. No. 3008, dated January 20, 2021, and recorded March 15, 2021, in Plat Book **151**, Page **74**, Records of Gwinnett County, Georgia, said plat being incorporated herein by reference, as being more particularly described as follows:

Beginning at a 1/2 inch rebar found at the Southwesterly end of a miter forming the intersection of the Westerly right-of-way of Sycamore Road (variable right-of-way) with the Northerly right-of-way of Nelson Brogdon Boulevard (Georgia Highway 20) (variable right-of-way); thence along said right-of-way of Nelson Brogdon Boulevard North 88 degrees 05 minutes 14 seconds West, a distance of 349.70 feet to a 1/2 inch rebar found; thence leaving said right-of-way North 05 degrees 19 minutes 43 seconds East, a distance of 150.61 feet to a 1/2 inch open top pipe found; thence North 05 degrees 48 minutes 00 seconds East, a distance of 54.12 feet to a 5/8 inch rebar set; thence North 01 degrees 54 minutes 46 seconds East, a distance of 123.24 feet to a 5/8 inch rebar set; thence South 88 degrees 05 minutes 14 seconds East, a distance of 343.10 feet to a 5/8 inch rebar set on the Westerly right-of-way of Sycamore Road; thence along said right-of-way South 01 degrees 10 minutes 30 seconds West, a distance of 36.80 feet to a point; thence South 04 degrees 35 minutes 51 seconds West, a distance of 55.22 feet to a point; thence South 03 degrees 35 minutes 10 seconds West, a distance of 69.42 feet to a point; thence South 15 degrees 55 minutes 44 seconds East, a distance of 6.66 feet to a concrete monument found; thence along a curve to the left, said curve having an arc length of 108.45 feet with a radius of 680.00 feet, being subtended by a chord bearing of South 11 degrees 02 minutes 39 seconds East, a distance of 108.33 feet to a concrete monument found; thence South 14 degrees 41 minutes 34 seconds East, a distance of 11.18 feet to a concrete monument found at the Northeasterly end of a miter forming the intersection of the Westerly right-of-way of Sycamore Road (variable right-of-way) with the Northerly right-of-way of Nelson Brogdon Boulevard (Georgia Highway 20) (variable right-of-

way); thence along said miter South 37 degrees 41 minutes 30 seconds West, a distance of 53.76 feet to a 1/2 inch rebar found, said point being the True Point of Beginning.

Said having an area of 8.153 acres (10.794 less 2.641) acres more or less.

‘SYCAMORE SQUARE’ – APPLICATION FOR CHANGE IN CONDITIONS LETTER OF INTENT

We respectfully request a change in conditions for the ‘Sycamore Square’ master development: the removal of the 55+ age restriction. This would enable us to immediately move forward with a national homebuilder to implement an evolved concept for the Residential component. The new concept would lower density from the currently approved 120 units for sale to 50 units (41 townhomes, 9 zero lot line homes) while maintaining the original overall intent to create a walkable community within Sugar Hill’s CBD.

Our original development timeline had been impacted by changing market conditions due to Covid and by Lidl’s own growing pain in their U.S. expansion plans. We’ve gone above and beyond to accommodate Lidl under these challenging circumstances. And while Lidl continues to reinforce their commitment to their future Sugar Hill store, we believe we too must adapt to the new conditions and move forward focusing on our other components.

We have an immediate opportunity to collaborate with a national homebuilder – Century Communities – to develop the Residential component of Sycamore Square. Century’s plan is to sell rear-loaded townhomes and zero lot line homes starting at the low \$500k price point. As such, Sycamore Square will continue to be about attracting primarily ‘younger active adults’ who will likely have the appropriate resources, appreciate the Sugar Hill CBD lifestyle, and own an interest in the longer-term development of the local community.

The evolved concept design plan has differentiating features from the currently approved design:

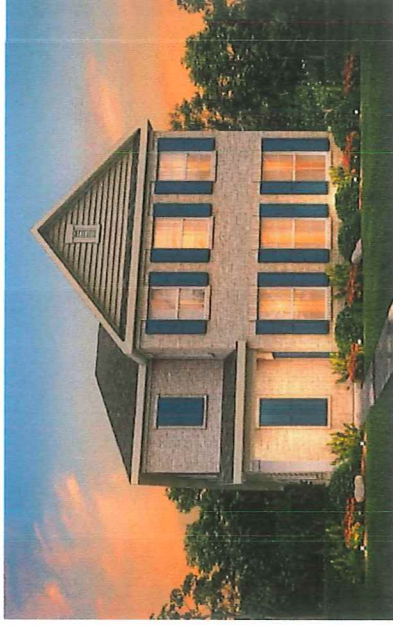
- Lower density – from number of sales units being 120 down to 50
- Lower vertical profile – from having four 4-story buildings (two of which are on a raised platform same level as commercial/retail component) down to 3-story townhomes & 2-story zero lot line homes (all grounded at lower topographical level than the commercial/retail component)
- Improved transitional commercial-to-residential, decreasing-urbanized ‘feel’ – townhomes along the commercial border diffusing out to zero lot line homes on the Sycamore Road border

We believe the evolved concept and new design plan for the Residential component are appropriate adaptations to today’s environment. The removal of the 55+ age restriction allows us to take the next big step with Sycamore Square’s development. We appreciate your support in our continuing effort to build a vibrant community within and for the City of Sugar Hill.

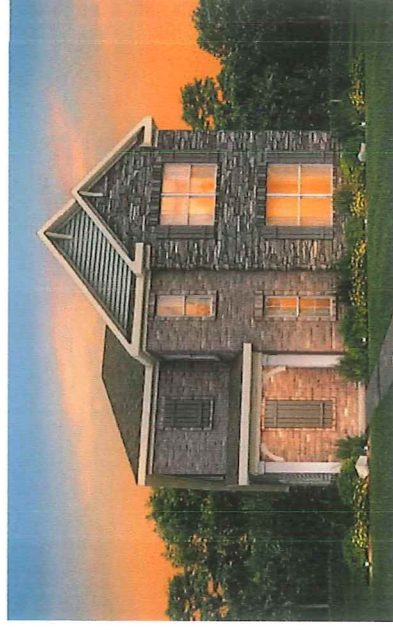
SAMPLE POTENTIAL ELEVATIONS



Sample Townhome box dimension: 22' x 44'; 3-stories
Sample Zero Lot Line Homes box dimension: 35' x 44'; 2-stories



ELEVATION A4





**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.

S-B 4/3/25 Sinh Bui, Project Leader
Signature of Applicant Date Typed or Print Name and Title
Sworn to and subscribed before me this 3rd day of April, 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.

[Signature] 4/3/25 Franklin Ly
Owner Signature Date Typed or Print Name and Title
Sworn to and subscribed before me this 3rd day of April, 2025
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.

S-B 4/3/25 Sinh Bui, Proj. Leader
Signature of Applicant/ Attorney Representative Date Typed or Print Name and Title
[Signature] 4/3/25 Franklin Ly
Signature of Owner Date Typed or Print Name and Title
Sworn to and subscribed before me this 3rd day of April, 2025
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)
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S-B 4/3/25 Sinh Bui, Proj. Leader
Signature of Applicant/ Attorney Representative Date Typed or Print Name and Title
[Signature] 4/3/25 Franklin Ly
Signature of Owner Date Typed or Print Name and Title
Sworn to and subscribed before me this 3rd day of April, 2025
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 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:

Use as residential is already approved under Sycamore Square master development. We are requesting a change in condition (removal of 55+ age restriction) to move forward under a use that's even more suitable in today's environment.

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

No adverse effect. Moving forward with the Residential component will help the current and subsequent development of the commercial/retail portion of the master plan and the surrounding area.

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

Current approved use is as Residential component of mixed-use development (Sycamore Square). The use is reasonable and appropriate and will maintain goal of attracting younger active adults hoping to buy home in Sugar Hill.

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

The change in condition, evolved concept and new design plan would lower density from the currently approved 120 units to 50 units lessening the burden.

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

The proposed Change in conditions remain in conformity.

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:

Immediate approval of change in condition and our immediate collaboration with national homebuilder will allow Sycamore Square master development to move forward.



Date: 3/10/2025

Applicant: Sinh Bui

Case No.: _____

Email: sbui04@gmail.com

Development Name: Sycamore Square

Location: 5260 Old Cumming Rd, Buford 30518

DISTRICT: 7 LANDLOT: 306 PARCEL: 051

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 Nelson Brogdon BLVD

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 To the southeast of the 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 5th, 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,

Derek Schmidt
GIS Associate II
Gwinnett County Department of Water Resources
Infrastructure Support
678-376-7139



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR APPLICATION

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

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

Tax Parcel Number: R7306 0510, R7306 289 (8.15 acres total)

[Signature]

SIGNATURE OF APPLICANT

4/3/25

DATE

Sinh Bui

TYPE OR PRINT NAME

CONCEPT 'D' DENSITY YIELD TABLE			
ZONE: CDD (CENTRAL BUSINESS DISTRICT)			
MAXIMUM DENSITY ALLOWED: 4.50 UNITS PER ACRE (3.75 UNITS PER ACRE - 3.75 MAXIMUM UNITS TOTAL)			
UNIT BREAKDOWN		TOTAL	
UNIT TYPE	QUANTITY		
SINGLE FAMILY RESIDENTIAL	9		
TOWNHOUSE	41		
UNIT TOTAL	50		



SYCAMORE ROAD

(PUBLIC, VARIABLE R/W)
R/W DB 51449
PG 482

CONCEPT PLAN NOTES

1. THIS CONCEPT PLAN PREPARED BY THE CLIENT AND DOES NOT REPRESENT THE DESIGNER'S RESPONSIBILITY FOR THE DESIGN OF THE PROJECT.
2. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS PROVIDED A VISUAL ANALYSIS REPORT TO THE CLIENT. THE DESIGNER HAS NOT CONDUCTED ANY OTHER ANALYSIS.
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FURTHER CONCEPT PLAN NOTES

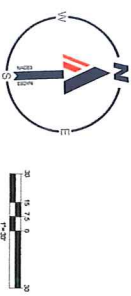
1. INTERNAL LANDSCAPING IS FOR ACCESS TO HOUSE OR GARAGE.
2. FURTHER RESIDENTIAL LOCAL ORDINANCE REQUIRED. LANDSCAPE BUFFER MAY BE REQUIRED ADJACENT TO EXISTING RESIDENTIAL AREAS.

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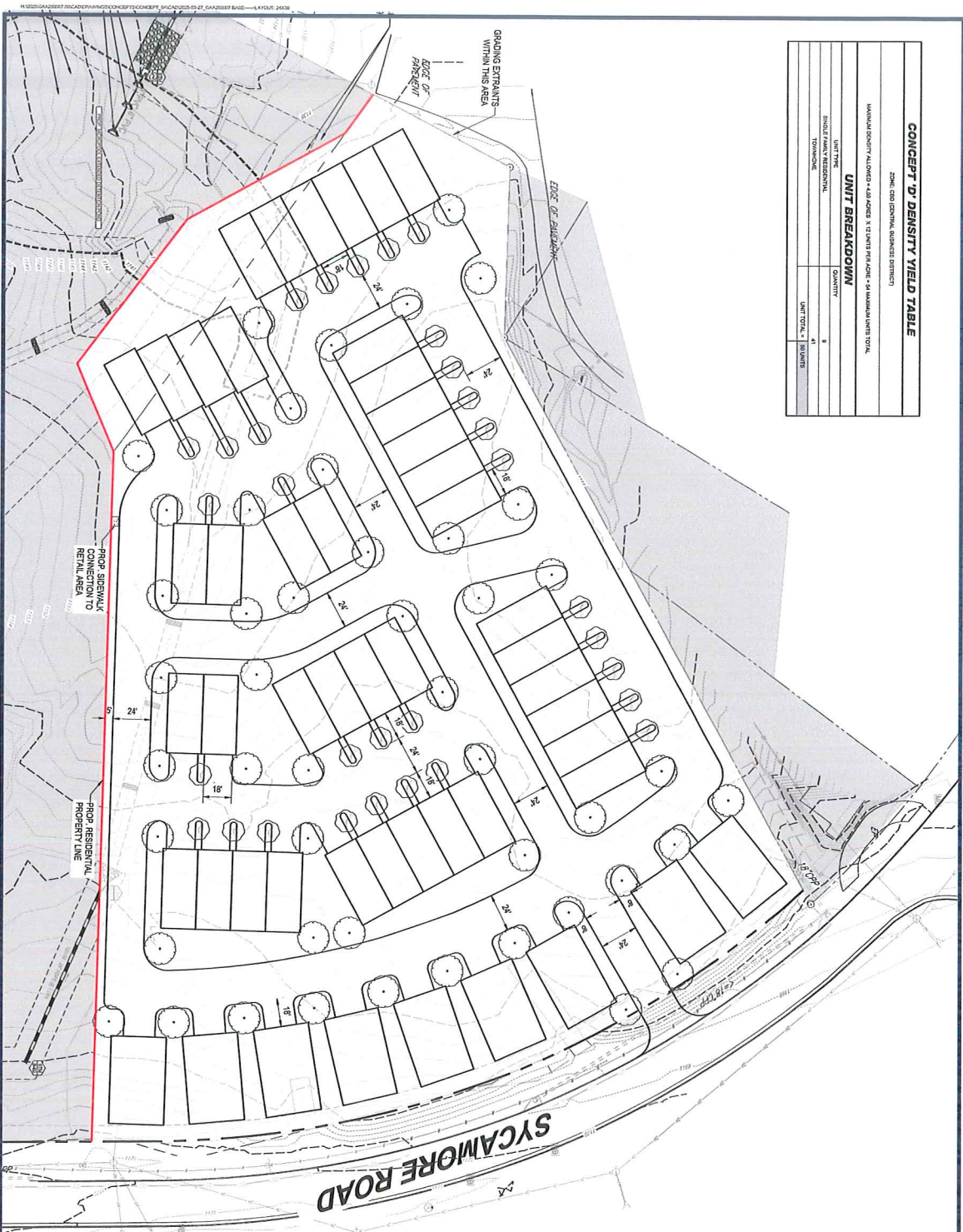
211 PERIMETER CENTER PKWY NE.
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (478) 995-6800
GA@BohlerEng.com

RESIDENTIAL DEVELOPMENT CONCEPT 'D'

SUGAR HILL, GA. 30518 | CPTD-1



CONCEPT 'D' DENSITY YIELD TABLE			
ZONE: GDS (GENERAL DENSEST DENSITY)			
MINIMUM DENSITY ALLOWED = 4.00 UNITS PER ACRE & 1.0 UNIT PER ACRE = 1.0 MINIMUM UNIT TOTAL			
UNIT BREAKDOWN		QUANTITY	
UNIT TYPE			
BUILD TYPE/RESIDENTIAL			
CONCEPT			
UNIT TOTAL			



(PUBLIC, VARIABLE R/W)
R/W DB 51449
PG 482

CONCEPT PLAN NOTES

1. THIS CONCEPT WAS REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT AND THE BOARD OF ALDERMEN ON 10/12/2011. THE BOARD OF ALDERMEN HAS REVIEWED THE CONCEPT AND HAS APPROVED THE CONCEPT FOR FURTHER DEVELOPMENT. THE BOARD OF ALDERMEN HAS REVIEWED THE CONCEPT AND HAS APPROVED THE CONCEPT FOR FURTHER DEVELOPMENT.
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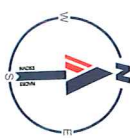
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RESIDENTIAL DEVELOPMENT CONCEPT 'D'

SUGAR HILL, GA. 30518 | CPTD-1





DISTRICT TYPE	AREA (ACRES)
RESIDENTIAL DISTRICT COMMERCIAL DISTRICT 1	#4.50 AC 23.85 AC (INCLUDING POND AC) + 235 AC (EXCLUDING POND AC)
COMMERCIAL DISTRICT POND	+ .13 AC
COMMERCIAL DISTRICT 2 (LULU)	22.64 AC
TOTAL ACREAGE: 10.79 ACRES	

CONCEPT PLAN NOTES

- [illegible]



REVISION 11 - 01/27/22

REVISION 11 - 01/27/2002



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**DEVELOPMENT
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INVESTMENT
GROUP

SYCAMORE SQUARE
6205 NELSON BROGDON BLVD
CITY OF ELK GROVE, CA 95757

POHI ED
CITY OF SUGAR HILL,
GWINNETT COUNTY, GA 30051
LAND LOT 308, 7TH DISTRICT

BOHLER
211 PERIMETER CENTER PKWY
SUITE 425
ATLANTA, GEORGIA 30338

Phone: (576) 605-6300
GA@BohlerEng.com

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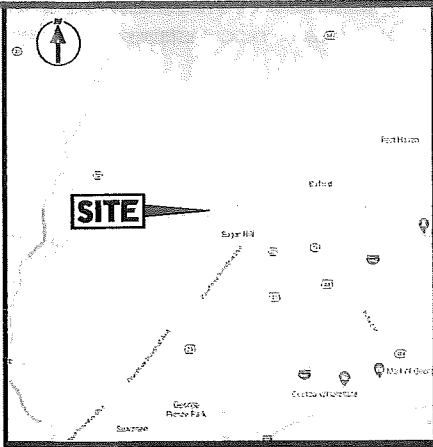
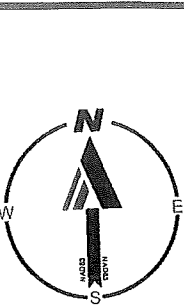
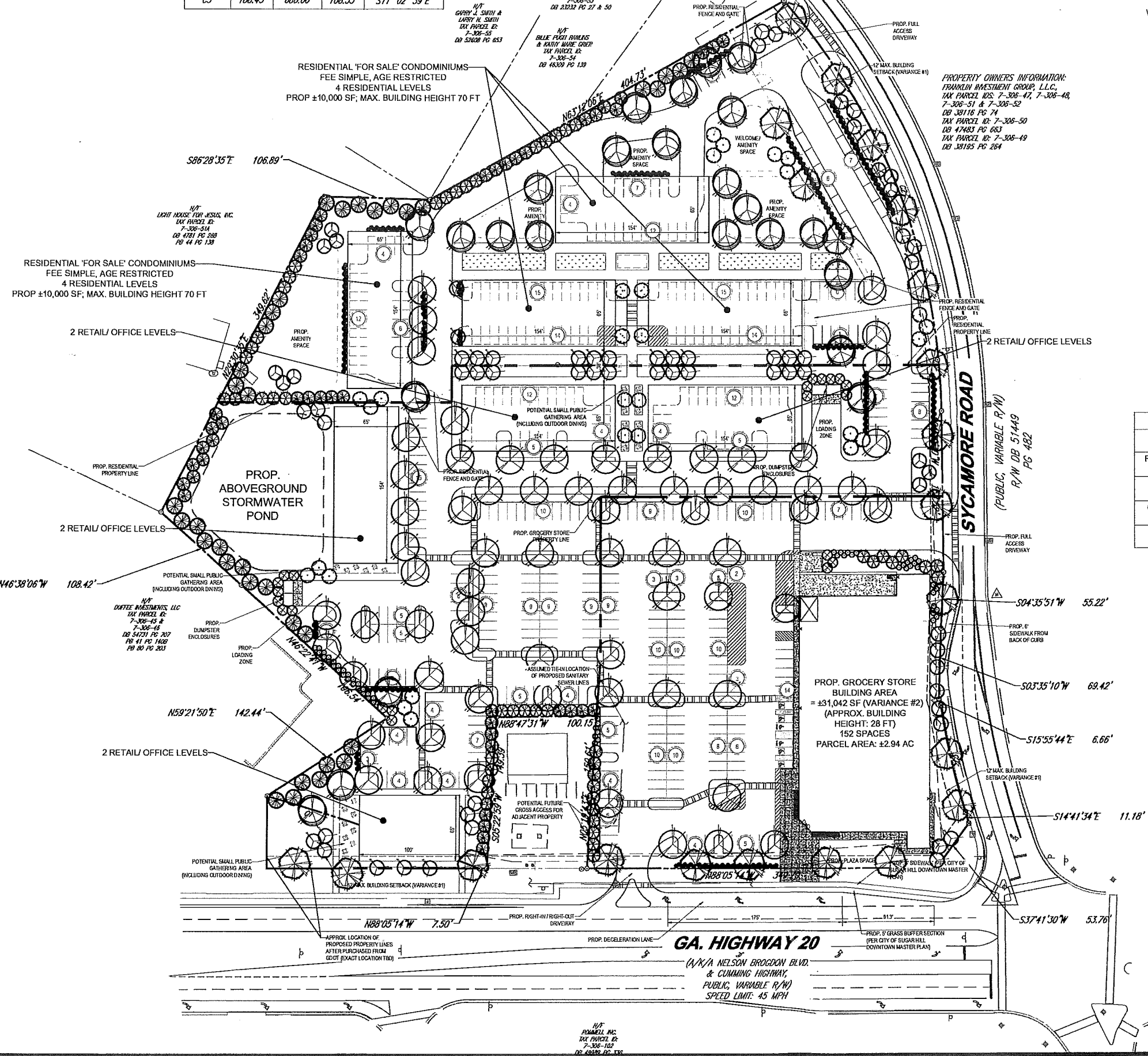
SITE PLAN

SIE PLAN

C-301

Previously Approved

Curve Table				
Curve #	Length	Radius	Chord	Direction
C1	224.54	2252.43	224.45	N69° 31' 37"W
C2	442.42	609.67	432.78	S19° 36' 51"E
C3	108.45	680.00	108.33	S11° 02' 39"E



LOCATION MAP
SCALE: N.T.S.
PLAN REFERENCE: GOOGLE MAPS

SYCAMORE SQUARE PROPOSED DISTRICTS

DISTRICT TYPE	AREA (ACRES)
RESIDENTIAL DISTRICT	±3.63 AC
COMMERCIAL DISTRICT 1 (FRANKLIN)	±4.22 AC
COMMERCIAL DISTRICT 2 (LIDL)	±2.94 AC

TOTAL ACREAGE: 10.79 ACRES

SYCAMORE SQUARE PARKING ANALYSIS

PROPOSED USE	MIN. PARKING REQUIREMENT PER CITY OF SUGAR HILL	PROPOSED PARKING
RESIDENTIAL (APPROX. 120 UNITS)	1 SPACE / UNIT = 120 SPACES	134 PARKING SPACES
GENERAL RETAIL/OFFICE (±73,000 TOTAL GFA)	1 SPACE / 300 SF OF GFA = 244 SPACES	177 PARKING SPACES
GROCERY STORE (±31,042 TOTAL SF)	1 SPACE / 300 SF OF GFA = 103 SPACES	152 PARKING SPACES
ALL USE TOTAL:	MIN. OF 467 PARKING SPACES	463 PARKING SPACES

GENERAL NOTES

- EQUITABLE OWNER/APPLICANT:
SBN BUI
FRANKLIN INVESTMENT GROUP, LLC
4854 JIMMY CARTER BLVD, SUITE 207
NORCROSS, GEORGIA, 30093
- ALL SIDEWALKS, STRIPING AND SIGNAGE TO BE ADA AND CODE COMPLIANT.
- ZONING DATA:
PARCEL ID NUMBERS: 7-306-47, 7-306-48, 7-306-51, 7-306-52, 7-306-50, AND 7-306-49
LAND LOT 306
DISTRICT: 7TH
GROSS LOT AREA: ±10.79 ACRES
EXISTING ZONING: BG (GENERAL BUSINESS)
EXISTING USE: VACANT
PROPOSED ZONING: CBD (CENTRAL BUSINESS DISTRICT OVERLAY)
PROPOSED USE: RESIDENTIAL AND COMMERCIAL MIXED-USE DEVELOPMENT

VARIANCES

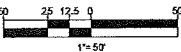
- A VARIANCE TO ELIMINATE THE 12' MAXIMUM BUILDING SETBACK FROM ALL PUBLIC RIGHT-OF-WAYS FROM CITY OF SUGAR HILL ZONING ORDINANCE SECTION 1002.E.1.A.
- A VARIANCE TO INCREASE THE MAXIMUM SQUARE FOOTAGE FOR ANY STRUCTURE FROM 30,000 SF TO 31,042 SF FROM CITY OF SUGAR HILL ZONING ORDINANCE SECTION 1002.E.1.V.

CONCEPT PLAN NOTES

- THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT GUARANTEED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
- THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING AND CONSTRUCTION DOCUMENT.
- THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO THE ENGINEER BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL. AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE AND/OR FIELD SURVEY.
- IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT AS THE OWNER HAS DESCRIBED IT.

OWNER/DEVELOPER

SBN BUI
FRANKLIN INVESTMENT GROUP, LLC
4854 JIMMY CARTER BLVD, SUITE 207
NORCROSS, GEORGIA, 30093



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LANDMARKS DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DATE BY

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FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT. SEE RELATED OTHER WORK.

PROJECT No.: GA203012
DRAWN BY: DJV
CHECKED BY: GL
DATE: 04/23/2020
CAD LID.: CPG2

PROJECT:

'SYCAMORE SQUARE' MASTER PLAN

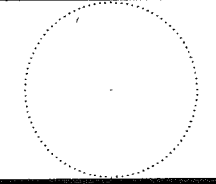
FOR

FRANKLIN INVESTMENT GROUP

LOCATION OF SITE
HWY 20 & SYCAMORE ROAD
CITY OF SUGAR HILL
GWINNETT COUNTY, GA 30518
LAND LOT 306, 7TH DISTRICT

BOHLER

211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com



SHEET TITLE:

'SYCAMORE SQUARE' MASTER PLAN

SHEET NUMBER:

C-2

ORG. DATE - 04/23/2020

R2-20-002 Rec. 4/24/2020