

City of Sugar Hill
Planning Staff Report
RZ 25-005

DATE: July 3, 2025
TO: Planning Commission
FROM: Planning Department
SUBJECT: Rezoning request from RS200 to OI (Office-Institutional)
400 Riverside Rd.; R7347 001

ISSUE The City of Sugar Hill has received an application, dated May 2, 2025, from Galang Vu requesting a rezoning of Parcel R7347 001 from RS200 (Low density Single Family Residential) to OI (Office Institutional).

RECOMMENDED ACTION

Recommend approval of the Rezoning request as follows:

1. The development shall substantially conform to the site plan (Exhibit 1) submitted with the application, particularly regarding its general features, placement, and alignments. However, alterations necessary to accommodate other conditions specified herein are permitted without additional Mayor and City Council approval, provided they align with the spirit and context of the approval as determined by the Planning Department.
2. Site development plan for 4.01 acre tract shall not contain more than 111 parking spaces.
3. Prior to issuance of the first Certificate of Occupancy, the applicant must install a 5-ft wide sidewalk, approximately 124 feet in length fronting Riverside Rd. in accordance with city standards to enable pedestrian traffic.
4. 50-ft buffer along residential property to the west must be maintained as required under Article 12.

JUNE 16, 2025, PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

The Planning Commission held a scheduled public hearing on Monday, June 16, 2025. The public hearing was opened. Applicant Kinh Dinh spoke in support of this request. Discussion was had regarding the retention of trees on the property.

Planning Commission Member Rosemary Walsh made a motion to recommend approval of the requested rezoning. Planning Commission Member Mark Daniels made the second. Motion to recommend approval passed – 5-0

DISCUSSION

- The subject parcel is located on the northwest corner of the intersection of Highway 20 and Riverside Rd. The property is currently zoned RS-200.
- The subject site totals 4.01 acres. The purpose of the rezoning request is to accommodate the planned construction of a new 6,500-square-foot facility which will house a dental office. The applicant has been in practice in the community at another location for 12 years and is looking to expand at this location.

- There is currently a single-family residence on the property which would be removed. The applicant's site plan shows three buildings, but only the first would be constructed initially, (closest to Cumming Hwy), with the remaining buildings to serve as placeholders to help guide future development and ensure adequate infrastructure, such as water, sewage, and hydrology are in place.
- 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, according to the Department of Water Resources. Any cost associated with such improvements would be the responsibility of the development. There is an 8-inch sanitary sewer main approximately 116 ft south of the parcel in the Cumming Hwy right-of-way. The property is located within the Level Creek service area.
- To the east of the subject property is the Magnolia Senior Living Center. The site plan shows a 10-foot setback between the Magnolia Senior Living Center and the subject property.
- The site plan shows a 50-ft undisturbed buffer between the subject property and residential property to the west.
- Access to the project will be provided on Riverside Road through a right-in only for west-bound traffic. There is a solid yellow double line prohibiting vehicles coming from Cumming Hwy from turning left into the proposed business location. Coordination with GCDOT and City Staff will be required for access improvements.

BACKGROUND

Applicant/Owner: Galang T. Vu

Existing Zoning: RS200 Low Density Single-Family Residential

Request(s): Rezoning to OI

Purpose: To accommodate office use at the location

Property Size: ± 4.01 acres

Location: 400 Riverside Rd.

Tax parcels: R7347 001

Public Notice: Letters to adjoining owners via USPS regular mail on 5/16/25.

Sign posted at 400 Riverside Road on 5/16/25.

Ad in legal section of Gwinnett Daily Post on 5/18/25 and 6/8/25.

Public Comments: None as of 6/12/25.

FINDINGS OF FACT

Surrounding Land Use and Zoning

| Direction | Existing Land Use | Existing Zoning |
|-----------|------------------------------------|---------------------|
| North | Sugar Hill Golf Club | HM2 Heavy Industry |
| South | Cumming Highway; Residential | State Hwy and R-100 |
| East | Magnolia Senior Living | BG General Business |
| West | Residential and Residential vacant | R100 |

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 OI use is located along a state highway, with nearby and adjacent uses including BG, HM2, and RM. Impacts to the adjacent residential property will be mitigated through the required 50' undisturbed zoning buffer.

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

No, as a commercial development it will be a similar use to adjacent and 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?

The subject site is located in the Lanier cluster (White Oak Elementary school). No impact on schools is anticipated. Project access coordination with the City and GCDOT will be required.

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

No. The property is shown as being within Neighborhoods in the Future Land Use Plan. The property is currently located adjacent to residential and commercial uses. However, there are changing conditions in the area and the subject property is adjacent to General Business, Industrial and a state highway. The proposed OI zoning will assist in creating a transition between the more intensive commercial node at Suwanee Dam Road and residential properties along Highway 20.

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

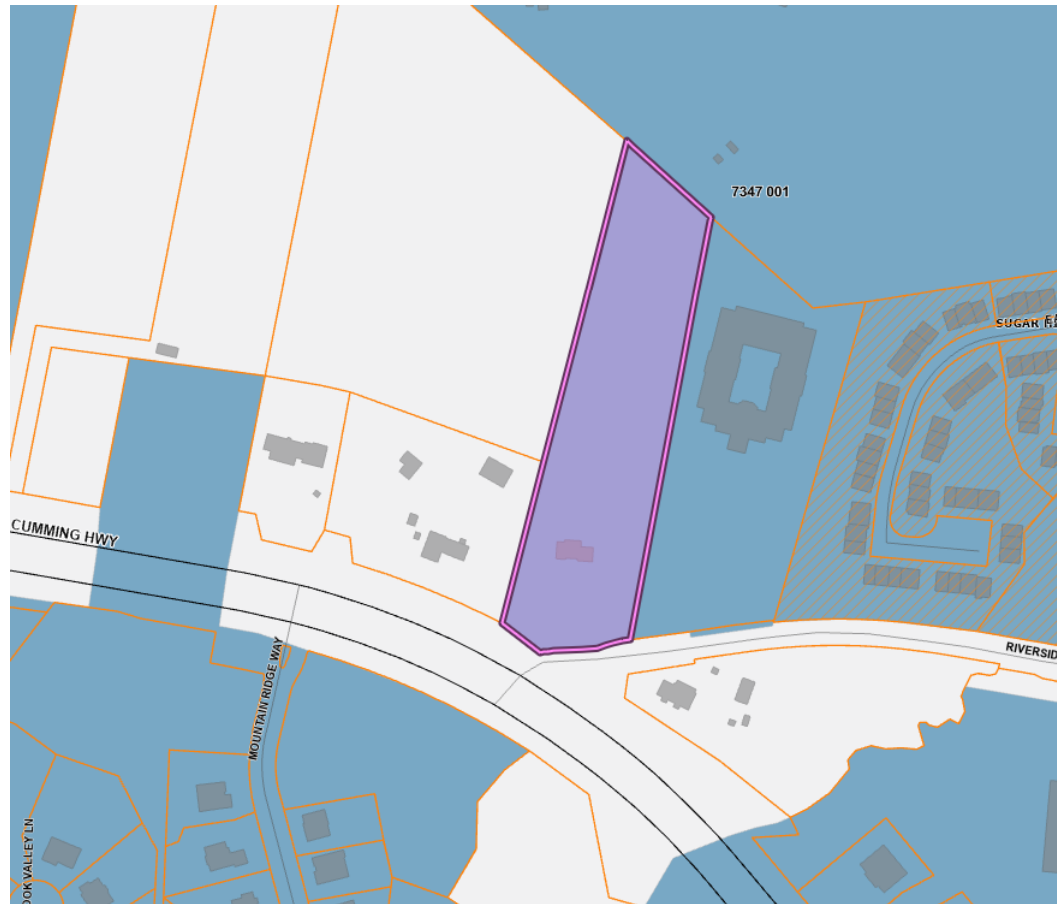
Excerpts from the Comprehensive Plan (2019):

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

Excerpt from the Comprehensive Plan (2024):

Encourage area-appropriate infill on undeveloped parcels to best utilize available land within the city.

RZ-25-005
LOCATION MAP



RZ-25-005
ADJACENT ZONING MAP



RZ-25-005
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: Galang T. Vu
Phone: 678-472-3886
Fax: 678-804-6844
Signature: [Signature]

Address: 150 Baygewater Dr.
Suwanee, GA 30024
Email: Galang Vu @ hotmail. com
Date: 04/30/2025

OWNER INFORMATION

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

Name: Galang T. Vu
Phone: 678-472-3886
Fax: 678-804-6844
Signature: [Signature]

Address: 150 Baygewater Dr.
Suwanee, GA 30024
Email: Galang Vu @ hotmail. com
Date: 04/30/2025

CONTACT INFORMATION

Name: Kinh Dinh
Fax: 678-804-6844

Phone: 678-983-2845
Email: grayjaxproperties@gmail.com

* Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

PROPERTY INFORMATION:

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

Map Reference Number(s) (Tax Parcel Identification Number or PIN #) R7347001 Acreage: 4.06
Number of Existing Housing Units: 1 Number of Proposed Housing Units: _____ Current Population: _____
Street Address: 400 Riverside Road, Sugar Hill, GA 30518

PRESENT ZONING DISTRICT: _____ REQUESTED ZONING DISTRICT: O & I

Proposed Development: Dental Office
Adjacent Zonings: NORTH: C7 EAST: C5 SOUTH: Rec Area Vacant WEST: Residential

Residential Development

of Lots/Dwelling Units: _____
Dwelling Unit Size (sq. ft.): _____
Net Density: _____

Non-Residential Development

of Lots/Buildings: 3
Total Gross Square Feet: 30000
Density: _____

PLEASE CHECK THE FOLLOWING IF APPLICABLE: ☐ DRI (Development of Regional Impact) ☐ Within 2,000 feet of the Chattahoochee River

Request for Special Conditions or Variance(s) (Set back, Parking, Buffers, etc): _____

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



**CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET**

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

Date

Typed or Print Name and Title

Sworn to and subscribed before me this 30 day of April

, 2025

Signature of Notary Public

Seal

PROPERTY OWNER'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication which affects the same land for which an application was denied during the last 12 months shall be acted upon for 12 months from the date of the denial by the City Council unless waived by the City Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the City Council. I hereby authorize the staff of the City of Sugar Hill, Department of Planning and Development to inspect the premises which are subject of this zoning application.

Owner Signature

Date

Typed or Print Name and Title

Sworn to and subscribed before me this 30 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.

Signature of Applicant/ Attorney Representative

Date

Typed or Print Name and Title

Date

Signature of Owner

Date

Typed or Print Name and Title

Date

Sworn to and subscribed before me this 30 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? NO (yes/no). If yes, complete the following:

**NAME & OFFICIAL
POSITION OF GOVERNMENT
OFFICIAL**

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

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

Signature of Applicant/ Attorney Representative

Date

Typed or Print Name and Title

Date

Signature of Owner

Date

Typed or Print Name and Title

Date

Sworn to and subscribed before me this 01 day of May

, 2025

Signature of Notary Public



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR APPLICATION

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

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

Tax Parcel Number: R7347001
[Signature] 04/30/25 Galeang T. Vu
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME



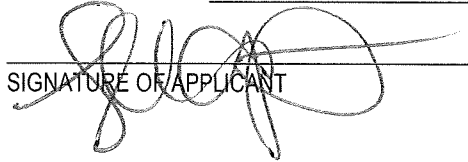
CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

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: R7347001


SIGNATURE OF APPLICANT

04/28/2025
DATE

Kalang T. Vu
TYPE OR PRINT NAME

Dr. Galang Vu - The Teeth Doctor
6025 Cumming Hwy - Ste 610
Sugar Hill, GA 30518
678-482-5170

05/01/2025

City of Sugar Hill Planning & Development

Subject: **Letter of Intent to Rezone 400 Riverside Rd to OI for Dental Office development**

Dear Zoning Board Members,

I am writing to formally submit a request for the rezoning of the property located at 400 Riverside Road from its current residential zoning designation to an OI (Office - Institution) zoning designation to allow for the continued expansion of our existing dental practice, The Teeth Doctor. The dental office has been successfully serving the local community for 12 years and is currently located on an adjacent property at 6025 Cumming Hwy Ste 610.

The purpose of this rezoning request is to accommodate the planned construction of a new 6,500-square-foot facility on the property, which will house expanded dental services for the growing community. While our site plan includes the conceptual design for three buildings, it is important to clarify that we have immediate intent only to construct the first 6,500-square-foot building (the one closest to Cumming Hwy). The remaining two buildings depicted in the plan are intended solely as placeholders to help guide future development of the property and to ensure that adequate infrastructure and resources, such as water, sewage, and hydrology, are appropriately sized and prepared for potential future expansion. These additional buildings are not currently planned for construction and will not be pursued at this time.

Key Points Supporting the Rezoning Request:

1. **Expansion of an Existing, Established Practice:** Our dental practice has been an integral part of the local community for 12 years. We are committed to providing high-quality dental care, and this rezoning request will enable us to expand our services in a modern, state-of-the-art facility while continuing to meet the needs of the community.
2. **Minimal Impact on the Neighborhood:** The new building will be developed in a manner that is compatible with the surrounding residential and commercial properties. The design and operation of the practice will be mindful of the neighborhood, ensuring that traffic, noise, and other environmental impacts are minimal.
3. **Strategic Infrastructure Planning:** The inclusion of additional buildings in the site plan serves a strategic purpose for future site preparation. The goal is to ensure that the land is properly prepped and the infrastructure is appropriately sized to accommodate future growth, should the need arise. The two additional buildings are conceptual at this time.

and will not be constructed without further consideration and approval.

4. **Consistency with Surrounding Development:** The surrounding area has seen increased commercial and mixed-use development, and rezoning the property to commercial use would be in line with the evolving nature of the neighborhood. Our dental practice, in its expanded form, will contribute positively to the local economy, providing necessary healthcare services and employment opportunities for the community.
5. **Commitment to Compliance:** We are fully committed to complying with all zoning, environmental, and building regulations throughout the development process. We will work closely with the city's zoning and planning departments to ensure that all requirements are met, and we are open to engaging in discussions with the zoning board to clarify any concerns regarding the future development or impact of the project.

We kindly request your support in rezoning this property to commercial use to allow our dental practice to grow and continue serving the local community. Should you need any additional documentation or further clarification on the site plan or any other aspect of the proposal, we are more than happy to provide it.

Thank you for your time and consideration of our request. We look forward to the opportunity to work with the city and zoning department to ensure the continued success and positive impact of our dental practice in the community.

Sincerely,
Dr. Galang Vu
Owner / Managing Member
The Teeth Doctor, LLC

**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, the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The property is located along a heavily commercialized corridor and is adjacent to a commercially zoned senior living center, with additional nearby developments including a self-storage facility and national restaurant chains like Chipotle and Zaxby's. The proposed dental office is a professional, low-impact use that complements the existing commercial character of the area. It fits seamlessly within the surrounding development pattern and will serve the local community without disrupting nearby uses.

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

No, the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. The proposed dental office is a low-traffic, low-noise professional use that will generate minimal impact on its surroundings. It will not disrupt nearby residential properties, as all required setbacks and buffers will be observed to ensure a respectful and appropriate transition. Overall, the proposed use is compatible with the area and will preserve the usability of adjacent and nearby properties.

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

No, the property does not have reasonable economic use as currently zoned. The property is currently zoned for residential use, which significantly limits its development potential in the context of its surroundings. It is located along a heavily commercialized corridor and adjacent to a commercially zoned senior living center, making residential development economically unfeasible and out of character with the area. Rezoning the property would allow for a more appropriate and economically viable use that aligns with existing development patterns and market demand.

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:

No, the proposed rezoning will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed use is consistent with the surrounding commercial development and is located on a busy corridor already designed to accommodate higher traffic volumes. Utilities are readily available and adequate to support the proposed development without requiring major upgrades. Additionally, because the proposed use is non-residential, it will not generate any impact on local schools.

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

Yes, the proposed rezoning is in conformity with the policy and intent of the Land Use Plan. The Land Use Plan supports the development of professional services and neighborhood-serving commercial uses in areas with existing commercial activity. The proposed dental office fits well within this framework, offering a low-impact, community-oriented service that complements the surrounding commercial and institutional uses. Located along a heavily commercialized corridor, the use is consistent with the Plan's goals for economic development, compatible land use transitions, and efficient use of infrastructure.

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:

Yes, there are existing and changing conditions that support approval of the proposed rezoning. The area surrounding the subject property has undergone notable commercial growth, including the recent construction of a self-storage facility and the addition of national restaurant chains such as Chipotle and Zaxby's. These developments reflect a clear shift in the area toward commercial and service-oriented uses. Coupled with the property's location on a heavily trafficked corridor and its proximity to a senior living center, these changes underscore the appropriateness of rezoning the property to accommodate a dental office. The proposed use aligns with the ongoing transformation of the area and supports the community's evolving needs.

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 347 of the 7th District, Gwinnett County, Georgia, containing 4.20 acres, more or less, as shown on Plat for Barbara S. Pass and George W. Sudderth dated October 6, 1980, by Cecil S. Mize, Registered Land Surveyor, recorded in Plat Book 14, Page 72, Gwinnett County Plat Records, which plat is hereby referred to and made a part of this description, and being more particularly described as follows:

Beginning at an iron pin on the Northeastern right-of-way of Georgia Highway 20 where the property herein described joins the property now or formerly owned by Jerry Sudderth and thence proceeding along the Northeastern right-of-way of Georgia Highway 20 South 60 degree 43 minutes 0 seconds East a distance of 41.95 feet to the intersection of the Northeastern right-of-way of Georgia Highway 20 and Riverside Drive; thence proceeding along the Northern margin of Riverside Drive North 88 degrees 30 minutes 6 seconds East a distance of 194.56 feet to a point; thence continuing Northeasterly a distance of 18.64 feet to an iron pin and the property of George W. Sudderth; thence proceeding North 11 degrees 40 minutes 43 seconds East along the property of George W. Sudderth a distance of 796.49 feet to an iron pin and the property of Pirkle; thence proceeding North 47 degrees 30 minutes 11 seconds West a distance of 189.55 feet to a point and the property of Jerry Sudderth; thence proceeding along the property of Jerry Sudderth South 17 degrees 20 minutes 23 seconds West a distance of 584.92 feet to a point; thence continuing along the property of Sudderth South 16 degrees 3 minutes 8 seconds West a distance of 349.42 feet to an iron pin on the Northeastern right-of-way of Georgia Highway 20, the place or point of beginning.

Subject Property Address: 400 Riverside Road, Buford, GA 30518

Parcel ID: R7347 001

811

Know what's below.
Call before you dig.

Dial 811.

Or Call 1.800.282.7411

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF SUGAR HILL FOR ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

NOTIFY CITY OF SUGAR HILL INSPECTOR 24 HOURS BEFORE THE BEGINNING CONSTRUCTION. (770) 945-6734 X1212

NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING CONSTRUCTION. (678) 518-6050

NOTIFY GWINNETT COUNTY FIRE DEPARTMENT INSPECTOR 24 HOURS BEFORE THE BEGINNING CONSTRUCTION. (678) 518-4980, EXT. 2

DEVELOPMENT SUMMARY:
TOTAL BUILDING FOOTAGE: 30,500 SQ. FT.
(WITHOUT GRADING STUDY)

TOTAL PARKING SPACES PROVIDED: 105 SPACES
TOTAL PARKING SPACES REQUIRED: 102 SPACES
(WITHOUT GRADING STUDY)

REVISIONS

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Landworks Associates, Inc.

DEVELOPMENT CONSULTANTS
P.O. BOX 88834
ATLANTA, GEORGIA 30356
(770) 513-7100 environments2013@yahoo.com
"Celebrating 30 Years Of Providing Dedicated Service To Our Clients!"

SITE DEVELOPMENT PLANS FOR:

THE TEETH DOCTOR
PROFESSIONAL OFFICES
400 RIVERSIDE ROAD
LAND LOT 347, 7TH DISTRICT,
CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA

SHEET TITLE

CONCEPT
PLAN 4

DATE:

03-10-25

JOB:

577-241001

DRW:

WJC

CHK:

JGA

SHEET NUMBER

C-2

