

City of Sugar Hill
Planning Staff Report
RZ 25-006

DATE: July 3, 2025
TO: Planning Commission
FROM: Planning Department
SUBJECT: Rezone from RM to RS-72 (3 units), side setback variance requested
4822 Lanier Ave., R7292 045

ISSUE The City of Sugar Hill has received an application, dated May 2, 2025, from William Bryan Matthews to rezone the subject property from RM to RS72 for the construction of three, detached, 2-story single-family residences on three individual, fee-simple lots. Applicant requests a reduction of the required 10-ft side setbacks to 7 feet.

RECOMMENDED ACTION

Recommend approval of request to rezone with the following conditions:

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

Recommend approval of the following variance request:

5. Side setbacks shall be reduced from 10' to 7'.

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 representative Brian Matthews spoke in support of this request. Discussion was had regarding access through potential fencing for future storage buildings.

Planning Commission Member Brian Shebs made a motion to recommend approval of the requested rezoning with an amendment to remove the variance condition. Planning Commission Member Rosemary Walsh made the second. Motion to recommend approval failed – 2-3. (Phil Olsen, Jason Jones, Brian Shebs against.) Vice Chairman Jason Jones made a motion to approve the rezoning as presented by staff. Planning Commission Member Brian Shebs made the second. Motion to recommend approval passed – 3-2. (Mark Daniels, Rosemary Walsh against).

DISCUSSION

- The subject parcel is located along Lanier St., near its intersection with First Ave. The subject property is across the street from AmeriGas Propane. The neighborhood is characterized by a variety of cottage-style homes built over several decades. The subject property itself is occupied by a single-family home, currently vacant, which would be demolished.
 - The subject parcel totals 1.07 acres. The proposed development consists of 3 single-family detached homes, each 4,000 SF in size.
 - The proposed project would serve as an appropriate infill development within an existing established neighborhood. While the proposed residences will likely be larger than adjacent residences, the aesthetic of the development should be complementary to existing homes.
 - No elevations were provided by the applicant. However, the development will need to comply with the architectural standards within the Town Center Overlay and Zoning Ordinance.
 - The property is within the Town Center Overlay District. Therefore, traditional architecture shall be consistent with late 19th century to early 20th century American styles. Each building must contribute to a consistent architectural identity by using traditional forms, authentic materials and quality craftsmanship. A Design Review approval will be required by City Council upon rezoning of the property.
-
- A stream that feeds Level Creek is identified along the rear, western boundary of the property (flood plain ID 1708). No request is made to reduce the associated stream buffers.
 - The applicant has requested a variance to the side yard setback for the development, reducing it from 10' to 7' between the homes. Given the infill nature of the project, and the layout of existing homes surrounding the project, staff supports this request.
 - It should be noted that the request exceeds RS-72 dimensional standards, and nearly meets RS-100 standards. However, the lot width is just shy of meeting the required 70' width for RS-100 lots. In keeping with Section 502 of the Zoning Ordinance, "no lot shall be reduced in size so that lot width... is not maintained." As such, the applicant has requested RS-72 in order to provide more flexibility in development and update the zoning of the site to a designation that is more current than the retired RM district.

BACKGROUND

Applicant/Owner: Abernathy Engineering Group c/o William Bryan Matthews / Rong Rong Karski
c/o Dan Karski

Existing Zoning: RM (Residential Multi-family- retired zoning)

Request(s): Rezone to R-72 (3 units)

Purpose: Detached single-family residences

Property Size: ± 1.07 acres

Location: 4822 Lanier Ave.
Tax parcel: R7292 045

Public Notice: Letters to adjoining owners via USPS regular mail on May 16, 2025
Sign posted at 4822 Lanier Ave on May 16, 2025.
Ad in legal section of Gwinnett Daily Post on May 18, 2025 and June 8, 2025

Public Comments: None as of 6/12/25

FINDINGS OF FACT

Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	Single-family residences	RM Res Multi Family
South	Single-family residences	RS 100 Res Med
East	Propane business	HM 1 Heavy Manufact
West	Single-family residences	HSB Hwy Service Bus

ZONING ANALYSIS

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

Yes. The proposed development is located within an existing residential area and is surrounded by an established neighborhood with commercial activity across the street.

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

No, as a residential development, it would be the same use as properties north and south of the subject property.

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 (Sugar Hill Elementary school). A minimal impact on schools is anticipated. Project access coordination with the City will be required for driveways.

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

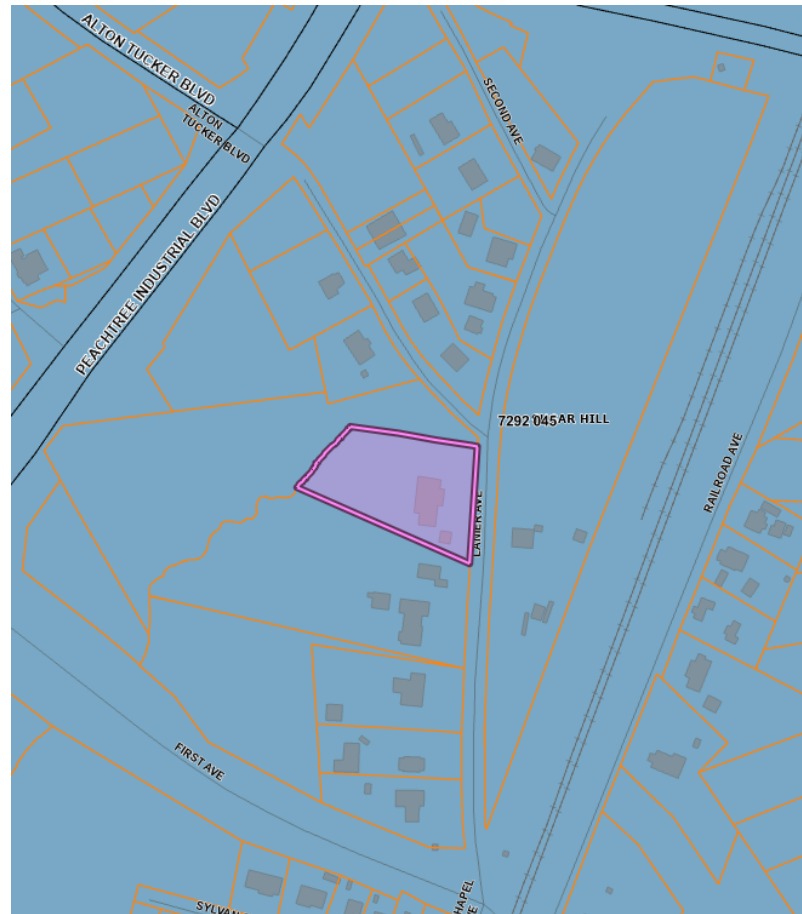
Yes, the property is currently located within an existing residential area. The proposed infill project will add new housing stock to a lot which is currently uninhabited and in disrepair, improving the surrounding community.

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

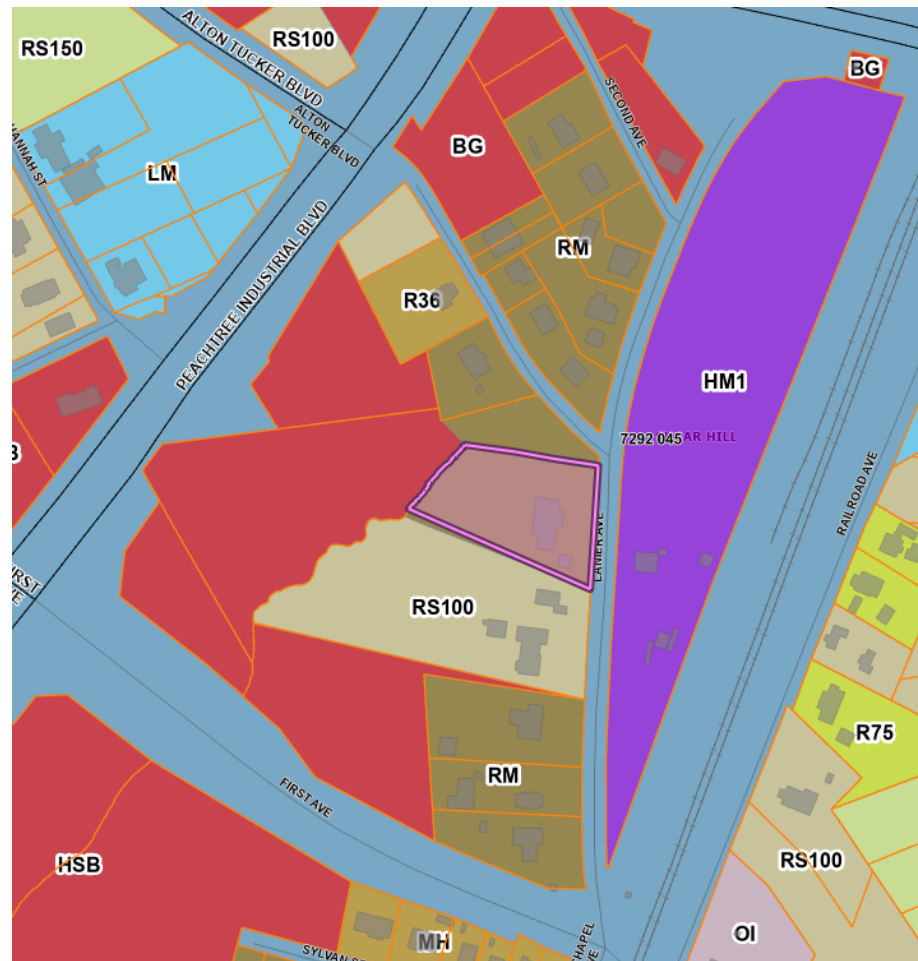
Excerpts from the Comprehensive Plan (2024):

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

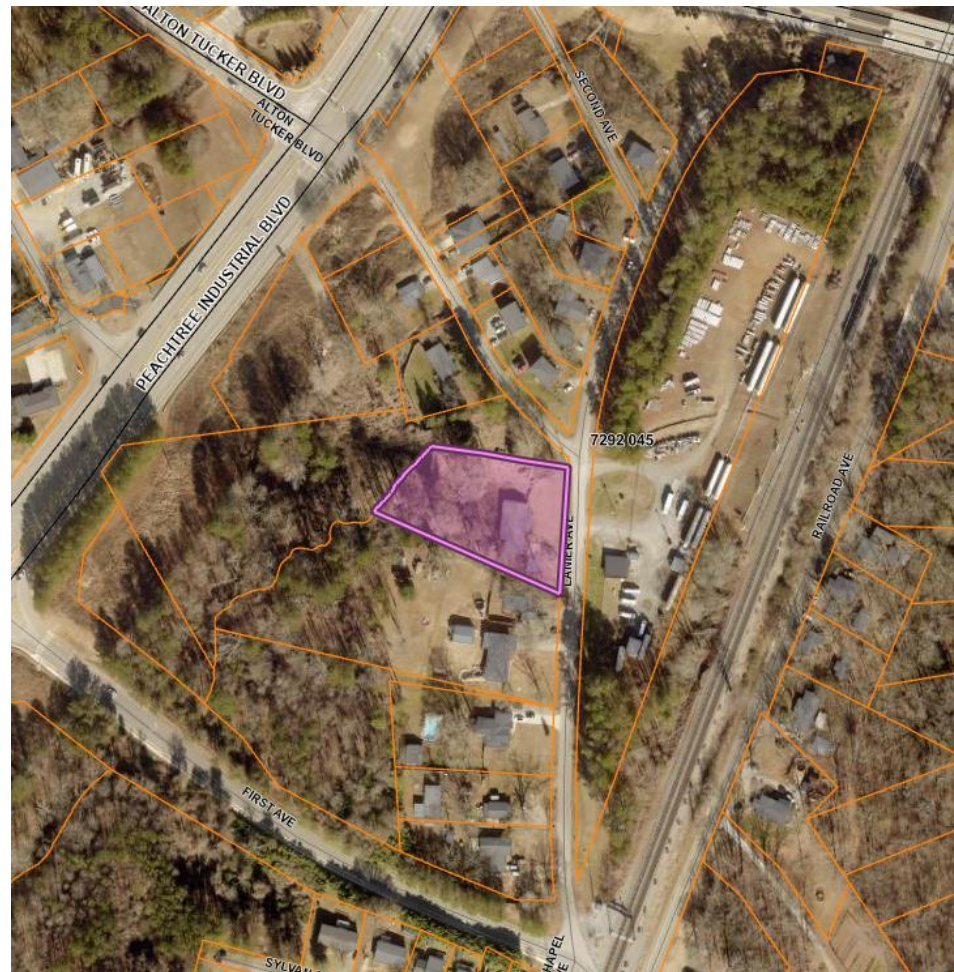
RZ-25-006
LOCATION MAP



RZ-25-006
ADJACENT ZONING MAP



RZ-25-006
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: William Bryan Mathews
Phone: 404-308-5669
Fax: n/a
Signature: WBMathews

Address: Abernathy Engineering Group LLC
PO Box 1886, Buford, Georgia 30515
Email: bryan.mathews@wbschwartzdesign.com
Date: May 2, 2025

OWNER INFORMATION

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

Name: Rong Rong Karski (c/o Dan Karski)
Phone: 678-249-7881
Fax: _____
Signature: RRKarski

Address: 656 Whitehead Road
Sugar Hill, Georgia 30518
Email: dan.greatland@gmail.com
Date: May 2, 2025

CONTACT INFORMATION

Name: Bryan Mathews
Fax: n/a

Phone: 404-308-5669
Email: bryan.mathews@wbschwartzdesign.com

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

PROPERTY INFORMATION:

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

Map Reference Number(s) (Tax Parcel Identification Number or PIN #) 7292 045 Acreage: 1.073-Acres
Number of Existing Housing Units: One Unit Number of Proposed Housing Units: Three Units Current Population: One Family
Street Address: 4822 Lanier Avenue, Sugar Hill, Georgia 30518

PRESENT ZONING DISTRICT: RM REQUESTED ZONING DISTRICT: RS-72 (3-Units)

Proposed Development: Tear-Down Existing House / Subdivide Lot / Construct 3 New Units

Adjacent Zonings: NORTH: HSB EAST: HSB SOUTH: RS-100 WEST: HM-1

Residential Development

of Lots/Dwelling Units: 3
Dwelling Unit Size (sq. ft.): _____
Net Density: _____

Non-Residential Development

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

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

Request for Special Conditions or Variance(s) (Set back, Parking, Buffers, etc): Reduce side yard to 7'

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



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Please respond to the following standards in the space provided or use 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 Use is suitable and compatible with the adjacent and abutting properties.

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 Use will not be an adverse impact to the adjacent and abutting 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 current RM Zoning District (a discontinued district) does not have reasonable economic use as currently zoned.

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 a use that would cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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

Yes, the proposed Rezoning is in general conformity to the policy and interest of 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:

Other conditions supporting grounds for approval effecting the proposed use and re-development of the subject property will be to demolish the old home and build new homes to current IBC Building codes and architectural standards.



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR APPLICATION

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

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

Tax Parcel Number: 7292 045

<u><i>W B Mathews</i></u>	<u>05 /02/ 2025</u>	<u>William Bryan Mathews</u>
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME



**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.

William Mathews 4/9/25 William Bryan Mathews
Signature of Applicant Date Typed or Print Name and Title

Sworn to and subscribed before me this 9 day of APR, 2025.
Signature of Notary Public

ROSA HERNANDEZ GARCIA
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Nov 4, 2025

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.

Rong Rong Karski 4/4/25 Rong Rong Karski sole owner
Owner Signature Date Typed or Print Name and Title

Sworn to and subscribed before me this 9 day of APR, 2025.
Signature of Notary Public

ROSA HERNANDEZ GARCIA
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Nov 4, 2025

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.

William Mathews 4/9/25 William Bryan Mathews / /
Signature of Applicant/ Attorney Representative Date Typed or Print Name and Title Date

Rong Rong Karski 4/4/25 Rong Rong Karski Sole owner
Signature of Owner Date Typed or Print Name and Title Date

Sworn to and subscribed before me this 9 day of APR, 2025.
Signature of Notary Public

ROSA HERNANDEZ GARCIA
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Nov 4, 2025

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)**

William Mathews 4/9/25 William Bryan Mathews / /
Signature of Applicant/ Attorney Representative Date Typed or Print Name and Title Date

Rong Rong Karski 4/4/25 Rong Rong Karski Sole owner
Signature of Owner Date Typed or Print Name and Title Date

Sworn to and subscribed before me this 9 day of APR, 2025.
Signature of Notary Public

ROSA HERNANDEZ GARCIA
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Nov 4, 2025

AEG Abernathy Engineering Group LLC

Civil Engineers / Land Planning

Sunday, May 04, 2025

Logan Witter, AICP
Associate Planner
City of Sugar Hill
Planning Department
5039 West Broad Street
Sugar Hill, GA 30518
(770) 945-6734 x 1218
lwitter@cityofsugarhill.com

Subject Rezoning Letter of Intent
 4822 Lanier Avenue, Sugar Hill / Parcel 7292 045

Dear Logan,

We hereby present our Letter of Intent to Rezone the Subject Property.

Our intent is to raise (tear-down, demolish and remove) the existing home on this property, to subdivide the lot and prepare the land for new residential dwellings.

We propose changing the current RM Zoning District to Rezone to RS-72 District, to allow for three (3) new single-family residences, to be placed on three (3) individual fee simple lots.

We have provided a Site Plan with our application package as described above.

The subject property is served by existing GC-DWR owned public gravity sanitary sewer lines, which is located at the front of the lot within the RW Lanier Avenue.

The subject property is served by existing GC-DWR owned public water line, which is located at the front of the lot within the RW of Lanier Avenue.

Our application package includes the following documents and plans...

1. Letter of Intent
2. Copies of Completed / Executed Rezoning Application Forms.
3. Copies of Completed / Executed TCO - Town Center Overlay District Application Forms.
4. Application Fee \$500.00
5. Copies of City & County Taxes Paid Statements.
6. Boundary / Existing As-Built Conditions Survey of the subject property.
7. Legal Description of Property.
8. Rezoning Site Plan for RS-72; full size and reduced size copies as per the checklist.

AEG Abernathy Engineering Group LLC

Civil Engineers / Land Planning

Please provide your assessment and comments and let us know if you need anything else from AEG or the owner to process our application for scheduling our public hearings.

We are grateful for your help and guidance.

Best regards,
Bryan

Bryan Mathews
Project Manager
Abernathy Engineering Group, LLC
P.O. Box 1886
Buford, Georgia
Cell 404-308-5669
bryan.mathews@wbschwartzsdesign.com

Legal Description

Property Address: 4822 Lanier Avenue, Sugar Hill, Georgia 30518

Zoning RM / Tax Parcel 7292 045

1.07-Acre Property

All that property or parcel of land located in Land Lot 292 of the 7th District, Gwinnett County, Georgia.
Being more particularly described below.

Commence at the "True Point of Beginning" which point, is the NE Corner Pin (1/2" Rebar) of the subject parcel; this point is also the Southwest Corner of the R/W Intersection of Lanier Avenue with First Avenue.

From the Established Point of Beginning, Commence then in a Clockwise Direction along the following Metes & Bounds which describe the perimeter property lines of the subject parcel.

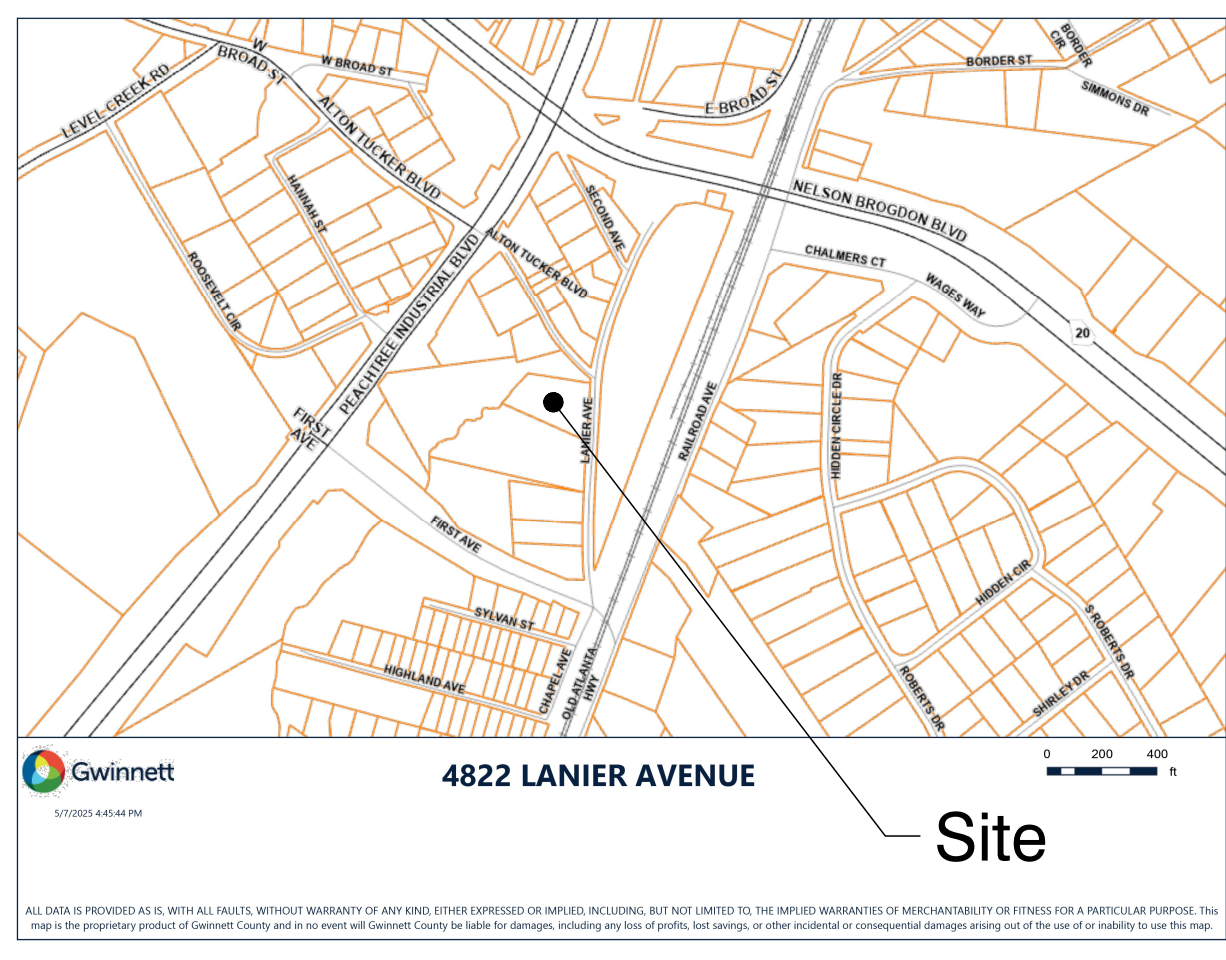
Run Thence 208.99-ft, Angle in XY Plane = N 1d29'32.6925" E, to a Point which is the SE Corner Pin.

Run Thence 320.00-ft, Angle in XY Plane = S 66d34'47.2556" E to a Point which is the SW Corner Pin.

Run Thence 130.00-ft, Angle in XY Plane = S 23d32'53.4478" W to a Point which is the NW Corner Pin.

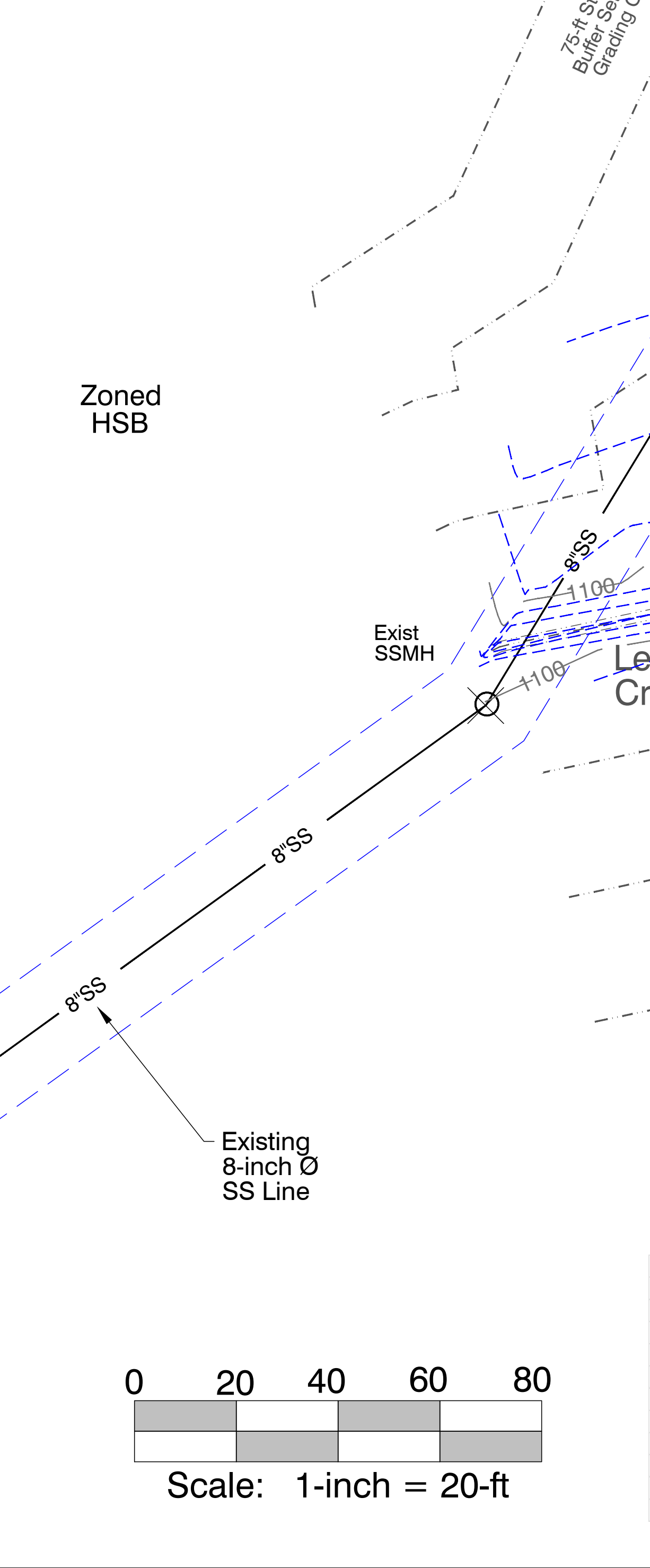
Run Thence 249.96-ft, Angle in XY Plane = N 81d23'2.1006" W to the Point of Beginning.

Said parcel description inscribing 1.07-Acres.



4822 LANIER AVENUE
Site

COTTRELL SHERMAN
1970 E OSCEOLA PKWY STE 251
KISSIMMEE FL 34743-8629
Property ID R 7 292 046
Address 4832 FIRST AVE
Current Zoning HSB - Highway Service Business
Deed Acres 3.0



AEG

Engineer
AEG Abernathy Engineering Group LLC
P.O. Box 1886
Buford, Georgia 30515
S. Guy Abernathy, P.E.
678-823-6077
Guy@abernathyeng.com

Project Contact
Bryan Mathews - Project Manager
Cell 404-308-5669
bryan.mathews@wbschwartsdesign.com

Surveyor
Ringo & Associates
257 Pinecrest Lane
Braselton, GA. 30517
Kevin V. Ringo, R.L.S.
770-231-9011
kevinr@ringoabernathy.com

Owner / Developer
Rong Rong Karski
c/o Ritz Homes, LLC
656 Whitehead Road
Sugar Hill, Ga., 30518
Officer: Rong Rong Karski
Contact: Dan Karski
dan.greatland@gmail.com
678-249-7881

EXHIBIT 1

First Street
30-ft R/W

Existing
8-inch Ø
SS Line

Existing
72-inch Ø DIP
Water Main

Lanier
Avenue
40-ft
R/W

Attribute	Value
WaterType	Reclaimed Water
Material	DIP
Pipe Size	72 inch
Project Number	R2010C0012
Subtype	Pressure Main
Enabled	TRUE
Facility ID	2941677
Project Name	REUSE PIPELINE TO LAKE
Gwinnett County DWR Owned	

Existing 8-inch Ø
Water Line
Gwinnett County
DWR Facility #
xxxx

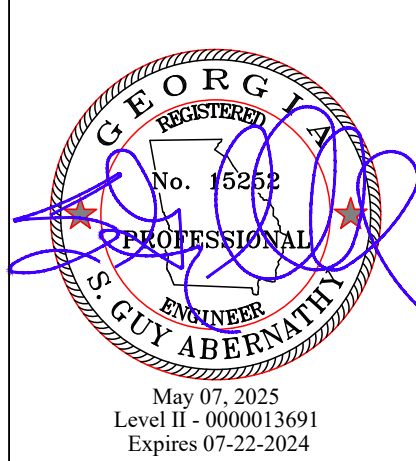
H H FUEL CO INC
PO BOX 798
VALLEY FORGE PA 19482-0798
Property ID R 7 292 043
Address 4823 LANIER AVE
Current Zoning HM1 - Heavy Manufacturing
Deed Acres 5.26

KARSKI RONG RONG
656 WHITEHEAD RD
SUGAR HILL GA 30518-4538
Property ID R 7292 045
Address 4822 LANIER AVE
Current Zoning RM - Residential Multi-Family
Deed Acres 1.07

Ritz Homes, LLC
4822 Lanier Avenue
City of Sugar Hill
Parcel 7292-045
Scale 1" = 20"
February 20, 2025

Proposed
Single Family Homes
Zoning RS-72
Setbacks
Front = 35-ft
Side = 10-ft (with
Reduction to 7-ft)
Rear = 40-ft

RS-72
Rezoning
Site
Plan



4822 Lanier Avenue
City of Sugar Hill
Gwinnett County, Georgia
Land Lot 292 / 7th District
Parcel # 7 292 045

CONSULTANTS
SURVEYORS
ENGINEERS
PLANNERS

ABERNATHY
ENGINEERING GROUP, LLC
P.O. Box 1886, Buford, Georgia 30515

811
Know what's below
Call before you dig

4822 Lanier Avenue
R-36 / RS-72 Re-Zoning Plan

Plan Issue Revisions
Issue # 1
May 07, 2025
Submit R36 & RS-72
Re-Zoning Plans to
City of Sugar Hill
Planning & Zoning
Department.

Sheet No.
RZ-2
Issue 1

Last Update
May 07, 2025

LEGEND :

POB POINT OF BEGINNING
 LLL LAND LOT LINE
 R/W RIGHT OF WAY
 N/F NOW OR FORMERLY
 CTF CRIMP TOP FOUND
 RBF REBAR FOUND
 OTF OPEN TOP FOUND
 RBS REBAR SET
 CMP CORRUGATED METAL PIPE
 RCP REINFORCED CONCRETE PIPE
 DIP DUCTILE IRON PIPE
 PVC POLYVINYLCHLORIDE PIPE
 SWCB SINGLE WING CATCH BASIN
 DWCB DOUBLE WING CATCH BASIN
 CI CURB INLET
 DI DROP INLET
 OCS OUTLET CONTROL SYSTEM
 JB JUNCTION BOX
 FES FLARED END SECTION
 HW HEAD WALL
 WI WIER INLET
 SSMH SANITARY SEWER MANHOLE
 CO CLEAN OUT
 INV INVERT
 EO OVERHEAD POWER LINE
 EO ELECTRIC OUTLET
 UP UTILITY POLE
 UP UNDERGROUND POWER LINE
 GUY WIRE
 PP POWER POLE
 L/P LIGHT POLE
 FH FIRE HYDRANT
 WM WATER LINE
 WM WATER METER
 WV WATER VALVE
 VM VAVLE MARKER
 SI SIGN POST
 BL BUILDING LINE
 CL CENTERLINE
 EP EDGE OF PAVEMENT
 Sp SAMPLING POINT
 Mp MONITORING POINT
 * WETLANDS

GRID GA WEST ZONE

SURVEY NOTATION:

90% OF THE DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON SURVEYOR+ GLOBAL NAVIGATION SATELLITE SYSTEM WITH A CARLSON SURVEYOR+ DATA COLLECTOR. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE eGPS SOLUTIONS VRS NETWORK. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.019 FEET HORIZONTALLY AND 0.03 FEET VERTICALLY AT THE 95% CONFIDENCE LEVEL.

BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH REFERENCED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM WEST ZONE. ALL HORIZONTAL LOCATIONS ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83).

EQUIPMENT USED: CARLSON SURVEYOR+ GLOBAL NAVIGATION SATELLITE SYSTEM AND A CARLSON SURVEYOR+ DATA COLLECTOR.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 252,824 FEET

SOURCE OF TOPOGRAPHY IS FIELD RUN AND REFERENCE DATUM IS NAVD 88.

THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.



IF YOU DIG GEORGIA ...
 CALL US FIRST
 UTILITIES PROTECTION CENTER
 STATE WIDE
 1 800 282-7411
 IT'S THE LAW

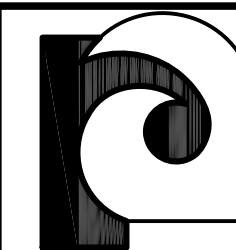


NO.	DATE	REVISION

COUNTY:	GWINNETT
LAND LOT:	292
DISTRICT/PARCEL:	7th / R7292 045
DATE:	11/13/23
SCALE:	1" = 40'
JOB NO.	23104

BOUNDARY & TOPOGRAPHIC SURVEY FOR:

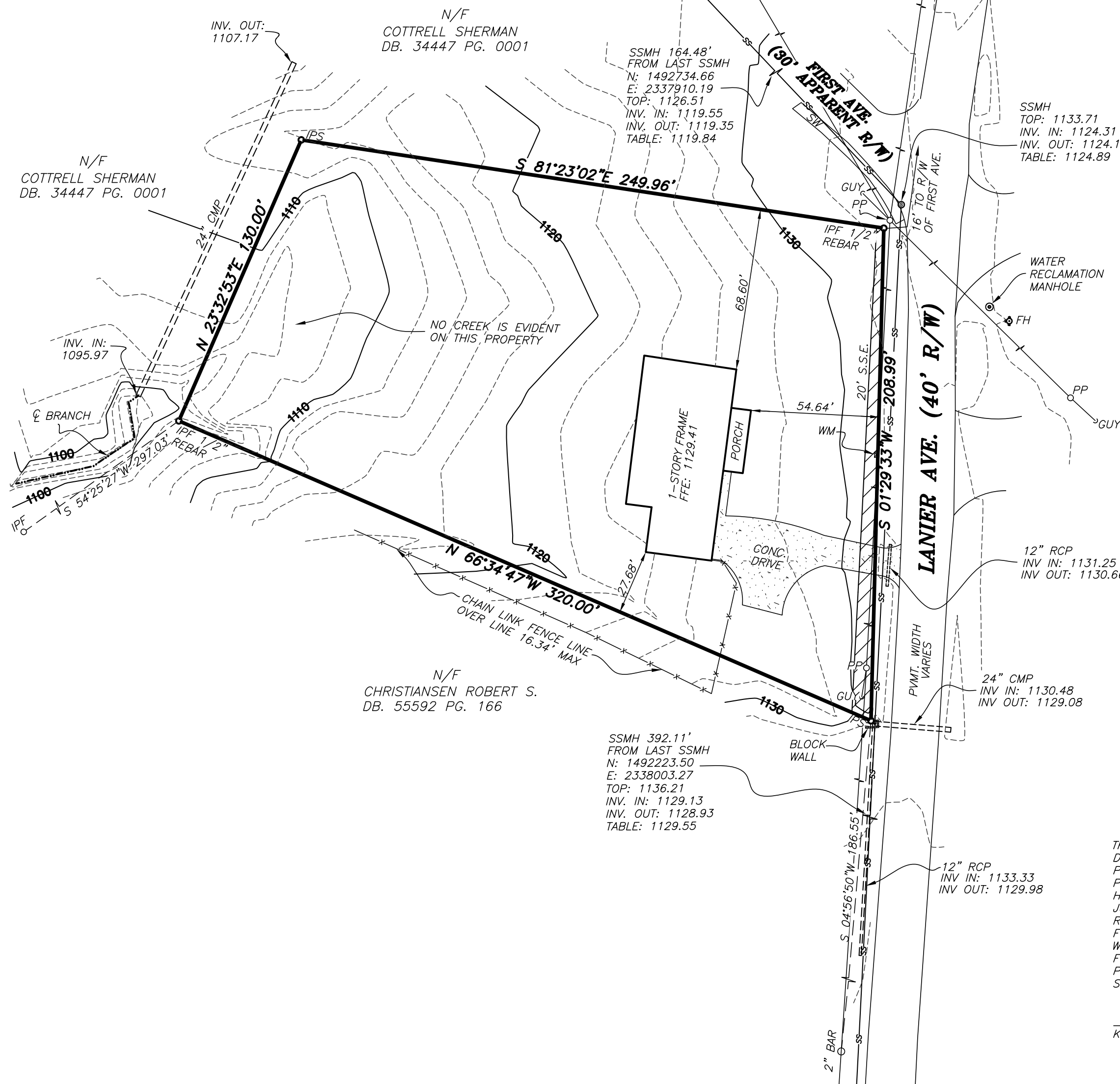
DAN KARSKI



**RINGO
 ABERNATHY
 & ASSOCIATES**
 257 PINECREST LANE, BRASELTON, GEORGIA 30517
 Phone (770) 962-8456

CONSULTANTS
 SURVEYORS
 PLANNERS

TOTAL AREA: 1.07 ACRES



REFERENCE MATERIAL:

SURVEY FOR SHERMAN L. COTTRELL PREPARED BY SCI DEVELOPMENT SERVICES DATED JUNE 7TH, 2023 AND RECORDED IN PB. 159 PG. 276. PLAT OF SURVEY FOR ALAN P. & DERITA M. MAYFIELD PREPARED BY RICHARD MAY & ASSOC., P.C. DATED SEPT. 27TH, 1985 AND RECORDED IN PB. 32 PG. 260.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 43-2-6.

KEVIN V. RINGO - RLS NO. 2278

11-13-23

DATE

