

City of Sugar Hill
Planning Staff Report
RZ 25-007

DATE: October 29, 2025
TO: Mayor and City Council
FROM: Planning Department
SUBJECT: Rezone from MH to R36 (3 units), side setback variance requested
4832 White St., R7292 019

ISSUE The City of Sugar Hill has received an application, dated Aug. 29, 2025, from Empire Investments/Dustin Sadeghy to rezone the subject property from MH (Mobile Home Park) to R36 (Medium Density Mixed Residential) for three detached single-family residences.

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. At least three natural gas appliances shall be installed within each unit prior to a certificate of occupancy.
3. 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.
4. Developer shall dedicate a portion of the property to the City for future right-of-way improvements along White Street and Border Street. This determination and dedication shall take place prior to the issuance of an exemption plat.

Recommend approval of the following variance request:

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

OCTOBER 20, 2025, PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

The Planning Commission held a scheduled public hearing on Monday, October 20, 2025. The public hearing was opened. Applicant Dustin Sadeghy spoke in support of this request. Stephanie Upton spoke in opposition, expressing concerns about the current state of the road, noting difficulties for passenger vehicles and large vehicles, like busses, in navigating the area. Also noted were potential stormwater runoff concerns. Discussion was had regarding potential right-of-way improvements in the area and how that would be conducted given the apparent joint ownership of the street with the City of Buford.

Planning Commission Member Brian Shebs made a motion to recommend denial of the requested rezoning. Motion died for a lack of second.

Vice Chairman Jason Jones made a motion to recommend tabling the request to an indeterminate date to allow time for the City of Sugar Hill and the City of Buford to coordinate street improvements. Planning Commission Member Michael Masha made the second. Motion to recommend approval passed – 3-1 (Brian Shebs in opposition).

After reviewing the current development regulations as well as reviewing local and Planning Commission concerns, staff is recommending the addition of condition 4.

DISCUSSION

- The subject parcel is located along White St. at the intersection of Border St. 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 mobile home, which would be demolished.
- The subject parcel totals .62 acres. The proposed development consists of 3 single-family detached homes, each approximately 2,500 SF in size.
- The proposed project would serve as an appropriate infill development within an existing, established neighborhood.
- Elevations were provided by the applicant.
- There are no streams on the property.
- The applicant has requested a variance to the side yard setback for the development, reducing it from 10' to 5' between the homes. Given the infill nature of the project, and the layout of existing homes surrounding the project, staff supports this request. A similar request was recently approved at 4862 White Street (RZ-25-003).

BACKGROUND

Applicant/Owner: Empire Investments/Dustin Sadeghy

Existing Zoning: MH (Mobile Home)

Request(s): Rezone to R-36 (3 units)

Purpose: Detached single-family residences

Property Size: ± .62 acres

Location: 4832 White St..

Tax parcel: R7292 019

Public Notice: Letters to adjoining owners via USPS regular mail on Sept. 10, 2025

Sign posted on Sept. 12, 2025.

Ad in legal section of Gwinnett Daily Post on Sept. 14, 2025 and Oct. 12, 2025

Public Comments: None as of 10/14/25.

FINDINGS OF FACT

Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	Single-family residences	MH
South	Single-family residences	MH

East	City of Buford, single-family residences	R-100
West	Single-family residences	MH

City of Sugar Hill: Mobile Home (MH)

City of Buford: Single-Family Residential (R100)

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.

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 around it. The surrounding area, both in Sugar Hill and Buford, shows evidence of property improvement and revitalization.

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 (Sycamore 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 underutilized, 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 (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-25-007
AERIAL MAP





CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

Date Accepted: 9/8/25 DATE RECEIVED: 8/29/25

APPLICATION

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

APPLICANT INFORMATION

Name: Empire Investments / Dustin Sadeghy Address: 2294 Shoal Creek Rd
Phone: 404-483-5479 Buford, GA 30518
Signature: [Signature] - CEO Email: Dustin079@gmail.com
Date: 8-29-25

OWNER INFORMATION

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

Name: Dustin Sadeghy Address: _____
Phone: _____ Email: _____
Signature: [Signature] Date: 8-29-25

CONTACT INFORMATION

Name: Dustin Sadeghy Phone: 404-483-5479
Email: Dustin079@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 #): 17292019 Acreage: .70
Number of Existing Housing Units: _____ Number of Proposed Housing Units: _____ Current Population: vacant
Street Address: 4832/ White Street Sugar Hill, GA 30518
PRESENT ZONING DISTRICT: MH REQUESTED ZONING DISTRICT: R36
Proposed Development: _____

Residential Development

of Lots/Dwelling Units: 3
Dwelling Unit Size (sq. ft.): 2500
Net Density: _____

Non-Residential Development

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

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 setbacks from 10ft to 5ft.

NOTE: Special Conditions, and Variance Request must also be explained in the Letter of Intent and shown on the site plan

EMPIRE INVESTMENTS

Applicant's Letter of Intent
Empire Investments

28th August, 2025

Applicant, Empire Investments requests to rezone .70 acres located at 4832 White Street Sugar Hill, GA to R36. The purpose is to facilitate subdivision of property into Residential lots. Each proposed home will be a 2-story single family with a 2-car garage. Homes will be traditional new construction aligning with new homes in the area. The current area is mainly mobile homes and this would improve the neighborhood. The rezoning will allow for more efficient use of land and aligns with the Sugar Hill Comprehensive plan. Also requesting setbacks on sides to be changed from 10ft to 5ft to help fit suitable homes.

Based upon this we feel the rezoning will help improve the neighborhood while maintaining the existing area. With no impact on roads/schools or resources in the area.

Sincerely,

Dustin Sadeghy



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 development is located within residential area.

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

No, as a residential development its the same use as properties around it.

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

Yes

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, will have minimal impact on roads and schools.

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

Yes, its currently in residential area.

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:

Revitalize older residential area with new homes.



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: 7292019

[Handwritten Signature]
SIGNATURE OF APPLICANT

8/29/25
DATE

Dustin Saeghy
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 denial by the City Council.

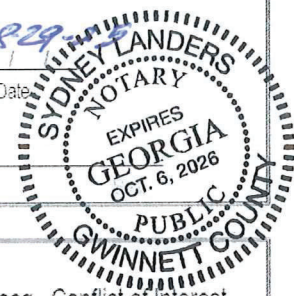
Signature of Applicant: [Signature] Date: 8/29/25 Typed or Print Name and Title: Dustin Sadeghy - CEO
Sworn to and subscribed before me this 29 day of August, 2025 Signature of Notary Public: [Signature]



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.

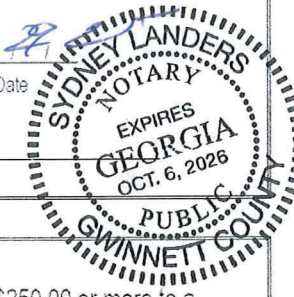
Owner Signature: [Signature] Date: 8/29/25 Typed or Print Name and Title: Dustin Sadeghy - CEO
Sworn to and subscribed before me this 29 day of August, 2025 Signature of Notary Public: [Signature]



CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

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

Signature of Applicant/ Attorney Representative: [Signature] Date: 8/29/25 Typed or Print Name and Title: Dustin Sadeghy - CEO
Signature of Owner: [Signature] Date: 8/29/25 Typed or Print Name and Title: Dustin Sadeghy - CEO
Sworn to and subscribed before me this 29 day of August, 2025 Signature of Notary Public: [Signature]

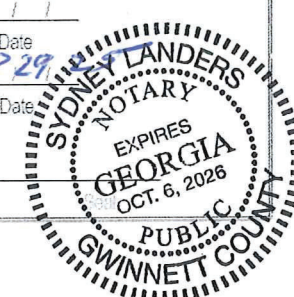


DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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: [Signature] Date: 8/29/25 Typed or Print Name and Title: Dustin Sadeghy - CEO
Signature of Owner: [Signature] Date: 8/29/25 Typed or Print Name and Title: Dustin Sadeghy - CEO
Sworn to and subscribed before me this 29 day of August, 2025 Signature of Notary Public: [Signature]



Tax Parcel No. R7292 019
0.619 Acres / City of Sugar Hill

All that tract or parcel of land lying and being in Land Lot 292 of the 7th Land District, City of Sugar Hill, Gwinnett County, Georgia and being more particularly described as follows;

Beginning at the southwest right of way of Line Street (15' width at this point) and the southeast right of way of Border Street (apparent 30' right of way), said point marked by a PK Nail Set; THENCE on said southwest right of way of Line Street South 30 Degrees 32 Minutes 54 Seconds East for a distance of 138.55 feet to a point, said point marked by a PK Nail Set; THENCE leaving said right of way South 59 Degrees 39 Minutes 30 Seconds West for a distance of 196.60 feet to a point, said point marked by a Flat Bar Found; THENCE North 30 Degrees 07 Minutes 24 Seconds West for a distance of 136.38 feet to a point on the southeast right of way of Border Street (apparent 30' right of way), said point marked by a 1/2 inch rebar pin found; THENCE traveling on said right of way North 59 Degrees 01 Minutes 21 Seconds East for a distance of 195.60 feet to a point, said point marked by a PK Nail Set, said point being THE TRUE POINT OF BEGINNING.

Said property contains 0.619 Acres.





