

City of Sugar Hill
Planning Staff Report
ROW Acceptance – 4832 White St.

DATE: March 31, 2026
TO: Mayor and City Council
FROM: Planning Director
SUBJECT: ROW Acceptance – 4832 White St.

DISCUSSION

- This is a ROW dedication along Border St. (address is along White St.) associated with recent rezoning case RZ-25-007 for a three-lot subdivision.
- As a condition of zoning, the developer is required to submit a portion of the property as ROW to the city for future improvements, prior to the approval of an exemption plat.
- An approximately 10' wide strip along Border St. has been identified. This will not affect the buildability of the lots and the required front setback will be moved in accordance with the new property line.

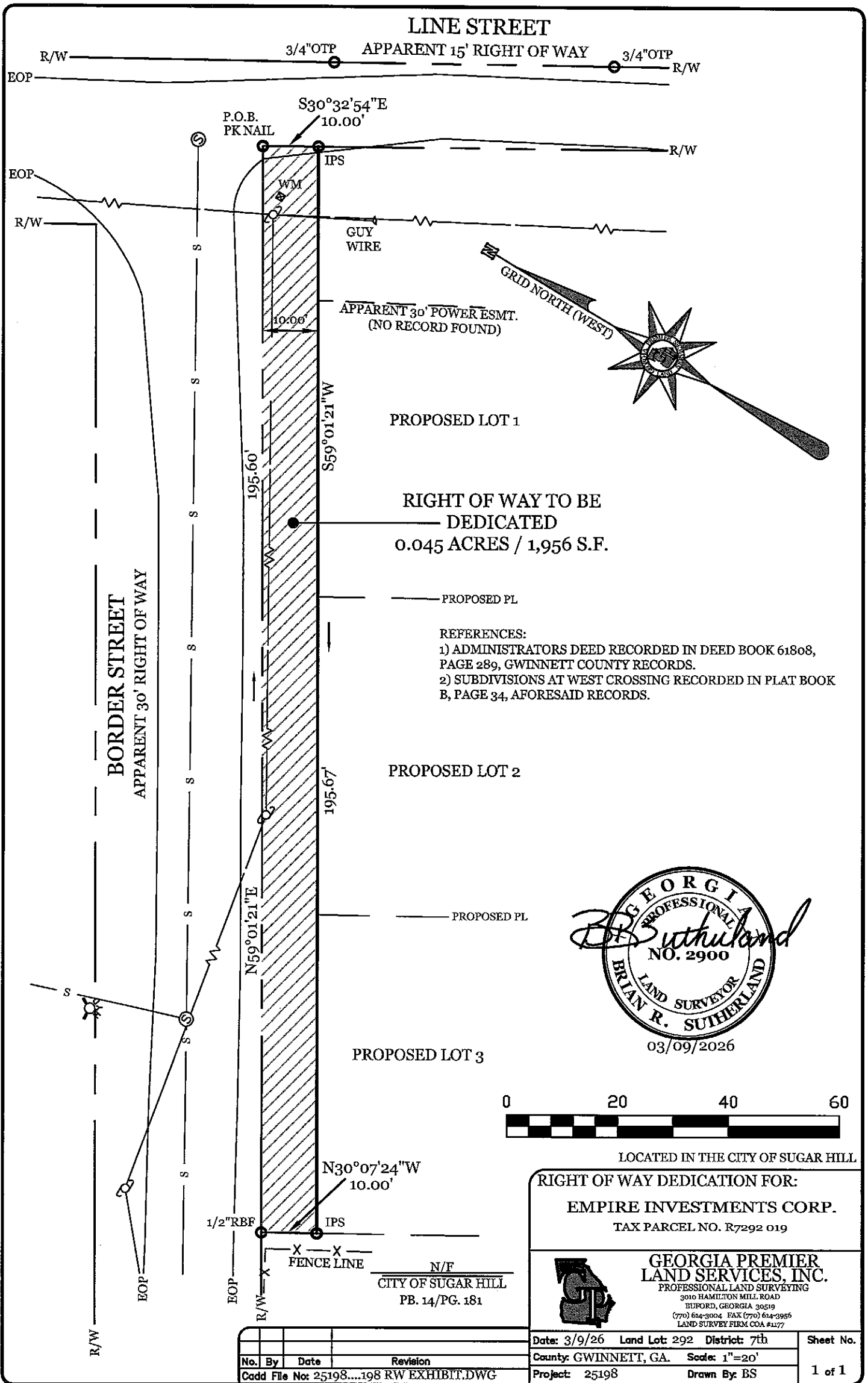


EXHIBIT "A"

Right of Way Dedication
Tax Parcel # R7292 019

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 particularly described as follows:

To find the point of beginning, commence at the intersection of the southwest right of way of Line Street (apparent 15' right of way at this point) and the southeast right of way of Border Street (apparent 30' right of way), said point marked by a PK Nail, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said southwest right of way of Line Street South 30 Degrees 32 Minutes 54 Seconds East for a distance of 10.00 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said right of way and traveling on the new southeast right of way of Border Street South 59 Degrees 01 Minutes 21 Seconds West for a distance of 195.67 feet to a point, said point marked by a ½ inch rebar pin set; THENCE travel North 30 Degrees 07 Minutes 24 Seconds West for a distance of 10.00 feet to a point, said point marked by a ½ inch rebar pin found; THENCE on the old southeast right of way of Border Street 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, said point being THE TRUE POINT OF BEGINNING.

Said property contains 0.045 Acres (1,956 square feet).

Prepared by and upon recording return to:
Empire Investments Corp.
2244 Shoal Creek Road
Buford, Georgia 30518

Tax Parcel No. R7292 019

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "**Deed**") is made this _____ day of March, 2026, by **EMPIRE INVESTMENTS CORP. ("Owner")**; and the **CITY OF SUGAR HILL, GEORGIA**, a body corporate and politic of the State of Georgia (hereinafter referred to as "**City**").

WITNESSETH:

WHEREAS, Owner is the owner of that certain real property ("**Property**") being approximately 0.045 acres, located in Gwinnett County, Georgia and shown on that certain plat dated March 9, 2026, entitled "Right of Way Dedication for: Empire Investments Corp." and prepared by Georgia Premier Land Services, Inc. (the "**Plat**"), which Plat is incorporated herein by reference and said Property being more particularly described on **Exhibit "A"** attached hereto and made a part hereof; and

WHEREAS, Owner acquired the Property by deed recorded in Deed Book 61808, Page 289, aforesaid records; and

WHEREAS, it is the desire and intent of Owner to dedicate, grant, and convey for public use, the Property in accordance with this Deed and the Plat; and

DEDICATION

THIS DEED FURTHER WITNESSETH, that in consideration of the sum of One Dollar (\$1.00) cash in hand paid, receipt of which is hereby acknowledged, Owner does hereby dedicate, grant, and convey the Property to the City for the widening of Border Street, as so designated on the Plat. This dedication is made in accordance with the statutes made and provided therefor.

MISCELLANEOUS

Headings used in this Deed are for convenience purposes only and are not intended to affect the express terms herein set forth.

This Deed is made in accordance with the statutes made and provided in such cases; with the approval of the proper authorities of the City of Sugar Hill, Georgia, as shown by the signatures affixed to the Deed and Plat, and is with the free consent and in accordance with the desire of Owner, the owner of the Property, as aforesaid.

The undersigned warrant that this Deed is made and executed pursuant to authority properly granted to Owner and the City.

[Signatures commence on following page]

IN WITNESS WHEREOF, the parties hereto have caused this Deed to be executed, under seal.

EMPIRE INVESTMENTS CORP.

_____(SEAL)
DUSTIN SADEGHY, CEO

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires: _____
[NOTARY SEAL]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires: _____
[NOTARY SEAL]

City of Sugar Hill Georgia, a body corporate
and politic of the State of Georgia

By: _____
Name: _____
Title: _____

Attest:

By: _____
Name: _____
Title: _____

[CORPORATE SEAL]