



TO: MAYOR & CITY COUNCIL

FROM: HELEN BALCH, PLANNING & DEVELOPMENT DIRECTOR

MEETING DATE: MONDAY, AUGUST 10, 2026

CASE: AX-26-001; BRYAN MATTHEWS; 4929 HIDDEN BRANCH DRIVE; PARCELS R7290 104 AND R7290 573

APPLICANT REQUEST: ANNEXATION AND REZONING OF .66 ACRE

PLANNING & DEVELOPMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

PLANNING COMMISSION RECOMMENDATION: APPROVAL AS PRESENTED BY STAFF

Summary

The applicant is requesting an annexation and rezoning from Gwinnett County R75 to City of Sugar Hill RS-100 to develop four (4) single-family residences.

Attachments/Exhibits

- Report
- Application
- Letter of Intent
- Site Plan
- Legal Description
- Map
- Draft Ordinance

City of Sugar Hill
Planning Staff Report
AX 26-001

DATE: June 15, 2026
TO: Mayor and City Council
FROM: Planning Department
SUBJECT: Annexation AX 26-001
4929 Hidden Branch Dr.

ISSUE: Annexation and Rezoning of .66 acres owned by Ritz Homes was initiated by an application from William Bryan Mathews dated May 29, 2026. The applicant is requesting annexation and rezoning of property from R75 (Gwinnett County) to RS-100 (Sugar Hill).

RECOMMENDED ACTION

Recommend approval of annexation and rezoning to RS-100 with the following conditions:

1. The development shall substantially conform to the site plan, 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. Sidewalks shall be 5 feet wide and provided along Hidden Branch Drive and Level Creek.

DISCUSSION

- The applicant seeks to rezone and annex .66 acres at 4929 Hidden Branch from R-75 (Gwinnett County) to RS-100 (City of Sugar Hill) to construct four homes at a density of 2.64 units an acre.
- The proposed annexation meets state requirements under the 100% method and does not create an unincorporated island. Gwinnett County Board of Commissioners and Gwinnett County Public School Board were notified of the application. County Administrator Glenn Stephens responded with no objections noted.
- Planning staff recommends a land use character designation of Neighborhoods as it is commensurate with adjacent residentially developed properties within the city.
- The properties are currently vacant.
- No stream buffers are readily apparent on the property.
- As depicted on the applicant's site plan, access to the four properties on Hidden Branch Drive and Level Creek Road.

BACKGROUND

Applicant / Owner:	Ritz Homes
Existing Zoning:	Single-family residential (R75) in Gwinnett County.
Request:	Annex and rezone to RS-100
Purpose:	4-home residential
Property Size:	± .66 acres
Location:	4929 Hidden Branch Dr; Tax Parcels # 7290-104, 7290-573
Public Notice:	Public notice signs were posted 6/12/26. Legal advertisements were published in the Gwinnett Daily Post on 6/14/2026 and 7/12/2026 Notice to adjoining property owners was sent on 6/11/2026

FINDINGS OF FACT

Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	Residential	R75
South	Residential	RS-150
East	Residential	RS150
West	Residential	R75

Planning Commission Minutes: The public hearing was opened. Applicant representative Brian Mathews gave his presentation via phone. He stated they were working out sewer challenges and that the houses are expected to range from \$800-900 thousand dollars. There were no other questions. The public hearing was closed.

Motion to recommend Approval of Annexation request. Vice Chairman Jason Jones made a motion to approve the annexation with a RS-100 zoning classification and conditions as recommendations by staff. Commission Member Brian Shebs made the second. Motion APPROVED 3-0-0.

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 rezoning is suitable and compatible with the adjacent and abutting properties.

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

No. The proposed rezoning will not adversely impact neighboring 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?

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.

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

Yes. The property is surrounded by residential uses and is in conformity to the policy and interest of the Land Use Plan.

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?

There are no changing conditions that affect the use or development of the property.

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.



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

Date Accepted: _____ DATE RECEIVED: _____

APPLICATION

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

APPLICANT INFORMATION

Name: William Bryan Mathews Address: Abernathy Engineering Group LLC
Phone: 404-308-5669 PO Box 1886, Buford, Georgia 30515
Email: bryan.mathews@wbschwartzdesign.com
Signature: WB Mathews Date: May 29, 2026

OWNER INFORMATION

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

Name: RITZ HOMES LLC c/o Dan Karski Address: 6050 Eagle Close Lane
Phone: 678-249-7881 Sugar Hill, Georgia 30518
Email: dan.greatland@gmail.com
Signature: RR Karski Date: May 29, 2026

CONTACT INFORMATION

Name: Bryan Mathews 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 #) 7290 104 / 7290 573 Acreage: 0.11 + 0.55 = 0.66-Acres
Number of Existing Housing Units: 0 / None Number of Proposed Housing Units: Four Units Current Population: 0 / Vacant Land
Street Address: 4929 Hidden Branch Drive, Sugar Hill, Georgia 30518
PRESENT ZONING DISTRICT: R-75 (Gwinnett Co) REQUESTED ZONING DISTRICT: RS-100
Proposed Development: 4-Lot Exemption Plat Subdivision Assemblage to RS-100

Residential Development

of Lots/Dwelling Units: 4 (RS-100) Units
Dwelling Unit Size (sq. ft.): 5,000-sf
Net Density: 11,976-sf / Acre (27%)

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): _____

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



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:

Yes, the current R-100 Zoning District (Gwinnett County) has appropriate and reasonable economic use as currently zoned; but we want to Annex into 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:

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 development of the subject property will be to build new homes on vacant land.



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

APPLICATION FOR ANNEXATION

**IF MULTIPLE PROPERTY OWNERS FILL OUT AND SUBMIT AN APPLICATION FOR EACH APPLICANT/OWNER/ELECTOR.
SIGN APPLICABLE SECTION**

100% METHOD

This Annexation Application is made pursuant to the provisions of the Official Code of Georgia Annotated 36-36, Article 2, "Annexation Pursuant to Application by one hundred percent (100%) of Landowners". Application is hereby made to the City of Sugar Hill, Georgia by the undersigned property owners, who own 100% of the property to be annexed, to have the following described lands annexed into the corporate limits of the City. All that tract or parcel of land lying and being in Land Lots(s) 290 of the 7th District(s), Parcel Number(s) 104, 573 Gwinnett County, Georgia and being more particularly described as: (Attach or Insert Legal description) _____

(Note: Also, attach a plat or drawing illustrating the land area to be annexed and its relationship to the existing City Limits. Include lot number, block number, subdivision name, and Plat Book Reference, if available, and the existing zoning classifications of adjacent properties within the City.) It is requested that a zoning classification of RS100 () be assigned to the property upon annexation.

(Note: Different classifications can be requested for various portions of the property).

The property owner(s) intended to develop and/or use the property as follows: _____ (Include a timetable for development if available).

Owner/Applicant Name: <u>William Bryan Mathews</u>	Address: <u>Abernathy Engineering Group LLC</u> <u>PO Box 1886, Buford, Georgia 30515</u>
Home Phone: _____	_____
Work Phone: <u>404-308-5669</u>	_____
_____	Email: <u>bryan.mathews@wbschwartzdesign.com</u>
Signature: <u>WBM Mathews</u>	Date Signed: <u>May 29, 2026</u>
Owner/Applicant Name: <u>RITZ HOMES LLC c/o Dan Karski</u>	Address: <u>6050 Eagle Close Lane</u> <u>Sugar Hill, Georgia 30518</u>
Home Phone: <u>678-249-7881</u>	_____
Work Phone: _____	_____
_____	Email: <u>dan.greatland@gmail.com</u>
Signature: <u>RP Karski</u>	Date Signed: <u>May 29, 2026</u>
Owner/Applicant Name: _____	Address: _____
Home Phone: _____	_____
Work Phone: _____	_____
_____	Email: _____
Signature: _____	Date Signed: _____
Owner/Applicant Name: _____	Address: _____
Home Phone: _____	_____
Work Phone: _____	_____
_____	Email: _____
Signature: _____	Date Signed: _____
Owner/Applicant Name: _____	Address: _____
Home Phone: _____	_____
Work Phone: _____	_____
_____	Email: _____
Signature: _____	Date Signed: _____

* COPY THIS PAGE FOR ADDITIONAL SIGNATURES, ORIGINAL SIGNATURES MUST BE SUBMITTED WITH THE APPLICATION.



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

*RZ/Annex
Level Creek*

APPLICANT'S CERTIFICATION

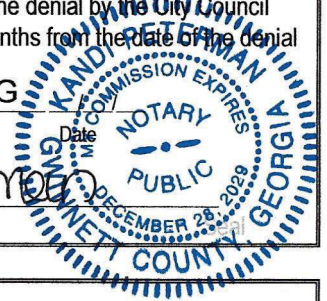
The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication which affects the same land for which an application was denied during the last 12 months shall be acted upon for 12 months from the date of the denial by the City Council unless 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.

WBM Mathews 3/26/26
Signature of Applicant Date

William Bryan Mathews / PM - AEG
Typed or Print Name and Title

Sworn to and subscribed before me this 26 day of March, 2026.

Kandi Peterman
Signature of Notary Public



PROPERTY OWNER'S CERTIFICATION

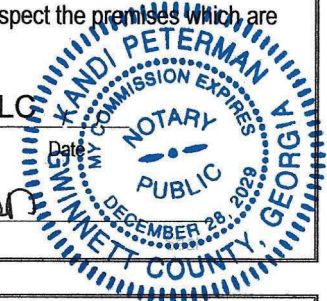
The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication which affects the same land for which an application was denied during the last 12 months shall be acted upon for 12 months from the date of the denial by the City Council unless 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.

Rong Rong Karski 3/26/26
Owner Signature Date

Rong Rong Karski / Ritz Homes LLC
Typed or Print Name and Title

Sworn to and subscribed before me this 26 day of March, 2026.

Kandi Peterman
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.

WBM Mathews 3/26/26
Signature of Applicant/ Attorney Representative Date

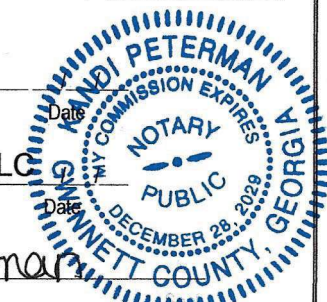
William Bryan Mathews
Typed or Print Name and Title

Rong Rong Karski 3/26/26
Signature of Owner Date

Rong Rong Karski / Ritz Homes LLC
Typed or Print Name and Title

Sworn to and subscribed before me this 26 day of March, 2026.

Kandi Peterman
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)**

WBM Mathews 3/26/26
Signature of Applicant/ Attorney Representative Date

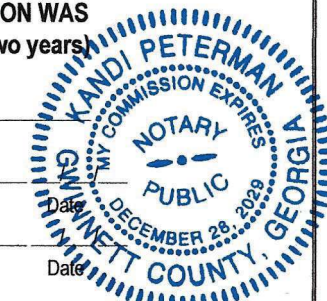
William Bryan Mathews
Typed or Print Name and Title

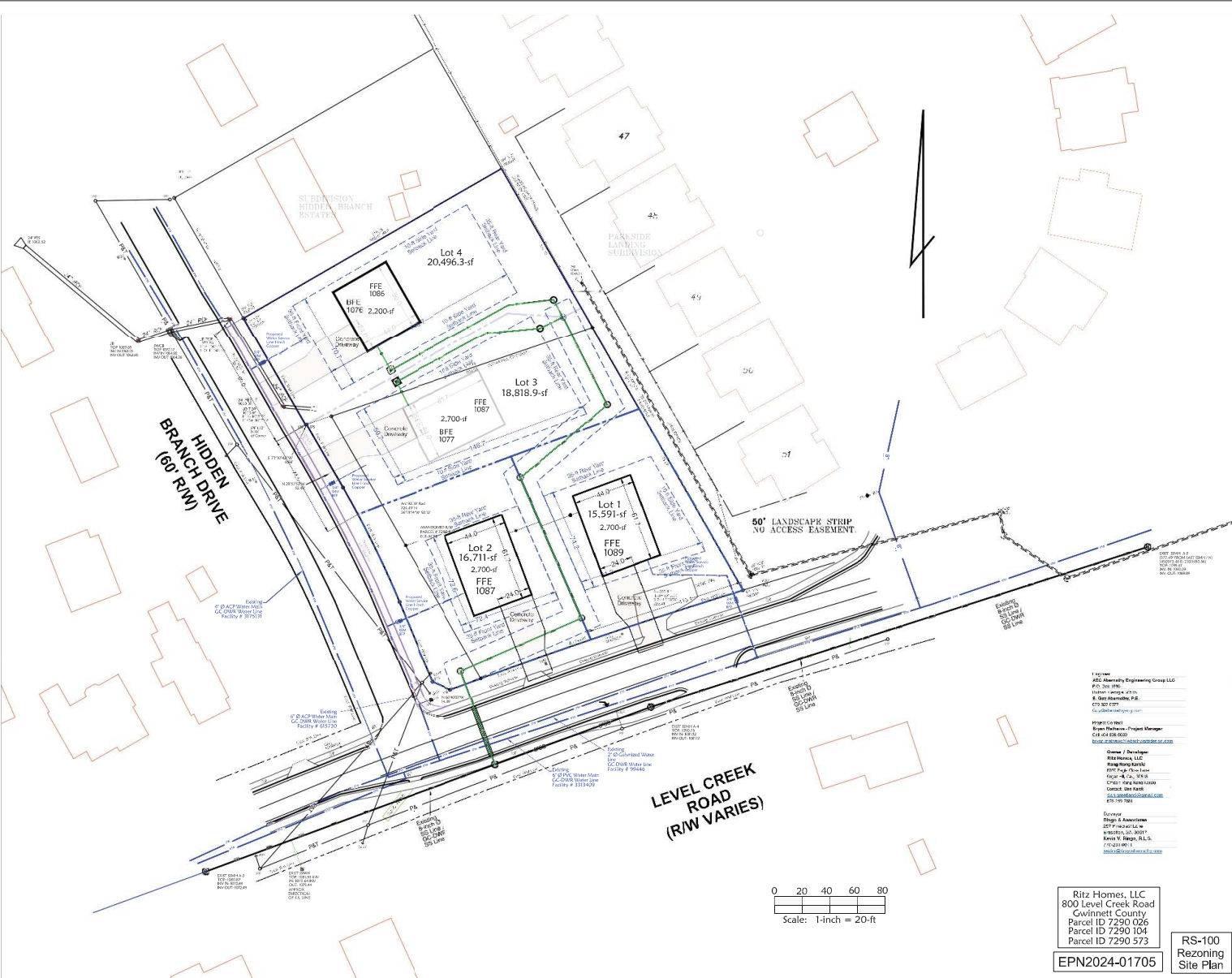
Rong Rong Karski 3/26/26
Signature of Owner Date

Rong Rong Karski / Ritz Homes LLC
Typed or Print Name and Title

Sworn to and subscribed before me this 26 day of March, 2026.

Kandi Peterman
Signature of Notary Public





Engineer
ABC, Inc. Engineering Group LLC
P.O. Box 100
1000 Peachtree Street, N.E.
Atlanta, Georgia 30308
404.525.1000
www.abcinc.com

Project No.
800 Level Creek Road
Parcel ID 7290 026

Owner / Developer
Ritz Homes, LLC
1000 Peachtree Street, N.E.
Atlanta, Georgia 30308
404.525.1000
www.ritzhomes.com

Surveyor
Ritz Homes, LLC
1000 Peachtree Street, N.E.
Atlanta, Georgia 30308
404.525.1000
www.ritzhomes.com

Ritz Homes, LLC
800 Level Creek Road
Gwinnett County
Parcel ID 7290 026
Parcel ID 7290 104
Parcel ID 7290 573

EPN2024-01705

RS-100
Rezoning
Site Plan



CONSENTED
SUPERVISOR
GWINNETT COUNTY
PLANNERS



174 Dunwoody Road - Dunwoody, GA 30015



811
Non-emergency
Call before you dig

800 Level Creek Road
SS Extension Plans

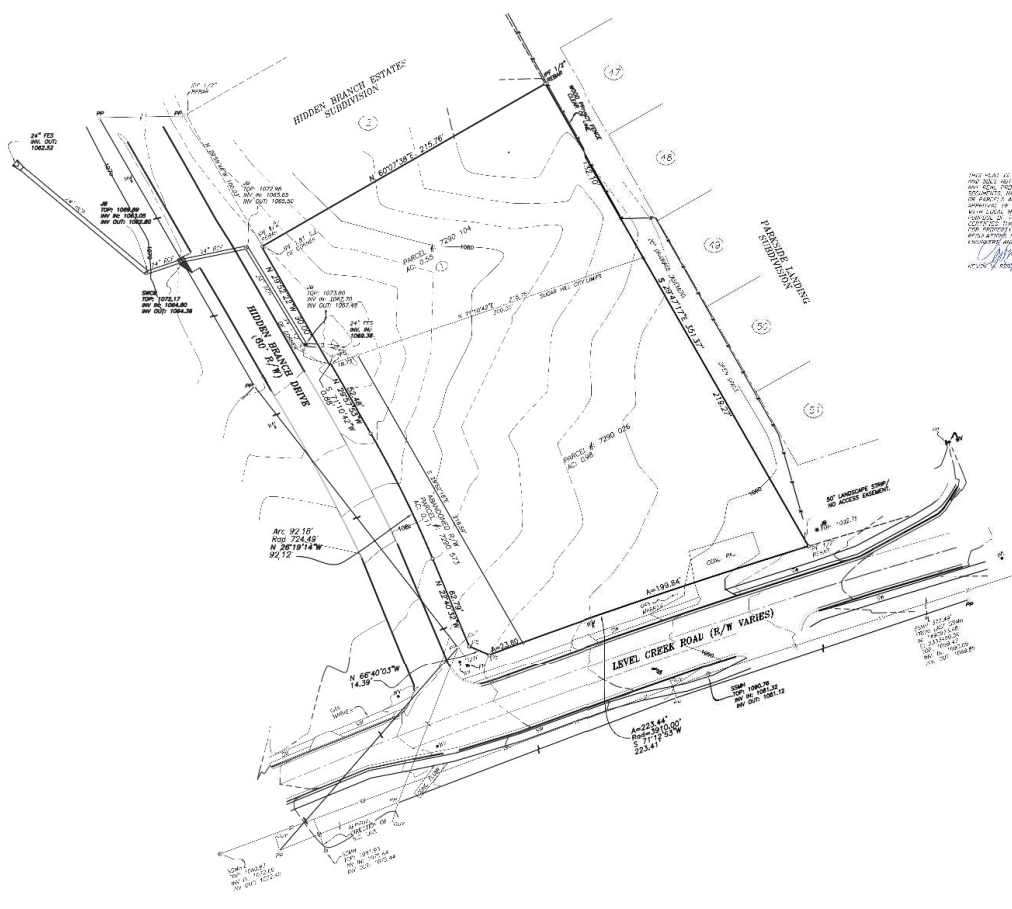
800 Level Creek Road
Gwinnett County, Georgia
Parcel ID 7290 026



AEG
Abernathy
Engineering
Group, LLC

Plan Issue Revisions
Issue # 121
Jan 25, 2024
Addendum 2-1 Plan
Revised Comments /
Addendum 2-1 Plan
Gwinnett County for
Parcel ID 7290 026

Sheet No.
RZ-1
Issue # 3
Last Updated
Jan 25, 2024

[illegible]

CIVIC
LEVEL II - GOOD
REPORT 02/07/2004

THE BUREAU WAS
PREPARED IN CONFORMITY
WITH THE TECHNICAL
CRITERIA FOR PROVIDING
SERVICES IN GEORGIA AS
SET FORTH IN CHAPTER
160 OF THE RULES OF
THE GEORGIA BOARD OF
AUDITORS FOR
PROFESSIONAL ENGINEERS
AND LAND SURVEYORS AND
AS SET FORTH IN THE
GEORGIA PUBLIC ACCOUNTANTS
ACT.

**RINGO
ABERNATHY
& ASSOCIATES**
CONSULTANTS
SURVIVORS
PLANNERS
2701 RICHMOND AVE. HOUSTON, TEXAS 77056-1007
HOUSTON: 770/531-9625 FAX: 770/531-9626

CITY OF SILVER HILL	COUNTY	WINNETT
	LAND LOT/DISTRICT:	290/7th
	PARCELS:	326, 573, 604
	DATE:	11/06/23
	SCALE:	1" = 30'
	JOB NO:	23003

DAN KARSKI

REVIEWS	NO	DATE



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 MOVEMENT ACTIVITIES THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

GRAPHIC SCALE 1"=30'

30 15 0 30 60 90

BKS504 I PGO t.11

EXHIBIT"A"

All that tract or parcel of land lying and being in the City of Sugar Hill, in Land Lot 290 of the 11th Land District of Gwinnett County, Georgia, and being more particularly described as follows

BEGINNING at an iron pin found at the corner formed by the intersection of the northwesterly right-of-way of Buford-Level Creek Road (now known as Level Creek Road), with the northeasterly right-of-way of Hidden Branch Drive, running thence northeasterly along the northwesterly right-of-way of Level Creek Road, at an interior angle of 101 degrees 01 minute with the northeasterly right-of-way of Hidden Branch Drive, two hundred (200) feet to an iron pin found and property now or formerly owned by Barbara S Clack; running thence north 30 degrees west along the southwesterly line of said Clack property, at an interior angle of 78 degrees 59 minutes with the preceding course, two hundred twenty (220) feet to an iron pin found and Lot 1, Block A, Hidden Branch Estate, running thence southwesterly along the southeasterly line of said Lot 1, at an interior angle of 101 degrees 01 minute with the preceding course, two hundred (200) feet to an iron pin found on the northeasterly right-of-way of Hidden Branch Drive, running thence southeasterly along the northeasterly right-of-way of Hidden Branch Drive, at an interior angle of 78 degrees 59 minutes with the preceding course, two hundred twenty (220) feet to an iron pin found on the northwesterly right-of-way of Level Creek Road, and the point of beginning, containing 1.0 acres, and being improved property having a one-story frame house thereon known as No 800 Level Creek Road, according to the present system of numbering houses in the City of Sugar Hill, Gwinnett County, Georgia, and being more particularly shown on survey prepared by Georgia Land Surveying Co, Inc, dated August 27, 1980

AX-26-001
ADJACENT ZONING
Annexation/Rezoning





City of Sugar Hill Case # AX-26-001

Tax ID: **7290-104, 7290-573**

Total Number of Housing Units: **vacant**

Proposed Housing: **4**

Proposed Development: **Single-Family Detached Subdivision**

Street Address if Known: **4929 Hidden Branch Dr.**

Population: **0**

Acreage: **± .66**

ORDINANCE FOR ANNEXATION

THE COUNCIL OF THE CITY OF SUGAR HILL HEREBY ORDAINS:

WHEREAS, **Ritz Homes** did on **May 29, 2026**, apply to have land annexed into the existing corporate limits of The City of Sugar Hill, Georgia; and

WHEREAS, it appears to the governing body of The City of Sugar Hill, Georgia, that the area proposed to be annexed is contiguous to the existing corporate limits of The City of Sugar Hill, that the applicants represent not less than sixty percent (60%) of the owners and resident electors of the land area proposed to be annexed and that said application complies with the laws of the State of Georgia; and

WHEREAS, public hearings were held on said application for annexation and on the proposed zoning of the area to be annexed on **July 20, 2026** and **August 10, 2026** and

WHEREAS, prior to said public hearing the City of Sugar Hill, Georgia did prepare a report setting forth its plans to provide services to the area to be annexed as required by the Official Code of Georgia Annotated Section 36-36-35; and

WHEREAS, the governing body of the City of Sugar Hill, Georgia has determined that the annexation of the area proposed to be annexed would be in the best interest of the residents and property owners of the area proposed for annexation and of the citizens of the City of Sugar Hill, Georgia and

WHEREAS, the governing body of the City of Sugar Hill, Georgia has determined that the proper zoning classification for the area proposed to be annexed is **RS-100**.

BE IT, THEREFORE, ordained that the following described lands be and the same hereby are, annexed to the existing corporate limits of the City of Sugar Hill, Georgia, and the same shall hereafter constitute a part of the lands within the corporate limits of the City of Sugar Hill, Georgia, to-wit:

All that tract or parcels of land lying and being in Land Lots **290** of the 7th land district of Gwinnett County, Georgia and being more particularly shown on the legal description designated as Exhibit "A" attached hereto and made a part of this ordinance and incorporated herein by reference.

BE IT FURTHER ORDAINED that "The Zoning Ordinance of the City of Sugar Hill" is hereby amended by adding to the official zoning map adopted by the Ordinance the area annexed by this Ordinance and by classifying that area annexed as **RS-100**.

THE COUNCIL FURTHER ORDAINS that "Character Area Map" adopted as a part of the Comprehensive Plan in 2024 is hereby amended by adding said property to the Character Area Map with a designation of **Neighborhoods**.

BE IT FURTHER ORDAINED that the Clerk of the City of Sugar Hill certify a copy hereof and file the same with the Department of Community Affairs, Gwinnett County governing authority, and the Legislative Congressional Reapportionment Office of the General Assembly pursuant to the provisions of the Official Code of Georgia Annotated Section 36-36-3.

IT IS SO ORDAINED, this ____ day of _____, 2025.

Those voting in favor:

Mayor Pro Tem Joshua Page

Council Member Alvin Hicks

Council Member Gary Pirkle

Council Member Meg Avery

Council Member Samantha Piovesan

Those voting in opposition:

Mayor Pro Tem Joshua Page

Council Member Alvin Hicks

Council Member Gary Pirkle

Council Member Meg Avery

Council Member Samantha Piovesan

ATTEST:

City Clerk

Submitted to Mayor: ____/____/____

Approved by Mayor, this ____ day of _____ 2025.

Brandon Hembree, Mayor

AX-26-001
REPORT OF SERVICES PROVIDED

The following services will be available, as indicated, for the property to be annexed.

- X Fire and police protection are presently provided to the residents of the City of Sugar Hill by Gwinnett County. Thus, the proposed Annexation would not affect or cause any interruption in police or fire protection in the area to be annexed.
- X Street Maintenance is presently provided by the City of Sugar Hill for the areas within the corporate boundaries of the municipality. Street Maintenance is provided to the city streets as needed in accordance with financial capabilities and other planning consideration. The city foresees no difficulty in providing street maintenance service to the area to be annexed. The services would begin upon the date of annexation. No increased street maintenance in the area to be annexed is foreseeable in the immediate future. The area is presently served by county roads that are adequately maintained. Any new streets developed in the area to be annexed would be required to be subject to the same maintenance requirements as streets developed in areas presently within the city limits.
- X Garbage collection is presently provided by the City of Sugar Hill for the areas within the corporate boundaries of the municipality. Garbage collection is provided once per week. The city foresees no difficulty in providing garbage collection to the area to be annexed. The services would begin upon the date of the annexation. Garbage collection would be made available to any resident of the area to be annexed by adding the area to a regular collection route.
- X Gas service will be available at the property to be annexed. Gas mains for new developments on the property shall be installed by the developer. Taps for individual services lines and meters are paid for at the time the building permit is purchased.
- X Water and sewer service are presently provided to the residents of the City of Sugar Hill by Gwinnett County. Thus, the proposed annexation would not affect or cause any interruption in water or sewer service in the area to be annexed.

AX-26-001
EXHIBIT A

All that tract or parcel of land lying and being in the City of Sugar Hill, Land Lot 290 of the Land District of Gwinnett County, Georgia, and being more particularly described as follows
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AX-26-001
Exhibit B

1. The development shall substantially conform to the site plan, 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.
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DRAFT