



TO:	MAYOR & CITY COUNCIL
FROM:	HELEN BALCH, PLANNING & DEVELOPMENT DIRECTOR
MEETING DATE:	MONDAY, AUGUST 10, 2026
CASE:	DRB-CBD DEIGN REVIEW 26-003; CATHI GOMEZ
APPLICANT REQUEST:	VARIANCE TO ALLOW AN EXISTING ACCESSORY DWELLING UNIT, CONSTRUCTED WITHOUT A PERMIT, TO ENCROACH INTO THE REQUIRED REAR AND SIDE SETBACKS
PLANNING & DEVELOPMENT RECOMMENDATION:	NO RECOMMENDATION
PLANNING COMMISSION RECOMMENDATION:	N/A

Summary

The applicant requests approval of design review and two (2) variances for an existing Accessory Dwelling Unit built without a permit.

Attachments/Exhibits

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

City of Sugar Hill
Planning Staff Report
DRB CBD Design Review 26-003

DATE: July 3, 2026
TO: Mayor and Council, Design Review Board
FROM: Planning Department
SUBJECT: Central Business District (CBD) Design
Review, variances
4934 Hannah Street Detached Pool House

RECOMMENDED ACTION

The building has already been constructed without going through the permitting process. Staff has no recommendation on Design Review or regarding the two variances at this time.

REQUEST The City of Sugar Hill has received an application from Cathi Gomez requesting Design Review Board approval and two variances for a pool house located within the Central Business District (CBD) at 4934 Hannah Street and a variance to the side and rear setbacks.

DISCUSSION

- The applicants have constructed a 2-story, 1920 SF pool house in the backyard on a pad previously occupied by a 960 SF detached garage built in 1970s. The new building was constructed without permits.
- Two variances, as well as Design Review, are now requested. The applicant is requesting the building, now completed, be allowed 23.12 ft into the 30-ft rear setback. The previous garage was in the setback and constructed before the city had a planning department. Ms. Gomez used the existing footprint to construct the pool house which is within the 30-ft setback. The building is also three feet into the 10-ft side setback. The house does not currently have a kitchen, but could otherwise be used as a dwelling. The building is shown as an ADU on elevations provided by the applicant.

APPLICANT: Cathi Gomez

PROPERTY OWNER: Armour Structures LLC

EXISTING ZONING: Medium Density Residential Single Family Residential (RS-100) within the Central Business District (CBD)

REQUEST: Design review approval, Major Accessory Building

PROPERTY SIZE: ± 0.5 Acres, Tax Parcel #: R7-291-007

LOCATION: 4934 Hannah Street, Sugar Hill, GA, 30518

DESIGN REVIEW CRITERIA

7/3/2026

1. *Is the proposed project consistent with the adopted design guidelines for the type of development, and/or the proposed use?*

Yes. The proposed improvements conform to the guidelines in scale and overall architectural type of the CBD district.

2. *Is the proposed project consistent and compatible with the nature and character of the surrounding areas?*

Yes, this proposal is consistent with the design standards of the Central Business District and will continue the trend of investment in the area's housing stock.

3. *Are the site design, landscaping, general design, character, arrangement and scale of buildings, texture, materials and colors of the project similar to or compatible with features or structures in the area.*

Yes.

4. *Will the interior arrangement or use have any effect on exterior architectural features and otherwise complies with the standards of this ordinance?*

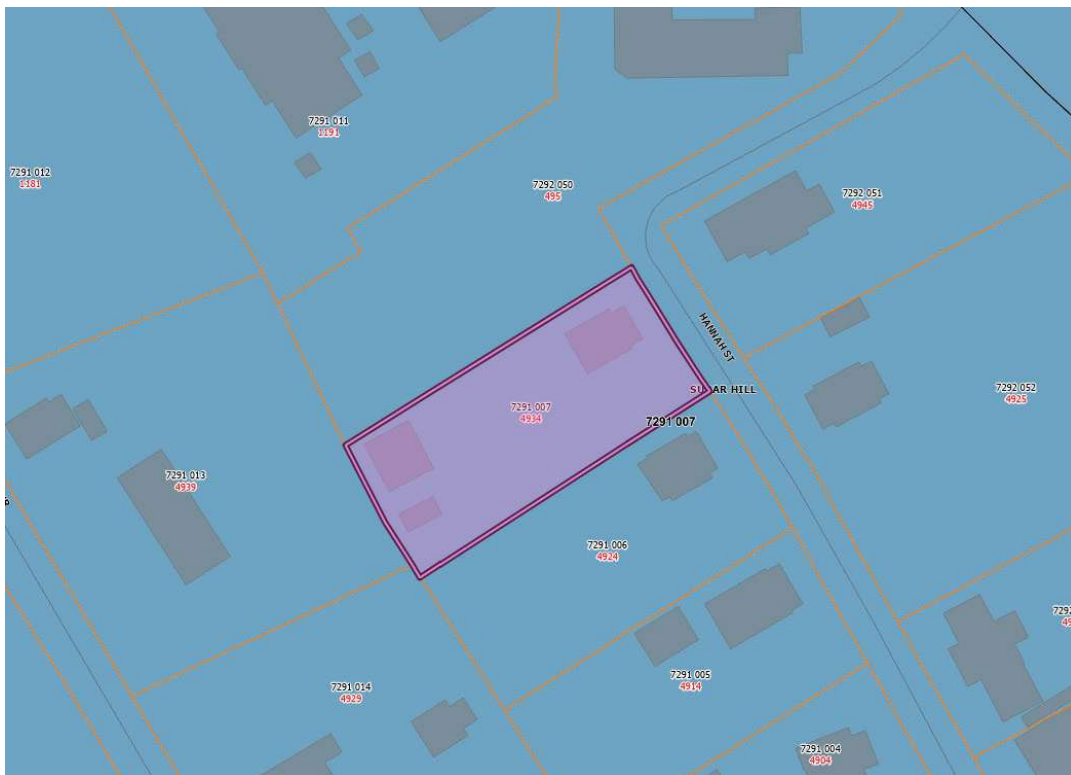
No.

5. *Does the project contribute or resemble the following criteria for considering a design inappropriate?*

- a. *Character foreign to the area.*
- b. *Arresting and spectacular effects.*
- c. *Violent contrasts of material or color, or intense or lurid colors.*
- d. *A multiplicity or incongruity of details resulting in a restless and disturbing appearance.*
- e. *The absence of unity and coherence in composition not in consonance with the density and character of the present structure or surrounding area.*

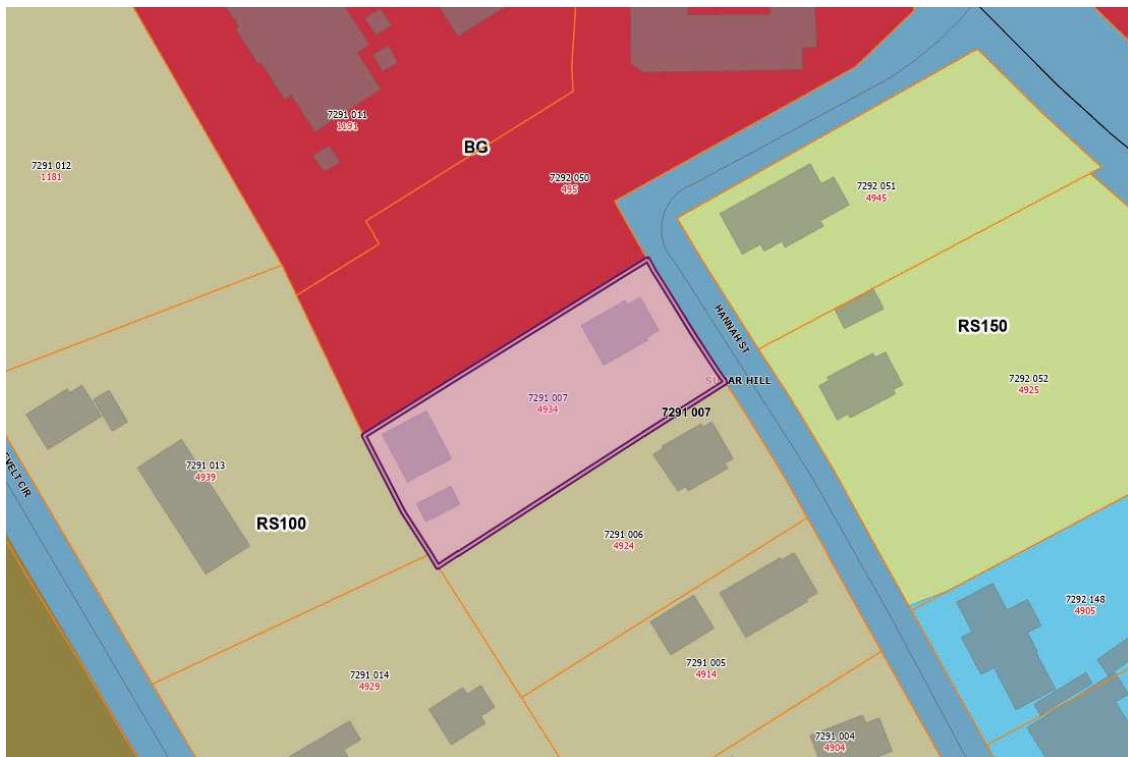
No.

DRB-CBD 25-001
Design Review Approval RS-100/CBD
LOCATION MAP



DRB-CBD 26-001

Design Review Approval RS-100/CBD
ADJACENT ZONINGS



DRB-CBD 26-001
Design Review Approval RS-100/CBD

AERIAL



VARIANCE APPLICATION

☐ Administrative ☒ City Council ☐ Appeal of Administrative Decision

APPLICANT INFORMATION

Name: Cathi Gomez Address: 4934 Hannah St
Phone: 404-578-7624 Sugar hill, Ga 30518
Fax: _____
Email: Armourstructure@gmail.com

PROPERTY OWNER INFORMATION

Name: Cathi Gomez Address: 4934 Hannah St
Phone: 404-578-7624 Sugar hill, Ga 30518
Fax: _____
Email: Armourstructure@gmail.com

CONTACT INFORMATION

Name: Cathi Gomez Phone: 404-578-7624
Fax: _____ Email: Armourstructure@gmail.com

If multiple property owners, all property owners must fill out separate applications.

PROPERTY INFORMATION

Subdivision: _____ Lot/Blk: _____ Land Lot: _____

Address: 4934 Hannah St Sugar Hill, Ga 30518

Present Zoning: RS-100 Map Reference #: _____ Acreage: _____

Requesting 3ft feet in the ☒ SIDE ^{11 inches} ☒ REAR ☐ FRONT yard.

If REQUEST is other than above, please give a brief description of the variance request:

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

APPLICANT RESPONSE

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of the property and shall govern the exercise of the zoning power. PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE FORM OF A WRITTEN NARRATIVE, WHICH MUST BE SUBMITTED WITH THE APPLICATION.

- Explain the variance request.
- How any special conditions and circumstances existing on the property which are peculiar to the land, structure or building(s) involved and which are not applicable to other lands, structures or building in the same district.
- How the literal interpretation of the provision of the Zoning Ordinance would deprive the applicant the rights commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.
- How the special conditions and circumstances do not result from the actions of the applicant.
- How granting of the variance requested will not confer on the applicant any special privileges that are denied by the Zoning Ordinance to other lands, structures or buildings in the same district.
- How no non-conforming use of neighboring lands, structures, or buildings in the same district and not permitted or non-use of lands, structures or building in other districts shall be considered grounds for issuance of a variance.
- Explain how this requested variance is the minimum necessary that all allow the reasonable use of the land, building(s) or structure(s).
- Explain, how if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.

This information may be included in your Letter of Intent.

CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a Variance has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interest, campaign contributions, and penalties for violating O.C.G.A.

_____ Signature of Applicant	_____ Date	_____ Signature of Applicant's Attorney	_____ Date
_____ Type or Print name and Title		_____ Type or print name and Title	
_____ Signature of Notary Public	_____ Date	_____ Signature of Notary Public	_____ Date

DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

- ☒ No, I have not made any campaign contribution to City Officials voting on this application exceeding \$250.00 in the past two years.
- ☐ Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250.00 in the past two years.

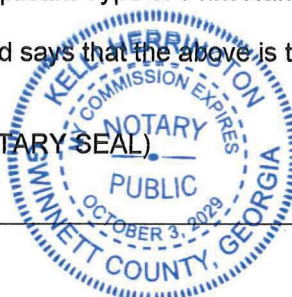
To Whom: _____ Value of Contribution: _____ Date of Contribution: _____

I have read and understand the above and hereby agree to all that is required by me as the applicant.

_____ Signature of Applicant	5/12/24 Date	_____ Applicant Type or Print Name
---------------------------------	-----------------	---------------------------------------

Personally appeared before me who on oath disposes and says that the above is true and to the best of his or her knowledge and belief.

_____ Notary Public Signature	5/12/24 Date	(NOTARY SEAL)
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AUTHORIZATION BY PROPERTY OWNER

I, _____, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; that he/she is the owner of the property which is the subject matter of the attached applications, as is shown in the records of City of Sugar Hill, Sugar Hill, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a Variance of this property.

I hereby authorize staff of the City of Sugar Hill, Department of Planning and Development to inspect the premises, which is the subject of this application.

APPLICANT INFORMATION

Name: Cathi Gomez

Address: 4934 Hannah St

Phone: 404587624

Sugarhill, GA 30518

Fax: _____

Email: CarmourStructures@gmail.com

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF PROPERTY OWNER

DATE

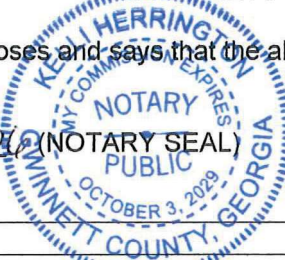
APPLICANT TYPE OR PRINT

PROPERTY OWNER TYPE OR PRINT

Personally appeared before me who on oath disposes and says that the above is true and to the best of his or her knowledge and belief.

Kelli Herrington
Notary Public Signature

5/12/26
Date



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR APPLICATION

The undersigned below is authorized to make this application. The undersigned certifies that all the City of Sugar Hill property taxes, billed to date for the parcel listed below have been paid in full. In no case shall an application or reapplication for rezoning/variance be processed without such property verification.

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

Tax Parcel Number: R7291 007

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME

DESIGN REVIEW APPLICATION

Town Center Overlay

8

Central Business District

APPLICANT INFORMATION

Name: Cathi Gomez

Address: 4934 Hannah St

Phone: 404-578-7624

Sugar Hill, Ga 30518

Fax: _____

Email: Armourstructure@gmail.com

PROPERTY OWNER INFORMATION

Name: Cathi Gomez

Address: 4934 Hannah St

Phone: 404-578-7624

Fax: _____

Email: Armourstructure@gmail.com

CONTACT INFORMATION

Name: Cathi Gomez

Phone: 404-578-7624

Fax: _____

Email: Unique.buildsllc@gmail.com

If multiple property owners, all property owners must fill out separate applications.

PROPERTY INFORMATION

Parcel Number: B7291007

Address: 4934 Hannah St

Present Zoning: _____ Acreage: _____

REQUEST, please give a brief description of the request:

Pool House

SIGNATURE OF APPLICANT

DATE

5/12/24

SIGNATURE OF PROPERTY OWNER

DATE

5/12/24

CONFLICT OF INTEREST CERTIFICATION

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_____ Type or Print Name and Title		_____ Type or Print Name and Title	
_____/_____/_____ Signature of Notary Public	_____/_____/_____ Date	_____/_____/_____ Signature of Notary Public	_____/_____/_____ Date

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- ☐ Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250.00 in the past two years.

To Whom: _____ Value of Contribution: _____ Date of Contribution: _____ I

have read and understand the above and hereby agree to all that is required by me as the applicant.

Signature of Applicant

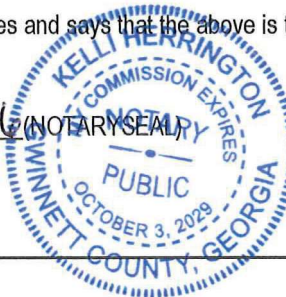
Date

Applicant Type or Print Name

Personally appeared before me who on oath disposes and says that the above is true and to the best of his or her knowledge and belief.

Notary Public Signature

Date



AUTHORIZATION BY PROPERTY OWNER

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He/She authorizes the person named below to act as applicant in the pursuit of a Variance of this property.

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APPLICANT INFORMATION

Name: Cathi Gomez

Address: 4934 Hannah St

Phone: 404-578-7624

Sugarhill, GA 30518

Fax: _____

Email: OrmourStructure@gmail.com

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR APPLICATION

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

Tax Parcel Number: R 7291 007

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME

Dear Planning and Zoning Board,

I am respectfully requesting consideration and approval of a variance for the existing structure located on my property. The structure was already built prior to my purchase of the property and is currently in place.

After review, I was informed that the building does not fully meet current city setback requirements, as it extends approximately 3 inches over the side setback and approximately ½ inch over the rear setback requirement.

Because the structure is pre-existing and the encroachment is extremely minimal, I am requesting that the variance be granted so the building may remain in its current location. Requiring removal or relocation of the structure would create an extreme hardship and substantial expense for a condition that has minimal practical impact on neighboring properties, safety, or overall aesthetics.

I respectfully ask the Board to consider the existing nature of the structure, the minimal dimensional variance requested, and the hardship associated with tearing down or relocating the building.

Thank you for your time, consideration, and understanding regarding this request.

Sincerely,

Cathi Gomez


Sent from my iPhone

The intent of this project is to create a functional and aesthetically cohesive addition to our property while maintaining the architectural character and appearance of the existing main residence. The exterior finishes, rooflines, materials, and overall design will closely match the existing home aesthetics to ensure continuity and harmony throughout the property.

The proposed structure will serve multiple purposes for our family's needs. The second-story addition and renovated interior spaces are intended to provide:

Guest accommodations with bedrooms and bathrooms

A fitness/gym area

A theater/media room

Recreational and family gathering space associated with the pool area

No kitchen facilities are proposed or intended within the structure. The building is not intended to function as a separate independent dwelling unit, but rather as an accessory structure and extension of our primary residence.

This addition is especially important to accommodate our growing family needs, including providing appropriate recreational and personal space for our teenage son, who is currently in middle school, as well as comfortable accommodations for visiting family and guests.

We respectfully submit this letter in support of our proposed project and appreciate your consideration.

Sincerely,

Cathi Gomez

4934 Hannah st

Sugarhill, GA 30518

404578724

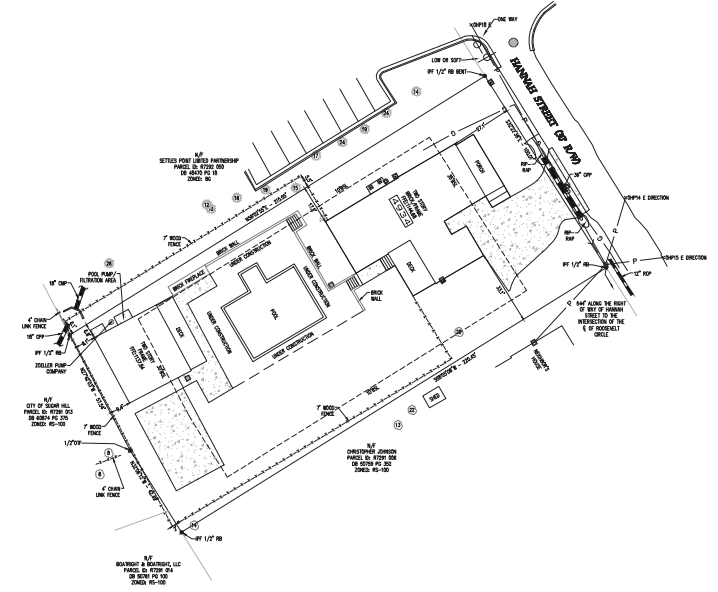
Cathi.gomez4@gmail.com

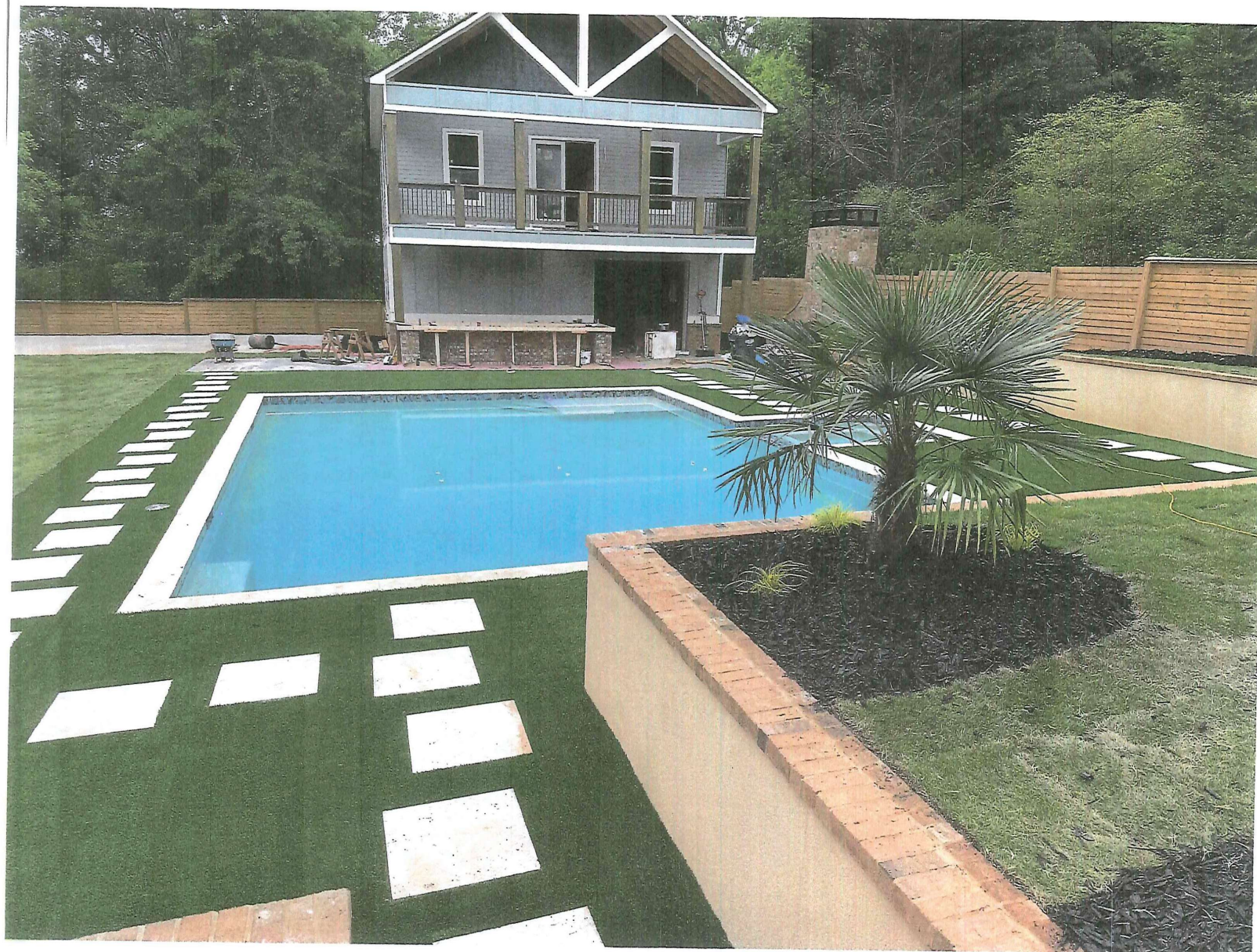
TREE LEGEND	
X = DIAMETER IN INCHES	
	EXISTING TREE TO BE REMOVED
	WATCHING OVER TREE = LANDMARK TREE
	CRISP WHITELY
	DOGWOOD
	HARDWOOD
	HICKORY
	WALNUT
	MAPLE
	OAK
	PECAN
	PINE
	POPULAR
	SWEETGUM

[illegible]

EXISTING LOT COVERAGE CALCULATION	
PRIMARY DWELLING / PORCHES =	2,850 S.F.
DRIVEWAY =	1,365 S.F.
ACCESSORY BUILDING =	1,318 S.F.
ACCESSORY CONC PAD =	922 S.F.
POOL AREA (UNDER CONST) =	3,660 S.F.
IMPERVIOUS TOTAL =	10,115 S.F.

LOT COVERAGE	
10,115 S.F.	/ 79,991 S.F. = 12.6%

[illegible]



ADU
Front Elevation



4945 Hannah St
Sugar Hill GA 30518

ADU

Right Elevation

4945 Hannah St
Sugar Hill GA 30518

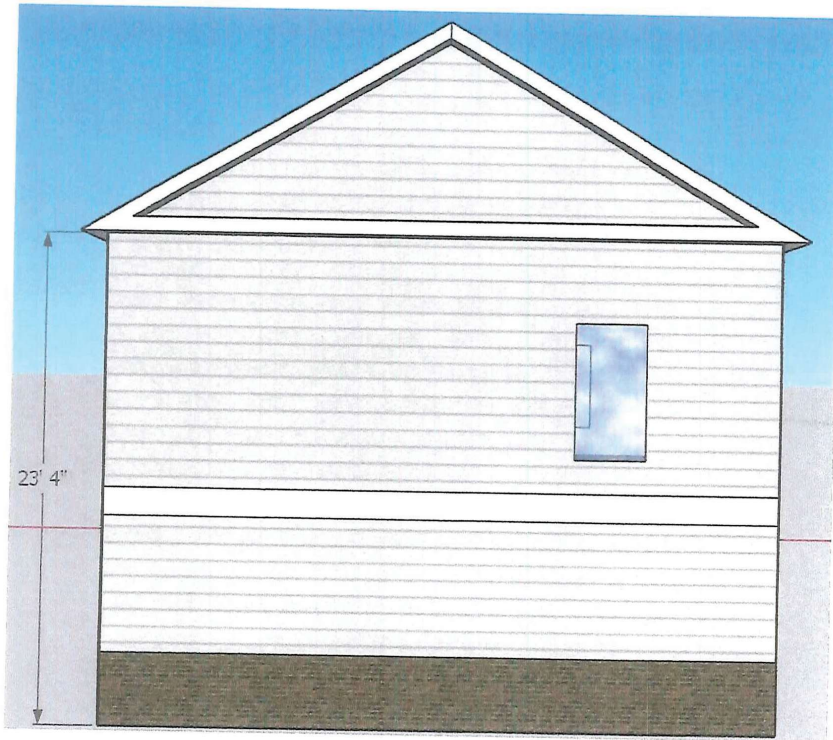


ADU
Left Elevation



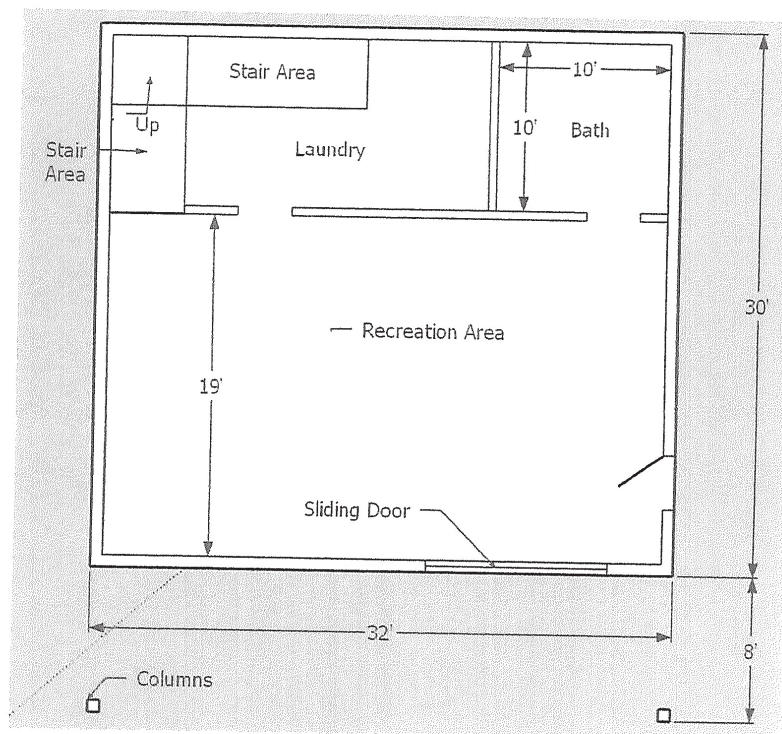
4945 Hannah St
Sugar Hill GA 30518

ADU
Rear Elevation



4945 Hannah St
Sugar Hill GA 30518

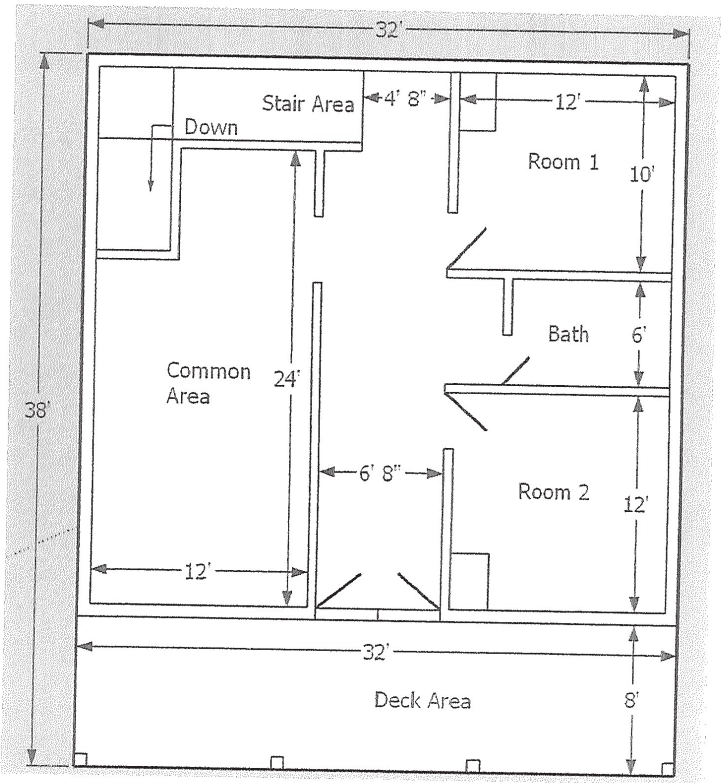
ADU
Plan View
First Floor



4945 Hannah St
Sugar Hill GA 30518

ADU

Plan View
Second Floor



4934 Hannah St
Sugar Hill GA 30518

IRC appendix G and ISPS 2012, COA

Minimum thickness of wall 3" w/ #3 bars @12" O.C. EW. More than 6 feet deep pool require to design by engineer.

International Swimming Pool & Spa Code

306.2 Slip resistant.

Decks, ramps, coping, and similar step surfaces shall be slip-resistant and cleanable. Special features in or on decks such as markers, brand insignias, and similar materials shall be slip-resistant.

311.1 Rope & Float.

In pools where the point of first slope break occurs, a rope and float assembly shall be installed across the width of the pool. The rope assembly shall be located not less than 1 foot and not greater than 2 feet towards the shallow side of the slope break. Rope anchoring devices shall be permanently attached to the pool wall, coping or deck. Rope ends shall attach to the rope anchor devices so that the rope ends can be disconnected from the rope anchor device.

316.3 Strainer Required

Pressure filter systems shall be provided with a strainer located between the pool and the circulation pump.

303 ENERGY

303.3 Time switches.

Time switches or other control methods that can automatically turn off and on heaters and pumps according to a preset schedule shall be installed on all heaters and pumps.

303.4 Covers.

Heated pools and inground permanently installed spa shall be provided with a vapor retardant cover. Exception: Where more than 70 percent of the energy for heating, computed over an operating season, is from slave-recovered energy such as from a heat pump or solar energy source.

IRC appendix G and ISPS

Physical barrier between the occupants and the aquatic vessel shall per following:

- Barrier shall be at least 4'-0" height. Opening of barrier shall not allow 4" sphere.
- Doors or operable windows with a sill height 48" or less shall have means of protection, such as, self-closing doors with self-latching devices.
- Doors or operable windows with a sill height 48" or less shall have an alarm.
- Maximum mesh size for chain link fences shall be a 2 1/4" square.

ISPS 310

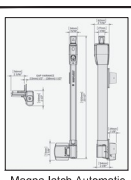
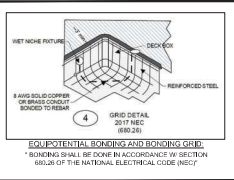
310.1 General. Suction entrapment avoidance for aquatic vessels shall be provided in accordance with APSP 7.

IRC Section E4204 Bonding

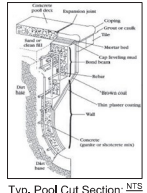
The equipotential bonding required by this section shall be installed to reduce voltage gradients in the pool area as prescribed.

BONDING NOTES:

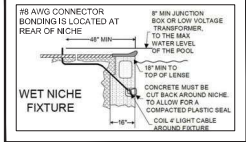
- BONDING OF PERIMETER SURFACES MUST BE IN ACCORDANCE AND BE ATTACHED TO THE CONCRETE POOL REINFORCING STEEL OR COPPER CONDUCTOR GRID AT A MINIMUM OF FOUR EQUAL POINTS AROUND THE PERIMETER.
- ALL METAL PARTS OF POOL STRUCTURE WILL BONDED TOGETHER WITH AN 8 AWG SOLID COPPER CONDUCTOR.
- ALL METAL PARTS OF ELECTRICAL EQUIPMENT ASSOCIATED WITH WATER CIRCULATING SYSTEM MUST BE BONDED.
- EQUIPOTENTIAL BONDING MUST EXTEND A MINIMUM OF 3' HORIZONTALLY BEYOND THE INSIDE WALLS OF A POOL/SPA.



Magna-latch Automatic Fence Latch Details



Typ. Pool Cut Section: NTS



WET NICHE FIXTURE

IMPERVIOUS SURFACE CALCULATIONS:

House/Porch/Garage:	2,363.06
Back Garage:	964.78
Driveway and Sidewalks:	851.11
Existing Impervious:	4,175.97
Lot Size:	21,913.79
Existing Lot Coverage:	19.07%
Pool/Spa w/ Coping:	1,140.00
Recessed Fire-Pit:	160.00
Pool Decking:	1,568.22
New Impervious:	2,868.22
Existing Impervious:	4,175.97
Total Impervious:	7,047.19
New Lot Coverage:	32.16%

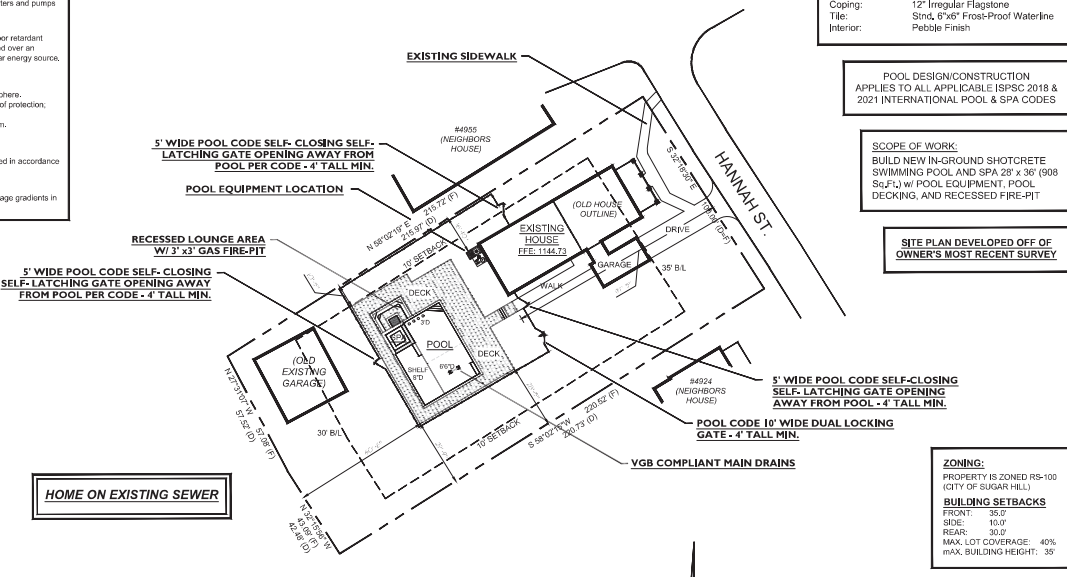
POOL DIMENSIONS:

Length:	36'-0"
Width:	18'-0" to 28'-0"
Depth:	3'-6" to 4'-6" to 6'-6"
Perimeter Feet:	126'-0"
Square Feet:	908 Sq.Ft.
Gallons:	23,592 Gals.
Turnover Rate:	3 Hrs, 28 Mins, @ 120 gpm
SPA DIMENSIONS:	
Size:	8' x 8' Interior
Square Feet:	64 Sq.Ft.
REINFORCEMENT:	
Steel C x C:	12 Inch O/C
Rebar Size:	#3 (3/8") - #4 (1/2") Grade 40
MATERIALS:	
Coping:	12" Irregular Flagstone
Tile:	Std, 6"x6" Frost-Proof Waterline
Interior:	Pebble Finish

POOL DESIGN/CONSTRUCTION APPLIES TO ALL APPLICABLE ISPS 2018 & 2021 INTERNATIONAL POOL & SPA CODES

SCOPE OF WORK:
BUILD NEW IN-GROUND SHOTCRETE SWIMMING POOL AND SPA 28' x 36' (908 Sq.Ft.) w/ POOL EQUIPMENT, POOL DECKING, AND RECESSED FIRE-PIT

SITE PLAN DEVELOPED OFF OF OWNER'S MOST RECENT SURVEY



ZONING:	PROPERTY IS ZONED RS-100 (CITY OF SUGAR HILL)
BUILDING SETBACKS:	
FRONT:	35.0'
SIDE:	10.0'
REAR:	30.0'
MAX. LOT COVERAGE:	40%
MAX. BUILDING HEIGHT:	35'

ISPS SECTION 305.4

WHERE A WALL OF A DWELLING OR STRUCTURE SERVES AS PART OF THE BARRIER, DOORS AND OPERABLE WINDOWS WITH A SILL HEIGHT OF LESS THAN 48 INCHES THAT PROVIDE DIRECT ACCESS TO THE AQUATIC VESSEL THROUGH THE WALL SHALL BE EQUIPPED WITH ONE OR MORE OF THE FOLLOWING: 1. AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR, OR ITS SCREEN OR WINDOW, IS OPENED. THE ALARM SHALL BE LISTED AND LABELED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 601. IN DWELLINGS OR STRUCTURES NOT REQUIRED TO BE ACCESSIBLE UNITS, TYPE-A UNITS OR TYPE-B UNITS, THE DEACTIVATION SWITCH SHALL BE LOCATED 54 INCHES OR MORE ABOVE THE THRESHOLD OF THE DOOR. IN DWELLINGS OR STRUCTURES REQUIRED TO BE ACCESSIBLE UNITS, TYPE-A UNITS OR TYPE-B UNITS, THE DEACTIVATION SWITCH SHALL BE LOCATED NOT GREATER THAN 54 INCHES AND NOT LESS THAN 48 INCHES ABOVE THE THRESHOLD OF THE DOOR.

NOTE: Concrete Wash Out Shall be Minimal and Contained in Designated Washout Area and Disposed of Off Site. Drum Washout is Not Permitted On Site.

HOMEOWNERS

MIGUEL & CATHY GOMEZ
4934 HANNAH ST.
SUGAR HILL, GA 30518
M:
C:

CONTRACTOR

A+ POOLS & OUTDOOR
LIVING, LLC,
435 ROBINS WAY,
AUBURN, GA 30011
C: 678-878-7312

24 HR. CONTACT

ALEX BONILLA
C: 678-878-7312

CONSTRUCTION SET

RELEASED FOR CONSTRUCTION

GOMEZ RESIDENCE

4934 HANNAH ST.
SUGAR HILL, GA 30518

7TH DISTRICT
CITY OF SUGAR HILL
GWINNETT COUNTY,
LAND LOT #251
PARCEL ID:
7291 007

SP-1 POOL SITE PLAN

DATE: 04 - 07 - 2025
24" X 36" ARCH D - 20' SCALE

CITY OF SUGAR HILL

RESOLUTION

File Reference: DRB-CBD 26-001

**4934 Hannah Street
Tax Parcel: R7-291-007**

A RESOLUTION TO ISSUE A CERTIFICATE OF DESIGN REVIEW APPROVAL UNDER THE CENTRAL BUSINESS DISTRICT

WHEREAS, the City of Sugar Hill has received an application from Cathi Gomez requesting a Certificate of Design Review Approval for the addition of a poolhouse existing at tax parcel R7291-007, also known as 4934 Hannah Street which is located within the Central Business District inside the municipal limits of Sugar Hill in land lot 291 of the 7th district of Gwinnett County, Georgia, and

WHEREAS, the City of Sugar Hill finds that the site design, materials, colors and architectural detail as shown on proposed Exhibit 1 attached and incorporated herein are consistent with the requirements for acting on applications for Certificate of Design Review Approval under Section 1001 F. of the City of Sugar Hill Zoning Ordinance.

BE IT THEREFORE RESOLVED, the City Council of Sugar Hill does hereby approve of the proposed project and authorizes the City Manager to issue a Certificate of Design Review Approval upon the condition that the final designs shall substantially resemble the attached Exhibit 1.

This resolution adopted this _____ day of _____, 2026

Mayor – Brandon Hembree

ATTEST:

City Clerk, Jane Whittington

VARIANCE
File DRB CBD 26-001
5021 Nelson Brogden Blvd.
TAX PARCEL #7291 007

The Council of the City of Sugar Hill, Georgia hereby ORDAINS:

That "The 2000 Zoning Ordinance of the City of Sugar Hill, Georgia" is hereby amended by amending the official zoning map adopted in Article 10 of that Ordinance to incorporate the Variance and Conditions found herein for the area described on Exhibit A ("Property"), which is attached hereto and incorporated herein by this reference, into said official zoning map.

BE IT FURTHER ORDAINED that the following conditions are hereby amended on the property as conditions of zoning:

SEE EXHIBIT "B"

IT IS SO ORDAINED, this _____ day of _____, 2026.

Those voting in favor:

Those voting in opposition:

Council Member Joshua Page

Council Member Joshua Page

Council Member Gary Pirkle

Council Member Gary Pirkle

Council Member Meg Avery

Council Member Meg Avery

Mayor Pro Tem Alvin Hicks

Mayor Pro Tem Alvin Hicks

Council Member Samantha Piovesan

Council Member Samantha Piovesan

ATTEST:

City Clerk

Submitted to Mayor: ____/____/____

Approved by Mayor, this _____ day of _____ 2024.

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 291 OF T1-1E 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 0.503 ACRES AS SHOWN ON PLAT OF SURVEY FOR GRIFFIN BRADDOCK DATED JULY 27, 1981, BY BORDERS & ASSOCIATES, REGISTERED LAND SURVEYORS, RECORDED IN PLAT BOOK 16, PAGE, 70B, 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 T1-1E SOUTHWESTERN RIGHT OF WAY OF HANNAH STREET, SAID POINT BEING 544 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE RIGHT OF WAY OF HANNAH STREET AND THE CENTERLINE OF ROOSEVELT CIRCLE, AS MEASURED ALONG T1-1E RIGHT OF WAY OF HANNAH STREET; THENCE PROCEEDING ALONG THE RIGHT OF WAY OF HANNAH STREET NORTH 31 DEGREES 59 MINUTES WEST A DISTANCE OF 100 FEET TO AN IRON PIN, THENCE SOUTH 58 DEGREES 21 MINUTES WEST A DISTANCE OF 215.97 FEET TO AN IRON PIN; THENCE SOUTH 27 DEGREES 14 MINUTES, EAST A DISTANCE OF 57.52 FEET TO AN IRON PIN; THENCE SOUTH 31 DEGREES 59 MINUTES EAST A DISTANCE OF 42.48 FEET TO AN IRON PIN; THENCE NORTH 58 DEGREES 24 MINUTES EAST A DISTANCE OF 220.73 FEET TO AN IRON PIN ON THE SOUTHWESTERN RIGHT OF WAY OF HANNAH STREET, THE PLACE OR POINT OF BEGINNING.

Exhibit B

1. Approval of a variance from the rear 30-ft setback and a variance from the 10-ft side setback.

DRAFT