



TO: MAYOR & CITY COUNCIL

FROM: HELEN BALCH, PLANNING & DEVELOPMENT DIRECTOR

MEETING DATE: MONDAY, AUGUST 10, 2026

CASE: RZ-26-001; BRYAN MATTHEWS; 4822 LANIER AVENUE

APPLICANT REQUEST: REZONING FROM RS-72 TO R-36

PLANNING & DEVELOPMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

PLANNING COMMISSION RECOMMENDATION: APPROVAL AS PRESENTED BY STAFF

Summary

The applicant requests rezoning from RS-72 to R-36 to develop four (4) attached single-family residences.

Attachments/Exhibits

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

City of Sugar Hill
Planning Staff Report
RZ 26-001

DATE: July 28, 2026
TO: Mayor and City Council
FROM: Planning Department
SUBJECT: Rezone from Medium Density Single-Family (RS-72) to Medium Density Mixed Residential (R-36).
ISSUE: The City of Sugar Hill has received an application, dated June 5, 2026 from William Bryan Matthews to rezone the subject property from RS72 to R36 for the construction of four attached single-family homes with concurrent Design Review.

RECOMMENDED ACTION

Recommend approval of request to rezone with the following conditions:

1. The development shall substantially conform to the site plan (Exhibit A) 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.

Recommend approval of the Design Review Request with the following conditions:

1. Elevations shall substantially resemble Exhibit A.

DISCUSSION

- The subject parcel is located at 4822 Lanier Avenue, Sugar Hill. 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 four single-family detached homes, each 3,125 SF in size.
- The proposed project would serve as an appropriate infill development within an existing established neighborhood. While the proposed residences will be attached, the aesthetic of the development should be complementary to existing homes. There are examples of attached residences, duplexes on this street and townhomes approved on nearby First Street.
- 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 materials and
- A Design Review approval will be required by City Council upon rezoning of the property, concurrent with this request.

- 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 and no impact is anticipated.
- A 50' undisturbed zoning buffer is provided adjacent to the RS-100 property to the south.
- This property was recently rezoned from RM to RS-72 for three detached residences, pursuant to RZ-25-006. Council approved this request with a concurrent variance by a 4-0 vote on July 14, 2025.

BACKGROUND

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

Existing Zoning: RS-72

Request(s): Rezone R-72 to R36

Purpose: Attached single-family residences

Property Size: $\pm$ 1.07 acres

Location: 4822 Lanier Ave.
Tax parcel: R7292 045

Public Notice: Letters to adjoining owners via USPS regular mail on June 11, 2026
Sign posted at 4822 Lanier Ave on June 12, 2026
Ad in legal section of Gwinnett Daily Post on June 14, 2026 and July 12, 2026

Public Comments: None as of 6/16/2026

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	Vacant	HSB Hwy Service Bus

Planning Commission Minutes: The public hearing was opened. Applicant representative Brian Mathews gave his presentation via phone. He stated that sewer connection was a challenge and that the houses would 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 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.



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
Phone: 404-308-5669
n/a
Signature: WBM Mathews

Address: Abernathy Engineering Group LLC
PO Box 1886, Buford, Georgia 30515
Email: bryan.mathews@wbschwartsdesign.com
Date: May 29, 2026

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

Signature: RRKarski

Address: 656 Whitehead Road
Sugar Hill, Georgia 30518
Email: dan.greatland@gmail.com
Date: May 29, 2026

CONTACT INFORMATION

Name: Bryan Mathews
Email: n/a

Phone: 404-308-5669
bryan.mathews@wbschwartsdesign.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: Four Units Current Population: Vacant House
Street Address: 4822 Lanier Avenue, Sugar Hill, Georgia 30518

PRESENT ZONING DISTRICT: RS-72 REQUESTED ZONING DISTRICT: R36
Proposed Development: Tear-Down Existing House / Subdivide Lot / Construct 4 New Townhouse Units

Residential Development

of Lots/Dwelling Units: 4 Townhouse Units
Dwelling Unit Size (sq. ft.): 3,125-sf
Net Density: 11,650-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



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 RS-72 Zoning District has reasonable economic use as currently zoned. However, Townhouses are a better fit for this property.

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, and is similar to the R36 Townhome Zoning on First Avenue.

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 townhouses to current IBC Building codes and architectural standards.



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

RZ-26-001

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 06-05-2026 William Bryan Mathews / PM
Signature of Applicant Date Typed or Print Name and Title
Sworn to and subscribed before me this 05 day of June, 2026 SJA
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.

RRK Karski 06-05-2026 Rong Rong Karski (Owner)
Owner Signature Date Typed or Print Name and Title
Sworn to and subscribed before me this 05 day of June, 2026 RH
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 06-05-2026 William Bryan Mathews / PM 06-05-2026
Signature of Applicant/ Attorney Representative Date Typed or Print Name and Title Date
RRK Karski 06-05-2026 Rong Rong Karski (Owner) 06-05-2026
Signature of Owner Date Typed or Print Name and Title Date
Sworn to and subscribed before me this 05 day of June, 2026 RH
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? _____ (yes/no). If yes, complete the following:

NAME & OFFICIAL

POSITION OF GOVERNMENT OFFICIAL

None

CONTRIBUTIONS (List all which aggregate to \$250 or more)

None

DATE CONTRIBUTION WAS made (within last two years)

None

WBM Mathews 06-05-2026 William Bryan Mathews / PM 06-05-2026
Signature of Applicant/ Attorney Representative Date Typed or Print Name and Title Date
RRK Karski 06-05-2026 Rong Rong Karski (Owner) 06-05-2026
Signature of Owner Date Typed or Print Name and Title Date
Sworn to and subscribed before me this 05 day of June, 2026 SJA
Signature of Notary Public



CITY OF SUGAR HILL PLANNING & DEVELOPMENT DEPARTMENT
PUBLIC HEARING PACKET

RZ-26-001

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: 7290 104 / 7290 573

WB Mathews
SIGNATURE OF APPLICANT

06-05-2026
DATE

William Bryan Mathews
TYPE OR PRINT NAME

DESIGN REVIEW APPLICATION



Town Center Overlay

n/a

Central Business District

APPLICANT INFORMATION

Name: William Bryan Mathews

Address: Abernathy Engineering Group LLC

Phone: 404-308-5669

PO Box 1886, Buford, Georgia 30515

Fax: n/a

Email: bryan.mathews@wbschwartsdesign.com

PROPERTY OWNER INFORMATION

Name: Rong Rong Karski
(c/o Dan Karski)

Address: 6050 Eagle Close Lane

Phone: 678-249-7881

Sugar Hill, Georgia 30518

Fax: n/a

Email: dan.greatland@gmail.com

CONTACT INFORMATION

Name: Bryan Mathews

Phone: 404-308-5669

Fax: n/a

Email: bryan.mathews@wbschwartsdesign.com

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

PROPERTY INFORMATION

Parcel Number: 7292 045

Address: 4822 Lanier Avenue, Sugar Hill, Georgia 30518

Present Zoning: RS-72 Acreage: 1.073-Acres

REQUEST, please give a brief description of the request:

We Seek TCO Approval to Rezone the Subject Property as (R36) to Build One 4-Unit

Town-House Building with Fee Simple Lots.

WBMathews

05-29-2026

SIGNATURE OF APPLICANT

DATE

RRKarski

05-29-2026

SIGNATURE OF PROPERTY OWNER

DATE

AEG Abernathy Engineering Group LLC

Civil Engineers / Land Planning

Friday, May 29, 2026

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 objective is to raise (tear-down, demolish and remove) the existing dilapidated home on this property, to subdivide the lot and prepare the land for new Townhouse Residential Dwellings.

We propose changing the current RS-72 Zoning District to R36 for Townhomes.

Develop the property as an R36 Zoning District, allowing for One Four-Unit Townhouse Building. This would result in four (4) fee-simple Townhouse Lots.

The subject property is served by existing gravity sanitary sewer lines, owned and operated by GC-DWR. Said gravity sewer line is located at the front of the lot within the R/W of Lanier Avenue.

The subject property is served by existing public water line, owned and operated by GC-DWR. Said WL is located at the front of the lot within the R/W 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 R36; full size and reduced size copies as per the checklist.

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.

AEG Abernathy Engineering Group LLC

Civil Engineers / Land Planning

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

TOTAL AREA: 1.07 ACRES

LEGEND :

- POB POINT OF BEGINNING
- ULL LAND LOT LINE
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- CTF CRIMP TOP FOUND
- RFP REBAR FOUND
- OTF OPEN TOP FOUND
- RBS REBAR SET
- CMP CORRUGATED METAL PIPE
- RCF REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYLCHLORIDE PIPE
- SWCB SINGLE WING CATCH BASIN
- SWCB 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
- OP OVERHEAD POWER LINE
- EO ELECTRIC OUTLET
- UL UTILITY POLE
- UP UNDERGROUND POWER LINE
- GUY GUY WIRE
- PP POWER POLE
- L/P LIGHT POLE
- TH FIRE HYDRANT
- WM WATER METER
- WM WATER VALVE
- VM VALVE MARKER
- SP SIGN POST
- BL BUILDING LINE
- CL CENTERLINE
- EP EDGE OF PAVEMENT
- SP SAMPLING POINT
- MP MONITORING POINT
- WETLANDS

SURVEY NOTATION:

SOME 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 GPS 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 RESTORING 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

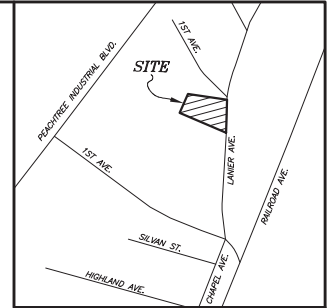
COUNTY: GWINNETT
LAND LOT: 292
DISTRICT/PARCEL: 7th / R7292 045
DATE: 11/13/23
SCALE: 1" = 40'
JOB NO. 23104

BOUNDARY & TOPOGRAPHIC SURVEY FOR:

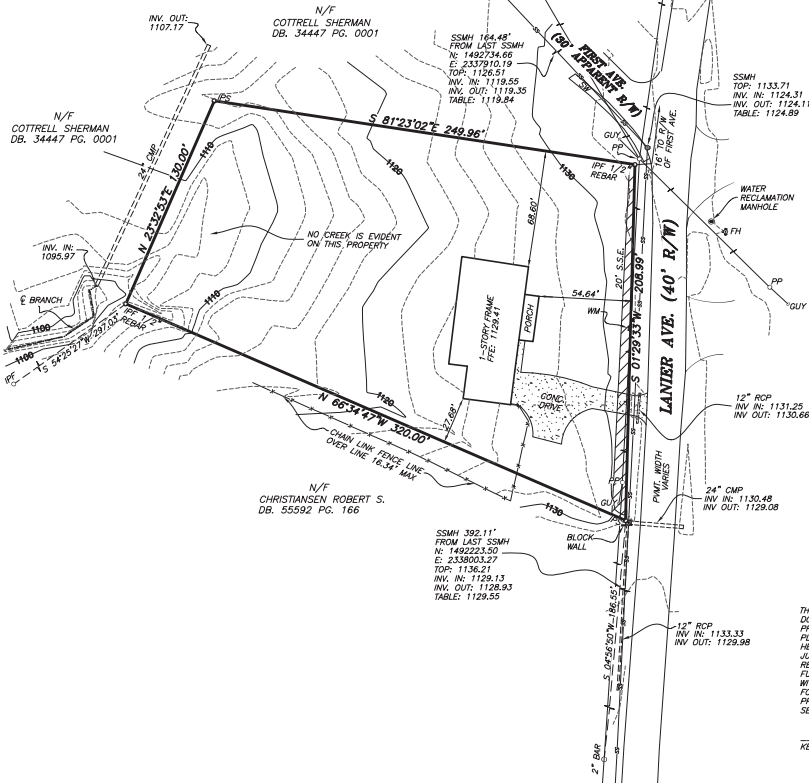
DAN KARSKI



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



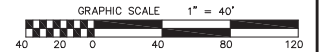
REFERENCE MATERIAL:
SURVEY FOR SHERMAN L. COTTRELL, PREPARED BY SCD DEVELOPMENT SERVICES DATED JUNE 7TH, 2023 AND RECORDED IN PG. 159 PG. 276.
PLAT OF SURVEY FOR ALAN P. & DEBORA M. MAYFIELD PREPARED BY RICHARD MAY & ASSOC., P.C. DATED SEPT. 27TH, 1985 AND RECORDED IN PG. 32 PG. 260.

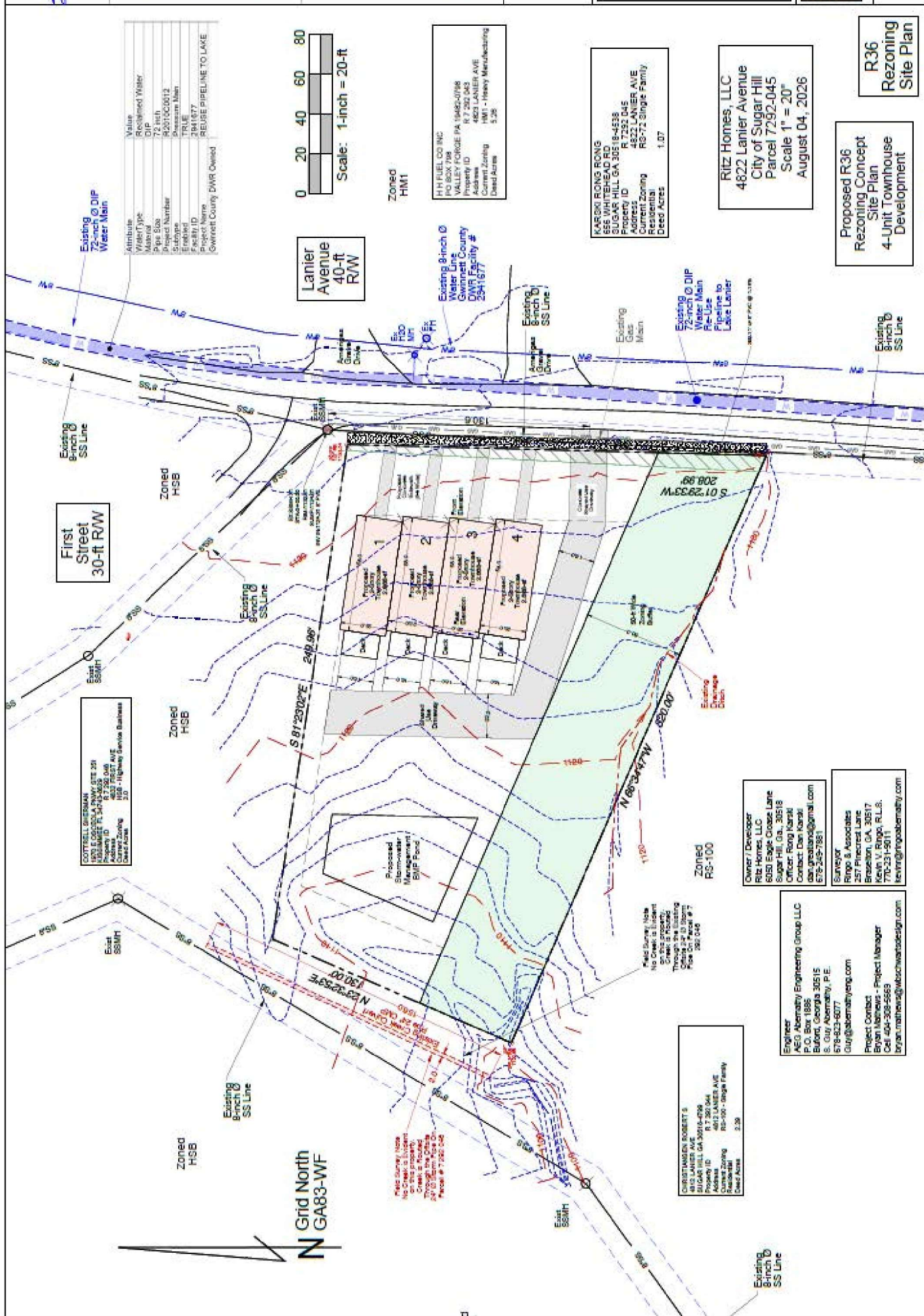


THIS PLAT IS A RETRACEMANT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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 43-8-67.

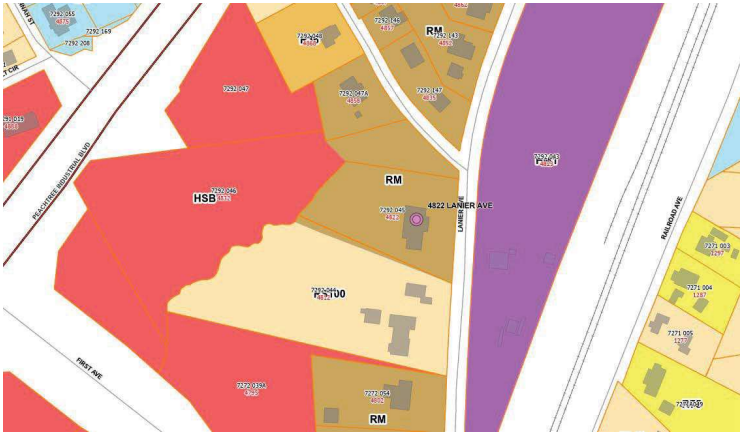
KEVIN V. RINGO - RLS NO. 2278

11-13-23
DATE





RZ-26-001
AERIAL MAP



Legal Description

Property Address: 4822 Lanier Avenue, Sugar Hill, Georgia 30518
Current Zoning RS-72 (RZ-25-006) / 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.



ORDINANCE
RZ-26-001
ADDRESS: 4822 Lanier Ave
TAX PARCEL: R7292 045
Containing 1.07 ac. +/-

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

That "The Zoning Ordinance of the City of Sugar Hill" is hereby amended by amending the official zoning map adopted by that ordinance to classify the area described on Exhibit A which is attached hereto and incorporated herein by reference as Medium Density Mixed Residential (R36) on 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:

_ Mayor Pro Tem Joshua Page

Mayor Pro Tem Joshua Page

_ Council Member Alvin Hicks

Council Member Alvin Hicks

_ Council Member Gary Pirkle

Council Member Gary Pirkle

_ Council Member Meg Avery

Council Member Meg Avery

_ Council Member Samantha Piovesan

Council Member Samantha Piovesan

ATTEST:

City Clerk

Submitted to Mayor: ____/____/____

Approved by Mayor, this _____ day of _____ 2026.

Mayor Brandon Hembree

RZ-26-001

EXHIBIT A

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

Current Zoning RS-72 (RZ-25-006) / Tax Parcel 7292 045

1.07-Acre Property

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RZ-26-001
EXHIBIT B

Recommend approval of request to rezone with the following conditions:

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

Recommend approval of the Design Review Request with the following conditions:

1. Elevations shall substantially resemble Exhibit A.