



TO:	MAYOR & CITY COUNCIL
FROM:	HELEN BALCH, PLANNING & DEVELOPMENT DIRECTOR
MEETING DATE:	MONDAY, AUGUST 10, 2026
CASE:	VAR-26-001; SUGAR HILL PARCEL OWNER, LLC C/O MAHAFFEY PICKENS TUCKER LLP; 5021 NELSON BROGDON BLVD
APPLICANT REQUEST:	VARIANCE TO ALLOW FRONT SETBACK TO EXCEED THE REQUIRED 12-FOOT MAXIMUM VARIANCE TO ALLOW LESS THAN 50% TRANSPARENCY WINDOWS AND DOORS
PLANNING & DEVELOPMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS
PLANNING COMMISSION RECOMMENDATION:	APPROVAL AS PRESENTED BY STAFF

Summary

The applicant is requesting variance to ensure the development can proceed in compliance with approved plans from approvals in 2021 rezoning and 2024 Design Review.

Attachments/Exhibits

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

City of Sugar Hill
Planning Staff Report
VAR-26-001

DATE: July 28, 2026
TO: Mayor and City Council
FROM: Planning Department
SUBJECT: Variance Request, VAR-26-001.

REQUEST: Applicant Sugar Hill Parcel Owner, LLC/Mahaffey Pickens Tucker, LLP is seeking:

1. a variance from the Zoning Ordinance to exceed the 12-foot maximum setback along the right-of-way and;
2. A variance from the Zoning Ordinance to provide buildings with less than 50 percent transparency through windows and doors on the ground level street-facing facades.

RECOMMENDED ACTION:

Approval of the setback variance from the right-of-way with the condition that final construction be consistent with the attached site plan in Exhibit A. Regarding the variance request for reduced transparency on street facades, staff recommends denial as it would create a precedent for further development in the CBD.

DISCUSSION

Mahaffey Pickens Tucker, LLP submits the attached variance application on behalf of Sugar Hill Parcel Owner, LLC relating to the proposed development of an approximately 3.682-acre tract of land located along Nelson Brogdon Boulevard (State Route 20) at its intersection with Stanley Street being further identified as Gwinnett County Tax Parcel number R7292 078. The Property is currently zoned BG and is located within both the Town Center (“TCO”) and Central Business District (“CBD”) Overlays.

The proposed development of the property would provide approximately 13,275 square feet of inline retail space split between two buildings and a 0.78-acre outparcel. Proposed uses include retail and

restaurant options, accommodating fast casual and full-service concepts with flexible options including patio capabilities.

BACKGROUND

APPLICANT: Sugar Hill Parcel Owner LLC

OWNER: Sugar Hill Parcel Owner LLC

EXISTING ZONING: General Business District (BG)CBD/TCO

REQUEST: Setback variance and variance to transparency requirements in CBD

PROPERTY SIZE: $\pm$ 3.68-acres

LOCATION: 5021 Nelson Brogdon Blvd.

Parcel: 7292 078

FINDINGS OF FACT

The Property is located at the intersection of Stanley Street and Nelson Brogdon Boulevard where a pedestrian bridge is currently being constructed to connect downtown with mixed-use development on the north side of the road. The pedestrian bridge provides important connectivity for residents and visitors of Sugar Hill, but it also constrains the development of the property thereby creating a hardship. Prudent site design dictates that buildings should be set back further from the pedestrian bridge for safety and adequate visibility—supporting long-term commercial viability. As such, a 57-foot maximum building setback is necessary (57 along Stanley Street, 51 along Nelson Brogdon Road) to appropriately address these safety and visibility concerns. In BG, the standard setback along corridors (without the overlay) is 30 feet on a collector street and 40 feet on a major corridor.

Regarding windows and doors at the ground level, the Zoning Ordinance requires a minimum of 50 percent of the street facing facades on the ground level be transparent through windows and doors. The applicant stated heavier traffic along State Route 20 comes with increased noise and light as compared to small, local streets. However, the criteria for a variance has not been established.

Staff measured 29 percent on the east elevation; 11 percent on south elevation; 53 percent north elevation; 37 percent on west elevation for an average of **32 percent**.



David Belle Isle
Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
John D. Hipes*
Christopher D. Holbrook
Jessica P. Kelly
Shane M. Lanham
Jeffrey R. Mahaffey

John N. Mahaffey
Julia A. Maxwell
Steven A. Pickens
Kassie M. Prater
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
Wayne S. Tartline
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR VARIANCE APPLICATION

Mahaffey Pickens Tucker, LLP submits the attached variance application (the “Application”) on behalf of Sugar Hill Parcel Owner, LLC (the “Applicant”), relating to the proposed development of an approximately 3.682-acre tract of land (the “Property”) located along Nelson Brogdon Boulevard (State Route 20) at its intersection with Stanley Street being further identified as Gwinnett County Tax Parcel number R7292 078. The Property is currently zoned BG and is located within both the Town Center (“TCO”) and Central Business District (“CBD”) Overlays.

The proposed development of the Property would provide approximately 13,275 square feet of in-line retail space split between two buildings and a 0.78-acre outparcel. Proposed uses include retail and restaurant options, accommodating fast casual and full-service concepts with flexible options including patio capabilities. The Applicant acknowledges that The Zoning Ordinance of the City of Sugar Hill Georgia (the “Z.O.”) requires special use permit approval for restaurants within the Central Business District Overlay and will submit requisite applications for such use at the appropriate time.

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

Alpharetta Office || 178 South Main Street, Suite 250, Alpharetta, Georgia 30009

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

The Property was rezoned to the BG classification in 2021, and then in 2024 the Mayor and City Council granted Design Review Approval of the development plans for the Property and authorized issuance of the Certificate of Design Review Approval conditioned on substantial resemblance between the approved plans and final design. The Applicant is proposing to develop under the plans approved by the Mayor and City Council without any changes to the approved plans. Thus, the Applicant submits this variance application out of an abundance of caution to ensure the development can proceed in compliance with the approved plans.

In order to develop the Property as depicted on the site plan submitted with the Application, the Applicant requests approval of the following variances:

- A variance from Z.O. §1002.E.1.iii to exceed the 12-foot maximum building setback along the right-of-way; and
- A variance from Z.O. §1002.E.2.iv to provide buildings with less than 50% transparency through windows and doors on the ground level street-facing facades.

The Property is located at the intersection of Stanley Street and Nelson Brogdon Boulevard where a pedestrian bridge is currently being constructed to connect downtown with mixed-use development on the north side of the road. The pedestrian bridge provides important connectivity for residents and visitors of Sugar Hill, but it also constrains the development of the Property. Prudent site design dictates that buildings should be set back further from the pedestrian bridge for safety and adequate visibility—supporting long-term commercial viability. As such, a 57-foot maximum building setback is necessary along Nelson Brogdon Road to appropriately address these safety and visibility concerns.

Additionally, the design requirements of the CBD were adopted primarily to “foster development of the city center.” The Property, however, is located along a major regional transportation corridor (State Route 20) which has a significantly different function and feel from smaller, local streets contemplated by the CBD. The Z.O. acknowledges this fact and states that “in consideration of the heavy volume and higher

speeds of vehicular traffic along [State Route 20] adequate provisions should be granted to facilitate appropriate commercial development which addresses the needs of our traveling consumers while promoting pedestrian oriented development patterns within Downtown Sugar Hill.” Providing a maximum 57-foot building setback from the right-of-way allows the development to promote pedestrian connectivity in the area while also accommodating the different needs of the Property from others within the CBD due to its unique position along a major regional transportation corridor with heavy vehicular traffic, the position of the pedestrian bridge between the buildings and Nelson Brogdon Boulevard, and the position of the Sugar Hill Greenway.

Further, the Property’s location along a major regional transportation corridor necessitates consideration of the unique effects a heavy volume of higher speed traffic has on the environment of a retail center and thus impacts the determination of appropriate architectural and site design. The heavier traffic along State Route 20 comes with increased noise and light as compared to small, local streets within Downtown Sugar Hill. Moreover, the Property is fronted on three sides by external right-of-way which, according to a strict interpretation of the Z.O., creates additional architectural design obligations pursuant to §1002.E.2.iv. A typical commercial parcel in the CBD has a single street frontage, but the Property has three. The subject Property is also larger than a typical commercial parcel within the CBD and accommodates multiple buildings as reflected on the site plan. The site design must also accommodate the pedestrian bridge which restricts access and visibility of buildings on the site and the Sugar Hill Greenway along Stanley Street at the bottom of a steep grade up. These physical characteristics of the Property force a site design wherein the buildings are accessed from an internal parking area rather than a street-loaded, walk-up storefront. The buildings are thus designed with front facades and customer entrances facing the internal parking area. Based on the unique layout of the Property with three road frontages, the strict interpretation of the Z.O. would require that all sides of the buildings provide a minimum of 50% transparency through windows and doors, which is not a feasible design. As such, the Applicant proposes to reduce the minimum requirement for glass windows/doors on the street-facing facades from 50% to 0%

to allow the facades to function as the sides and rear of the buildings. These facades would be softened with landscaping and hardscapes and screened, in part, by the pedestrian bridge. The proposed site design strikes a balance among several (sometimes conflicting) goals including adhering to the requirements of the Z.O., providing safe and convenient pedestrian and vehicular access, providing an attractive storefront, and maintaining adequate visibility. Moreover, the site plan submitted with the Application is consistent with the building and site design reflected in the Certificate of Design Review approved by the City in 2024 and would comply with the additional design requirements set forth therein.

A literal interpretation of the Z.O. would deprive the Applicant of rights commonly enjoyed by other owners of similarly zoned property. The minimum building setback from the right-of-way for principal buildings within the BG zoning classification are 40 feet for “Major Streets” and 30 feet for “Collector Streets.” Further, properties within the BG zoning classification are not required to provide a specific percentage of the street fronting ground floor façade as transparent windows and doors. The requested variances are the minimum relief necessary to allow the reasonable use of the Property and granting relief would be in harmony with the general purpose and intent of the Z.O. and would not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.

The Applicant welcomes the opportunity to meet with staff of the City of Sugar Hill Planning and Development Department to discuss the Application and to address any questions or concerns. The Applicant respectfully requests approval of the requested variances.

This 7th day of July, 2026.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham
Attorneys for the Applicant

VARIANCE APPLICATION

Administrative City Council Appeal of Administrative Decision

APPLICANT INFORMATION

Name: Sugar Hill Parcel Owner, LLC c/o Address: 1550 N Brown Rd, Ste 125
Mahaffey Pickens Tucker, LLP
Phone: _____ Lawrenceville, GA 30043
Fax: 678.518.6880
Email: SLanham@mptlawfirm.com

PROPERTY OWNER INFORMATION

Name: Sugar Hill Parcel Owner, LLC Address: 2827 Peachtree Rd. NE,
1545 Peachtree St NE, Ste 200 suite 500
Phone: 770.232.0000 Atlanta, GA 30305
Fax: 678.518.6880
Email: SLanham@mptlawfirm.com

CONTACT INFORMATION

Name: Shane Lanham Phone: 770.232.0000
Fax: 678.518.6880 Email: SLanham@mptlawfirm.com

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

PROPERTY INFORMATION

Subdivision: _____ Lot/Blk: _____ Land Lot: 292

Address: 5021 Nelson Brogdon Blvd, Sugar Hill

Present Zoning: BG/TCO/CBD Map Reference #: R7292 078 Acreage: _____

Requesting _____ feet in the _____ SIDE _____ REAR _____ FRONT yard.

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

Please see Letter of Intent

JR Borden
SIGNATURE OF APPLICANT

06 / 19 / 26
DATE

JR Borden
SIGNATURE OF OWNER

06 / 19 / 26
DATE

APPLICANT RESPONSE

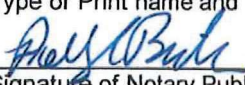
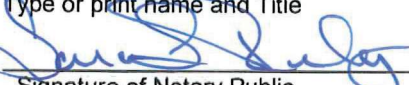
The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of the property and shall govern the exercise of the zoning power. PLEASE RESPOND TO THE FOLLOWING STANDARDS 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.

	06/19/26		06/19/26
Signature of Applicant	Date	Signature of Applicant's Attorney	Date
James R. Borders, President of Sugar Hill Parcel Owner, LLC		Kassie Prater	
Type or Print name and Title		Type or print name and Title	
	6/19/26		6/19/26
Signature of Notary Public	Date	Signature of Notary Public	Date

NOTARY PUBLIC

FAYETTE COUNTY, GEORGIA 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.

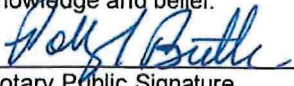
- ☒ No, I have not made any campaign contribution to City Officials voting on this application exceeding \$250.00 in the past two years.
- ☐ Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250.00 in the past two years.

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.

	06/19/26	James R. Borders, President of Sugar Hill Parcel Owner, LLC
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.

	6/19/26	(NOTARY SEAL)
Notary Public Signature	Date	

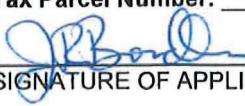
POLLY T BUTLER

NOTARY PUBLIC

Updated: 1/13/2022
FAYETTE COUNTY, GEORGIA
My Commission Expires
06/07/2027



AUTHORIZATION BY PROPERTY OWNER			
I, <u>James R. Borders</u> , 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: _____	Address: _____		
Phone: _____	_____		
Fax: _____	_____		
Email: _____	_____		
_____ / /	_____		
SIGNATURE OF APPLICANT	DATE	SIGNATURE OF PROPERTY OWNER	DATE
James R. Borders, President of Sugar Hill Parcel Owner, LLC		James R. Borders, President of Sugar Hill Parcel Owner, LLC	
APPLICANT TYPE OR PRINT		PROPERTY OWNER TYPE OR PRINT	
Personally appears 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 SEAL)		
Notary Public Signature	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: <u>7292 078</u>		
<u></u>	<u>06 / 19 / 26</u>	<u>James R. Borders, President of Sugar Hill Parcel Owner, LLC</u>
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME

DEED B: 60169 P: 00800
08/29/2022 04:52 PM Pgs: 4 Fees: \$25.00
TTax: \$0.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672022026680
ERECORDED
eFile Participant IDs: 1983094574,7067927936

NCS 1045802

THIS INSTRUMENT PREPARED BY:
AND RETURN TO:

King & Spalding LLP
1180 Peachtree Street, NE, Suite 1600
Atlanta, GA 30309
Attn: Brent S. Gilfedder, Esq.

Tax Parcel I.D. (Folio) No: R7292-080; R7292-083; R7292-082; R7292-081; R7292-079;
R7292-200; R7292-078; R7292-167

LIMITED WARRANTY DEED

Sugar Hill Apartment Residences, LLC, a Georgia limited liability company ("Grantor"), whose post office address is 1545 Peachtree Street, Suite 260, Atlanta, Georgia 30309, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these present does hereby grant, sell and convey unto Sugar Hill Parcel Owner, LLC, a Georgia limited liability company ("Grantee"), whose post office address is 1545 Peachtree Street, Suite 260, Atlanta, Georgia 30309, all that certain land located in Gwinnett County, Georgia, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters set forth in Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions") but reference to same shall not operate to reimpose same.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever.

[Signature Page – Limited Warranty Deed]

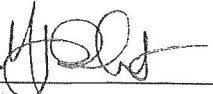
And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

[signatures to follow]

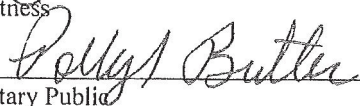
[Signature Page – Limited Warranty Deed]

EXECUTED on the date set forth in the acknowledgment attached hereto, to be effective upon delivery, dated August 12, 2022.

Signed, sealed and delivered
in the presence of:



Witness

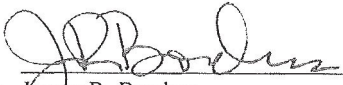


Notary Public

June 20, 2023
My Commission Expires:

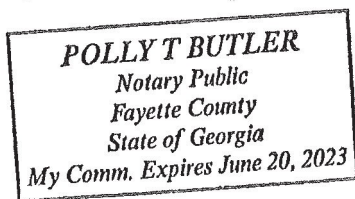
Grantor:

**SUGAR HILL APARTMENT RESIDENCES,
LLC**, a Georgia limited liability company

By: 

Name: James R. Borders
Title: President

[NOTARIAL SEAL]



[Signature Page – Limited Warranty Deed (Retail)]

LEGAL DESCRIPTION

Lot 3 – Less Right-of-way Dedication

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

BEGINNING at a point located at the intersection of the Northwesternly right-of-way line of Stanley Street (variable right-of-way) with the Northeasternly right-of-way line of Nelson Brogdon Boulevard (variable right-of-way), said point being the TRUE POINT OF BEGINNING; Thence along said right-of-way line of Nelson Brogdon Boulevard North 52 degrees 01 minutes 10 seconds West a distance of 105.07 feet to a point; Thence North 38 degrees 31 minutes 14 seconds East a distance of 7.95 feet to a concrete monument found; Thence North 50 degrees 17 minutes 45 seconds West a distance of 11.22 feet to a point; Thence North 50 degrees 17 minutes 45 seconds West a distance of 8.59 feet to a concrete monument found; Thence South 38 degrees 11 minutes 24 seconds West a distance of 8.55 feet to a point; Thence North 52 degrees 01 minutes 10 seconds West a distance of 90.59 feet to a point; Thence North 38 degrees 15 minutes 35 seconds East a distance of 9.04 feet to a point; Thence North 51 degrees 44 minutes 25 seconds West a distance of 20.00 feet to a point; Thence South 38 degrees 40 minutes 10 seconds West a distance of 9.14 feet to a point; Thence North 52 degrees 01 minutes 10 seconds West a distance of 43.42 feet to a point; Thence North 69 degrees 29 minutes 33 seconds West a distance of 67.75 feet to a point; Thence North 45 degrees 22 minutes 09 seconds West a distance of 22.58 feet to a concrete monument found; Thence North 52 degrees 12 minutes 37 seconds West a distance of 161.28 feet to a 5/8-inch rebar set; Thence departing said right-of-way line North 59 degrees 09 minutes 56 seconds East a distance of 153.77 feet to a 47-inch poplar tree; Thence North 59 degrees 09 minutes 56 seconds East a distance of 30.37 feet to a 1/2-inch rebar found; Thence North 59 degrees 05 minutes 27 seconds East a distance of 206.21 feet to a point located on the Proposed Southerly right-of-way line of Oak Street (variable right-of-way); Thence along said right-of-way line South 51 degrees 51 minutes 21 seconds East a distance of 351.67 feet to a point located on the Northwesternly right-of-way line of Stanley Street (variable right-of-way); Thence along said right-of-way line with a curve turning to the left with an arc length of 33.32 feet, with a radius of 530.00 feet, with a chord bearing of South 23 degrees 30 minutes 48 seconds West, with a chord length of 33.31 feet, to a point; Thence South 21 degrees 42 minutes 45 seconds West a distance of 86.31 feet to a point; Thence with a curve turning to the right with an arc length of 75.72 feet, with a radius of 470.00 feet, with a chord bearing of South 26 degrees 19 minutes 39 seconds West, with a chord length of 75.63 feet, to a point; Thence with a turning to the right with an arc length of 28.09 feet, with a radius of 470.00 feet, with a chord bearing of South 32 degrees 39 minutes 18 seconds West, with a chord length of 28.09 feet, to a point; Thence South 34 degrees 22 minutes 03 seconds West a distance of 20.54 feet to a point; Thence South 37 degrees 27 minutes 20 seconds West a distance of 41.61 feet to a point; Thence South 52 degrees 46 minutes 47 seconds West a distance of 67.78 feet to a point located on the Northeasternly right-of-way line of Nelson Brogdon Boulevard, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 3.682 Acres.

EXHIBIT A
Legal Description

ALL THAT TRACT OR PARCEL OF LAND being situate in the City of Sugar Hill, Gwinnett County, Georgia and being depicted at "Lots 2 & 3", containing 6.285 acres, on Minor Subdivision Plat of Sugar Hill Project for Sugar Hill Apartment Residences, LLC, dated June 21, 2022 and prepared by GeoSurey, filed for record on August 24, 2022 in Plat Book 156, Page 110, Real Estate Records of the Clerk of Superior Court of Gwinnett County, Georgia.



architecture/interiors

These plans and specifications are the assets of Rendall-Pullen Architects Incorporated. These documents may not be copied, stored, used or sold. Reprinted or used, in part or in whole, without written consent of Rendall-Pullen Architects Incorporated, will constitute a breach of copyright. No portion may be copied, stored, used or sold.

**SUGAR HILL
MIXED-USE
DEVELOPMENT
- BUILDING 1**
at
**SUGAR HILL-
GA**

for
ACKERMAN & CO

5021 NELSON BROGDON BLVD
SUGAR HILL, GEORGIA 30618
GWINNETT COUNTY

[illegible][illegible]

Date	Project No.
28 February 2025	20240325_00
Sheet Title	
BUILDING 1 ELEVATIONS - FACADE COMPOSITION	

Steel No.
A-210-1

☒ Released for Construction
☐ Not Released for Construction





architecture/interior

ACKERMAN & CO.

[illegible][illegible]

Street No. _____

A-210-2



CITY OF SUGAR HILL
Department of Planning & Development
5039 W. Broad Street
Sugar Hill, Georgia 30518
(770) 945 - 6734

REQUEST FOR ADVERTISEMENT

ATTN: Cindy Carter, Legal Advertising, Gwinnett Daily Post
FROM: Jennifer Howard, Planner
DATE: July 8, 2026

TYPE OF AD:	LEGAL
RUN DATE:	July 19, 2026
REF. NO.:	Case: VAR-26-001

CITY OF SUGAR HILL
NOTICE OF PUBLIC HEARING
VARIANCE REQUEST
VAR-26-001
PUBLIC NOTICE

Notice is hereby given to the general public that an application has been filed for a Variance on the following property located at 5021 Nelson Brogdon Blvd. located at Tax Parcel 7292 078 in the City of Sugar Hill.

The property is currently zoned **General Business (BG) Town Center Overlay and Central Business District..** Applicant Sugar Hill Parcel Owner, LLC is requesting a variance to exceed the 12-foot setback and a variance to provide buildings with less than 50 percent transparency through windows and doors on ground level.

The Mayor and City Council have authority to grant the variance as requested, grant the proposed variance as supplemented by conditions of approval, deny the variance request or table the variance request. The public is invited to attend the public hearing scheduled for the Mayor and City Council on **Monday, August 10 at 7:30 pm.** in the Sugar Hill City Hall, located at 5039 West Broad Street, Sugar Hill, Georgia. The case file may be viewed by any interested party at the Department of Planning and Development from Monday through Friday, from 8:00 a.m. to 5:00 p.m.

VARIANCE
File: VAR 26-001
5021 Nelson Brogden Blvd.
TAX PARCEL #7292078

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

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Lot 3 - Less Right-of-way Dedication

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

BEGINNING at a point located at the intersection of the Northwesterly right-of-way line of Stanley Street (variable right-of-way) with the Northeasterly right-of-way line of Nelson Brogdon Boulevard (variable right-of-way), said point being the TRUE POINT OF BEGINNING; Thence along said right-of-way line of Nelson Brogdon Boulevard North 52 degrees 01 minutes 10 seconds West a distance of 105.07 feet to a point; Thence North 38 degrees 31 minutes 14 seconds East a distance of 7.95 feet to a concrete monument found; Thence North 50 degrees 17 minutes 45 seconds West a distance of 11.22 feet to a point; Thence North 50 degrees 17 minutes 45 seconds West a distance of 8.59 feet to a concrete monument found; Thence South 38 degrees 11 minutes 24 seconds West a distance of 8.55 feet to a point; Thence North 52 degrees 01 minutes 10 seconds West a distance of 90.59 feet to a point; Thence North 38 degrees 15 minutes 35 seconds East a distance of 9.04 feet to a point; Thence North 51 degrees 44 minutes 25 seconds West a distance of 20.00 feet to a point; Thence South 38 degrees 40 minutes 10 seconds West a distance of 9.14 feet to a point; Thence North 52 degrees 01 minutes 10 seconds West a distance of 43.42 feet to a point; Thence North 69 degrees 29 minutes 33 seconds West a distance of 67.75 feet to a point; Thence North 45 degrees 22 minutes 09 seconds West a distance of 22.58 feet to a concrete monument found; Thence North 52 degrees 12 minutes 37 seconds West a distance of 161.28 feet to a 5/8-inch rebar set; Thence departing said right-of-way line North 59 degrees 09 minutes 56 seconds East a distance of 153.77 feet to a 47-inch poplar tree; Thence North 59 degrees 09 minutes 56 seconds East a distance of 30.37 feet to a 1/2-inch rebar found; Thence North 59 degrees 05 minutes 27 seconds East a distance of 206.21 feet to a point located on the Proposed Southerly right-of-way line of Oak Street (variable right-of-way); Thence along said right-of-way line South 51 degrees 51 minutes 21 seconds East a distance of 351.67 feet to a point located on the Northwesterly right-of-way line of Stanley Street (variable right-of-way); Thence along said right-of-way line with a curve turning to the left with an arc length of 33.32 feet, with a radius of 530.00 feet, with a chord bearing of South 23 degrees 30 minutes 48 seconds West, with a chord length of 33.31 feet, to a point; Thence South 21 degrees 42 minutes 45 seconds West a distance of 86.31 feet to a point; Thence with a curve turning to the right with an arc length of 75.72 feet, with a radius of 470.00 feet, with a chord bearing of South 26 degrees 19 minutes 39 seconds West, with a chord length of 75.63 feet, to a point; Thence with a turning to the right with an arc length of 28.09 feet, with a radius of 470.00 feet, with a chord bearing of South 32 degrees 39 minutes 18 seconds West, with a chord length of 28.09 feet, to a point; Thence South 34 degrees 22 minutes 03 seconds West a distance of 20.54 feet to a point; Thence South 37 degrees 27 minutes 20 seconds West a distance of 41.61 feet to a point; Thence South 52 degrees 46 minutes 47 seconds West a distance of 67.78 feet to a point located on the Northeasterly right-of-way line of Nelson Brogdon Boulevard, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 3.682 Acres.

Exhibit B

1.Approval of the setback variance from the right of way and approval of a variance to provide less than 50 percent transparency through windows and doors at ground level.