

City of Sugar Hill
Planning Staff Report
Town Center Overlay District (TCOD) Design Review 17-00267

DATE: March 29, 2017
TO: Mayor and Council, TCO Design Review Board
FROM: Planning Director *WJ*
SUBJECT: D. West Hamryka – Sugar Hill Animal Hospital – 5305 Nelson Brogdon Blvd.

RECOMMENDED ACTION

Approval of the overall design with stipulation that alternative material selections (to be approved by the City) are used in place of CMU and vinyl siding.

3/29/2017: The City has spoken with the Applicant regarding options for alternative façade materials. The Applicant is still considering materials for the façade with his design team.

ISSUE The City of Sugar Hill has received an application from D. West Hamryka, DVM requesting design review board approval for a New England style barn addition to the existing Sugar Hill Animal Hospital, located at 5305 Nelson Brogdon Boulevard within the Town Center Overlay District.

DISCUSSION

- The Town Center Overlay District requires design review approval by City Council.
- The overall design and composition of the building appropriately addresses the overlay standards.
- Two of the proposed materials (CMU and vinyl siding) are prohibited within the overlay.
- Applicant has not provided sufficient justification for approval of prohibited materials.
- Additional site photos are available at:
http://files.downtownsugarhill.com/folder/224/DRB_DrHamryka

BACKGROUND

APPLICANT: D. West Hamryka, DVM
PROPERTY OWNER: D. West Hamryka, DVM
EXISTING ZONING: Light Manufacturing District (LM)
REQUEST: Animal Hospital Addition – Design Review Approval
PROPERTY SIZE: ± 2.59 Acres, Tax Parcel #7-306-040, and 7-306-040B
LOCATION: 5305 Nelson Brogdon Boulevard.

Section 1002.F. requires Mayor and City Council approval of all new construction or land improvements within the TCO and CBD. The TCO and CBD requirements are designed to promote attractive and integrated urban design features, small town urban character, and pedestrian-oriented public and commercial spaces.

These parcels are located at 5305 Nelson Brogdon Boulevard within the TCO Overlay District. The current business operates as Sugar Hill Animal Hospital.

DESIGN REVIEW CRITERIA

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

The property is an existing veterinary hospital. This would be an addition to the existing facility. The building is appropriately designed for a commercial structure in the overlay.

2. *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?*

The scale and proportion of the addition are appropriate with the existing building and adjacent buildings.

The applicant indicates that vinyl siding and CMU block will be used in order to match the existing building. The primary existing building is vinyl siding, and the previous addition to the building is painted brick with some portions covered with vinyl siding. CMU is specifically prohibited in the overlay, and siding must be high-grade fiber cement and must make up no more than 30% of any façade. Although the applicant indicates that a smooth material (CMU) is required for the areas directly adjacent to outdoor areas for the animals, it seems that other materials that are allowed within the overlay could be chosen. Additionally, the applicant has not provided sufficient justification for the vinyl siding. Therefore, the applicant should change these materials to those that are allowed within the overlay.

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

The design team will need to ensure that any interior changes to the configuration do not adversely affect the layout of the facade.

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

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

No.

D. West Hamryka, D.V.M.

Janet Seibert, D.V.M.

Angela Earick, D.V.M.

Jonathan Bentley, D.V.M.

Kristie Johansen, D.V.M.

Jennifer Schuler, D.V.M.



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The Standard of
Veterinary Excellence

February 3, 2017

Dear Sugar Hill Design Review Authority,

Since opening Sugar Hill Animal Hospital in 1993, I am planning my fifth major addition/construction project. I look forward to working with the city again to make this dream a reality. Since I am once again adding on to my existing structure, I must use the same building materials and 'farm house' style (please see attached renderings.) My goal is to make the new addition appear seamless with the existing structure. A New England style barn addition should highlight the rural history of the animal hospital and the Sugar Hill area. This style conforms to the late 19th century American style described in Section 1001 of the Town Center Overlay provision.

Sincerely,

D. West Hamryka, DVM

Sugar Hill Animal Hospital - Addition 2017



Sugar Hill Animal Hospital - Addition 2017

