

City of Sugar Hill  
Planning Staff Report  
**Town Center Overlay District (TCO) Design Review 16-01022**

**DATE:** December 30, 2016  
**TO:** Mayor and Council, TCO Design Review Board  
**FROM:** Planning Director *KA*  
**SUBJECT:** 1090 Old Cumming Road – Doug Duffee – Sugar Hill Auto Collision

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RECOMMENDED ACTION

***Denial. A physical screen painted black or a color matching the building shall be required.***

**ISSUE** The City of Sugar Hill has received an application from Doug Duffee requesting design review board approval for the roof top intake and exhaust required for the paint booths at the newly constructed building located within the Town Center Overlay District.

DISCUSSION

- The Town Center Overlay District requires design review approval by City Council.
- The intake and exhaust were not included in the drawings for the original design review approval.
- Shop drawings from the manufacturer have been provided, but no elevations showing how the equipment will be situated on the building.
- The applicant has proposed that the mechanical equipment be painted black or a color to match the building in order to blend in with surroundings.
- The Town Center Overlay requires that roof-mounted mechanical equipment is screened from view.
- Refer to attached photograph for an example of a proper physical screen. Such a screen should be painted a color to match or blend in with the building and background.

BACKGROUND

**APPLICANT:** Doug Duffee  
**PROPERTY OWNER:** Doug Duffee  
**EXISTING ZONING:** Heavy Manufacturing District (HM-1).  
**REQUEST:** Intake and Exhausts – Design Review Approval  
**PROPERTY SIZE:** ± 3.05 Acres, Tax Parcel #7-306-091, 045, & 046  
**LOCATION:** 1090 Old Cumming Road.

Section 1001.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 1090 Old Cumming Road. It is an Automotive Auto Body Repair and Painting facility.

#### DESIGN REVIEW CRITERIA

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

From Section 1001, TCO Overlay, E. Design Criteria and Standards, 2. Design Criteria – Skyline: “i) No structure, signage, poles, statuary, or similar appendages may protrude beyond the roofline of any building.”

ii) All antennae must be screened from view from any view point from ground level.

iii) Parapets and entablature must include some architectural detail. Uniform planes created with little detail may not be used in the roofline or upper façade of any building.

**iv) Roof-mounted electrical, mechanical, and other similar systems or utility/service areas shall be screened and incorporated into the design of the building and/or hidden from public view when viewed from any public space or street level.**

No elevation drawings have been submitted for review that show the intake and exhaust equipment relative to the building, but based on the provided shop drawings, the exhaust will protrude more than 10 feet above the roof line and will be located near the front entrance of the building. It appears that the project, as currently designed, does not comply with item iii above, as no screening has been shown.

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 proposed design is consistent with the adopted site design guidelines.

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

The interior arrangement should be set by this point and should not otherwise affect the exterior architectural features of the building.

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.*

The protrusion of the mechanical structure so much above the roof line results in an appearance that is incongruent with the overall character of the rest of the building. Therefore, it is recommended that screening be added to the building or that the mechanical equipment be otherwise rearranged to be less obtrusive.

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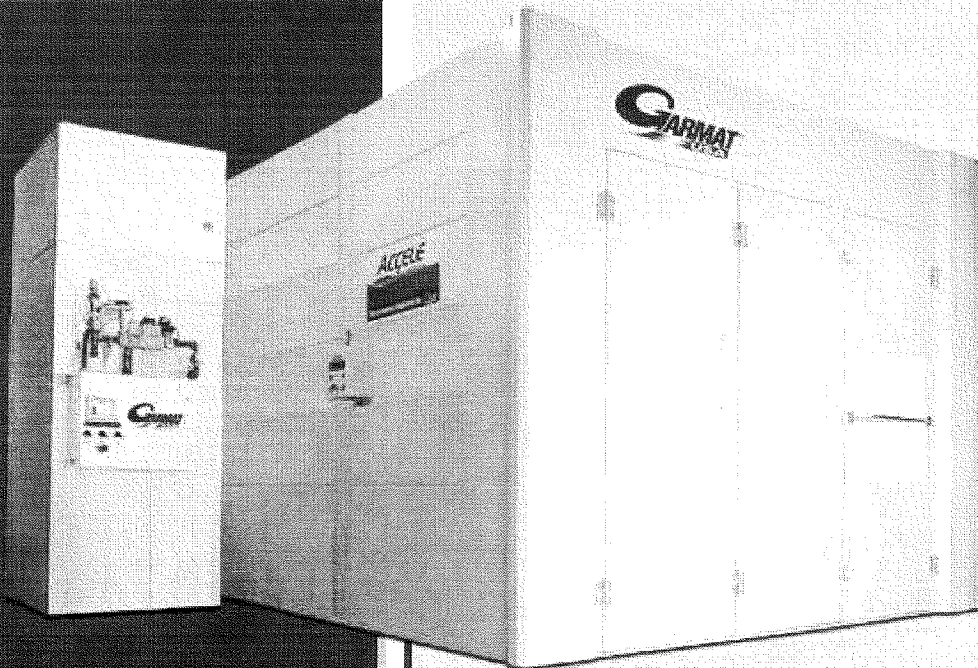
Example of a proper screening element. This rooftop structure appears to be finished with a stucco-like material and should be colored to complement or blend in with the building.





# FULL DOWNDRAFT SPRAY BOOTH

## 3000 SERIES™



### Superior Airflow

*Dual inlet reverse incline fans for more consistent air flow*

### Premium Lighting

*Horizontal orientation for virtually shadow free illumination*

### Innovative Controls

*PLC based Logic, Garmat USA controls are available in Touchscreen, Touchpad and Standard Design*

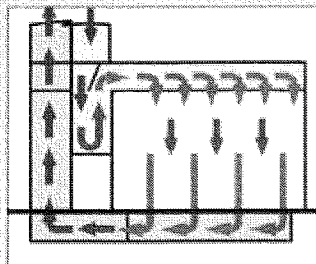
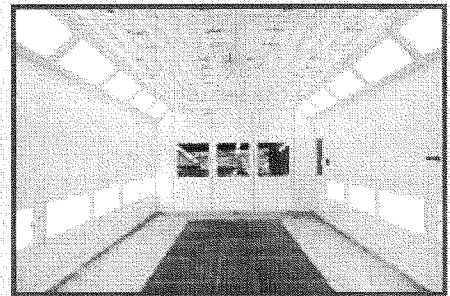
### Uncompromised Quality

*Dual Skin Construction  
Heavy Duty Doors  
Long reliable service life*

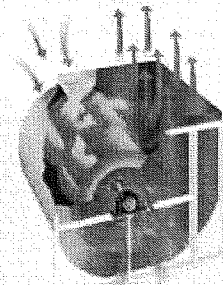
The 3000 Series™ Spray Booth is Garmat® USA's top of the line downdraft spray booth. It has superior airflow and the most effective lighting in any booth available in the market today. Standard features include:

- Dual Inlet Reverse Incline Fans with Airfoil Blades on both supply and exhaust
- Superior lighting, horizontally placed for virtually shadow free illumination
- 3-Row pit equipped with light weight, heavy duty grates
- Garmat's Touchscreen controls with a user friendly interface

Garmat Downdraft Paint Booths feature dual inlet reverse incline fans providing the most consistent airflow of any downdraft booth on the market.



*Downdraft Airflow*



*Dual Inlet Reverse Incline Fans with Air Foil Blades for more consistent airflow*



# 3000 SERIES™



## Cabin Design

### ● Cabin Construction

- Insulated dual skin white powder coated galvanized steel interlocking wall panels
- Drive in back out / Drive-thru models available

### ● Lighting

- 27' Drive-Thru models come with (24) 4-tube light fixtures for a total of 96 tubes (23/92 DIBO)
- Light fixtures are equipped with 4 energy efficient T8 5000k color corrected fluorescent tubes
- Horizontal orientation for shadow free illumination
- Interior accessible for easier maintenance
- Dual voltage (120/277) electronic instant start ballasts
- Interlock switch disables painting operation when light access door is open
- ETL and ETL-C listed
- 6-tube, 8-tube and reflector upgrades available

### ● Filtration

- Pre-Filtration: Long lasting washable pre-filters reduce contamination of ceiling filters
- Ceiling Filters: Ideally sized segments allowing for ease of replacement. Filters are held in position by steel knife-edge closures. Achieves 99% capture efficiency 10 micron particulate
- Extract Filtration: Premium fiberglass paint arrestor filters are utilized for maximum particulate removal



### ● Pit Design

- 3-Row Pit is standard - widest pit in the industry
- Heavy Duty Light Weight Galvanized Pressed Steel Grates
  - Lighter than welded grates while providing the same load bearing capabilities
  - Easily serviced by one person
  - Grates run the entire length of the pit
- Galvanized steel plate filter supports
- Pit and Plenum balancing plates for balanced airflow

External Dimensions			Internal Dimensions		
L	W	H	L	W	H
24' 4-3/8"	13' 6-5/8"	10' 10"	23' 11-5/8"	13' 1-1/2"	8' 10-1/2"
27' 2-1/4"	13' 6-5/8"	10' 10"	26' 9-1/4"	13' 1-1/2"	8' 10-1/2"
31' 10-1/4"	13' 6-5/8"	10' 10"	31' 5-5/16"	13' 1-1/2"	8' 10-1/2"

### ● Doors

#### Entrance/Exit

- 10'W trifold doors with durable v-seal rubber gaskets for an airtight seal
- Flush mounted tempered observation windows in all doors (32"x35")
- Heavy duty easily adjustable hinges with grease zerk fittings
- Heavy duty latches and handles for years of reliability
- Locking hardware built inside to minimize dirt collection zones

#### Side Service Door

- Standard on drive-in back out
- Large flush mounted observation window (28"x35")
- Durable v-seal rubber gasket for airtight seal
- Panic latch
- Heavy duty easily adjustable hinges with grease zerk fittings

#### Fire Suppression

- Designed to accept fire suppression equipment  
*(supplied by others)*

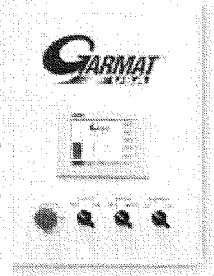
## Operations & Controls

### ● Mechanical Configuration

- 10 HP dual inlet reverse incline intake fan
- 10 HP dual inlet reverse incline exhaust fan
- 1 or 1.5 MBTU direct fired burner

### ● Touch Screen Controls

- ETL listed Control Panel features PLC which sequences spray and bake mode temperature settings
- Stores up to 8 paint recipes
- User friendly interface featuring touch screen and switches
- Maintenance and self-diagnostic functions
- Data retrieval capabilities with upgraded software
- Upgrade to WiFi connectivity for smartphone, tablet and PC operational capabilities



## Options

- Accele-Cure®
- Blower systems
- Air Knife
- Upgraded frontals
- Drive-Thru
- 15 HP Upgrade
- Production enhancing accessories
- Outdoor temper resistant doors
- Light Protection Film
- 270E mechanical option

1401 W Stanford, Englewood CO 80110 800-442-7628 Fax 303-781-2683 www.garmat.com / sales@garmat.com

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800-442-7628



#### ETL COMPLIANCE:

Garmat equipment is built to meet or exceed all applicable codes.

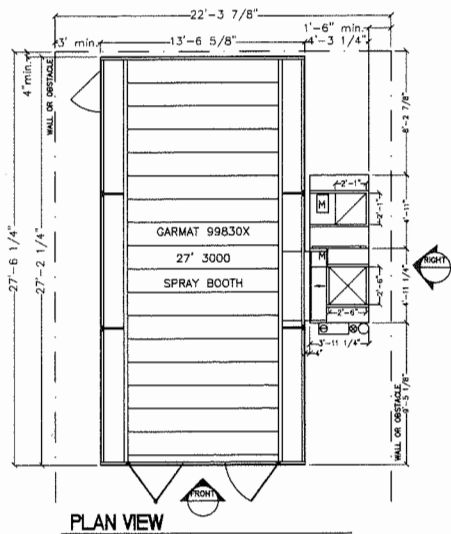
ETL listed

Compliance with NFPA 33 Standards

Approved Electrical Drawings for Hazardous Air Pollutants - 2004/07 Safety 10000000

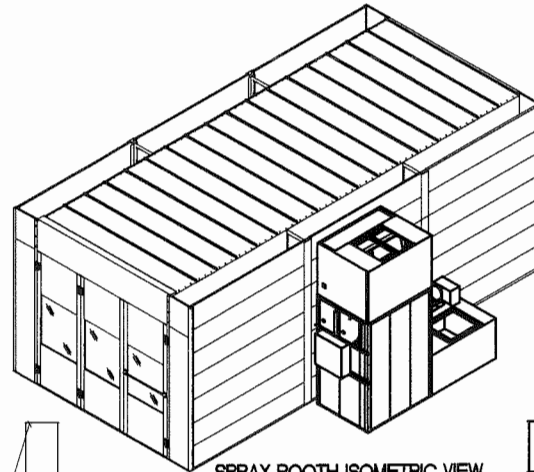
2014 Safety and Health Standards (SHS) 1010 1011

This compliance is dependent upon the proper installation, operation and use. The manufacturer is not responsible for any damage or injury caused by the use of the equipment. It is recommended that Garmat equipment be installed by a certified professional.

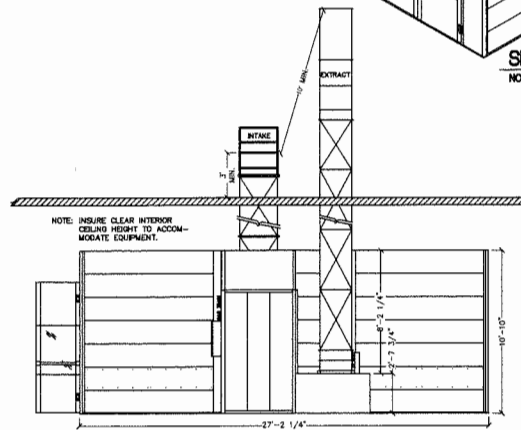


PLAN VIEW

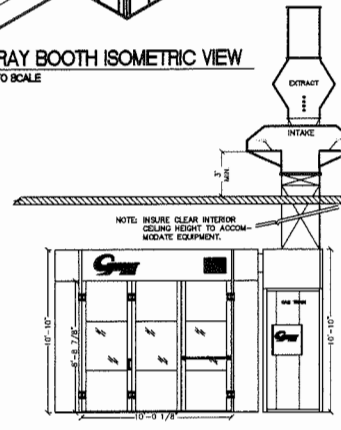
- LEGEND**
- ⊖ ELECTRICAL DROP
  - M MOTOR LOCATION
  - ⊗ AIR INLET
  - AIR FLOW TO BOOTH CABIN FROM MECHANICAL UNIT
  - GAS TRAIN INLET



SPRAY BOOTH ISOMETRIC VIEW  
NOT TO SCALE



RIGHT ELEVATION  
NOT TO SCALE



FRONT ELEVATION  
NOT TO SCALE

**THE GARMAT 99830X, 27' 3000 SPRAYBOOTH WILL REQUIRE:**

1. AT ELECTRICAL DROP LIGHTING WILL REQUIRE TWO 110/277v, 20/10 amp CIRCUITS, 110v STANDARD, 277v OPTIONAL. UPGRADED LIGHTING WILL REQUIRE AN ADDITIONAL LIGHT CIRCUIT.
2. AT ELECTRICAL DROP THE MOTORS WILL REQUIRE 208/240/480v(575 OUTSIDE OF USA), 80/70/40 amp, THREE PHASE SERVICE FOR TWO 10hp. MOTORS STANDARD, OR 240/480v(575 OUTSIDE USA), 100/50amp, THREE PHASE FOR TWO 15hp. MOTORS OPTIONAL.
3. ALL ELECTRICAL CONNECTIONS SHOULD BE IN ACCORDANCE TO THE CURRENT NEC (NATIONAL ELECTRICAL CODES) EDITION. VERIFY COMPLIANCE OF LOCAL CODES WITHIN THE JURISDICTION OF THE INSTALLATION SITE.
4. ALLOW ADEQUATE CLEARANCE OF 3' MINIMUM FROM ALL SPARKING ELECTRICAL COMPONENTS, TO CONFORM TO THE CURRENT NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) 33, EDITION.
5. REMOTE CONTROL PANEL TO BE PLACED AT ONES DISCRETION AND NOT TO BE WITHIN 3' OF BOOTH OPENING. IT SHALL BE IN COMPLIANCE TO THE LOCAL JURISDICTION OF THE INSTALLATION SITE.
6. COMPRESSED AIR TO THE AIR INLET AT THE CONTROL PANEL IS TO BE TWO TO THREE CUBIC FEET PER MINUTE OF AIR AT 60 psi MAXIMUM. FOR FINISHING APPLICATIONS ALLOW AN EXTRA 12 TO 14 CUBIC FEET PER MINUTE.
7. SPECIFY BURNER SIZE (circle one): 1,000,000 btu OR 1,500,000 btu.
8. GAS CAPACITY TO PROVIDE FOR RATED BTU AT GAS TRAIN INLET, A MINIMUM GAS PRESSURE OF 1/4 psi IS REQUIRED, A MAXIMUM OF 1/2 psi IS PREFERRED.
9. LEVEL FLOOR +/- 1/8"
10. ALLOW ADEQUATE SPACE AROUND THE BOOTH IN ACCORDANCE TO THE CURRENT NFPA 33, EDITION.
11. MEANS OF EGRESS TO CONFORM TO THE CURRENT NFPA 101, EDITION.
12. A MINIMUM CLEARANCE OF 20' IS REQUIRED FROM FRONT OF THE BOOTH TO ANY WALL OR OBSTACLE FOR OPTIMUM TURNING RADIUS.
13. HEIGHT OF CABIN AND MECHANICAL UNIT ARE 10'-10" RESPECTIVELY, CABIN MODEL NO. 99830X.
14. PROVIDE FOR UNOBSTRUCTED EXPLOSION RELIEF IN ACCORDANCE TO THE CURRENT NFPA 86, EDITION.
15. AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM SHALL BE PROVIDED BY OTHERS, IN ACCORDANCE TO THE CURRENT NFPA 33, EDITION.

ALL DATA IS ISSUED FOR INFORMATION ONLY. YOU SHOULD USE THIS DATA FOR REFERENCE PURPOSES ONLY TO ASSIST IN COORDINATING YOUR WORK AND IS SUPPLEMENTARY TO FORMALLY ISSUED PAPER DRAWINGS. IN ALL INSTANCES THE CONTRACT DRAWINGS GOVERN. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO CHECK ALL DIGITAL INFORMATION AGAINST THE CONTRACT DOCUMENTATION. GARMAT USA, INC. ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR ANY LOSS DAMAGE SUFFERED AS A RESULT OF (OR IN CONNECTION WITH) THE USE OR MISUSE OF THE COMPUTER AIDED DESIGN (CAD) DATA SUPPLIED FOR INFORMATION ONLY. ONCE THE DATA IS INTRODUCED INTO YOUR OWN CAD OR OTHER SYSTEM, GARMAT USA, INC. CAN TAKE NO RESPONSIBILITY FOR ITS ACCURACY.

SECTION  
3000



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ALL EQUIPMENT IS DESIGNED EXPRESSLY FOR THE REMOVAL OF PARTICULATE MATTER ONLY. REDUCTION OF VOLATILE ORGANIC COMPOUNDS\* REQUIRES EITHER COATING REFORMULATION OR OPTIONAL ADDITIONAL EQUIPMENT.

GARMAT 99830X, 27' 3000 SPRAY BOOTH  
with ELEVATIONS, ISOMETRIC VIEW  
and SPECIFICATIONS  
extD10 MECHANICAL POSITION

CAROL NELSON  
DESIGN BY  
APPROVED BY  
DATE

SHEET SIZE - B  
REVISION - 1  
DRAWING NO.  
3000D10x27A1

DATE  
11/1/08  
SCALE  
1/8"=1'  
SHEET NO.  
A

both sides of the road. A typed set of labels are required to be submitted with the list preferably in an Avery 5160 format. Labels are required to be emailed in the Avery 5160 format to [nklein@cityofsugarhill.com](mailto:nklein@cityofsugarhill.com).

DESIGN REVIEW APPLICATION

Town Center Overlay       Central Business District

APPLICANT INFORMATION	
Name: <u>Doug Duffee</u>	Address: <u>1090 Old Cumming Rd.</u>
Phone: <u>770-318-5948</u>	<u>Sugar Hill, GA 30517</u>
Fax: <u>N/A</u>	
Email: <u>duffed@mindspring.com</u>	
OWNER INFORMATION	
Name: <u>Same as above</u>	Address: _____
Phone: _____	_____
Fax: _____	_____
Email: _____	
CONTACT INFORMATION	
Name: <u>Doug Duffee</u>	Phone: <u>770-318-5948</u>
Fax: _____	Email: <u>duffed@mindspring.com</u>

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

PROPERTY INFORMATION

PIN #: _____
Address: <u>1090 Old Cumming Rd Sugar Hill, Ga.</u>
Present Zoning: <u>HM1</u> Acreage: <u>3.05</u>
REQUEST, please give a brief description of the request: <u>Intake &amp; Exhaust was not on the original design review. would like to paint mat black to make blend in with trees.</u>
<u>Doug Duffee</u> 11/15/16 <u>Doug Duffee</u> 11/15/16 SIGNATURE OF APPLICANT      DATE      SIGNATURE OF OWNER      DATE



11/15/16

When my original design review was approved the intake/exhaust stacks were not in the drawings. The reason they were not in the drawing is that they are a function of the paint booth and not a part of the building itself. This is not an addition to the business facility this is something we have always had on top of our building when we were located on Hillcrest Dr.

After being asked about this by Planning and Development I spoke to the booth manufacturer/installer about the problem. He tells me he has ~~not~~ only had this issue arise one other time in Florida and that the resolve to the problem was to paint the stacks a mat black as the stacks are silver and the sun glares off of them and make you notice them. By painting them you eliminate the glare and they blend into the tree line.

The stacks are necessary and OSHA required to assist in the control of air quality and ~~the towers towers~~ leaves me with no way to ~~re~~ redesign or re-direct the stacks.