

City of Sugar Hill  
Planning Staff Report  
Town Center Overlay District (TCO) Design Review 17-01277

**DATE:** June 22, 2017  
**TO:** Mayor and Council, TCO Design Review Board  
**FROM:** Planning Director *VA*  
**SUBJECT:** 1090 Old Cumming Road – Sugar Hill Auto Collision

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RECOMMENDED ACTION

***Denial.***

**ISSUE** The City of Sugar Hill has received an application from Sugar Hill Auto Collision, Kevin Morland, and Doug Duffee requesting design review board approval for the approval for a gravel lot for employee parking located within the Town Center Overlay District.

DISCUSSION

- The Town Center Overlay District requires design review approval by City Council.
- The applicant is requesting that a gravel lot that was used as the construction exit remain a gravel employee parking lot.
- The gravel parking lot will be screened with a privacy fence.
- This property is adjacent to Highway 20 and sits much lower than the grade of the road. Therefore, even with a privacy fence the parking lot will be visible from the street.
- Within HM-1, graveled surface lots are allowed as storage yards for off-road construction equipment, with certain provisions, but not allowed solely for employee parking.
- The Zoning Ordinance Article 11, Section 1101 requires all off-street parking lots whether public or private, for five (5) or more passenger or commercial vehicles to be concrete, asphalt, or other approved paving method.

BACKGROUND

APPLICANT: Kevin Morland and Doug Duffee  
PROPERTY OWNER: Doug Duffee  
EXISTING ZONING: Heavy Manufacturing District (HM-1).  
REQUEST: Gravel lot for employee parking – 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

This request does not comply with Zoning Ordinance Article 11, Off-street Parking requirements for Off-Street Parking Lots, and the request does not meet the criteria for storage yard; this request is for an employee parking lot.

*Zoning Ordinance, Article 11, Section 1101. Plan and Design Standards*

*4. Improvement of Off-Street Parking Lots. All off-street parking lots, whether public or private, for five (5) or more passenger or commercial vehicles required to be licensed for over-the-road use, including trailers, shall meet the following standards:*

- a. They shall be graded to insure proper drainage, , installed on an approved four (4) inch graded aggregate base with a two (2) inch top course of concrete, asphalt, or other approved paving method. The parking lot shall be maintained in good condition free of weeds, dust, trash and debris. Alternative paving methods such as porous concrete/asphalt shall be constructed to minimum standards per American Society for Testing and Materials (ASTM) and shall provide a maintenance schedule for approval and recording.*

*Exception: Within HM-1 and HM-2 Zoning Districts, Storage Yards for off-road construction equipment (no vehicle licensing required) may have a graveled surface and shall provide the following:*

- i. maintained to a uniform depth of at least two (2) inches of crusher run or stone aggregate not larger than #57 stone; and*
  - ii. kept free of debris, weeds and uneven holes or depressions; and*
  - iii. be contained with concrete vertical curbing or minimum twelve inch height earthen berm; and*
  - iv. graded to ensure rain water runoff flows into a detention facility as designed.*
- 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, 1. Design Criteria – Architectural Design: “Each individual building or project must contribute to a consistent architectural identity for the TCO by using traditional forms, authentic materials, and quality craftsmanship.”

The gravel parking lot would detract from the “attractive and integrated architectural and urban design features” required in the Town Center Overlay District.

- 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?*

A few existing, older properties in the Town Center Overlay District have gravel storage areas, but it is not anticipated that new developments in the TCO will have gravel parking lots for employees.

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

No.

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

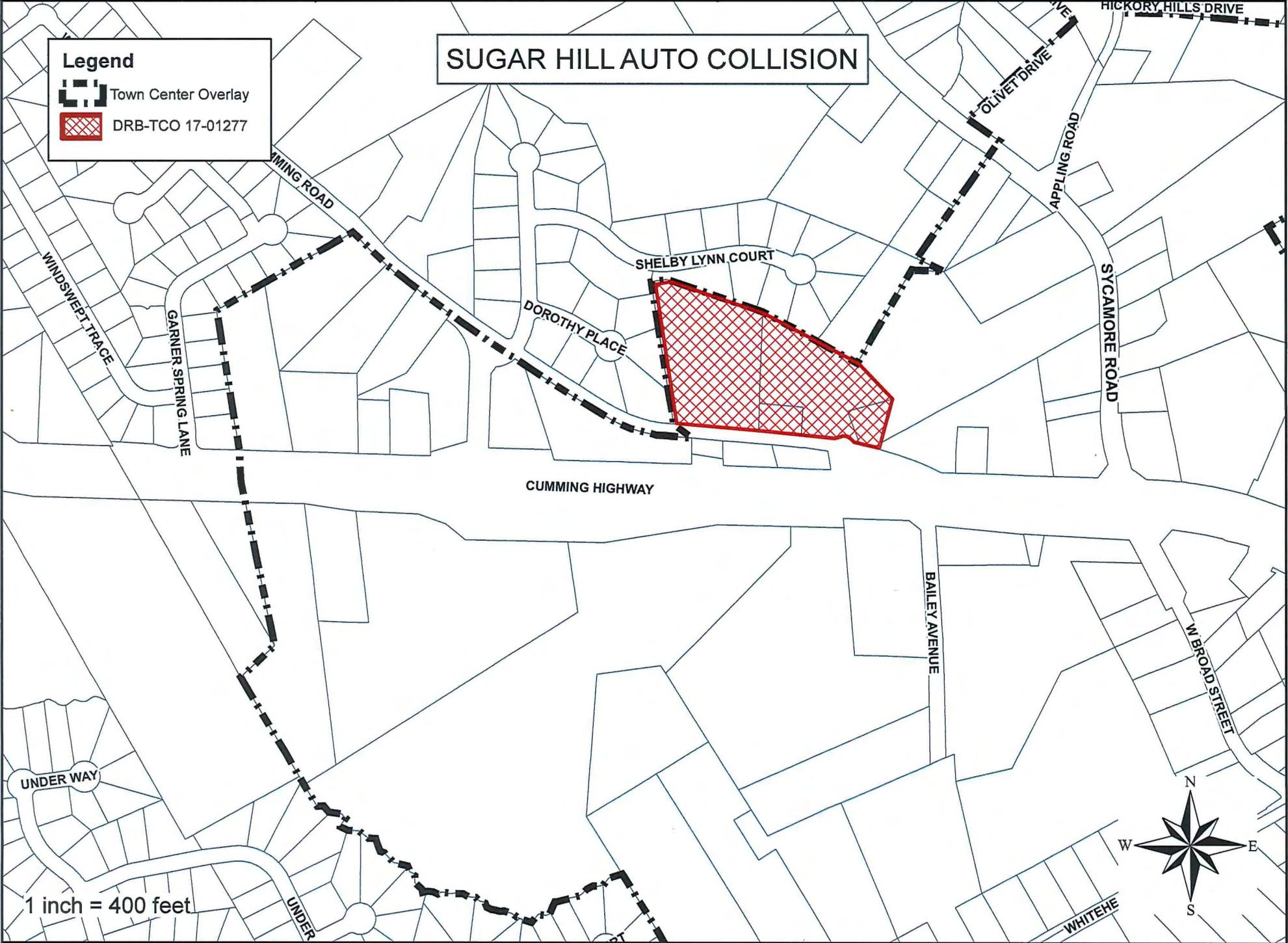
*Character foreign to the area / Arresting and spectacular effects / Violent contrasts of material or color, or intense or lurid colors / A multiplicity or incongruity of details resulting in a restless and disturbing appearance / The absence of unity and coherence in composition not in consonance with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

The gravel parking lot is atypical of the emerging character of the town center overlay.

# SUGAR HILL AUTO COLLISION

**Legend**

-  Town Center Overlay
-  DRB-TCO 17-01277



1 inch = 400 feet

PRB-TCO 17-00277

Rec. 5/24/17

Letter of Intent

To whom it may concern,

This letter is to justify the application for a variance for 1090 N. Old Cumming Rd. Sugar Hill GA, 30518. There is a current gravel lot located on the property that was used for the shipping and staging of construction materials for the building located at this address. The variance request is to convert that lot into a area for employee parking during the day. The proposed lot would be fenced with privacy screen so that it does not impede the appearance to the community and surrounding neighbors. I feel this request is justified because the zoning of this property allows for this type of use along with the fact that gravel lots are already being used by surrounding properties. In addition, this will allow me to continue to better serve my customers and members of this community.

Sincerely,

Kevin Moreland  
President  
Sugar Hill Auto Collision

**SURVEYOR'S NOTES:**

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP CITY OF SUGAR HILL, GA. COMMUNITY PANEL NO. 130474 0014 G, EFFECTIVE DATE: MARCH 4, 2013. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
2. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999901609. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
3. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TWO G55 RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EPSS NETWORK.
4. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE SHOWN AT 2-FOOT INTERVALS.
5. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,128 FEET AND AN ANGULAR CLOSURE OF 00'00"00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY C.P. & J.J.
6. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 251,389 FEET.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
8. THIS PLAN OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" BY A THIRD PARTY USE TO BE AT THEIR OWN RISK.

**STATE WATERS BUFFER:**

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

**WETLANDS CERTIFICATION:**

The design professional whose seal appears herein certifies the following: (1) the National Wetlands Inventory Map has been consulted; (2) the appropriate plan sheet

Indicate wetlands as shown on the maps and (3) if wetlands are indicated the landowner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate Section 404 Permit or Letter of permission has been obtained.

**LEGEND:**

- |                                       |   |
|---------------------------------------|---|
| ⊙ A.F. - AXLE FOUND                   | ⊙ B.P. - BOLLARD POST                       |
| ⊙ C.M.F. - CONCRETE MONUMENT FOUND    | ⊙ S.M.L. - SURVEY MARK                      |
| ⊙ A.M.F. - ALUMINUM MONUMENT FOUND    | ⊙ E.P. - EDGE OF PAVEMENT                   |
| ⊙ C.T.F. - CRIMP TYPENAIL FOUND       | ⊙ B.C. - BACK OF CURB                       |
| ⊙ R.B.F. - REBAR FOUND                | ⊙ C.M.P. - CORRUGATED METAL PIPE            |
| ⊙ O.T.F. - OPEN TOP FOUND             | ⊙ R.C.P. - REINFORCED CONCRETE PIPE         |
| ⊙ I.P.F. - IRON PIN FOUND             | ⊙ V.C.P. - VITRIFIED CLAY PIPE              |
| ⊙ P.K.N.F. - PARKER KALON NAIL FOUND  | ⊙ H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE |
| ⊙ N.F. - NAIL FOUND                   | ⊙ P.V.C. - POLYVINYL CHLORIDE PIPE          |
| ⊙ P.K.N.S. - PARKER KALON NAIL SET    | ⊙ D.I.P. - DUCTILE IRON PIPE                |
| ⊙ R.B.S. - 1/2" REBAR SET WITH CAP    | ⊙ R.W. - RETAINING WALL                     |
| ⊙ N.S. - NAIL SET                     | ⊙ T. - BURIED TELEPHONE LINE                |
| ⊙ C.P. - CALCULATED POINT             | ⊙ T.T. - OVERHEAD TELEPHONE LINE            |
| ⊙ D.I. - DROP INLET                   | ⊙ S. - BURIED SEWER LINE                    |
| ⊙ J.B. - JUNCTION BOX                 | ⊙ F.M. - BURIED FIRE MAIN                   |
| ⊙ C.R. - CABLE RISER                  | ⊙ G. - BURIED GAS LINE                      |
| ⊙ T.R. - TELEPHONE RISER              | ⊙ F. - BURIED ELECTRIC LINE                 |
| ⊙ P.B. - POWER TRANSFORMER BOX        | ⊙ T.V. - BURIED CABLE TV                    |
| ⊙ P.P. - POWER POLE                   | ⊙ W.F. - WOOD FENCE                         |
| ⊙ T.P. - TELEPHONE POLE               | ⊙ C.L.F. - CHAIN LINK FENCE                 |
| ⊙ L.P. - LIGHT POLE                   | ⊙ W.F. - WIRE FENCE                         |
| ⊙ G.W. - CITY WIRE                    | ⊙ O.P. - OVERHEAD POWER LINES               |
| ⊙ E.S. - ELECTRIC SERVICE             | ⊙ P.L. - PROPERTY LINE                      |
| ⊙ W.M. - WATER METER                  | ⊙ R/W - RIGHT-OF-WAY                        |
| ⊙ W.V. - WATER VALVE                  | ⊙ N/F - NOW OR FORMERLY                     |
| ⊙ F.H. - FIRE HYDRANT                 | ⊙ C. - CENTERLINE                           |
| ⊙ F.D.C. - FIRE DEPARTMENT CONNECTION | ⊙ C.R. - CURVE RADIUS                       |
| ⊙ I.C.V. - IRRIGATION CONTROL VALVE   | ⊙ L.L. - LAND LOT                           |
| ⊙ C.O. - SANITARY CLEANOUT            | ⊙ N. - NORTHING COORDINATE                  |
| ⊙ S.S.M.H. - SANITARY SEWER MANHOLE   | ⊙ E. - EASTING COORDINATE                   |
| ⊙ G.V. - SANITARY GATE VALVE          | ⊙ S/B - SETBACK                             |
| ⊙ H.W. - HARDWOOD TREE                | ⊙ Z/O - CONTINUOUS OWNERSHIP                |
| ⊙ P.T. - PINE TREE                    | ⊙ A.E. - ACCESS EASEMENT                    |
| ⊙ G.S. - GAS VALVE                    |   |
| ⊙ G.M. - GAS METER                    |   |
| ⊙ B.O. - WATER BLOW OFF               |   |
| ⊙ B.F.P. - WATER BACKFLOW PREVENTER   |   |

**TAX PARCEL NUMBERS:**

- 1. DEED BOOK No. 73 08 045 ADDRESS: 1090 OLD CUMMING ROAD BUFORD, GEORGIA 30518
- 2. DEED BOOK No. 73 08 046 ADDRESS: 1090 OLD CUMMING ROAD BUFORD, GEORGIA 30518
- 3. DEED BOOK No. 73 08 091 ADDRESS: 1068 OLD CUMMING ROAD BUFORD, GEORGIA 30518

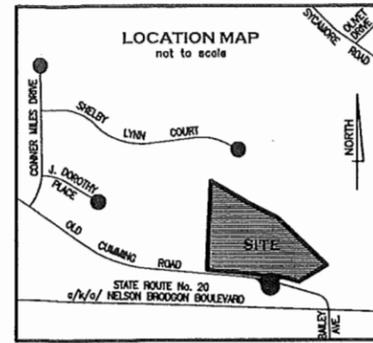
AREA: 3.05 ACRES

**REFERENCES:**

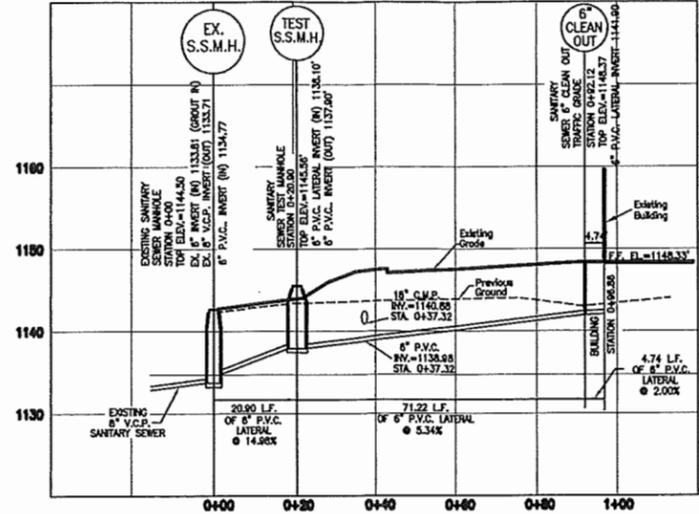
1. DEED BOOK 53946, PAGE 568
2. DEED BOOK 53946, PAGE 569
3. DEED BOOK 53946, PAGE 590-591
4. DEED BOOK 21122, PAGE 6
5. PLAT BOOK 41, PAGE 140B
6. DEED BOOK 53193, PAGE 224
7. PLAT BOOK 80, PAGE 203
8. DEED BOOK 3951, PAGE 336
9. PLAT BOOK 13, PAGE 104A

**ZONING AND SETBACKS:**

CITY OF SUGAR HILL ZONING B-G  
FRONT: 30' FROM R/W  
SIDE: 10'  
REAR: 30'

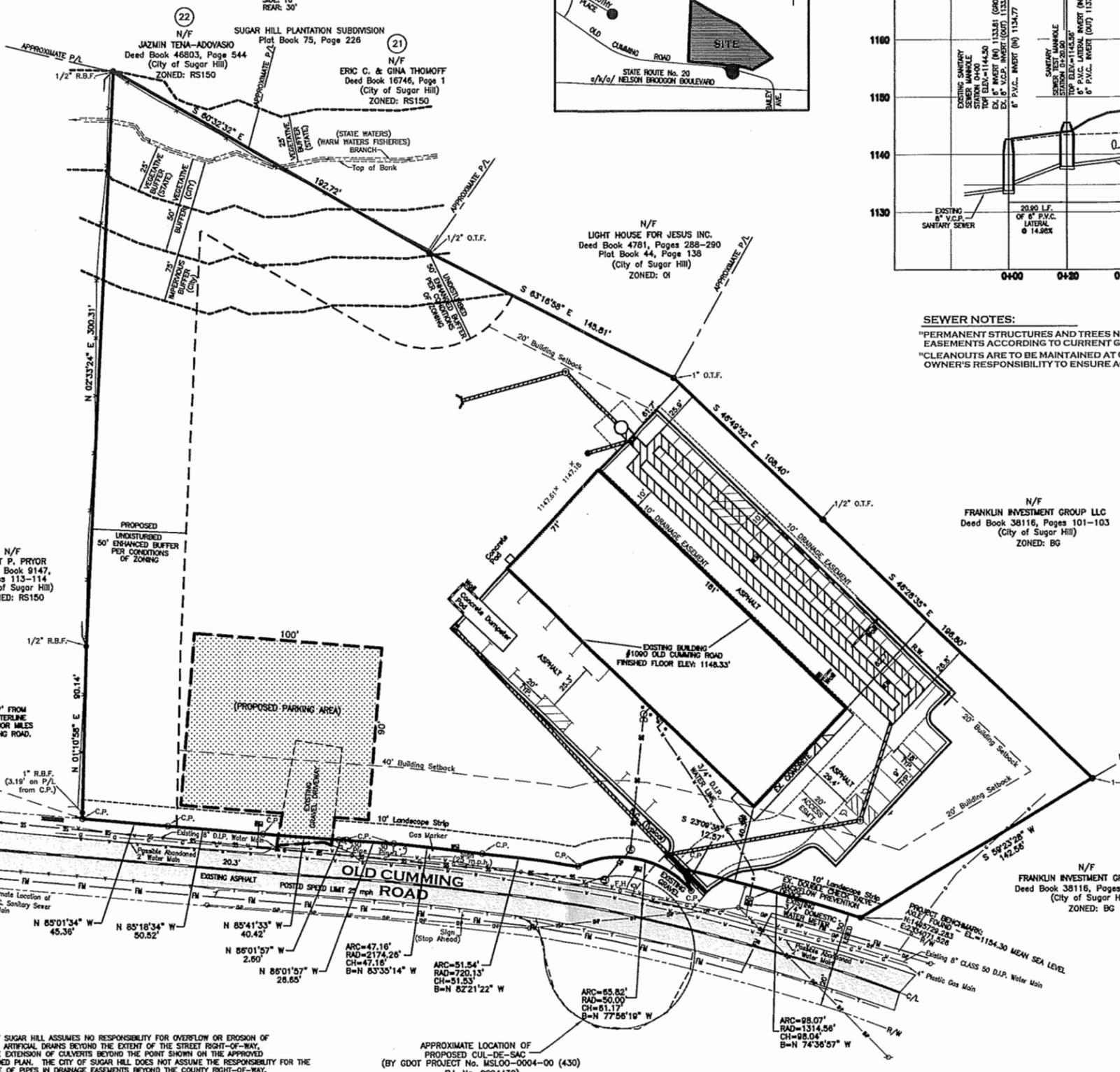


**SANITARY SEWER EX. S.S.M.H. - TEST MANHOLE - 6" CLEAN OUT**



**SEWER NOTES:**

- "PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY"
- "CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES."

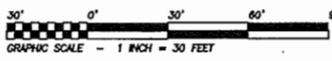


**UTILITY INFORMATION:**

THE LOCATION AND SIZE OF THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON INFORMATION OBTAINED FROM PREVIOUS CONSTRUCTION PLANS, VISIBLE ABOVE GROUND STRUCTURES AND GROUND RECORDS FROM AN UNDERGROUND UTILITY LOCATE BY UTILITY MARKING, LLC 3042 GALA TRAIL SHELLVILLE, GEORGIA 30039 (678) 357-1946 DATED JANUARY 11, 2016. CONTACT: GIOVANNI MONTUOLA THE ACTUAL LOCATION, SIZE, AND TYPE OF MATERIAL MAY VARY UPON EXCAVATION. THERE MAY BE OTHER EXISTING UTILITIES ON THIS SITE THAT ARE NOT SHOWN ON THIS PLAN. THE PROPERTY OWNER IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION. THE PROPERTY OWNER IS ADVISED TO CONTACT THE LOCAL UNDERGROUND UTILITY LOCATOR SERVICE PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION.

THE CITY OF SUGAR HILL ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF SUGAR HILL DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.

APPROXIMATE LOCATION OF PROPOSED CUL-DE-SAC (BY GDOT PROJECT No. MSLOO-0004-00 (430) P.I. No. 0004430)



REGISTERED PROFESSIONAL LAND SURVEYORS  
**PATTON**  
 LAND SURVEYING, LLC  
 P.O. BOX 256  
 GAINESVILLE, GA. 30503  
 PHONE: (770) 532-6492  
 FAX: (770) 532-1985  
 www.pattonsurveying.com

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 2647  
 CHRIS M. PATTON

GRAVEL PARKING VARIANCE PLAN FOR:  
 "AS-BUILT / SANITARY SEWER AND WATER SURVEY"  
**DOUGLAS G. DUFFEE**  
 "SUGAR HILL AUTO COLLISION"  
 - LOCATED IN -  
 LAND LOT 306, 7TH LAND DISTRICT  
 CITY OF SUGAR HILL  
 GWINNETT COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NUMBER:  
**C1 of C1**  
 SCALE: 1"=30'  
 SURVEY DATE: 01/17/2016  
 SURVEY DATE: 09/21/2016  
 PLAN DATE: 01/26/2016  
 PLAN DATE: 05/22/2017  
 15-106-revisions gravel parking.dwg  
 JUN. 15-198

VAR-17-005

Rec S/p/17

17-012710

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 90-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 16-8-87.