

City of Sugar Hill
Planning Staff Report
TCO Design Review 17-02105

DATE: September 13, 2017
TO: Mayor and Council
FROM: Planning Director *KA*
SUBJECT: Design Review, 5255 Nelson Brogdon Boulevard.
Driveway to Old Cumming Road & exterior paint.

RECOMMENDED ACTION

Approval with the following conditions:

1. A development permit shall be required for the driveway addition.
2. Prior to receiving development permit, applicant shall provide an updated striping plan to show the required parking spaces and drive aisles.
3. Provide 6' wide sidewalk from Old Cumming Road along the access drive to Georgia Highway 20 in accordance with standard zoning requirements and conditions of zoning from RZ-06-004.

ISSUE The City of Sugar Hill received an application from Kevin Moreland requesting design review board approval for a driveway at Old Cumming Road and also requests to paint the existing building (Lanphear Motorsports) the same color as the Sugar Hill Auto Collision Building located at 1090 Old Cumming Road.

DISCUSSION

- The property was previously rezoned from RS-100 to BG with conditions (RZ-06-004).
- Lanphear Motorsports is planned to continue operating from the site. The new access drive will facilitate access to Sugar Hill Auto Collision from Nelson Brogdon Boulevard through the property to Old Cumming Road.
- Since the Georgia Department of Transportation (GDOT) completed the widening of Highway 20 and parking lot improvements, the parking requirements set forth in the conditions associated with rezoning RZ-06-004 have not been met.
- The Town Center Overlay District requires design review approval by City Council.
- Permit coordination with GDOT is not required.
- Planning staff suggests that providing pedestrian access from Old Cumming Road is important to satisfy the intent of the overlay requirements and is requesting consideration for a six foot wide sidewalk.

BACKGROUND

APPLICANT OWNER:	Kevin Moreland
EXISTING ZONING:	General Business District (BG).
REQUEST:	Driveway access to Old Cumming Road to facilitate interparcel access from the Sugar Hill Auto Collision to Georgia Highway 20 and to paint the exterior of the building to match the Sugar Hill Auto Collision building located at 1090 Old Cumming Road.
PROP. SIZE:	± 3 Acres, Tax Parcel #7-306-092
LOCATION:	5255 Nelson Brogdon Boulevard.

On July 10, 2006, the property was rezoned from RS-100 to BG with conditions pursuant to RZ-06-004. Those conditions are as follows:

1. The site shall not be used to store more vehicles than the maximum number of parking spaces allowed by staff.
2. Obtain sign permit and provide letter from Georgia Department of Transportation. regarding sign location. Sign must be moved if GDOT does not approve of its current location.
3. Parking area must be brought into compliance with Article 11 of the Zoning Ordinance. i.e. parking stall dimensions, interior driveway width, striping or curbing, one loading space, 11 spaces minimum must be shown on site plan.
4. Obtain development permit for minimum requirements, project access improvements as well as parking area improvements or request variances.
5. Project access improvements are required by the Development Regulations. Required improvements (Including but not limited to a deceleration lane, curb and gutter as well as sidewalks) may be varied pending GDOT approval. See Variance Chart.
6. All vehicles must be parked in designated parking spaces on the subject property at all times.
7. Parking plan to be approved by Department of Planning and Development.
8. No signs, writing, advertisements, banners, balloons or similar displays shall be allowed inside or attached to vehicles or otherwise located on subject property.

Section 1001.F. requires Mayor and City Council approval of all new construction or land improvements within the Town Center Overlay District. The TCO district requirements are designed to promote attractive and integrated urban design features, small town urban character, and pedestrian-oriented public and commercial spaces.

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, 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.” Yes, provided pedestrian access is incorporated into the site design.

The driveway will allow inter-parcel access for Sugar Hill Auto Collision to Highway 20, and the existing business currently has a commercial driveway permit from GDOT along State Route Highway 20.

The painting of the exterior will match the existing Sugar Hill Auto Collision Building located at 1090 Old Cumming Road.

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?*

All other site improvements will remain the same other than the driveway addition. Since widening Hwy 20 improvements have been made and the new parking lot was installed for this facility, parking spaces/stripping, including handicap spaces have not been marked. A site plan will be required to make sure all the criteria in the existing conditions of zoning can be met in addition to adding the driveway off Old Cumming Road.

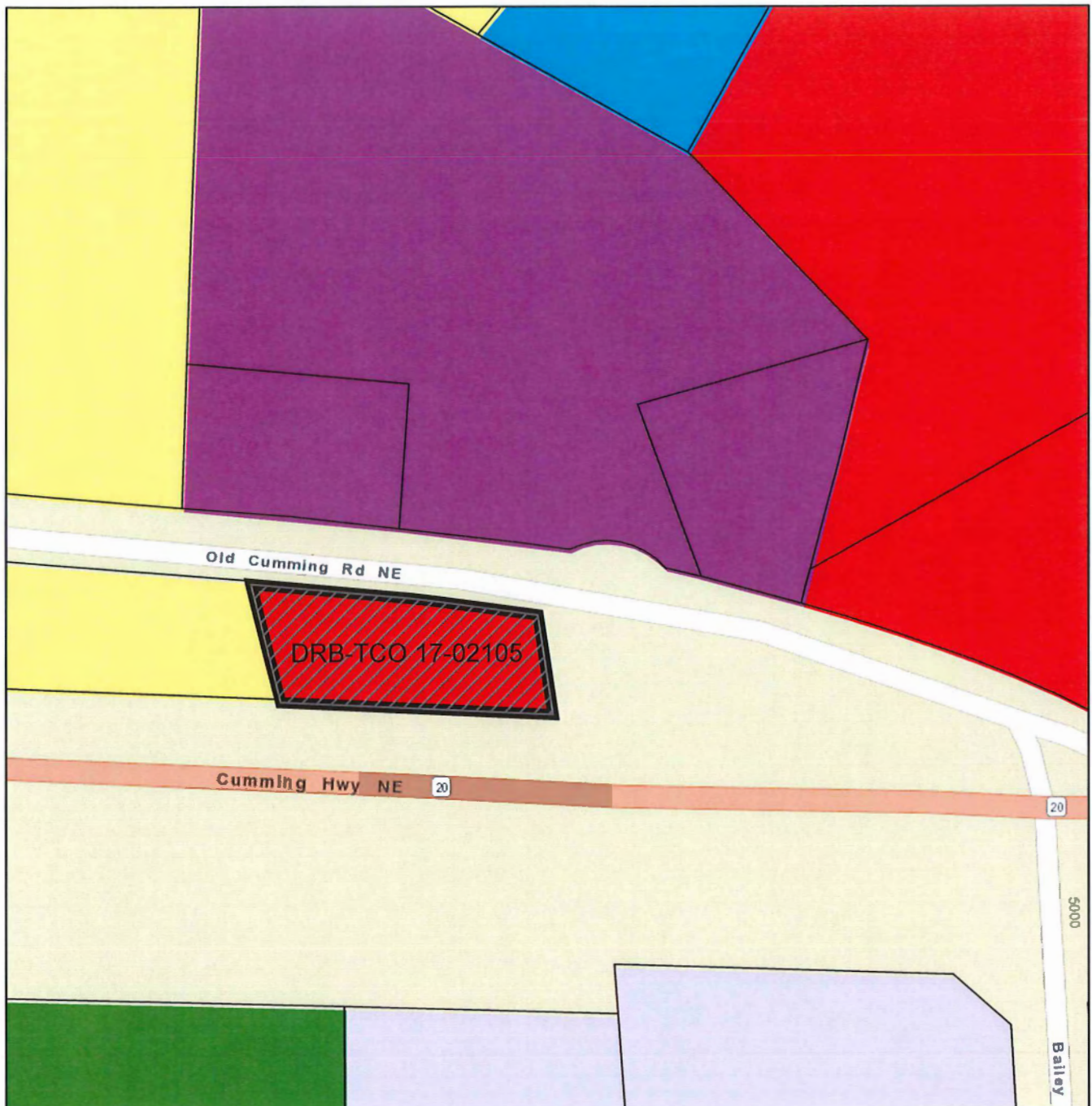
3. *Will the interior arrangement or use have any effect on exterior architectural features and otherwise complies with the standards of this ordinance?*

Only exterior changes are proposed. The modifications to the building and site comply with the standards of the ordinance.

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.



Legend
Location and Zoning
DRB-TCO 17-02105



Case Number **Zoning**

Agricultural - Forest (AF)

Low Density Single Family Residential (RS-200)

Low Density Single Family Residential (RS-175)

Low Density Single Family Residential (RS-150)

Medium Density Single Family Residential (RS-100)

Residential Multi-Family (RM)

Mobile Home Park (MH)

Office - Institutional (OI)

Highway Service Business (HSB)

General Business (BG)

Light Manufacturing (LM)

Heavy Manufacturing (HM1)

Heavy Industry (HM2)

Kevin Moreland
Moreland Automotive Group, LLC
5255 Nelson Brogdon Blvd.
Sugar Hill Ga, 30518

Letter of Intent

To whom it may concern:

This letter is to describe the proposed changes to 5255 Nelson Brogdon Blvd. Changes to be made two fold. First I am requesting a driveway off the backside of the property onto Old Cumming Rd. This is illustrated in the pictures and drawings attached. The second is a change in color of the building. I would like to match the brick color of the building located at 1090 Old Cummming Rd. (Sugar Hill Auto Collision). See pictures attached.

The changes requested are to bring consistency and improvement the overall appearance of the buildings in this area. Additionally, the driveway will improve the flow of traffic in and out of Sugar Hill Auto Collision. Currently traffic is routed through residential areas, and the driveway will eliminate the unnecessary need for traffic in these areas.

Additionally, I will make sure property is meets all previous conditions outlined in RZ-06-004. This will include meeting all parking area conditions outlined in Article 11 of the Zoning Ordinance.

Rec 9/14/17 KBL

17-02105 App- Rec. 8/21/17

SCANNED



17-02105 App. Rec. 8/24/17

SCANNED



7-02105 App- Rec- 8/21/17

SCANNED

