

City of Sugar Hill  
Planning Staff Report  
**DRB TCO 18-00183**



DATE: March 27, 2018  
TO: Mayor and Council, Design Review Board  
FROM: Planning Director *KA*  
SUBJECT: Town Center Overlay (TCO) Design Review  
4719 East Broad Street

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#### RECOMMENDED ACTION

Approval of design review for temporary site improvements including the gravel parking, three wood frame storage buildings, landscaping, fencing and storm water management facility with the following conditions:

1. The gravel parking area shall be screened from East Broad Street by a six (6) foot high wood privacy fence and/or landscaping.
2. Buildings shall be arranged such that bay doors face toward the side or rear of the property.
3. Building exteriors shall substantially resemble the attached Exhibit 1 and finished with materials substantially similar to the attached Exhibit 2.

**ISSUE** The City of Sugar Hill has received an application from Licet Naranjo requesting design review board approval for temporary site improvements including three 500 square foot wood frame storage buildings. The property is located within the TCO and is currently vacant.

#### DISCUSSION

- In August of 2016, the temporary use of three 500 square foot buildings and a gravel parking area was approved, essentially, as a change in conditions (RZ 16-003).
- The applicant has proposed siding and paint schemes that are consistent with the policies of the TCO.
- Proposed temporary site improvements (gravel, storage buildings, fencing and landscaping) are consistent with existing nearby properties and similar in mass and scale to residential and non-residential structures in the vicinity.
- Temporary nature of the proposed improvements is appropriate given the transitioning development patterns of the neighborhood/area.

## BACKGROUND

APPLICANT/OWNER: Licet Naranjo

EXISTING ZONING: Light Manufacturing District (LM)

REQUEST: Temporary Site Improvement for three 500 Square foot storage buildings ~ Design Review Approval and Variance request to reduce the 50' buffer to a 35' enhanced buffer (VAR-18-001).

PROPERTY SIZE: ± 2 Acres, Tax Parcel #7-292-123 & 196

LOCATION: 4719 East Broad Street.

Section 1001.F. requires Mayor and City Council approval of all new construction or land improvements within the TCO. The TCO 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?*

No. However the applicant is proposing to use materials and paint from the recommended materials in the design guidelines for the TCO.

2. *Is the proposed project consistent and compatible with the nature and character of the surrounding areas?*

Yes. This use is consistent with the mix of residential, commercial and industrial uses along East Broad Street.

3. *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?*

No. The temporary nature of the proposed improvements does not conform to the intent of the TCO. However, the property is in an area with many vacant and older under-developed properties. New development and uses in the area could encourage other nearby property owners to improve or redevelop. The applicant has proposed a permanent building in the future that should be held more strictly to the design requirements.

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

N/A

5. *Does the project contribute or resemble the following criteria for considering a design inappropriate? Character foreign to the area/ Violent contrasts of material or color, or intent or lurid colors / A multiplicity or incongruity of details resulting in 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.

Exhibit 1



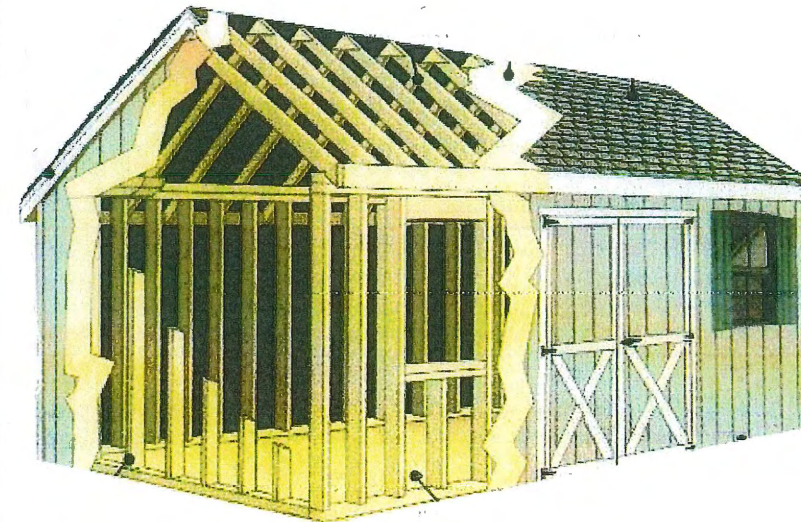
**EXTERIOR VIEW**

Not to scale



**INTERIOR VIEW**

Not to scale



**PERSPECTIVE VIEW BREAKDOWN**

Not to scale



**CONCRETE INNOVATIONS**

Concrete Construction  
Innovations, Inc.  
26 S Harris St  
Buford, GA 30518  
(678) 714-3334

Site Development Plan for:

**CONCRETE INNOVATIONS  
STORAGE FACILITY**  
4719 E Broad St.  
Sugar Hill, GA 30518

REV	DATE	COMMENT	BY

Date:  
01/29/2018

Drawn By:

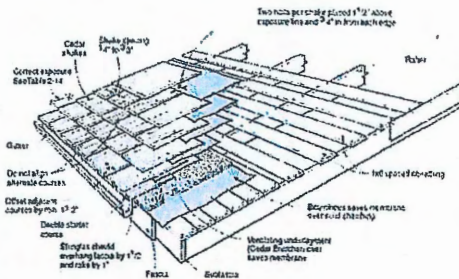
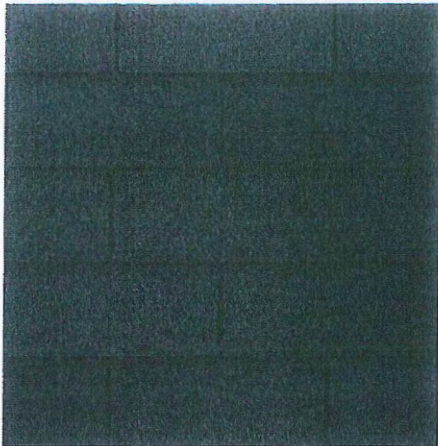
Sheet Title:  
WOOD STORAGE,  
SHELTER AND FENCE

**A - X**

# Exhibit 2

## Attachment 2: Materials Roofing

GAF  
Royal Sovereign Charcoal 25-Years 3-Tab Shingles (33.33 sq. ft. Per Bundle)



## Exterior Siding

James Hardie  
HardiePlank HZ10 5/16 in. x 8.25 in. x 144 in. Fiber Cement Select Cedarmill Lap Siding

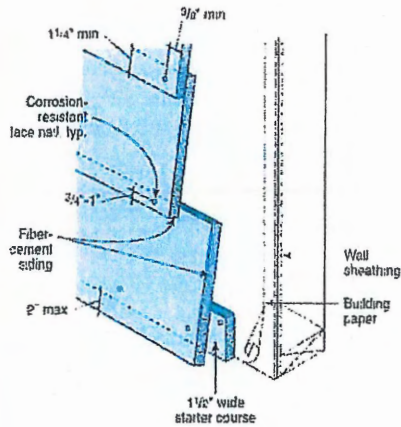
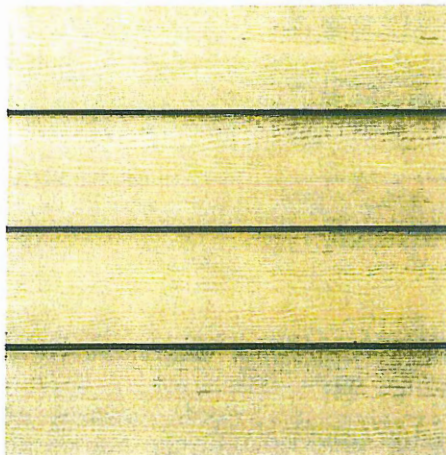


Exhibit 2

**Attachment 2 (Continued):  
Paint**

**Glidden Premium**

5-gal. #HDGY33U French Lemon Flat Latex Exterior Paint



20f2

# DRB-TCO 18-00183 & VAR-18-001

### Case Number

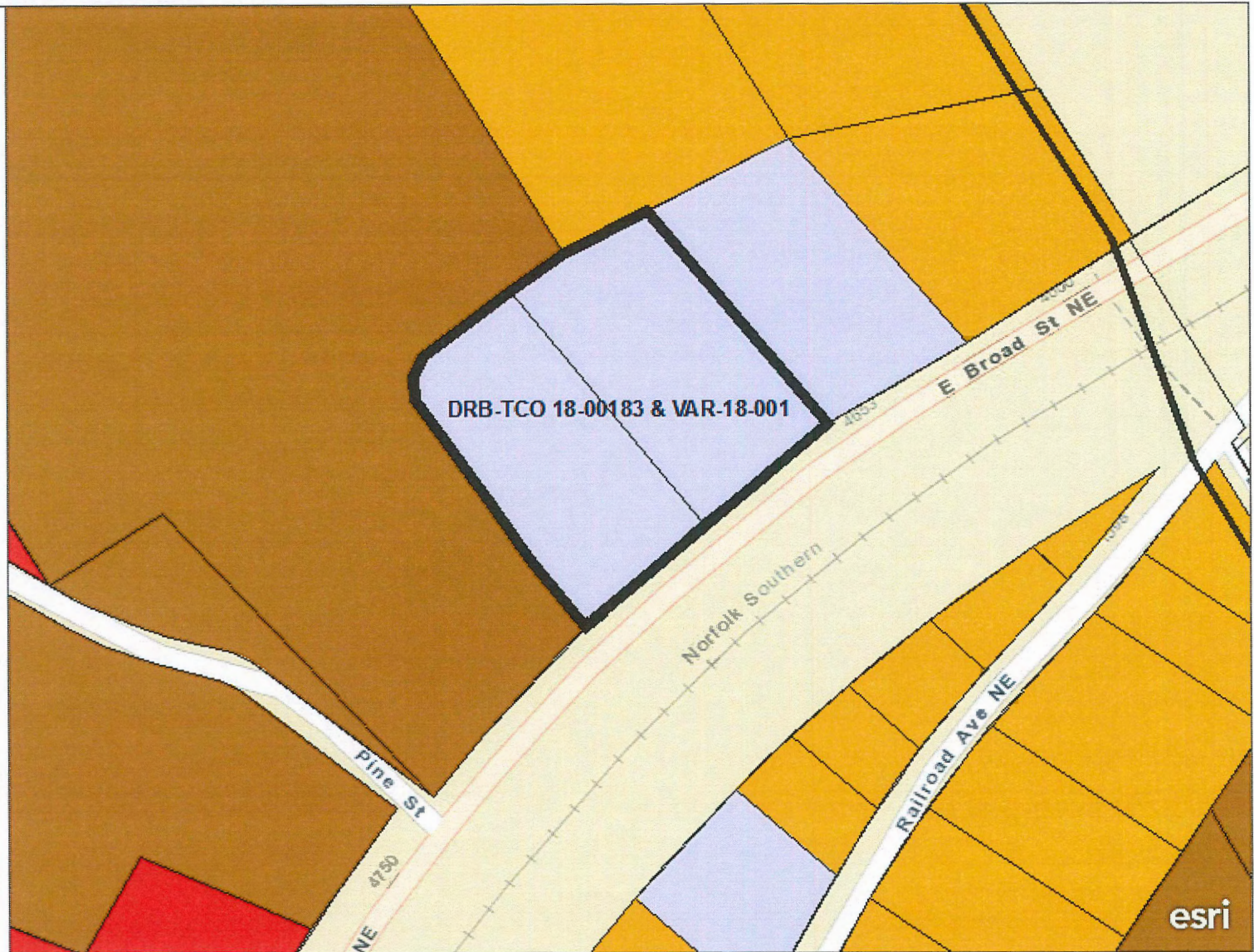


### City Limits



### 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



Upcoming Zoning Cases within the City of Sugar Hill.

400ft

Esri, HERE, Garmin, INCREMENT P, NGA, USGS



March 7<sup>th</sup>, 2018

City of Sugar Hill  
Attn: Kim Landers  
5039 West Broad Street  
Sugar Hill, GA 30518

Reference: 4719 E Broad Street – Sugar Hill, GA 30518

This is a formal letter of Intent for the property located at the address referenced above, based on the attached zoning dating August 8, 2016 (please see approval zoning attached) we have being approved to build 3 temporary wood storage shelters on our two acres tract, each building is not going to exceed 500 square feet. Gravel parking will not exceed 10 vehicles maximum for a three years period. The gravel parking will be screened from view from right of way by a private fence and/or landscaping. We have already receive approval from Georgia Power to develop our project. Georgia Power easement is 25 feet from the power lines.


On the past this property has being used by homeless, drug addicts, also to dump all kind of trash and residues, the power lines have being clear for years, therefore we are requesting a design review approval and a variance request. We want to give the property a better looking that can actually bring value to the City of Sugar Hill.

We are seeking for a seeking for a review approval, we are going to use exterior siding HardiePlank HZ10 5/16 in. x 8.25 in x 144 Fiber Cement Select Cedarmill Lap Siding (please see attachment #2) in this is going to be paint with Glidden Premium #HDGY33U French Lemon Flat Latex Exterior Paint ( please see attachment 1) . We are going to build a 6 feet tall fence by 1,067 feet long with Gauge Galvanized Steel Chain Link Fabric (please see attachment 1) we are going to build a enhanced 35' buffer with the followings: Forsythia, White Spruce, Canadian Hemlock (please see attachment 1)

We are requesting a variance for the buffer since the require buffer is 75' but we are asking to please be reduced to 35' enhanced Buffer. A detention pond will be placed after the proposed Buffer line. We are going to plan Forsythia, White Spruce and Canadián Hemlock on the side and rear property line and we clarify detention pond is not going to be inside the buffer.

We understand the temporary conditions placed on the property (3 years) our plan after this is to develop this property with permanent structures to keep improving the uses and look of the same.

Sincerely,

  
Licet Naranjo  
Owner

26 South Harris Street Buford, GA 30518

P: 678-714-3334 F: 678-278-3646

[www.concretecoinnovations.com](http://www.concretecoinnovations.com)



**CONCEPT ENGINEERING SERVICES INC.**  
 ARCHITECTURE  
 ENGINEERING  
 CONSTRUCTION MANAGEMENT  
 ENERGY ENGINEERING  
 1200 Abernathy Road, Building 600  
 Northpark Town Center, Suite 1700  
 Atlanta GA 30326  
 TEL: (404) 643-6044

EMAIL: nabja@conceptengr.net

CLIENT:

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SEAL:

*David J. Johnson*

REVISIONS:

NO.	DATE	DESCRIPTION
1	3/5/2018	SITE PLAN REVISION
2	3/9/2018	CITY COMMENTS

PROJECT:

4719 E. BROAD STREET  
 BUFORD, GA 30518

SHEET TITLE:

# SITE PLAN

DESIGNED BY: DO-CES  
 DRAWN BY: DJ  
 CHECKED BY: DJ  
 APPROVED BY: DO-CES

SCALE: AS SHOWN  
 DATE:  
 PROJECT NO.: CES-2017-001-S  
 SHEET:

**C2**

### SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 18" CURB AND GUTTER

- PARKING SPACE COUNT
- SIGN
- ⊞ TRANSFORMER PAD
- ⊞ DOUBLE WING CATCH BASIN
- ⊞ HEADWALL
- ⊞ STORM MANHOLE
- ⊞ SANITARY SEWER MANHOLE
- ⊞ FORSYTHIA TREE
- ⊞ CANADIAN HEMLOCK TREE
- ⊞ WHITE SPRUCE TREE
- CONCRETE
- ▨ STANDARD DUTY PAVING

### SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMERS, PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS HAS PROVIDED BY THE FOLLOWING COMPANY.
- ALL DIMENSIONS AND RADIUS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SPACES AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GA DEPARTMENT OF TRANSPORTATION.
- ALL STRIPPED OR CURBED RADII SHALL BE 6' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHARGES AND DEVIATIONS.
- ANY DEVIATIONS FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- ALL CURBS AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24". IT SHALL BE 30" WITHIN THE R.O.W. UNLESS NOTED OTHERWISE.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAYING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (GUL), ALL STRIPING IN RW SHALL BE THERMOPLASTIC.
- LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW PER SITE WORK SPECIFICATION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND MAINTENANCE TO WITHIN 6' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.

### SITE DATA

TOTAL PROPERTY AREA 2.00 +/- AC (87,272 +/- S.F.)  
 TOTAL DISTURBED AREA 0.65 +/- AC (28,314 +/- S.F.)

### BUILDING DATA

BLDG #1 500 S.F.  
 BLDG #2 500 S.F.  
 BLDG #3 500 S.F.  
 TOTAL BUILDING S.F. 1,500 S.F.

### PARKING DATA

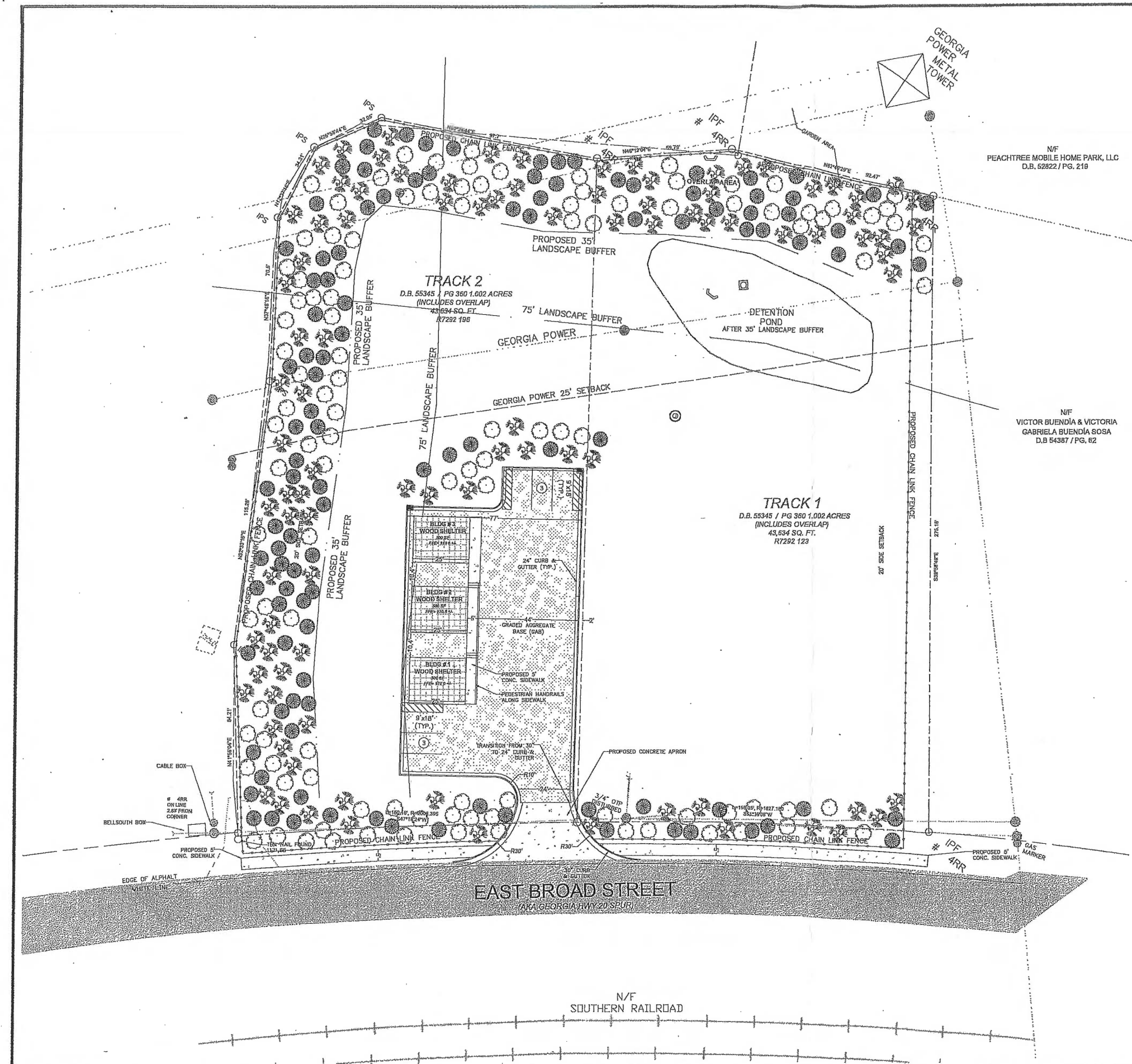
PARKING REQUIRED 3 SPACES  
 PARKING PROVIDED 6 SPACES

### ZONING DATA

EXISTING ZONING LM (LIGHT MANUFACTURING)  
 BUILDING HEIGHT LIMIT 50'

### SETBACKS

FRONT SETBACK 20'  
 SIDE SETBACK 20'  
 REAR SETBACK 20'





# Attachment 1: Screening and Fencing

## Fencing

**YARDGARD**  
6 ft. x 50 ft. 11.5-Gauge Galvanized Steel Chain Link Fabric



## Landscaping 35 ft. Buffer

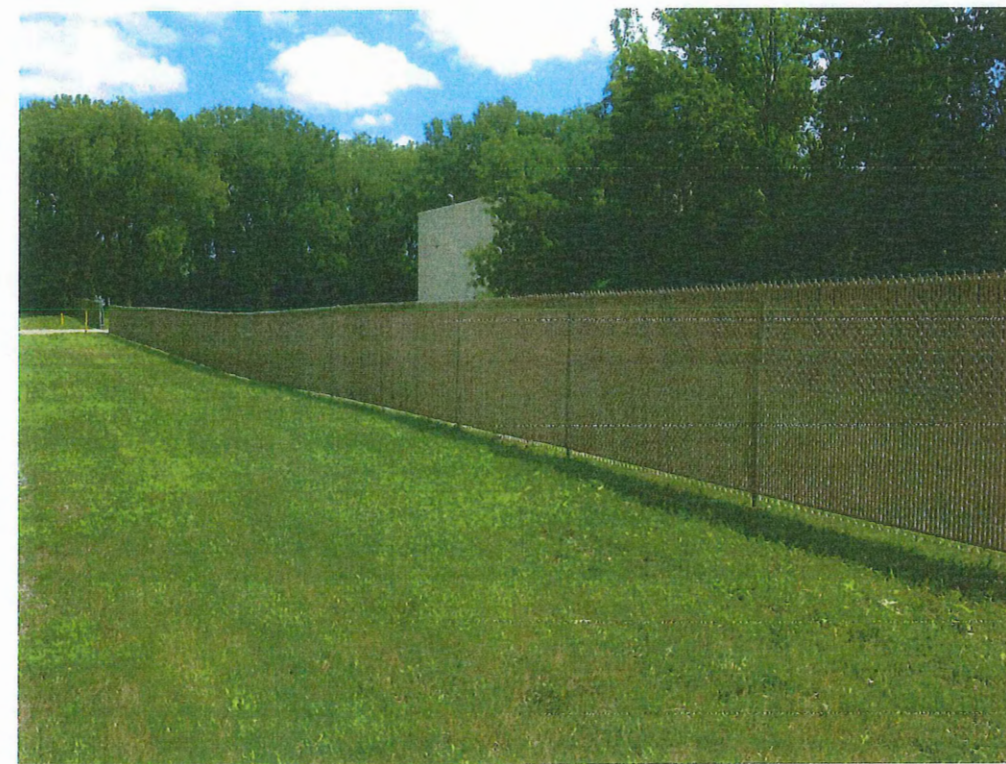


**From left to right:** Forsythia, White Spruce, Canadian Hemlock.



**DRIVEWAY DETAIL**

Not to scale



**FENCE DETAIL**

Not to scale



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