

City of Sugar Hill
Planning Staff Report
DRB TCO 17-00287



DATE: April 25, 2018
TO: Mayor and Council, Design Review Board
FROM: Planning Director *VA*
SUBJECT: Town Center Overlay District (TCO) Design Review
Tax Parcel: 7-292-142 First Avenue

RECOMMENDED ACTION

Approve certificate of design review with the following conditions:

1. Except where noted herein, the exterior materials and architectural detail of each building façade shall substantially resemble the elevations attached as Exhibit 1.
2. Front porches which extend at least as far forward as the front building line shall be incorporated into the design.
3. When columns are used, the neck of each column shall align with the face of the supported beam/fascia/architrave. Cap or trim may extend beyond the supported beam/fascia/architrave.
4. Quoins, pilasters, columns and similar features may be used to satisfy the “no material change at outside corner” requirement.
5. A brick foundation wall and water table shall be incorporated into the design.
6. The following are prohibited design elements:
 - Simulated keystones.
 - Simulated lintels over the garage door. (If articulation of horizontal support over the garage door is proposed it should read like an appropriate post and beam structural element.)

ISSUE The City of Sugar Hill has received an application from Archon Homes, LLC, John Slappey requesting design review board approval for the construction of a duplex residential structure. The property is located within the TCO and is currently vacant. Relief from section 406 restrictions for an attached or two family dwelling particularly associated with recessed front entry garages and material change at outside corners.

DISCUSSION

- The Town Center Overlay District requires design review approval by the City Council.
- The general design, character and scale of the building are consistent with the Town Center Overlay design standards.
- Proposed conditions are intended to mitigate the variances from section 406 use restrictions associated with an attached or two family dwelling.

BACKGROUND

APPLICANT/OWNER: Archon Homes LLC, John Slappey

EXISTING ZONING: Residential Multi-Family District (RM)

REQUEST: Design Review approval for the construction of a duplex.

PROPERTY SIZE: ±.25 Acres, Tax Parcel #7-292-142

LOCATION: First Avenue

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?*

Yes. The submitted plans are mostly adherent to the design guidelines. Staff would like to see revisions addressing recessed garages, shutters added to the side windows and privacy fencing.

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

Yes. The surrounding area is developed with older and newer properties. This proposal with recognition of the design standards of the Town Center Overlay will continue the trend of upgrades in the area.

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?*

Yes. The application addresses architectural features, color selection, massing and scale adequately.

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

The interior arrangements do not have an effect on the exterior architectural features and does comply.

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.

There are two newer duplexes nearby on First Avenue. This duplex, developed appropriately should be consistent with the area and continue the trend of redevelopment on First Avenue in a positive way.

Exhibit 1



FRONT ELEVATION

1 of 4

Rec. 4/2/18

Exhibit 1



LEFT ELEVATION

2 of 4

Rev. 4/2/18

Exhibit 1



RIGHT ELEVATION

3 of 4

Rev. 4/2/18

Exhibit 1



REAR ELEVATION

4 of 4

Rev 4/2/18