

City of Sugar Hill  
Planning Staff Report  
**CBD Design Review 18-00615-2**

**DATE:** November 27, 2018  
**TO:** Mayor and Council, Design Review Board  
**FROM:** Planning Director  
**SUBJECT:** Central Business District (CBD) Design Review  
Mixed Use Development, Prestwick Development Company

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RECOMMENDED ACTION

**Approval of the site plan and buildings in material and architectural detail with the following conditions:**

- 1. These conditions shall replace and supersede all previously approved conditions associated with design review approval on June 11, 2018.**
- 2. Final designs shall substantially resemble the attached exhibits labeled Exhibit 1 and 2. Final material and color selections shall be subject to on-site mock-up approval.**
- 3. Streetscape amenities such as but not limited to street trees and pedestrian lights shall be integrated into the Hillcrest Drive frontage. The building setback on Hillcrest shall incorporate not more than two bays of off-street parking as shown on the attached site plan.**
- 4. The plaza at the corner of Hillcrest Drive and Highway 20 shall incorporate a substantial gateway art feature. The final design shall incorporate a water feature and must be approved by the City Manager prior to releasing permits.**

**REQUEST** The City of Sugar Hill has received an application from Prestwick Development Company requesting design review board approval for a mixed-use project at the corner of Hillcrest Drive and Nelson Brogdon Boulevard, located within the Central Business District Overlay.

DISCUSSION

- Previously approved design included seven townhome style multifamily buildings with attached private garages; two four/five story multifamily buildings with elevator service; separate buildings for fitness, recreation and clubhouse facilities as well as an outparcel for future retail development.
- Revised version is based on more complete site engineering data and incorporates the separate retail parcel into a vertical mixed-use building to be developed concurrently with the rest of the project instead of as a placeholder for future development.

- Original plan well-conceived. New proposal more congruent with adopted vision for downtown:
  - Consolidates layout of buildings and parking areas.
  - Draws buildings closer to Highway 20 and away from the adjacent homes.
  - Improves urban feel at the edges along Hwy 20 and Hillcrest Drive.
- Plan does not address future inter-parcel access to the west; however, easements for future accommodations may be used to satisfy this overlay requirement. this can be resolved through the development and engineering review phase of the project.

## BACKGROUND

APPLICANT: Prestwick Development Company  
 PROPERTY OWNER: Ansley Hillcrest LLC  
 EXISTING ZONING: General Business / Central Business District Overlay (BG/CBD)  
 REQUEST: Design review approval, mixed use development  
 PROPERTY SIZE: ± 11.73 Acres, Tax Parcel #7-305-062  
 LOCATION: Northwest corner of Hillcrest Drive and Nelson Brogdon Boulevard

## DESIGN REVIEW CRITERIA

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

The CBD requirements are designed to foster development of the city center using traditional block patterns characterized by common side walls, building fronts abutting the sidewalk and on-street parking; breaking up large blocks; optimizing multi-modal connectivity and incorporating small public gathering spaces.

The proposed design is consistent with the adopted design guidelines. The buildings provide pedestrian-scale architectural elements and commercial uses at the ground floor. The site includes pedestrian oriented streetscape elements and integrates space for public gathering as well.

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

The proposed designs are consistent with the adopted vision and emerging character of Downtown Sugar Hill.

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.*

The proposed elevations and conceptual site plans are compatible in scale, material selection, and general design character with the nearby church as well as planned improvements across Highway 20.

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

The design team will need to ensure that any interior changes to the configuration do not adversely affect the layout of the facade.

5. *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 proposed changes do not contribute to any of the listed inappropriate design criteria.





Two Story Slip Deck

Neighborhood  
Commercial/Retail

Gateway Art  
Installation  
Water Feature