

City of Sugar Hill  
Planning Staff Report  
**TCO Design Review 19-00278**

**DATE:** March 27, 2019  
**TO:** Mayor and Council, Design Review Board  
**FROM:** Planning Director *KS*  
**SUBJECT:** Town Center Overlay District (TCO) design review  
986 Whitehead Road, Mendoza Residence

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RECOMMENDED ACTION

**Approve site design concept and building in material and architectural detail as shown on the attached exhibits 1-4 with the following conditions:**

- 1. Gable ends shall return against the exterior wall. Length of return to the height of the cornice shall be a ratio between 1:1 and 1:1.5. Maximum slope of roof on eave return shall be 3:12.**

**REQUEST** The City of Sugar Hill has received an application from J. Gregory and Hortencia Mendoza requesting design review approval for the demolition and removal of an existing home and the construction of a new single family detached home in its place at 986 Whitehead Road.

DISCUSSION

- Subject property lies within the TCO and requires design review approval for the proposed improvements.
- Proposed design is an appropriate traditional style with large front and rear porches and a side entry two-car garage.
- Exterior finishes include an appropriate combination of fiber cement siding, stone accents and a mahogany front door.
- The application adequately addresses the overlay design standards.

BACKGROUND

**APPLICANT/OWNER:** J. Gregory & Hortencia Mendoza

**EXISTING ZONING:** Medium Density Single-Family Residential District (RS-100) and Town Center Overlay District (TCO).

**REQUEST:** Demolish and remove existing home. Construction of a new single family detached dwelling in its place.

**PROPERTY SIZE:** ± 0.54 acres

**LOCATION:** 986 Whitehead Road

## 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 proposed structure conforms to the guidelines recommending traditional architecture and quality craftsmanship in the TCO district.

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

Yes.

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 applicant is proposing to retain the existing large trees and provide new landscaping to blend the home into the neighborhood. High quality traditional materials and attention to architectural authenticity will ensure long term consistency with surrounding homes.

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

No adverse impacts.

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.*

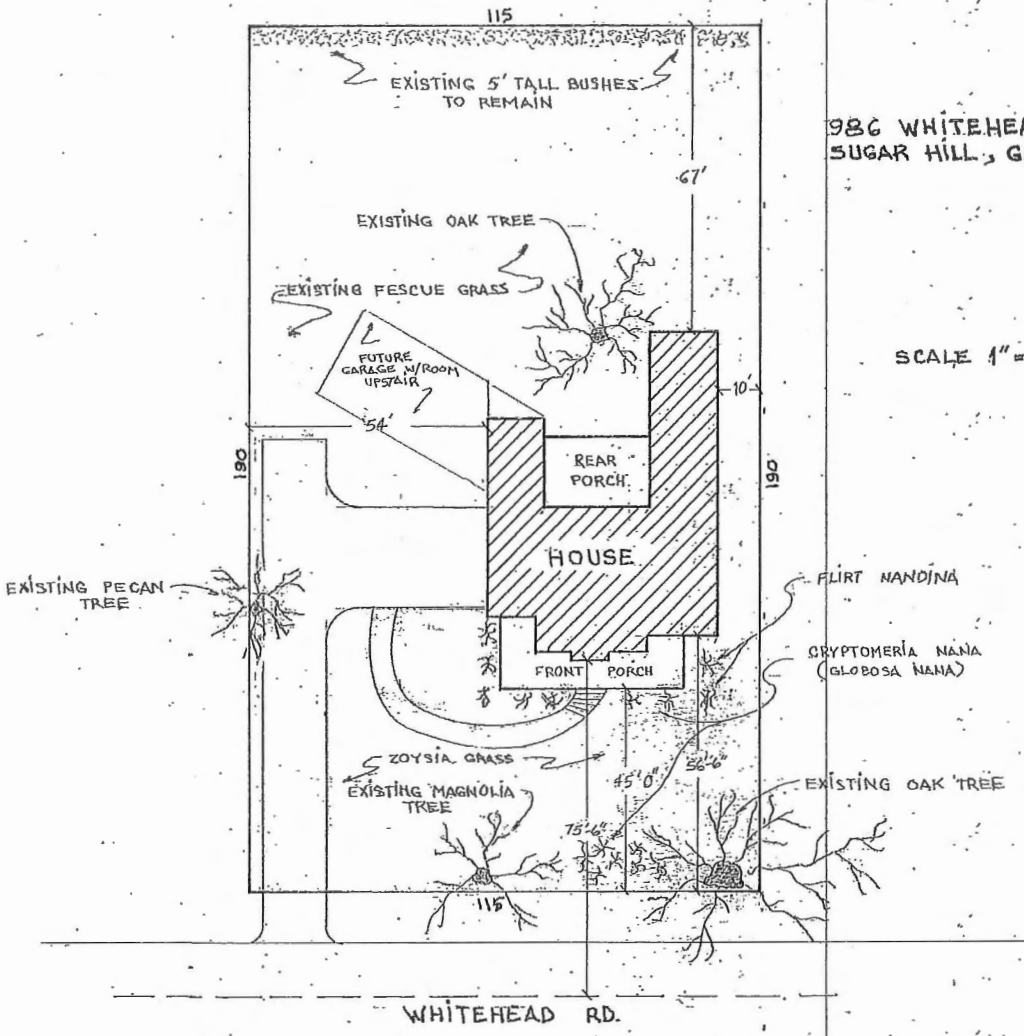
No.



A Residence For  
Mr. & Mrs. J. Gregory Mendoza  
986 Whitehead Rd.  
Sugar Hill, GA 30518

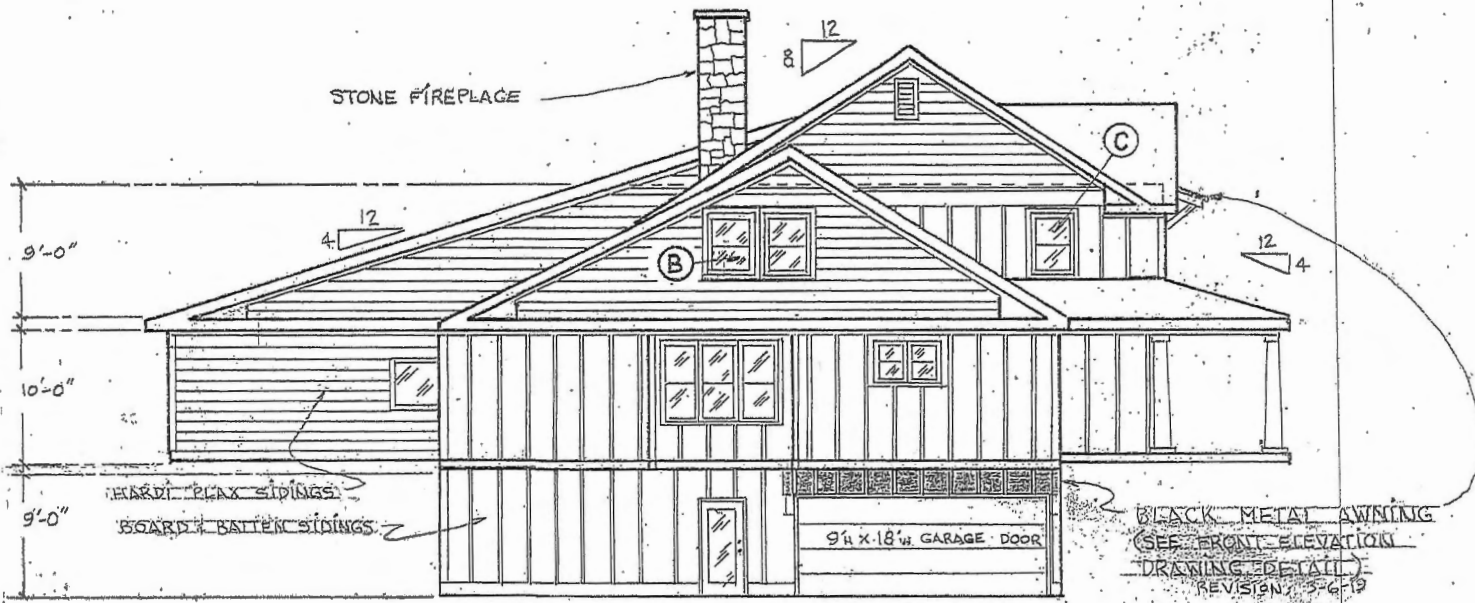
986 WHITEHEAD RD.  
SUGAR HILL, GA 30518

SCALE 1" = 20'



WHITEHEAD RD.

197



LEFT ELEVATION

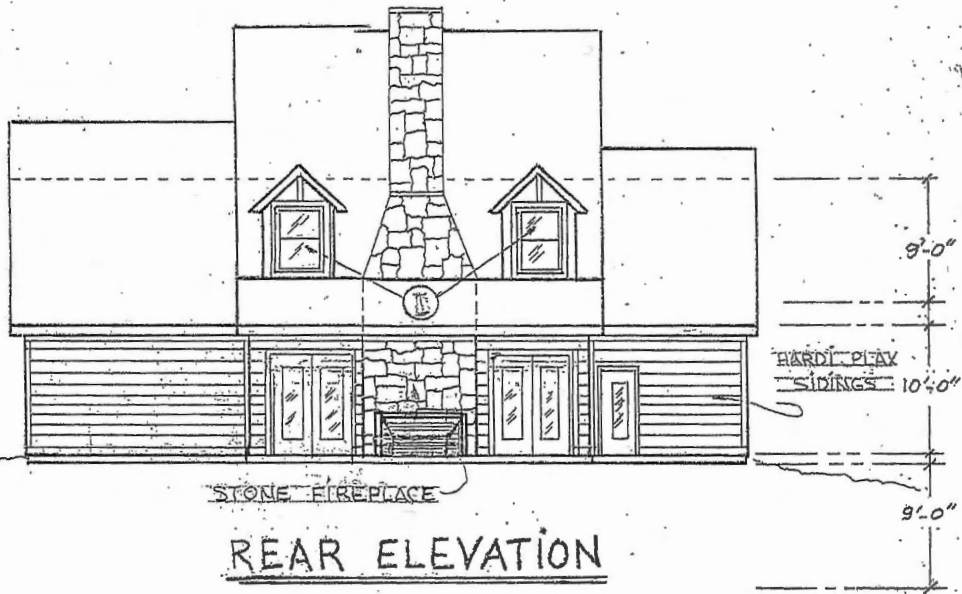


RIGHT ELEVATION

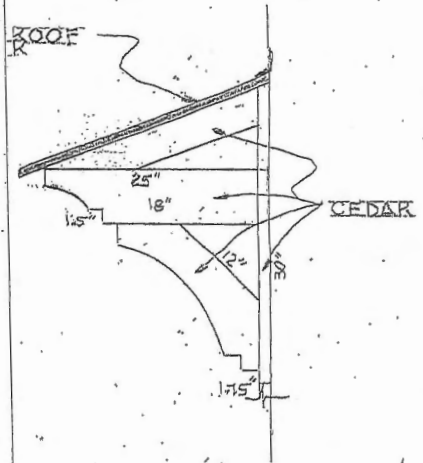
986 WHITEHEAD RD.  
SUGAR HILLS, GA. 30518

SCALE: 1/8" = 1'-0"

*JG*



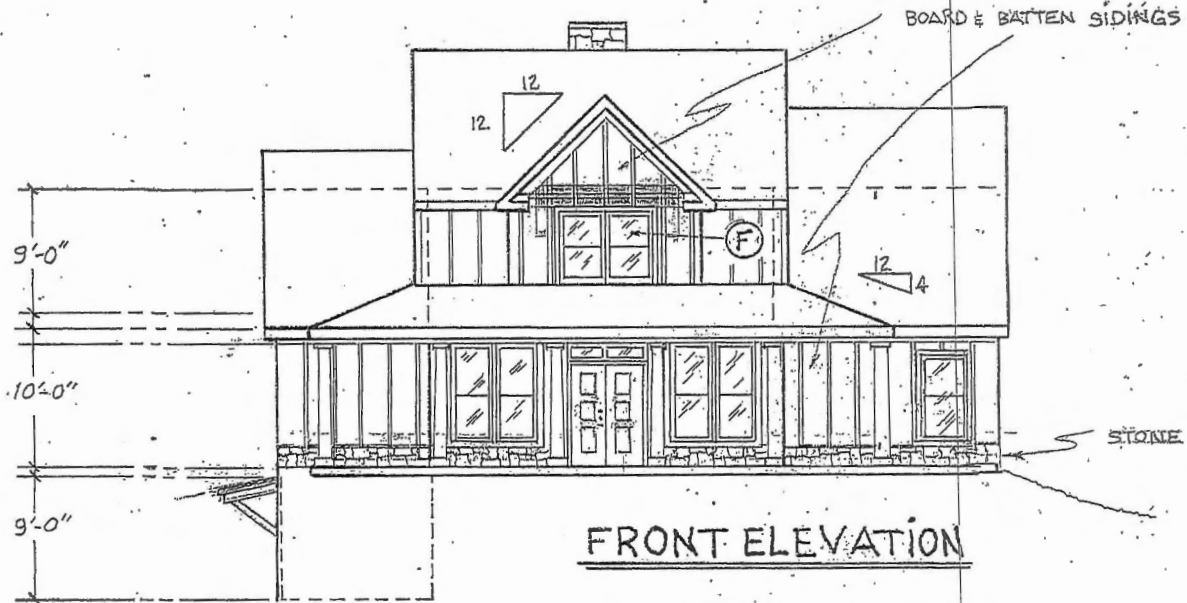
BLACK METAL ROOF



SHINGLING ON DOUBLE WINDOW  
ON 2ND FLOOR AND OVER  
GARAGE DOOR

SCALE: 1" = 12"

REVISION: 3-6-19



986 WHITEHEAD RD.  
SUGAR HILL, GA. 30518

SCALE: 1/8" = 1'-0"

J.G.M.

19-00273

Rec. 3/4/19



J. Gregory Mendoza and Hortencia A. Mendoza  
810 River Rush Dr.  
Sugar Hill, GA 30518

**LETTER OF INTENT FOR DESIGN REVIEW APPLICATION FOR THE RESIDENCE OF J.  
GREGORY MENDOZA AND HORTENCIA A. MENDOZA**

J. Gregory Mendoza and Hortencia A. Mendoza (the "Applicant") submit this Letter of Intent and attached Design Review Application (the "Application") for the purpose to construct a single family detached home at 986 Whitehead Rd. Sugar Hill, GA 30518 (the "Property") situated in the Town Center Overlay District. The property is currently zoned RS-150 and all adjoining properties also are currently zoned RS-150.

The Applicant proposes to develop a single-family residential dwelling on this 0.54 acre Property. The proposed single family home's architecture is consistent with late 19<sup>th</sup> century to early 20<sup>th</sup> century American style. The popular and classic "modern farmhouse" look is the design the Applicant is pursuing. The proposed dwelling will be a 2 bedroom/2 bathroom ranch style home with a future upstairs expansion. A 2-car garage will be in the basement level. The initial finished area of the dwelling is approximately 2,000 square feet. The proposed dwelling contributes to a consistent architectural identify for the Town Center Overlay by using traditional forms, authentic materials, and quality craftsmanship. For example, the exterior elevation will be finished with fiber cement siding in various forms of "board and batten" and horizontal siding. There will be stone accents at the lower front elevation and the chimney. The roofing will consist of architectural-grade Asphalt Shingles. The windows and doors will be custom made at a local millworks company (Plantation Millworks in Lilburn) which includes an 8 feet high 3-panel solid wood mahogany french front door with glass transom. The front



porch will boast solid cedar posts. Surround development and existing homes would face positive impacts as a result of the proposed development.

In addition to being a quality development that is compatible with homes in the surrounding areas, the proposed development will preserve important green space and existing aged hardwoods. The front of the property consists of a large oak and magnolia tree which will be untouched. The rear of the property consists of a large oak tree and the left side of the house consists of a large pecan tree which will also be untouched.

In order to remain consistent with the American style farmhouse look, the Applicant is requesting a variance to the TCO to allow a classic white exterior paint color on the siding and cornice but please see optional approved elevation in the "Roycroft Mist Gray" Sherwin Williams color.

The Applicant and its representatives welcome the opportunity to meet with staff of the Sugar Hill Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Design Review Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 1<sup>st</sup> day of March, 2019.

A handwritten signature in black ink, appearing to read "J. Gregory Mendoza". The signature is written over a horizontal line.

J. Gregory Mendoza (Applicant)

A handwritten signature in black ink, appearing to read "Hortencia A. Mendoza". The signature is written over a horizontal line.

Hortencia A. Mendoza (Applicant)