

City of Sugar Hill
Planning Staff Report
TCO Design Review 19-01427

DATE: November 21, 2019
TO: Mayor and Council, Design Review Board
FROM: Planning Director
SUBJECT: Town Center Overlay District (TCO) design review
Buford Housing Authority – 100-700 Hall Place

RECOMMENDED ACTION

Approve design concept in material and architectural detail as shown on the attached exhibits 1-5.

REQUEST The City of Sugar Hill has received an application from Buford Housing Authority Executive Director Kevin Jones requesting design review approval for exterior improvements including painting and shutters.

DISCUSSION

- Subject property lies within the TCO and requires design review approval for the proposed improvements.
- The application adequately addresses the overlay design standards.

BACKGROUND

APPLICANT/OWNER: Buford Housing Authority, Executive Director Kevin Jones

EXISTING ZONING: Residential Mult-Family District (RM) and Town Center Overlay District (TCO).

REQUEST: Approval for exterior improvements including painting and shutters.

PROPERTY SIZE: ± 3.00 acres

LOCATION: 100-700 Hall Place

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 exterior improvements conform to the guidelines paint color and material 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 clean up and repaint the existing buildings. The proposed improvements will enhance the visual appeal of the property and remain consistent with the 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.



Example Concept

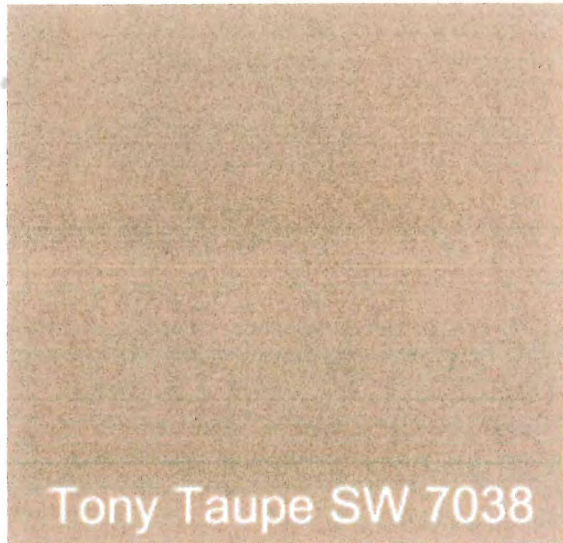
Exhibit 1

Timid White
OC-39 >



Main Color Of Brick

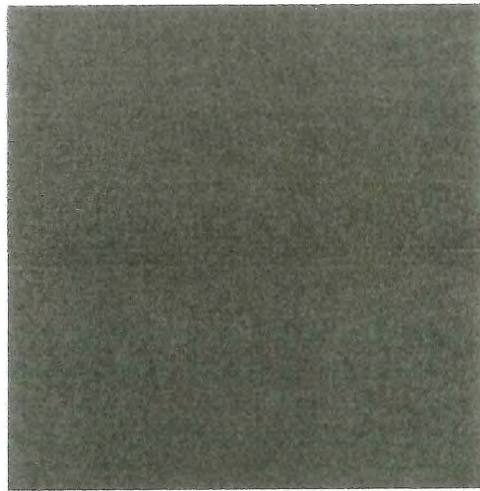
Exhibit 2



Color Scheme for Tony Taupe SW 7038
rughdesign.com

Accent Window Color

Exhibit 3



Urbane Bronze SW 7048 - Neutr...
sherwin-williams.com

Wrought Iron & Railing Color

Exhibit 4



Craftsman Style Shutter

Exhibit 5

The Housing Authority of the City of Buford

Commissioners

Robert Davis
Dorothy Lott
Robert Murphy
Mitch Peevy
Doug Williams, Sr.



2050 Hutchins Street
Buford, Georgia 30518
Phone (770) 945-5212
Fax (770)945-0216



Kevin Jones
Executive Director

Letter of Intent

November 18, 2019

City of Sugar Hill
5039 W. Broad Street
Sugar Hill, Georgia 30518

ATTN: Sugar Hill City Council

The Buford Housing Authority is looking to improve the site conditions located at its development on Hall Place in Sugar Hill, GA for all seven buildings located on premises. It is the purpose of this letter to request that the colors samples under submittal be approved at the digression of the Sugar Hill City Council and that our buildings will be power washed and brick painted with "Timid White" Romabio Masonry Paint (20 year warranty - Benjamin Moore Product) and accented with "Bronze" and "Taupe" on window areas. In addition, a "Bronze" color craftsman style shutters are looking to be added to windows. This project will be completed by Fresh Coat Painting which is insured and has provided quality painting to the Buford Housing Authority in the past.

In addition, to help manage erosion, the Buford Housing Authority is looking to install 6" gutters and downspout systems on all seven buildings in the same "bronze" color accent that matches the color sample for the Sugar Hill City Council to consider.

Regards,

Kevin Jones
Executive Director
Buford Housing Authority



Current Units

GA-91-5

Sugar Hill, GA

