

City of Sugar Hill
Planning Staff Report
CBD Design Review 20-00520

DATE: July 1, 2020
TO: Mayor and Council, Design Review Board
FROM: Planning Director
SUBJECT: Central Business District (CBD) Design Review
4888 Roosevelt Circle

RECOMMENDED ACTION

Approval the design concept in material and architectural detail as shown on the attached Exhibits 1 and 2.

REQUEST The City of Sugar Hill has received an application from Uktha Global, LLC requesting design review approval for additional parking, landscaping, and exterior improvements including painting, for the Commercial Office project at 4888 Roosevelt Circle, located within the Central Business District Overlay.

DISCUSSION

- The Central Business District overlay requires design review approval by City Council.
- The application adequately addresses the overlay design standards.
- Additional engineering and development review will be carried out prior to permitting.

BACKGROUND

APPLICANT: Guy Abernathy on behalf of Uktha Global, LLC
PROPERTY OWNER: Uktha Global, LLC
EXISTING ZONING: Highway Service Business District (HSB) and Central Business District (CBD).
REQUEST: Design review approval for building and site improvements for an existing office building.
PROPERTY SIZE: ± 0.56 acres
LOCATION: 4888 Roosevelt Circle

Applicant requests design review approval to make the following site and building improvements.

1. Cut down four trees on Roosevelt Circle frontage.
2. Extend driveway apron and culvert.
3. Dig out sediment from ditch.

7/1/2020

4. Install five new parking spaces and increase driveway width.
5. Paint brick structure light gray color with white trim.

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.

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

The proposed designs are consistent with the emerging nature of the area being developed under the Central Business District Overlay.

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 businesses.

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

TOTAL AREA: 0.561 ACRES

PROPOSED IMPERVIOUS AREA: 1,700 SF

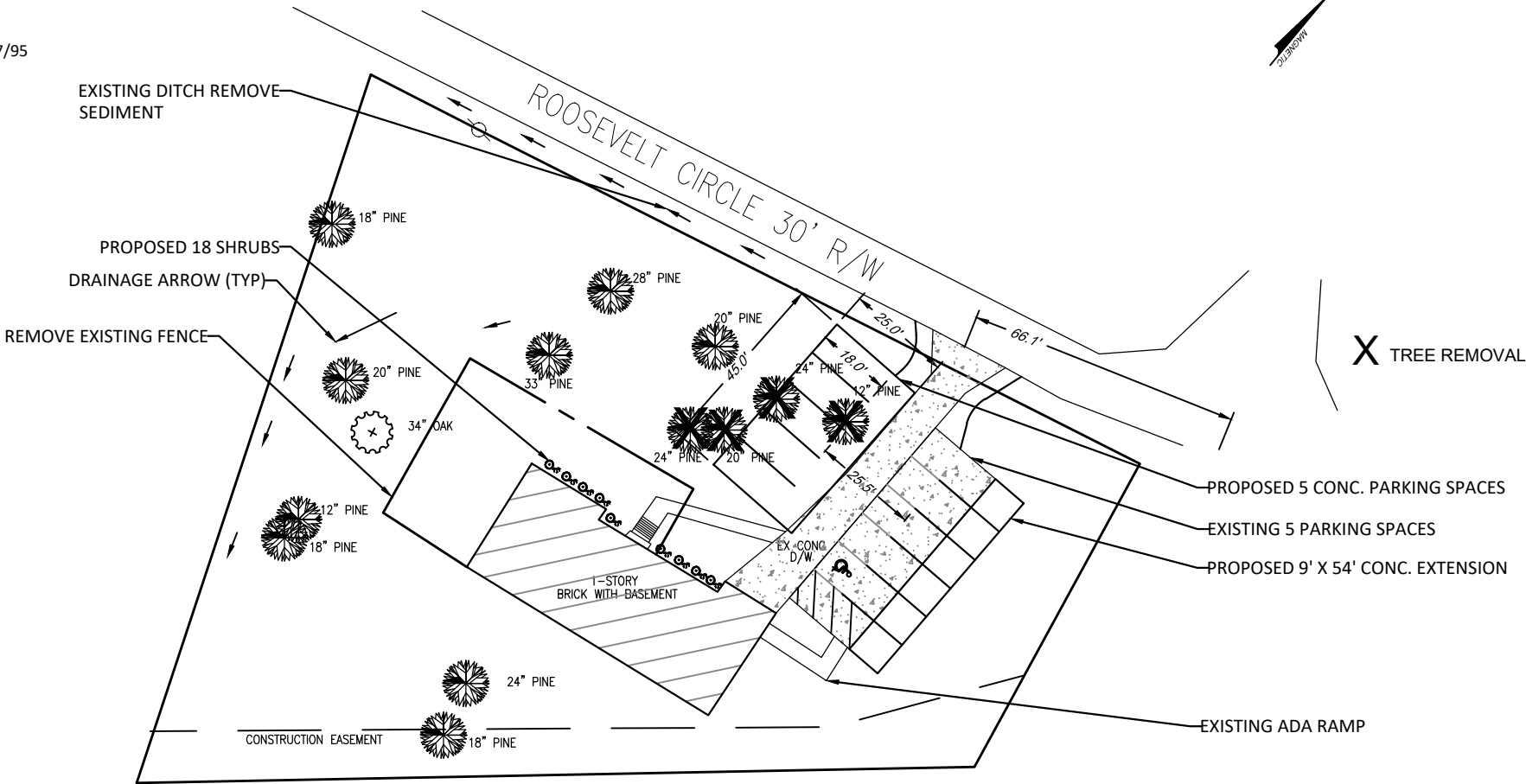
EXISTING IMPERVIOUS AREA: 3,907 SF

TOTAL IMPERVIOUS AREA: 5,607 SF = 23% OF SITE

- PURPOSE OF THIS CONCEPT:
- INDICATE CURRENT CONDITIONS
 - SHOW PROPOSED IMPROVEMENTS
 - OBTAIN DIRECTION FROM THE CITY OF EXPECTATIONS TO COMPLETE LDP

- TASKS FOR THIS SITE:
1. CUT DOWN 4 TREES IN THE FRONT YARD
 2. EXTEND DRIVEWAY APRON & CULVERT
 3. DIG OUT SEDIMENT FROM DITCH
 4. INSTALL EXTRA 5 PARKING SPACES & INCREASE DRIVEWAY WIDTH TO MAKE PARKING TO CODE
 5. PAINT BRICK STRUCTURE LIGHT GRAY WITH WHITE TRIM

SURVEY FROM GWINNETT COUNTY D.O.T. PLAT DATED 12/07/95
PLAT BOOK 68 PAGE 262



X TREE REMOVAL

PEACHTREE INDUSTRIAL BLVD R/W VARIES



CONSULTANTS
SURVEYORS
ENGINEERS
PLANNERS



174 DACULA ROAD, DACULA, GA. 30019
Phone (770) 962-9466

CITY OF SUGAR HILL

COUNTY:	GWINNETT
LAND LOT/DISTRICT:	2911/7TH
PARCEL(S):	
DATE:	05/25/20
SCALE:	1" = 40'
JOB NO.:	19068

CONCEPT PLAN FOR:

4888 ROOSEVELT CIRCLE

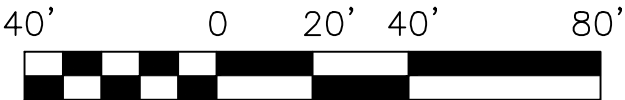
REVISIONS	NO.	DATE

SHEET
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KNOW WHAT'S BELOW. CALL BEFORE YOU DIG
IF YOU DIG GEORGIA ... CALL FIRST!

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.



GRAPHIC SCALE 1" = 40'-0"





ABERNATHY
ENGINEERING GROUP, LLC

May 26, 2020

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

RE: 4888 Roosevelt Circle
Design Review Request

To Whom it May Concern;

Our Client, Uktha Globa, owner of the referenced property, is seeking to construct a parking lot (5 parking spaces) off of the SW side of the existing driveway. In order to do that work, they had to remove 5 pine trees (x-on the site plan). The total size of the parking / paved addition will be $49 \times 25 = 1225$ Sq Ft. In conjunction with this work, the client will widen the apron of his driveway to better accommodate the 10 total parking spaces he will have on his property.

The property previously functioned as a day care. There was a fence that wrapped around the front right (western) end of the house. The proposed use for the property is office, and as such, this fence will be removed. The client stated the he intends to put some shrubs across the front of the building, and to paint the building in a light Gray hue with white trim, similar to the color scheme of Renasant Bank in Suwanee (pictures attached).

There has been some discussion about whether detention will be required. It is our initial opinion that the amount of "redevelopment" for this site is under the threshold, and until we have a bit more discussion on it, that is our position. However, IF detention is required, by code we are only dealing with the portion that is being added, and we would propose to capture runoff in a seep berm in the low area along the flow path off the right (western) fence line in the open area to be least impactful to any trees.

Property Info:

This site is at the corner of Roosevelt, Hannah and Peachtree Industrial Blvd, NW of the intersection there of. House back yard was acquired thru condemnation for the widening of PIB, and has a slope easement up to the SE (back left) corner of the building. There are a number of large pine trees, a row of Leyland Cypress, an American Holly, and one very Large Oak Tree on the property.

There is a ditch running along the frontage of Roosevelt to the West (right), which flows westerly. Otherwise, the general drainage pattern is across the driveway, thru the middle of the front yard, around the western end of the house approx. 50-ft out, and then into the parking lot of the Neptune Pools next door. There is no plan to alter any grades, the parking lot was essentially cut in right on the existing surface; grade work being to cut out any organics and replace with well compacted base.

Abernathy Engineering Group
Mail PO Box 843 Situs Address 174 Dacula Rd Dacula GA 30019
Contact Info: Email: Liz@abernathyengineeringgroup.com Phone: 678.823.6077

The property IS in the CBD, and thus requires development review oversite.

Items included with the submittal are:

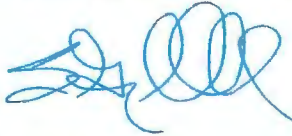
- The application
- Letter of Intent
- Photos of existing house
- Photo of paint scheme Planned
- Site Plan – Conceptual
- Excel Spread Sheet of adjoining owners.

It is fully expected that some additional documents will be required:

- Hydrology report
- Legal description of the property
- More detail on the actual LS that is required.

We appreciate your review, comment, and ultimate acceptance of our application, and look forward to working with the City to a favorable project that benefits the property owner and the City.

Thank you for your consideration to this request.



Guy Abernathy
Ringo Abernathy & Associates
(770-231-9013)
guya@ringoabernathy.com
— on behalf of our client, Uktha Global, LLC; Shankar

Guy Abernathy

From: Guy Abernathy <guya@abernathyengineeringgroup.com>
Sent: Tuesday, May 26, 2020 9:41 AM
To: Guy Abernathy
Subject: Parking 4888 Roosevelt



Guy Abernathy
Abernathy Engineering Group
770-231-9013

4888 Roosevelt Cir



DRB-CBD 20-00520



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