

City of Sugar Hill  
Planning Staff Report  
**CBD Design Review 21-001**

**DATE:** February 5<sup>th</sup>, 2021  
**TO:** Mayor and Council, Design Review Board  
**FROM:** Planning Director  
**SUBJECT:** Central Business District (CBD) Design Review  
Terwilliger Pappas Mixed-use Development

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RECOMMENDED ACTION

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

1. Final designs shall substantially resemble the attached drawings labeled Exhibit 1 - 7. Final material and color selections shall be subject to on-site mock-up approval by the City Manager.
2. Developer shall coordinate with City of Sugar Hill Downtown Development Authority, Arts Commission and City Manager to incorporate a public art element into the project prior to obtaining final certificate of occupancy.
3. Pedestrian crossing improvements (including traffic signal or pedestrian hybrid beacon if warrant analysis indicates need) shall be integrated into the overall streetscape design in the general locations shown on the attached concept plan, constructed at the developer's expense, and coordinated with neighboring projects subject to approval by the City Manager prior to obtaining a final certificate of occupancy.
4. Design of jewel box retail building is subject to approval by the city manager in coordination with Downtown Development Authority and City Council.

**REQUEST** The City of Sugar Hill has received an application from Terwilliger Pappas requesting design review board approval for a mixed-use development with multi-family residential, structured public and private parking, and street level retail. The subject property is bounded by Hillcrest Drive, Temple Drive, West Broad Street and Nelson Brogdon Boulevard and located within the Central Business District Overlay.

DISCUSSION

- For over 15 years, the city has been executing and refining a development vision initiated by planning efforts in the early 2000s which called for more restaurants and shopping in our community and a more defined sense of community or sense of place.
- Local restaurants and retailers as well as corporate franchise operators rely on a critical mass of households with disposable income to thrive.
- Adoption of the CBD overlay which is roughly 156 acres in total size representing 2% of the total land area within the City of Sugar Hill corporate boundary was carried out by the city to facilitate the mix of uses which are

necessary to sustain the kind of entertainment, shopping, and dining amenities the community has been asking for.

- National and regional trends indicate pent up demand in multi-family for rent housing market.
- The City of Sugar Hill downtown development strategy is intended to focus a sustainable quantity of the highest quality multi-family housing in the 2% land area surrounding our city center.
- There will continue to be pressure from multi-family real estate investors on land outside of the city limits in unincorporated Gwinnett County. The county has already displayed a willingness to approve multi-family residential project on the outer edges of its cities.
- The use provisions included in the CBD overlay allow the proposed uses by right without additional zoning action but requires a public hearing for the approval of its design.
- Overall design concept, material selection and urban design elements are a sophisticated combination of classical style and contemporary trends.
- Provides necessary public parking for the growing retail environment while satisfying the parking demand for its residents.
- Proposed development is consistent with 2018 Aspire Hwy 20 Corridor Study, 2018 Downtown Master Plan, 2019 Comprehensive Plan, and 2020 LCI Greenway Extension Plan.
- Project consists of 12,000 square feet of retail space, 250 public parking spaces, 120 shared parking spaces and 300 resident spaces, adheres to the downtown overlay requirements, fits the real estate demand models studied by the city over the past few years and will help to provide vital new supply of housing.

## BACKGROUND

APPLICANT: Terwilliger Pappas

PROPERTY OWNER: City of Sugar Hill

EXISTING ZONING: General Business / Central Business District Overlay (BG/CBD)

REQUEST: Design review approval, multi-family, mixed-use development

PROPERTY SIZE: ± 4.43 Acres, Tax Parcel #'s 7-291-184, 7-291-080, 7-291-193, 7-291-079, 7-291-079A, 7-291-130, 7-291-079B, 7-291-078

LOCATION: Block of Hillcrest Drive, Temple Drive, West Broad Street 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 development.

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.

## DESIGN REVIEW APPLICATION

       Town Center Overlay

  ✓   Central Business District

### APPLICANT INFORMATION

Name: TERWILLIGER PAPPAS

Address: 3565 PIEDMONT RD.

Phone: 404-500-5822

2 PIEDMONT CENTER SUITE 735

Fax: 404-500-5823

ATLANTA, GA 30305

Email: d.hutchinson@terwilligerpappas.com

### PROPERTY OWNER INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

\_\_\_\_\_

Fax: \_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_

### CONTACT INFORMATION

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

If multiple property owners, all property owners must fill out separate applications.

### PROPERTY INFORMATION

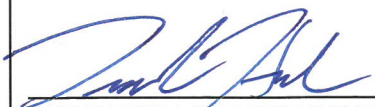
Parcel Number: 7291 078, 7291 079B, 7291 130, 7291 079A, 7291 079, 7291 193, 7291 080, 7292 184

Address: 5082 NELSON BROGDON BLVD

Present Zoning: B6 Acreage: 4.43 (TOTAL)

REQUEST, please give a brief description of the request:

APPLICANT IS SEEKING APPROVAL FROM DESIGN REVIEW BOARD  
RELATED TO A PROPOSED MULTIFAMILY DEVELOPMENT WITH ACCOMPANYING  
STRUCTURED PARKING AND GROUND LEVEL RETAIL.



SIGNATURE OF APPLICANT

1 / 14 / 21  
DATE

SIGNATURE OF PROPERTY OWNER

  /  /    
DATE



### AUTHORIZATION BY PROPERTY OWNER

I, \_\_\_\_\_, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; that he/she is the owner of the property which is the subject matter of the attached applications, as is shown in the records of City of Sugar Hill, Sugar Hill, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a Variance of this property.

I hereby authorize staff of the City of Sugar Hill, Department of Planning and Development to inspect the premises, which is the subject of this application.

#### APPLICANT INFORMATION

Name: TERWILLIGER PAPPAS Address: 3565 PIEDMONT RD  
Phone: 404-500-5822 2 PIEDMONT CENTER SUITE 735  
Fax: 404-500-5823 ATLANTA, GA 30305  
Email: d.hutchison@terwilligerpappas.com

[Signature] 1/14/21  
SIGNATURE OF APPLICANT DATE

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER  
\_\_\_\_\_  
DATE

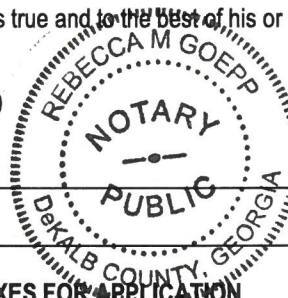
DEREK HUTCHISON (TERWILLIGER PAPPAS)  
APPLICANT TYPE OR PRINT

\_\_\_\_\_  
PROPERTY OWNER TYPE OR PRINT

Personally appeared before me who on oath disposes and says that the above is true and to the best of his or her knowledge and belief.

[Signature] 1/15/21  
Notary Public Signature Date

(NOTARY SEAL)



EXP  
9/05/21

### VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR APPLICATION

The undersigned below is authorized to make this application. The undersigned certifies that all the City of Sugar Hill property taxes, billed to date for the parcel listed below have been paid in full. In no case shall an application or reapplication for rezoning/variance be processed without such property verification.

**\*NOTE: A separate verification for must be completed for each tax parcel included in the Variance request.**

Tax Parcel Number: 7291078, 7291079, 7291130, 7291079A, 7291079, 7291193, 7291080, 7292184

[Signature] 1/14/21  
SIGNATURE OF APPLICANT DATE

DEREK HUTCHISON (TERWILLIGER PAPPAS)  
TYPE OR PRINT NAME

### CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a Variance has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interest, campaign contributions, and penalties for violating O.C.G.A.

<u>[Signature]</u>	<u>1/14/21</u>	<u>N/A</u>	<u>1/1</u>
Signature of Applicant	Date	Signature of Applicant's Attorney	Date
<u>DEREK HUTCHISON, DIRECTOR</u>		<u>N/A</u>	
Type or Print Name and Title		Type or Print Name and Title	
<u>[Signature]</u>	<u>1/15/21</u>	<u>N/A</u>	<u>1/1</u>
Signature of Notary Public	Date	Signature of Notary Public	Date

### DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

- ☒ No, I have not made any campaign contribution to City Officials voting on this application exceeding \$250.00 in the past two years.
- ☐ Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250.00 in the past two years.

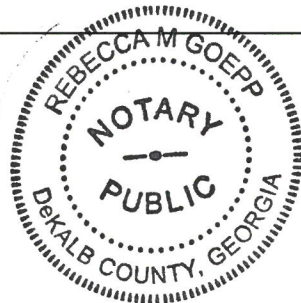
To Whom: \_\_\_\_\_ Value of Contribution: \_\_\_\_\_ Date of Contribution: \_\_\_\_\_

I have read and understand the above and hereby agree to all that is required by me as the applicant.

<u>[Signature]</u>	<u>1/14/21</u>	<u>DESIGN REVIEW APPLICATION</u>
Signature of Applicant	Date	Applicant Type or Print Name

Personally appeared before me who on oath disposes and says that the above is true and to the best of his or her knowledge and belief.

<u>[Signature]</u>	<u>1/15/21</u>	(NOTARY SEAL)
Notary Public Signature	Date	



EXP  
9/05/21



## **LETTER OF INTENT FOR DESIGN REVIEW APPLICATION**

January 15<sup>th</sup>, 2021

Terwilliger Pappas Multifamily Partners, LLC (the "Applicant") submits this Letter of Intent and attached Design Review Application (the "Application") for the purpose of requesting the Design Review approval of an approximately 4.43-acre tract of land located at 5082 Nelson Brogdon Blvd (the "Property"). The Property is currently zoned BG and is located in the Central Business District as set forth in the City of Sugar Hill Zoning Ordinance (Section 1002). The surrounding area is characterized by an intense mix of land uses including commercial/retail, office, and civic uses. The Applicant is proposing to develop the Property into a high-end residential community with +/- 300 units, ground floor retail, civic space, and parking for the City's uses. The Property's location would give residents convenient access to the thriving amenities that Downtown Sugar Hill has to offer, including retail, civic space, restaurants, and office space. Situated on GA-20, the Property would allow for easy access to and from the project and major thoroughfares including Interstate 985 and 85 and major employment centers throughout Gwinnett County.

The proposed community is compatible with the vision set forth in the City's Downtown Master which designate the Property as a potential mixed-use site. Once developed, the project would satisfy two of needs identified in the Master Plan, including the need for more residents in/around the Downtown core as well as the need for additional retail and shopping options. The proposed development would provide important residential critical mass to support and complement existing employment and commercial uses in the surrounding area. The bulk of homes in the proposed development would be one or two-bedroom units at over ninety percent of the unit mix. A maximum of ten percent of the units would be three-bedroom units. Accordingly, the target demographics would be young professionals and empty nesters rather than families with children. Residents could easily live, work, shop, and play all within a very short distance of the Property.

The proposed development would also enhance the walkability of the area by providing important residential "critical mass" and additional commercial space to enhance the vibrancy of Sugar Hill. Residents would be able to enjoy large outdoor common areas including pocket greens and a resort-style saltwater pool with sundeck and cabana. Additional outdoor amenities would include an outdoor pavilion on with grilling stations, outdoor television, fire pits, and a dog park. A clubhouse would provide additional opportunities for socializing among residents with a game room and coffee bar as well as a well-equipped, modern fitness center with yoga room. A business center would provide reservable suites and conference room which allow residents to work from home. The community would also

provide a package concierge for deliveries including refrigerated storage for grocery delivery. Units would include gourmet kitchens with stainless steel appliances, granite countertops, and LVT flooring. Open space will be included with the project, with some available to the public and some reserved for residents only.

The Applicant welcomes the opportunity to meet with staff of Sugar Hill or the members of the Design Review Board to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

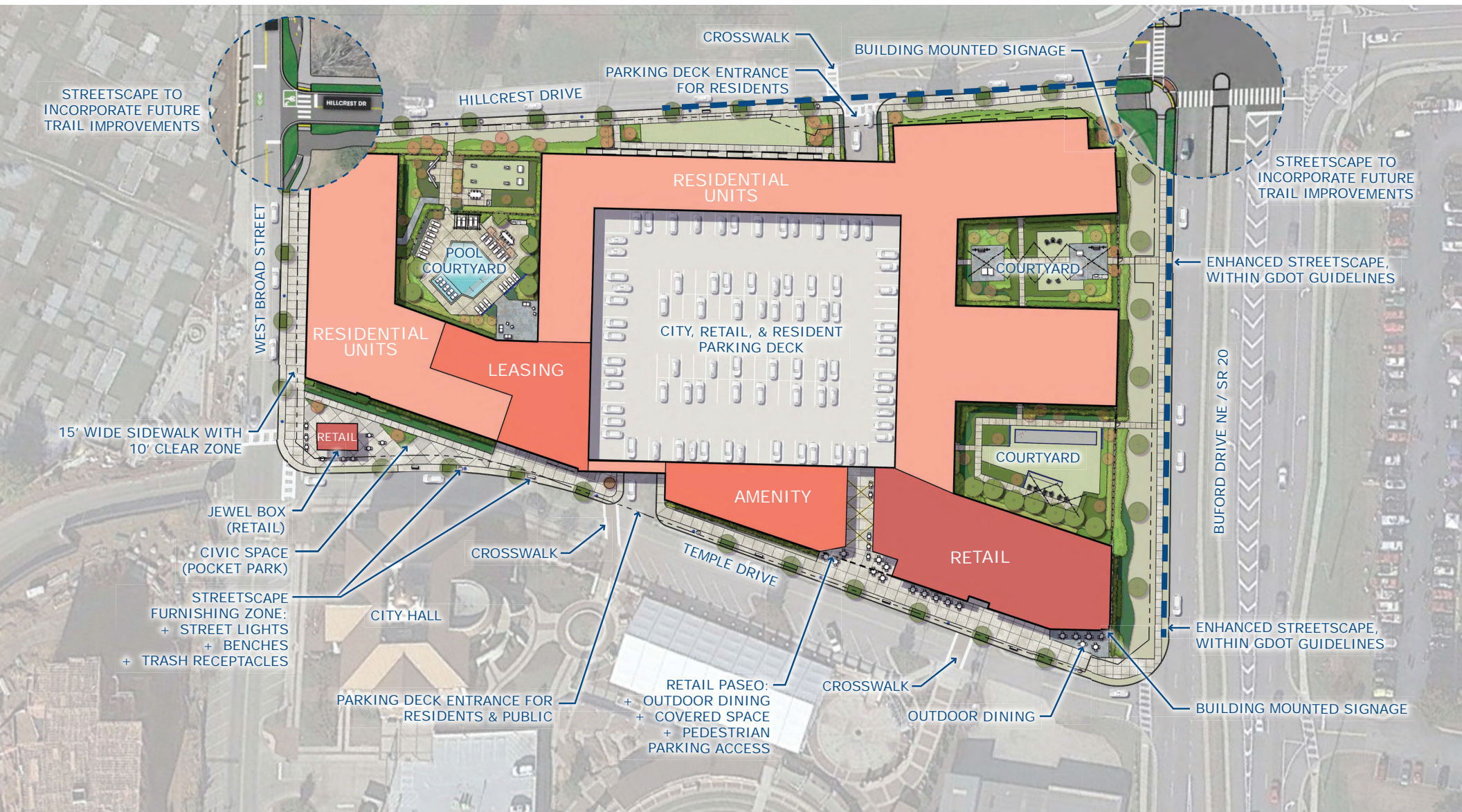
Respectfully Submitted,

Terwilliger Pappas Multifamily Partners, LLC

A handwritten signature in blue ink, appearing to read "Derek Hutchison", with a long horizontal flourish extending to the right.

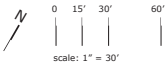
Derek Hutchison





SUGAR HILL APARTMENTS MIXED-USE | SUGAR HILL

PREPARED FOR TERWILLIGER PAPPAS



01/27/2021















LANDSCAPE ARCHITECTURE | DESIGN + PLANNING



# ELEVATIONS



1 WEST ELEVATION - BROAD STREET  
PLO1  
SCALE: 1/16" = 1'-0"

BRICK VENEER			
	BV 01	BV 02	
STONE VENEER			
	SV 01	SV 02	
FIBER CEMENT LAP SIDING			
	FCLS 01	FCLS 02	FCLS 03
FIBER CEMENT BOARD & BATTEN			
	FCBB 01	FCBB 02	FCBB 03
PRECAST CONCRETE			
	PC		
WOOD			
	WD		













## ELEVATIONS



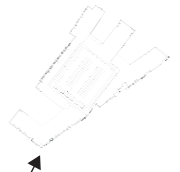
1 NORTH ELEVATION - HILLCREST DR.  
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - HIGHWAY 20  
SCALE: 1/16" = 1'-0"

BRICK VENEER			
	BV 01	BV 02	
STONE VENEER			
	SV 01	SV 02	
CEMENT LAP SIDING			
	FCLS 01	FCLS 02	FCLS 03
BOARD & BATTEN			
	FCBB 01	FCBB 02	FCBB 03
PRECAST CONCRETE			
	PC		
WOOD			
	WD		

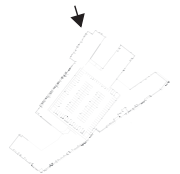














WEST ELEVATION

