

City of Sugar Hill  
Planning Staff Report  
**TCO Design Review 21-003**

**DATE:** June 30, 2021  
**TO:** Mayor and Council, Design Review Board  
**FROM:** Planning Director  
**SUBJECT:** Town Center Overlay District (TCO) design review  
Andres Bonilla – 4852 Lanier Avenue

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**RECOMMENDED ACTION**

**Approve materials and architectural detail as requested.**

**REQUEST** The City of Sugar Hill has received an application from Andres Bonilla requesting design review approval for improvements to the existing residential single family detached home. The property is located within the Town Center Overlay (TCO) and currently has a single-family structure located on the property.

**DISCUSSION**

- Subject property contains a 1,300 square foot ranch style home built in 1924 and lies within the TCO and requiring design review approval for the proposed improvements.
- A bulk fuel storage and distribution site lies directly across the home on Lanier Avenue.
- Archon Homes recently completed a new duplex and is in the process of permitting a new townhome project in the neighborhood.
- Mr. Bonilla purchased the property earlier this year and immediately began making improvements.
- The general design and character of the changes to the building are consistent with the Town Center Overlay design standards.

**BACKGROUND**

**APPLICANT/OWNER:** Andres Bonilla

**EXISTING ZONING:** Medium Density Single Family Residential District (RS-100)

**REQUEST:** Design Review approval for improvements to the existing residential single family detached home.

**PROPERTY SIZE:** ± 0.380 acres

**LOCATION:** 4852 Lanier Avenue

## 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 in scale and overall architectural type of the TCO district.

Yes. The submitted plans are in keeping with the intent of the guidelines.

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

Yes, additionally, this proposal with recognition of the design standards of the Town Center Overlay will continue the trend of upgrades in the area.

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 proposed concept plan does not propose and changes to the landscaping.

The application addresses only cosmetic architectural features and is in line with neighborhood context.

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

No.

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.

Letter of Intent

Andres Bonilla

3826 Lake Pass Point

Suwanee, GA 30024

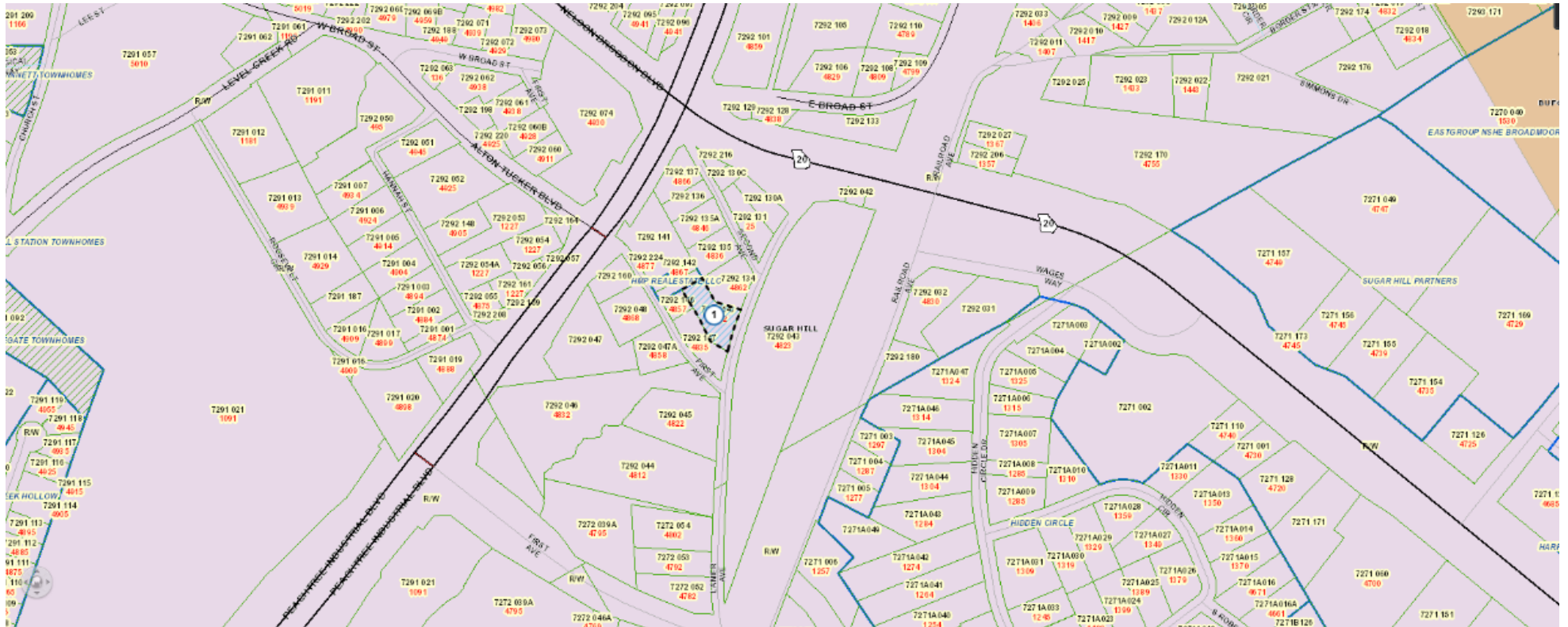
June 2, 2021

This letter of intent is for 4852 Lanier Avenue. I am making exterior changes to the home, including repainting the home a white color, adding white stone facing to the front columns, adding tile and a white safety rail to the porch, and painting the exterior rear deck a light grey.

Thank you,

  
Andres Bonilla

DRB-TCO 21-003  
Design review Approval – Town Center Overlay  
Location Map





Nicole Klein

Example

**From:** Andres Bonilla - ABGL INC. <abonilla@abglinc.com>  
**Sent:** Tuesday, June 1, 2021 6:09 PM  
**To:** Nicole Klein  
**Subject:** RE: 4852 Lanier Ave, Sugar Hill 30518 - Self Work Affidavit  
**Attachments:** Building Permit Application.pdf

Good afternoon, I'm sending you a picture of an example of the Rails



This will be the idea, we are not painting the outside of the house, the only paint we used was for the wood we put in the porch and we paint it the same as before, white.  
Also we are not replacing anything on the deck, we are just pressure washing sanding and painting it charcoal gray, just to match the color of the house.

Thanks for your help, hope

**From:** Nicole Klein <nklein@cityofsugarhill.com>  
**Sent:** Tuesday, June 1, 2021 9:11 AM

## Nicole Klein

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**From:** Andres Bonilla - ABGL INC. <abonilla@abglinc.com>  
**Sent:** Friday, May 28, 2021 5:40 PM  
**To:** Nicole Klein  
**Subject:** 4852 Lanier Ave, Sugar Hill 30518 - Out Side Electric Outlets

We add 3 electric outlets one is in the back ceiling and mainly is to be able to put security light on the back and the sides, nothing out of the ordinary.

Old Pic Shows No outlet on the upper side of the wall close to the ceiling



In the new Pic you can see the outlet.

Painting Rear Deck Gray.



















