

City of Sugar Hill  
Planning Staff Report  
**TCO Design Review 21-002**



**DATE:** July 29, 2021  
**TO:** Mayor and Council, Design Review Board  
**FROM:** Planning Director  
**SUBJECT:** Town Center Overlay District (TCO) design review  
Medical office, Sycamore Road at Nelson Brogdon Boulevard

---

**RECOMMENDED ACTION**

**Approve site plan and elevations in material and architectural detail with the following conditions:**

1. Site development and buildings shall be constructed to substantially resemble the attached Exhibits 1 - 5 except where modified by these conditions.
2. Sidewalk along GA Highway 20 shall include brick edging as approved in coordination with the City of Sugar Hill and Georgia Department of Transportation (GDOT). Sidewalk shall extend eastward to the matching sidewalk being constructed by the current developer of the Cadence mixed use project. Extend upgraded sidewalks and streetscape elements along Sycamore Road frontage (replace existing damaged sidewalk sections as necessary).
3. Developer shall provide enhanced pedestrian crossings, protected left turn signals and decorative mast arms at Highway 20 and Sycamore Road (subject to coordination with City of Sugar Hill, Gwinnett Department of Transportation and Georgia Department of Transportation). The developer may execute a performance agreement accompanied by sufficient surety to cover the cost of construction prior to receiving certificate of occupancy.
4. Developer shall provide ornamental streetlights as approved in coordination with City of Sugar Hill and GDOT along the entire length of the Highway 20 and Sycamore Road frontage.
5. A substantial gateway art feature shall be incorporated into the site. Artistic elements shall include a platform with electrical service and lighting. The final design shall be approved by the City Manager prior to releasing permits.
6. Dumpster enclosure shall be constructed of materials to match the principal building.

**REQUEST** The City of Sugar Hill has received an application from Anamaria Hazard requesting design review approval for the construction of a medical facility. The property is located within the Town Center Overlay (TCO) and is currently vacant.

## DISCUSSION

- Subject property lies within the TCO and requires design review approval for the proposed improvements.
- The application adequately addresses the overlay design standards.
- The general design, character and scale of the building are consistent with the Town Center Overlay design standards.

## BACKGROUND

APPLICANT/OWNER: Anamaria Hazard

EXISTING ZONING: Medium Density Single Family Residential District (RS-100), General Business District (BG), Heavy Manufacturing District (HM-1), and Town Center Overlay District (TCO)

REQUEST: Design Review approval for the construction of a medical office building.

PROPERTY SIZE: ± 4.7 acres

LOCATION: Corner of Sycamore Road 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?*

Yes. The proposed exterior and site improvements conform to the guidelines in scale and overall architectural type of the TCO district.

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

Yes. The project is compatible with future developing uses in the area and existing adjacent commercial and residential uses.

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 TCO requires materials of a higher quality and grade, which the applicant has met sufficiently. The proposed design addresses architectural features, massing and scale adequately.

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. The location of the proposed building is within a commercial node along a state highway and suited to the proposed development adjacent to the property.



SEAL

THESE DRAWINGS PREPARED BY SEARS SMITH AND ASSOCIATES, INC. FOR THIS PROJECT AND FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, SEARS SMITH AND ASSOCIATES, INC. SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RIGHTS, INCLUDING THE COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY SEARS SMITH AND ASSOCIATES, INC.

REVISIONS

#	DATE	REMARKS

PROJECT TITLE

**SUGAR HILL**  
BUFORD DRIVE & SYCAMORE ROAD

PREPARED FOR:



3355 LENOX RD NE  
SUITE 1190  
ATLANTA, GA 30326  
404.266.9631

SHEET TITLE

CONCEPTUAL  
LANDSCAPE PLAN

DRAWN: MSD

CHECKED: CCS

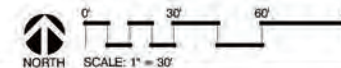
DATE

MAY 28, 2021

- ☐ CLIENT REVIEW
- ☐ FOR PERMIT / REVIEW
- ☐ BID SET
- ☐ CONSTRUCTION

SHEET NUMBER

**L1.0**



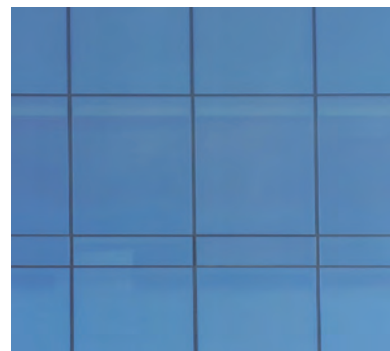
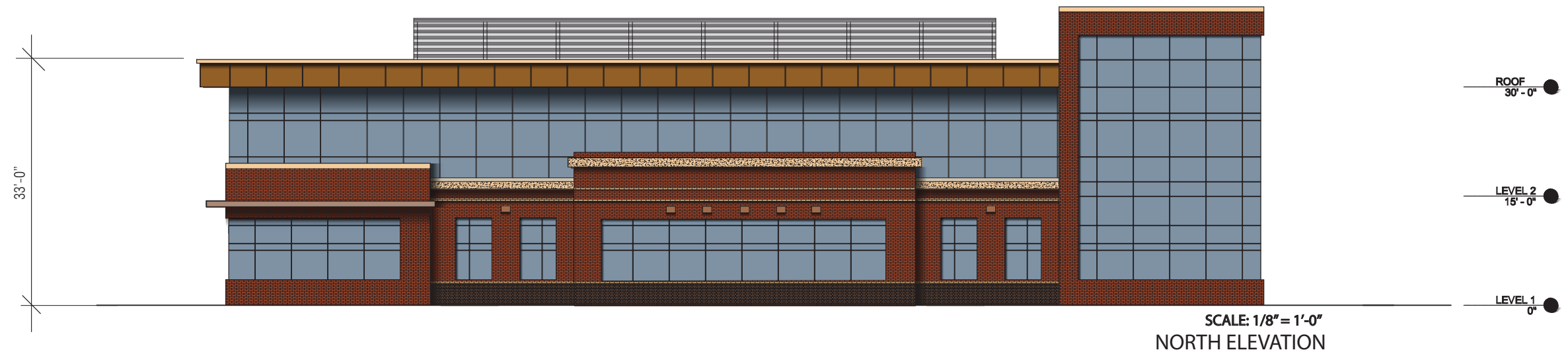
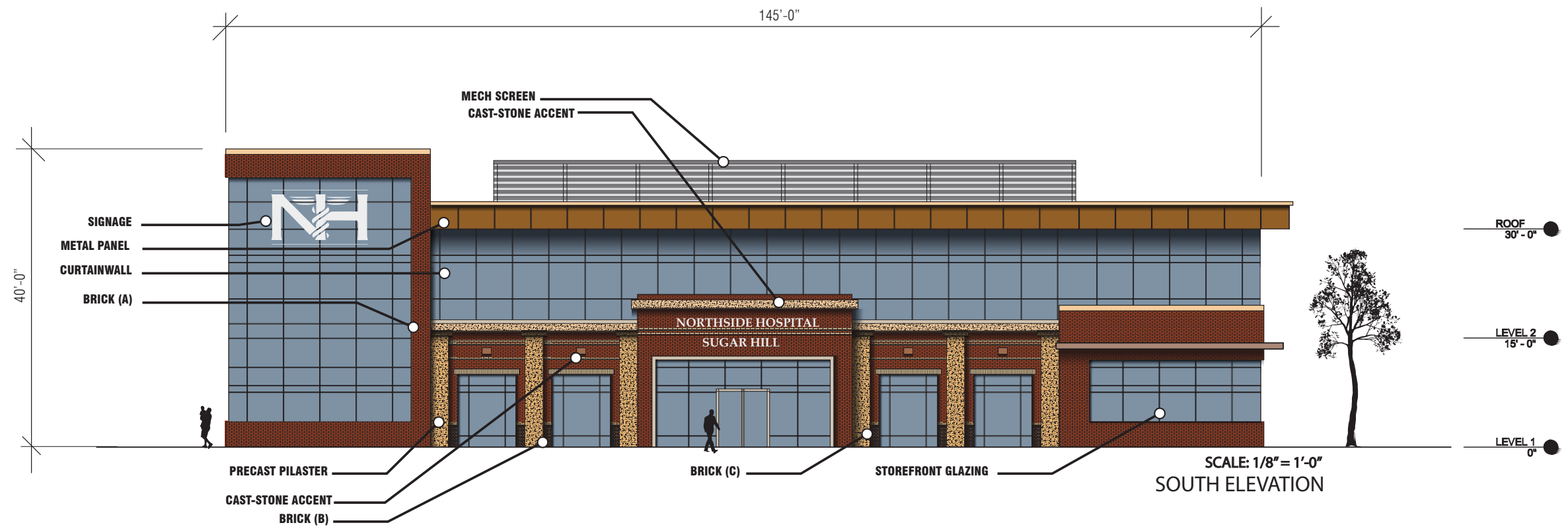




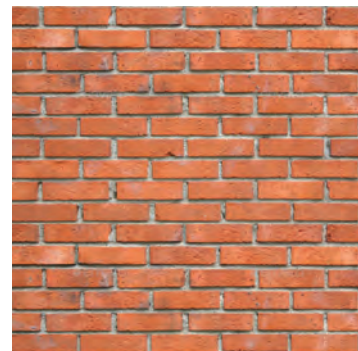








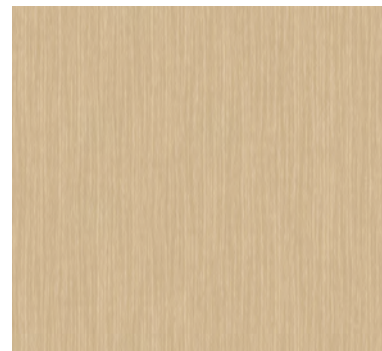
CURTAINWALL GLAZING



BRICK (A)



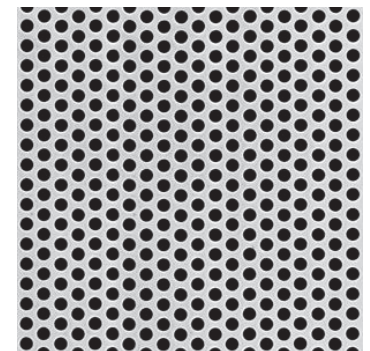
BRICK (C)



METAL PANEL



CAST STONE



MECH SCREEN

