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

DATE: September 1, 2021
TO: Mayor and Council, Design Review Board
FROM: Planning Director KA
SUBJECT: Central Business District (CBD) Design Review
Multi-family/Commercial, Kittle Homes

RECOMMENDED ACTION

Approval of the site plan and buildings in material and architectural detail with the following conditions:

1. **Final designs shall substantially resemble the attached exhibits labeled Exhibit 1 and 2. Final material and color selections shall be subject to on-site mock-up approval, with identified materials.**
2. **A substantial gateway art feature shall be incorporated into the site design. The final design and location shall be approved by the City Manager prior to releasing permits and installed prior to final certificate of occupancy.**
3. **Sidewalks along Highway 20 shall be constructed in accordance with the paver details currently approved for use in the Central Business District by the city and GA Department of Transportation (refer to Exhibit 3).**
4. **Ornamental streetlights approved by GA Dept. of Transportation for Highway 20 shall be installed along the Hwy 20 frontage (refer to Exhibit 4).**

REQUEST The City of Sugar Hill has received an application from Kittle Homes requesting design review board approval for a mixed-use development with single-family attached homes (25 fee-simple townhomes) and a 2,100 square foot commercial building with space for outdoor gathering and dining located within the Central Business District Overlay at the corner of Hillcrest Drive, West Broad Street and Nelson Brogdon Boulevard.

DISCUSSION

- The proposed mixed-use development includes 25 fee-simple four-story townhomes each with additional indoor living space and an outdoor terrace on the top level. Each home is to be equipped with a staircase and an elevator for access to all four levels.

- 2,500 square feet of commercial space is included as a complement to the community. The planned food and beverage concept is intended for the public to

enjoy and will include various outdoor amenities for outdoor play, gathering, socializing, and dining.

- Limited information was provided for the commercial portion of the project and will require subsequent design review board approval prior to permitting.

- In terms of massing and texture, the proposed residential buildings facing the street and cemetery provide a desirable softening effect between two relatively larger scale developments. With the planned improvements to the streetscape and landscaping, the project should provide a pleasant and visually stimulating pedestrian experience along West Broad Street.

- Traditional high-quality materials and classical elements work very well together in the overall composition of the buildings' own architecture and appropriately addresses the other architectural styles of nearby projects.

- Each townhome has a two-car garage accessed from a generously sized alley and fronts either Hillcrest Drive, W. Broad Street or what is to be a park-like commons area (units 18-25). The site plan includes multiple safe and efficient pedestrian pathways and relates well to the edge of the existing and future streetscape. The entrance from Hillcrest Drive will be planned to align with the entrance drive for the Solis project across the street.

APPLICANT:	Kittle Homes
PROPERTY OWNER:	City of Sugar Hill
EXISTING ZONING:	Medium Density Single Family Residential (RS-100), General Business (BG), Town Center Overlay District (TCO), and Central Business District Overlay (CBD).
REQUEST:	Design review approval, mixed use development with 25 townhomes and 2,500 square foot commercial building.
PROPERTY SIZE:	± 2.698 Acres, Tax Parcel #'s: R7-291-269, R7-291-073, R7-291-074, R7-291-075, R7-291-076, R7-291-076A, and R7-305-003
LOCATION:	Block of Hillcrest Drive, West Broad Street and Nelson Brogdon Boulevard
	Parcel is currently undeveloped.

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 proposed 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.

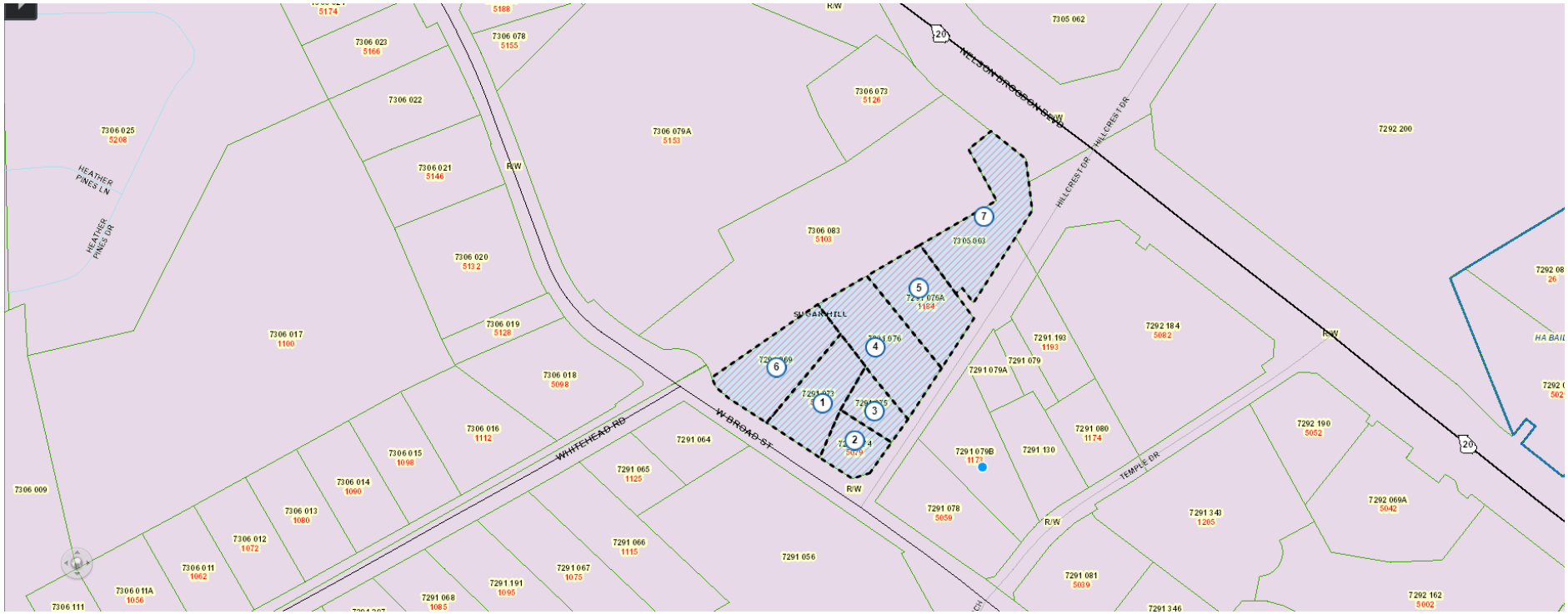
DRB-CBD 21-002

KITTLE HOMES

Design Review Approval RS-100/BG/TCO/CBD

Multi-family Townhomes & Commercial use.

LOCATION MAP



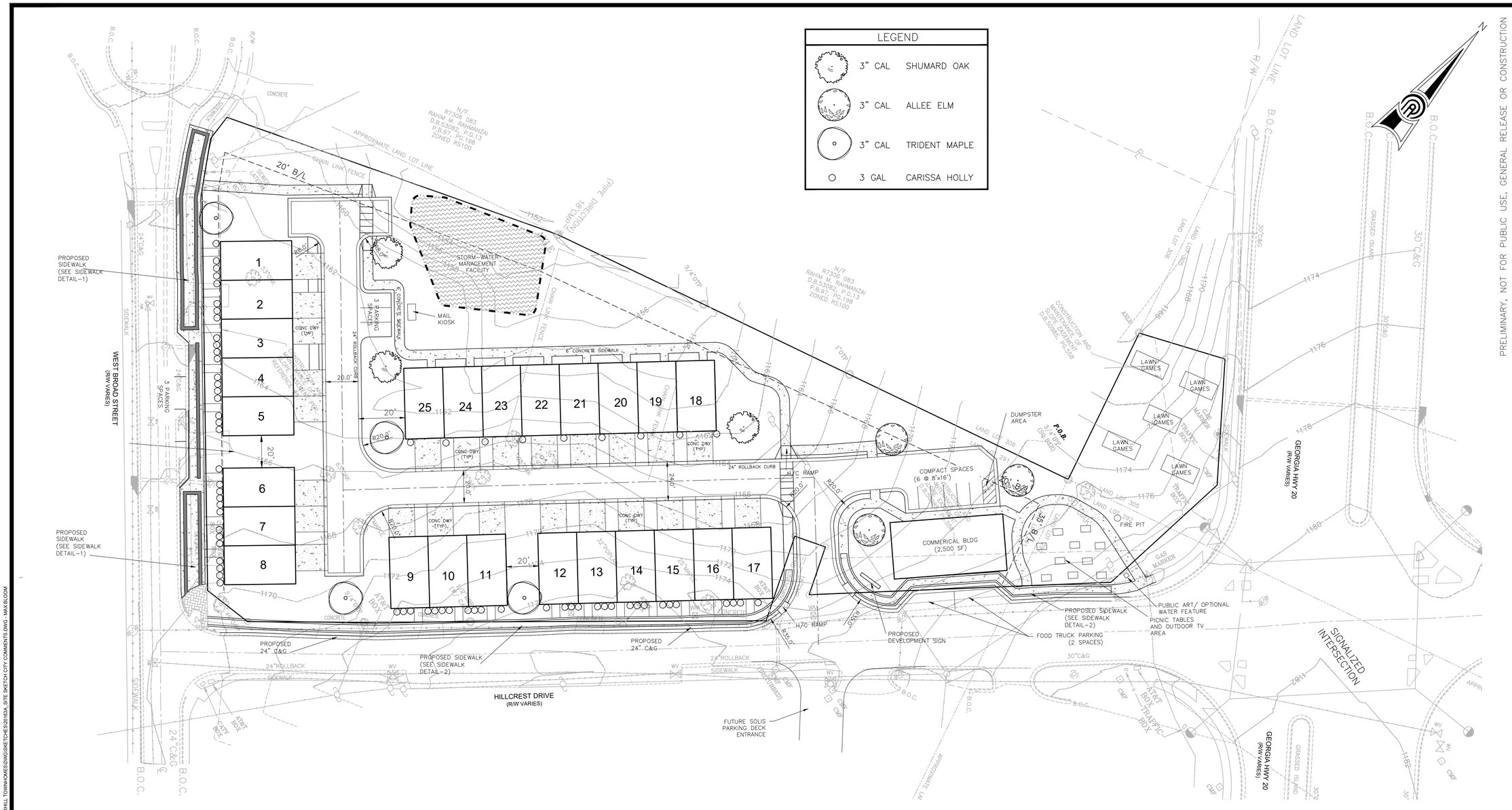
KITTLE HOMES

Letter of Intent

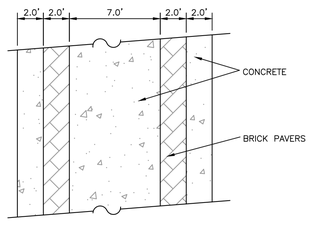
The project is located at the intersection of Georgia Highway, Hillcrest Drive, and West Broad Street and resides within the City Limits of Sugar Hill. The site is 2.69 acres and is currently undeveloped, with a few single-family homes that will be demolished at the time of construction. There are a few trees located on the property, but mostly grass and open areas. The topography for the project slopes from Hillcrest Drive to the back property line.

The proposed development will have 25 townhome units and provide a commercial component of approximately 2,100 square feet. The commercial space is planned to a micro-brewery with a fire pit and seating, public art displays, and an area to have outdoor games, such as corn hole, horseshoe, or putting greens. The development also plans to provide spaces along Hillcrest Drive for food truck parking.

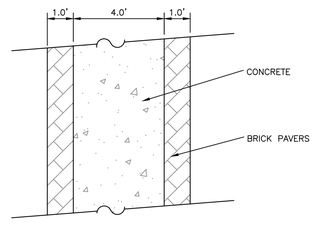
The proposed townhomes and commercial buildings will be constructed of elements of brick and siding. The elevations attached in this application can demonstrate the architectural components that is intended to be used for the development.



PRELIMINARY, NOT FOR PUBLIC USE, GENERAL RELEASE OR CONSTRUCTION



SIDEWALK DETAIL No. 1



SIDEWALK DETAIL No. 2

GENERAL NOTES:

1. ALL LOTS TO BE SERVED BY GWINNETT COUNTY SANITARY SEWER.
2. ALL LOTS TO BE SERVED BY GWINNETT COUNTY WATER.
3. DETENTION POND LOTS TO BE DEEDED AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
4. ALL BUFFER TREES AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
5. NATURAL VEGETATION TO REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
6. A MANDATORY HOMEOWNERS ASSOCIATION IS REQUIRED FOR THIS DEVELOPMENT. HOA IS RESPONSIBLE FOR ALL YARD MAINTENANCE (COMMON AREAS AND RECREATION AREA.)
7. ALL EXISTING STRUCTURES ONSITE SHALL BE DEMOLISHED AND REMOVED FROM SITE. NO BURNING ONSITE IS ALLOWED. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN AN APPROVED LANDFILL.
8. OPEN SPACE AND COMMON AREA TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION. THIS DEED MUST BE FILED PRIOR TO APPROVAL OF A FINAL SUBDIVISION PLAT.
9. BOUNDARY SURVEY PREPARED BY LAND DEVELOPMENT SURVEYORS, INC., DATED 06/07/2021, TITLES "EXISTING LOCATION PLAN FOR KITTLE CONSTRUCTION."

PROJECT DATA

TOTAL SITE AREA	2.696 ACRES
ZONING	RM & BG
OVERLAY DISTRICT	CENTRAL BUSINESS
PROPOSED USE	TOWNHOMES AND COMMERICAL
REQUIRED SET BACK	
FRONT YARD	0-12 FEET
SIDE YARD	35 FEET
REAR YARD SETBACK	20 FEET
MAX BUILDING HEIGHT	35 FEET
TOTAL TOWNHOMES	25 UNITS
MAX NET DENSITY	9.29 UNITS/AC
COMMERCIAL COMPONENT	2,100 SQ. FT

OWNER / DEVELOPER
KITTLE CONTRUCTION & DEVELOPMENT
412 SEAGRAVES DR
ATHENS, GA 30605
CONTACT: ZAC KITTLE
PHONE:706.340.9186
EMAIL: zkittle18@gmail.com

ENGINEER
PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: ERIC SIMPSON
PHONE: 770-338-8000
EMAIL: 827es@PPI.US

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GEORGIA811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

PLOT DATE: 9/10/21 12:33 PM FILE PATH: E:\PROJECTS\2020\20163A-LD-KITTLE SUGARHILL TOWNHOMES\DWG\SKETCHES\20163A_SITE SKETCH CITY COMMENTS.DWG - MAX BLOOM

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STAMP

PRECISION Planning Inc.
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HILLCREST DRIVE PROPERTY

Land Lot 291, District 7
HILLCHEST DRIVE
City OF SUGAR HILL, GA

CONCEPT SITE PLAN

SHEET TITLE

CHECKED

DRAWN

DESIGN

DATE	NO.	DESCRIPTION

RELEASE

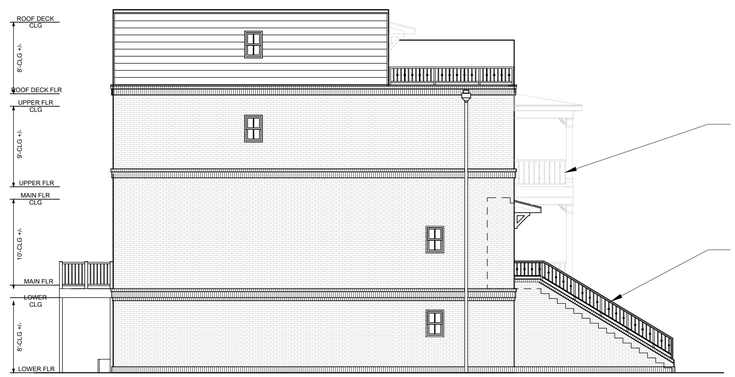
07/08/21
DATE

20-163A
PPI PROJECT NO.

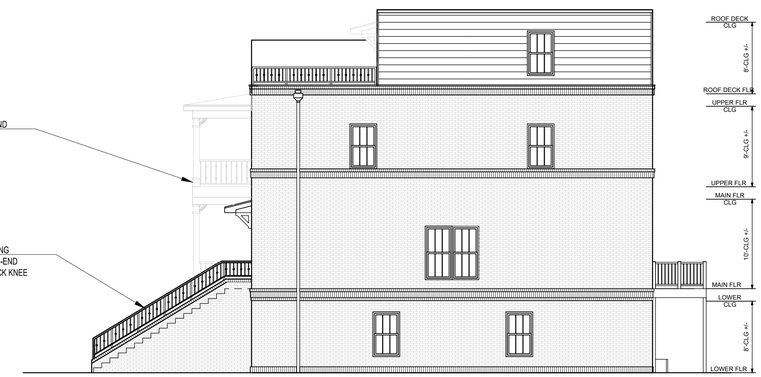
C1.0

1 FRONT EXTERIOR ELEVATION
1/8" = 1'-0"

BRICK COLORS



2 LEFT EXTERIOR ELEVATION
1/8" = 1'-0"



3 RIGHT EXTERIOR ELEVATION
1/8" = 1'-0"

4 REAR EXTERIOR ELEVATION
1/8" = 1'-0"

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CONSULTING ENGINEERS:

SUGAR HILL

Seal:

No.	Date	Issue Notes

Design Firm

297 PRINCE AVE. SUITE 28B
ATHENS, GEORGIA
O: 706.850.1330

Drawing Title

NEW EXTERIOR ELEVATIONS

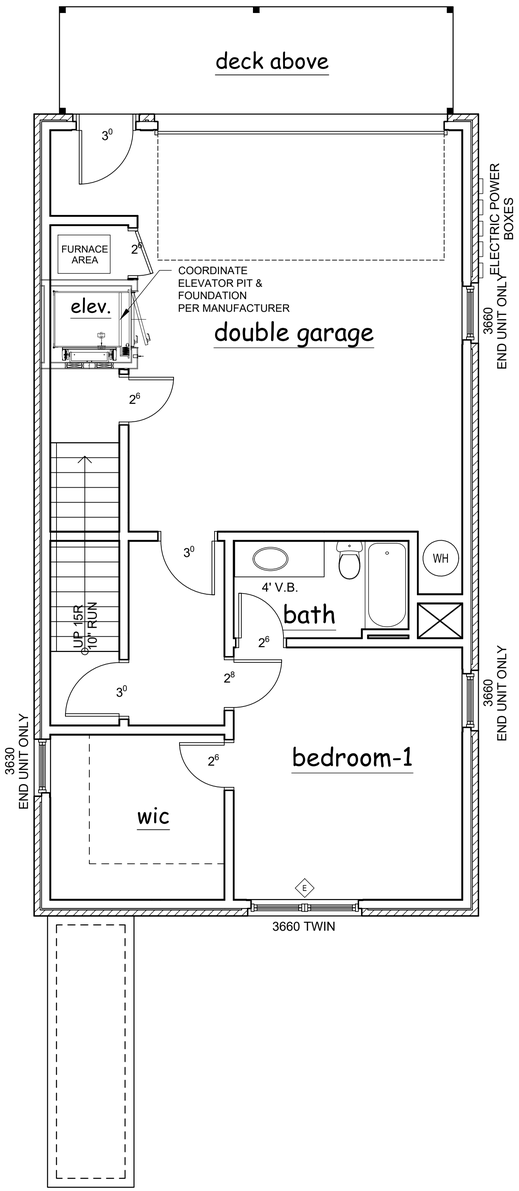
Date 9.1.21

Project Number 2020-62

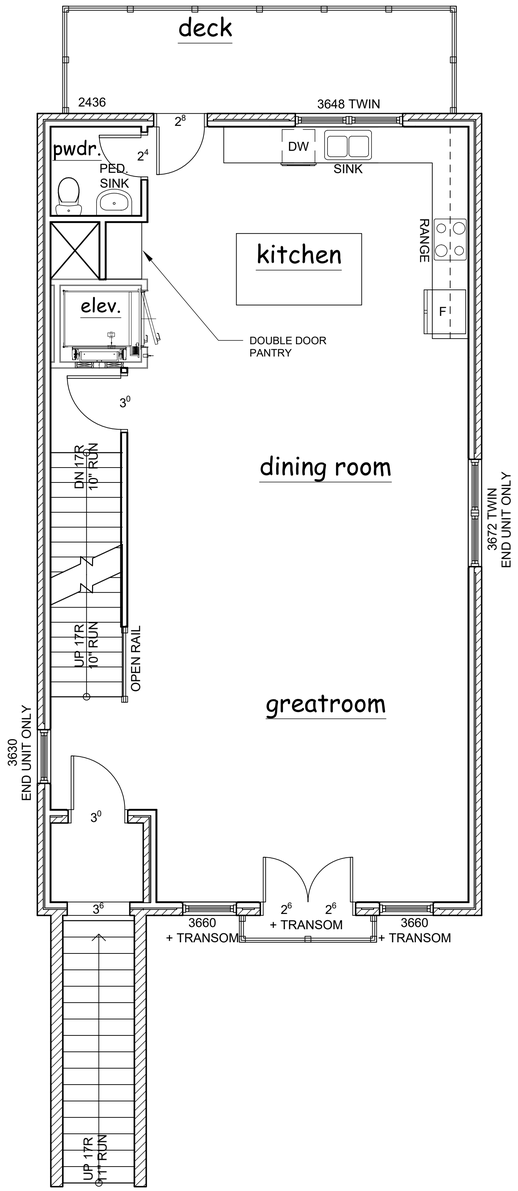
CAD File Name

Drawing Number

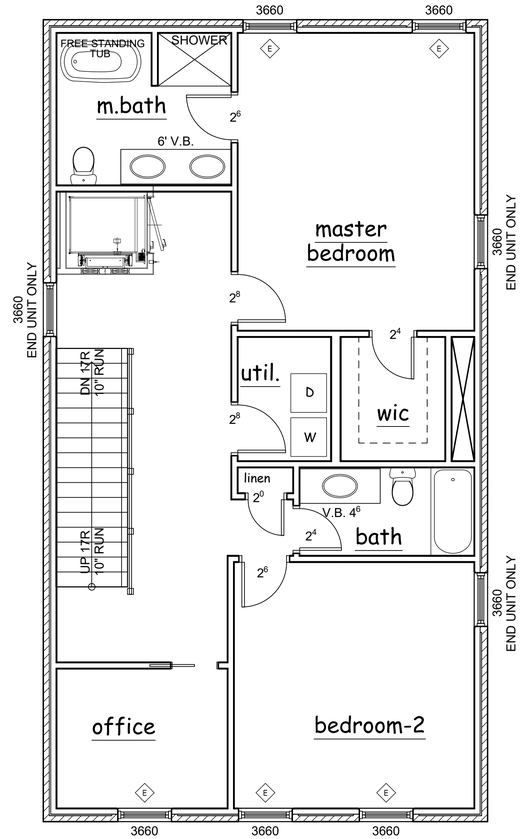
A-2.0



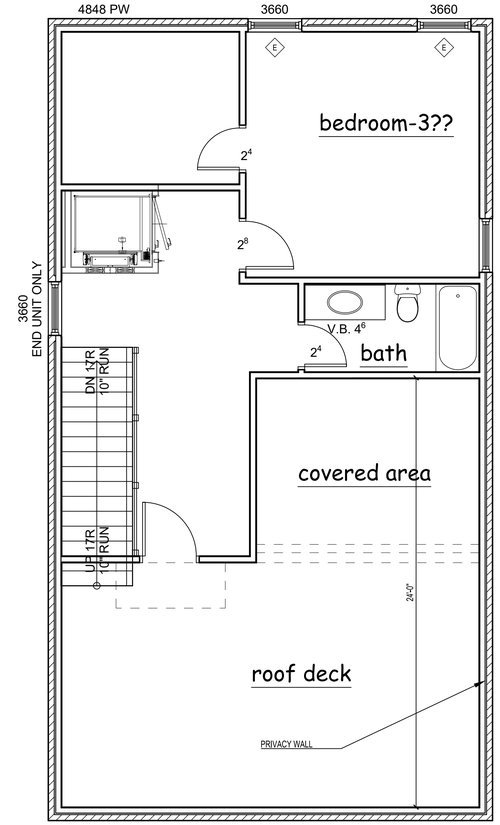
1A LOWER LEVEL UNIT PLAN
1/4" = 1'-0"



2A LEVEL 1 UNIT PLAN
1/4" = 1'-0"



3A LEVEL 2 UNIT PLAN
1/4" = 1'-0"



4A ROOF LEVEL UNIT PLAN
1/4" = 1'-0"

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CONSULTING ENGINEERS:

SUGAR HILL

Seal:

No.	Date	Issue Notes

Design Firm

297 PRINCE AVE. SUITE 28B
ATHENS, GEORGIA
O: 706.850.1330

Drawing Title

REVISED FLOOR PLAN OPTIONS

Date: 9.1.21

Project Number: 2020-62

CAD File Name

Drawing Number

A-1.0