

City of Sugar Hill
Planning Staff Report
DRB-CBD 22-001

DATE: January 31, 2022
TO: Mayor and Council, Design Review Board
FROM: Planning Director VA
SUBJECT: Central Business District (CBD) Design Review
Single Family Residential Home
4909 Roosevelt Circle

REQUEST

The City of Sugar Hill has received an application from Scott Adams requesting design review board approval for the construction of a single-family detached home.

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 exhibits labeled Exhibit 1 through 5. Final material and color selections shall be subject to on-site mock-up approval, with identified materials subject to City Manager approval.

DISCUSSION

- Subject property is vacant except an existing detached garage which was left after the principal building was lost to a fire in 2017.
- Roosevelt Circle is characterized by small single family detached homes. Some of the nearby homes were built in the 1930s.
- A few of the properties and structures in the neighborhood are in need of regular maintenance.
- Proposed design includes an option for side entry garage and is compatible with existing neighborhood.

APPLICANT/OWNER: Scott Adams

EXISTING ZONING: Medium Density Single Family Residential District (RS-100)
Town Center Overlay District (TCO)
Central Business District (CBD)

REQUEST: Design review approval for construction of a single-family detached home. Existing detached garage is to remain.

PROPERTY SIZE: ± .454 acres
Tax Parcel Id Number: 7-291-016

LOCATION: 4909 Roosevelt Circle

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.

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

The proposed design is consistent with the adopted vision for Downtown Sugar Hill and existing character of the neighborhood.

- 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 interior arrangement will not have a significant effect on the exterior features and otherwise complies with the standards of the ordinance.

- 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 project does not contribute to any of these criteria.

GENERAL/SITE NOTES:

- 1) OWNER: STEVEN J. FALOR
- 2) TAX PARCEL # R7291 016, ZONED R100
- 3) ADDRESS: 4908 ROOSEVELT CIRCLE
- 4) DEED BOOK 10187, PAGE 179.
- 5) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
- 6) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.

TRACT CHART	
#	OVERALL AREA
1	0.349 ACRES
2	0.105 ACRES
TOTAL AREA=0.454 AC.	

RETRACEMENT SURVEY SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCELS OR PARCELS ARE STATED HEREIN. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

LEE JAY JOHNSON - SLS # 2846

EQUIPMENT USED:

A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TKO GNSS ROVER, CONNECTED TO THE GPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:

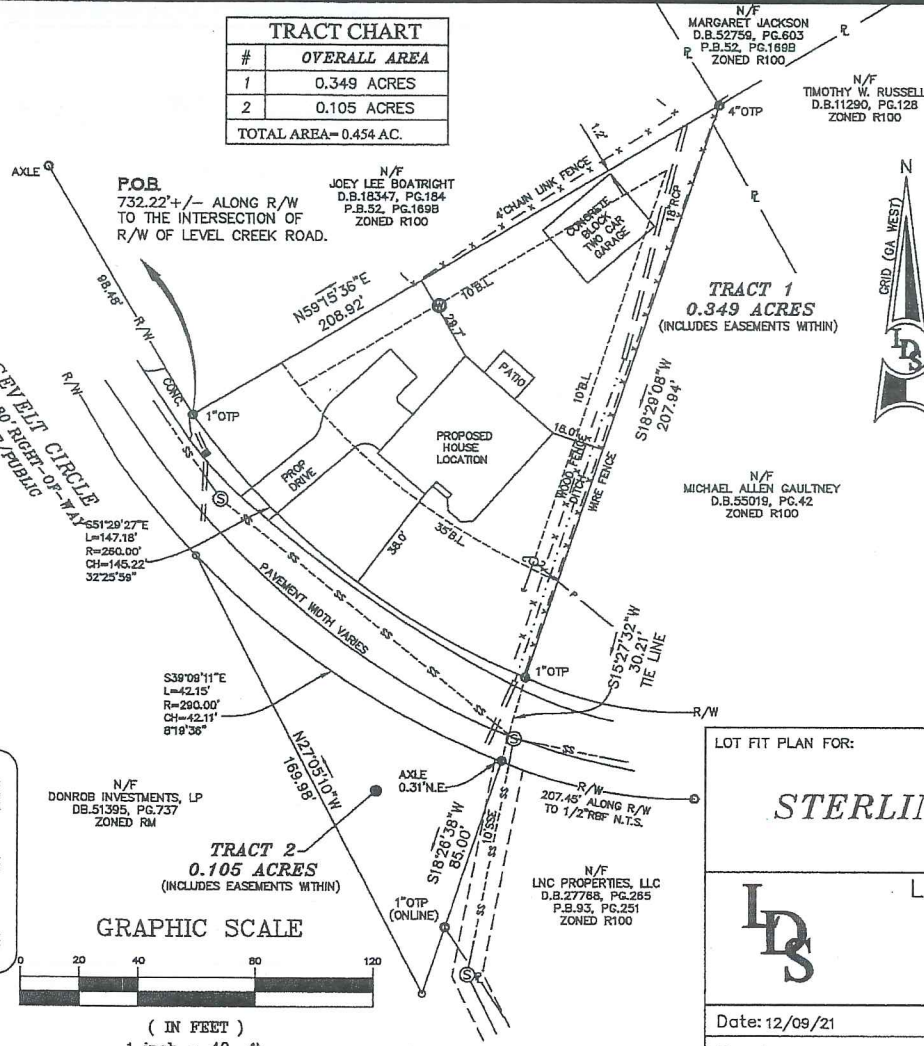
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,927 & AN ANGULAR ERROR OF 04" SECOND PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 12/8/21.

PLAT CLOSURE STATEMENT:

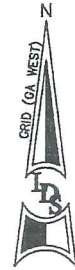
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 129,926 FEET, AND CONTAINS A TOTAL OF 0.454 ACRES.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



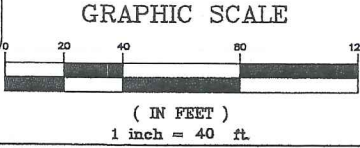
LEGEND

- IPF = IRON PIN FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- P = PROPERTY LINE
- C = CENTERLINE
- BE = BUILDING LINE
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- MH = MANHOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- HW = HEADWALL
- DI = DROP INLET
- PP = POWER/UTILITY POLE
- FH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- S = SANITARY SEWER LINE/PIPE
- SS = STORM SEWER LINE/PIPE
- x-x-x- = FENCE LINE
- o-o-o-o- = FLOOD HAZARD ZONE LINE
- N/F = NOW OR FORMERLY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING



FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13135C00146, MARCH 4, 2016. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

- REFERENCES:**
- 1) DEED BOOK 10187, PAGE 179.
- OTHER AS DENOTED ON PLAT.

LOT FIT PLAN FOR:

STERLING MANOR HOMES

CITY OF SUGAR HILL



LAND DEVELOPMENT SURVEYORS, INC
 P.O. BOX 2050
 DACULA, GA. 30019
 (770) 682-8206
 LDSURVEY@BELLSOUTH.NET
 COA LSF#000832

Date: 12/09/21	Land Lot: 212	District: 5TH	Sheet No. 1 OF 1
County: GWINNETT	Scale: 1"=40'		
Field By: KS & SF	Drawn By: MSF	Checked By: LJW	
Job Number: 21180	File Number:		

DRB.CBD 22.001

Rec. 1/4/22

Welcome to 58 Cherry Street



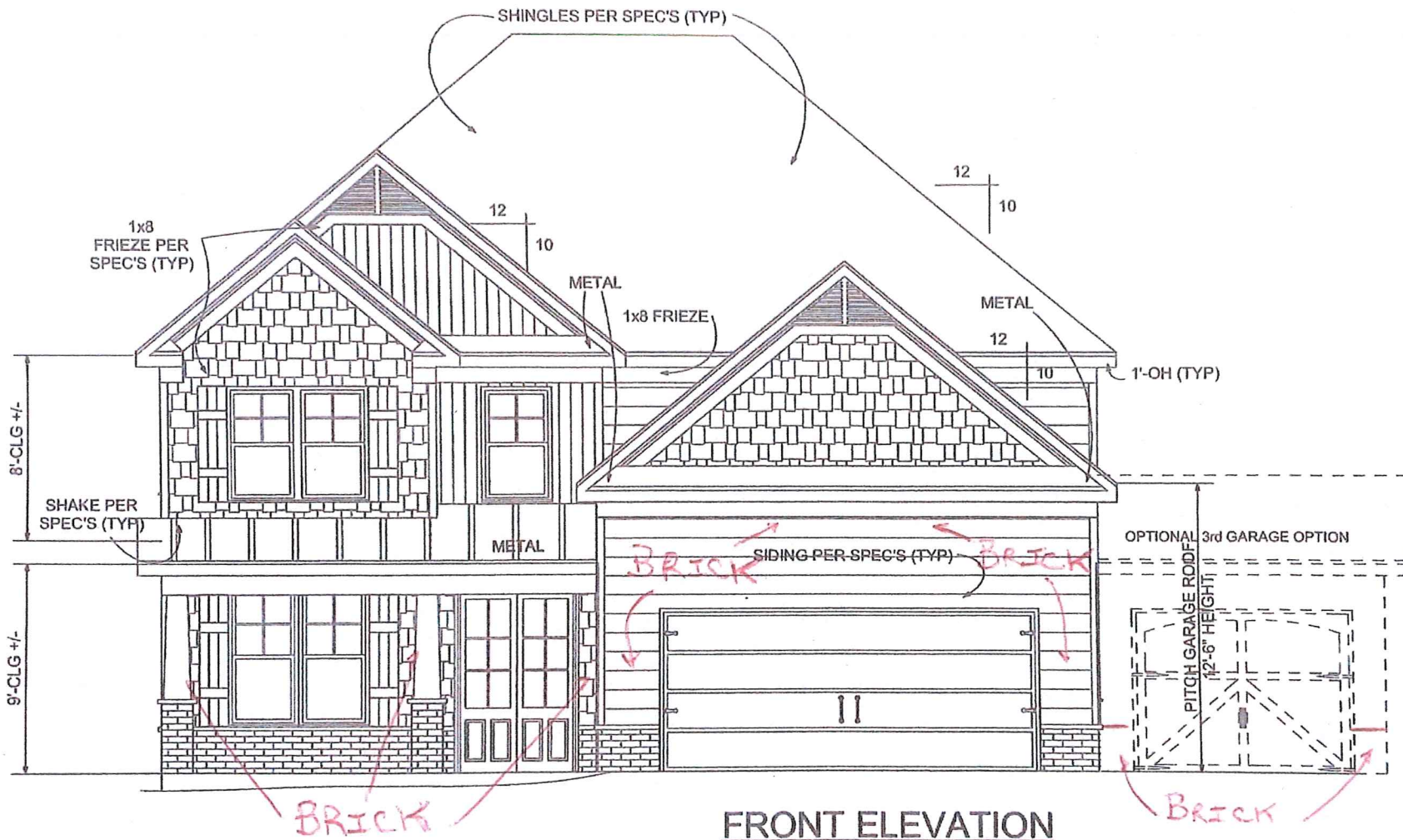
Rec. 1/4/22

22-001

DRB-CBD

DRB-CBD 22-001 Rec. 1/4/22





FRONT ELEVATION
1/4" --- 1'-0"

ELEVATION 'F'

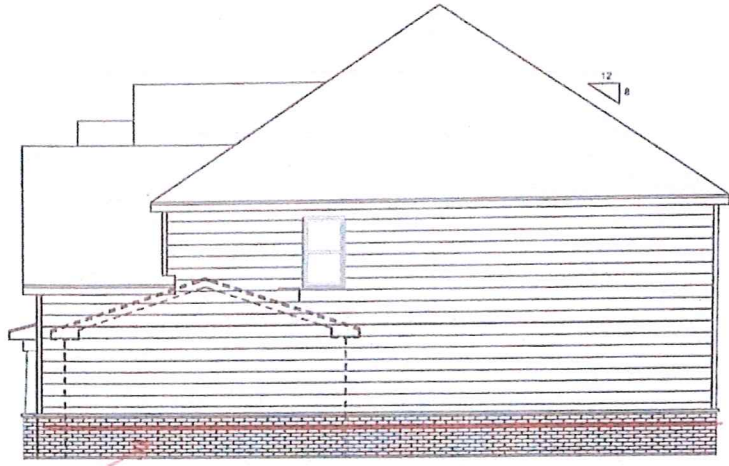
REV.	
DATE	
STERLING MANOR HOMES	
THE ABERDEEN FRONT ELEVATION	
DWG. BY:	PWL/SAM
DATE:	7-26-19
SHEET:	1

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)-RELEASED FOR CONSTRUCTION

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LEFT ELEVATION
1/8"---1'-0"
elevation.e



RIGHT ELEVATION
1/8"---1'-0"

BRICK



BRICK **REAR ELEVATION** *BRICK*
1/8"---1'-0"

ELEVATION 'E'

REV.	
DATE	
STERLING MANOR HOMES	
THE ABERDEEN ELEVATION SIDES	
DWG. BY:	PWL/SAM
DATE:	7-26-19
SHEET:	1B

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). RELEASED FOR CONSTRUCTION

DRB.CBD 22.001 Rec. 1/4/22