

City of Sugar Hill
Planning Staff Report
TCO Design Review 22-001

DATE: April 27, 2022
TO: Mayor and Council, Design Review Board
FROM: Planning Director
SUBJECT: Town Center Overlay District (TCO) design review
Joshua & Jessica Mendoza – 985 Whitehead Road

REQUEST The City of Sugar Hill has received an application from Joshua & Jessica Mendoza requesting design review approval for construction of a new single-family detached home, with a 20 X 20 cottage house expansion, and new in-ground pool. The property is located within the Town Center Overlay (TCO) and currently has a single-family structure located on the property that will be demolished and removed.

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 6.

DISCUSSION

- Proposed design is an appropriate traditional style with a generous front porch.
- The plan includes an attached garage facing Springhill Drive and a future carriage house accessory dwelling accessed from Whitehead Road.
- It is consistent with the vision for Whitehead Road, recent nearby construction and is visually compatible with the existing character of the neighborhood.

BACKGROUND

APPLICANT/OWNER: Joshua B. & Jessica J. Mendoza

EXISTING ZONING: Low Density Single Family Residential District (RS-150)

REQUEST: Design Review approval for construction of a new single-family detached home, with a 20 X 20 cottage house expansion, and new in-ground pool.

PROPERTY SIZE: ± 1.11 acres

LOCATION: 985 Whitehead Road

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.

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.

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.

Joshua B. Mendoza and Jessica J. Mendoza
5043 Top Cat Ct.
Sugar Hill, GA 30518

**LETTER OF INTENT FOR DESIGN REVIEW APPLICATION FOR THE RESIDENCE OF
JOSHUA B. MENDOZA AND JESSICA J. MENDOZA**

Joshua B. Mendoza and Jessica J. Mendoza (the "Applicant") submit this Letter of Intent and attached Design Review Application (the "Application") for the purpose to construct a single family detached home at 985 Whitehead Rd. Sugar Hill, GA 30518 (the "Property") situated in the Town Center Overlay District. The property is currently zoned RS-150 and all adjoining properties also are currently zoned RS-150.

The Applicant proposes to develop a single-family residential dwelling on this 1.11 acre Property. The proposed single family home's architecture is consistent with late 19th century to early 20th century American style. The popular and classic "modern farmhouse" look is the design the Applicant is pursuing. The proposed dwelling will be a 5 bedroom/5.5 bathroom traditional style home with a future 20x20 cottage house expansion. A 3-car garage will be on the main level. The initial finished area of the dwelling is approximately 5,000 square feet. The rear of the home will also contain an in-ground pool with a surrounding fence in the rear. The proposed dwelling contributes to a consistent architectural identify for the Town Center Overlay by using traditional forms, authentic materials, and quality craftsmanship. For example, the exterior elevation will be finished with fiber cement siding in various forms of "board and batten" and horizontal siding. There will be brick accents at the lower front elevation and the front side of the home. The roofing will consist of architectural-grade Asphalt Shingles. The windows and doors will be custom made at a local millworks company

(Plantation Millworks in Lilburn) which includes an 8 feet high mahogany door with glass and with glass transom. The front porch will boast solid posts with cedar accents. Surround development and existing homes would face positive impacts as a result of the proposed development.

In addition to being a quality development that is compatible with homes in the surrounding areas, the proposed development will preserve important green space and existing aged trees. The front of the property consists of a large magnolia tree which will be untouched. The rear of the property consists of large oak trees and sweet gum trees. The left side of the house consists of a large number of bushes that line Spring Hill Rd. which will also be untouched. Approximately 6 trees in the middle of the property and at the front of the property will need to be felled.

In order to remain consistent with the American style farmhouse look, the Applicant is requesting a variance to the TCO to allow a classic white exterior paint color on the siding and cornice.

The Applicant and its representatives welcome the opportunity to meet with staff of the Sugar Hill Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Design Review Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 25th day of March, 2022.



Joshua B. Mendoza (Applicant)

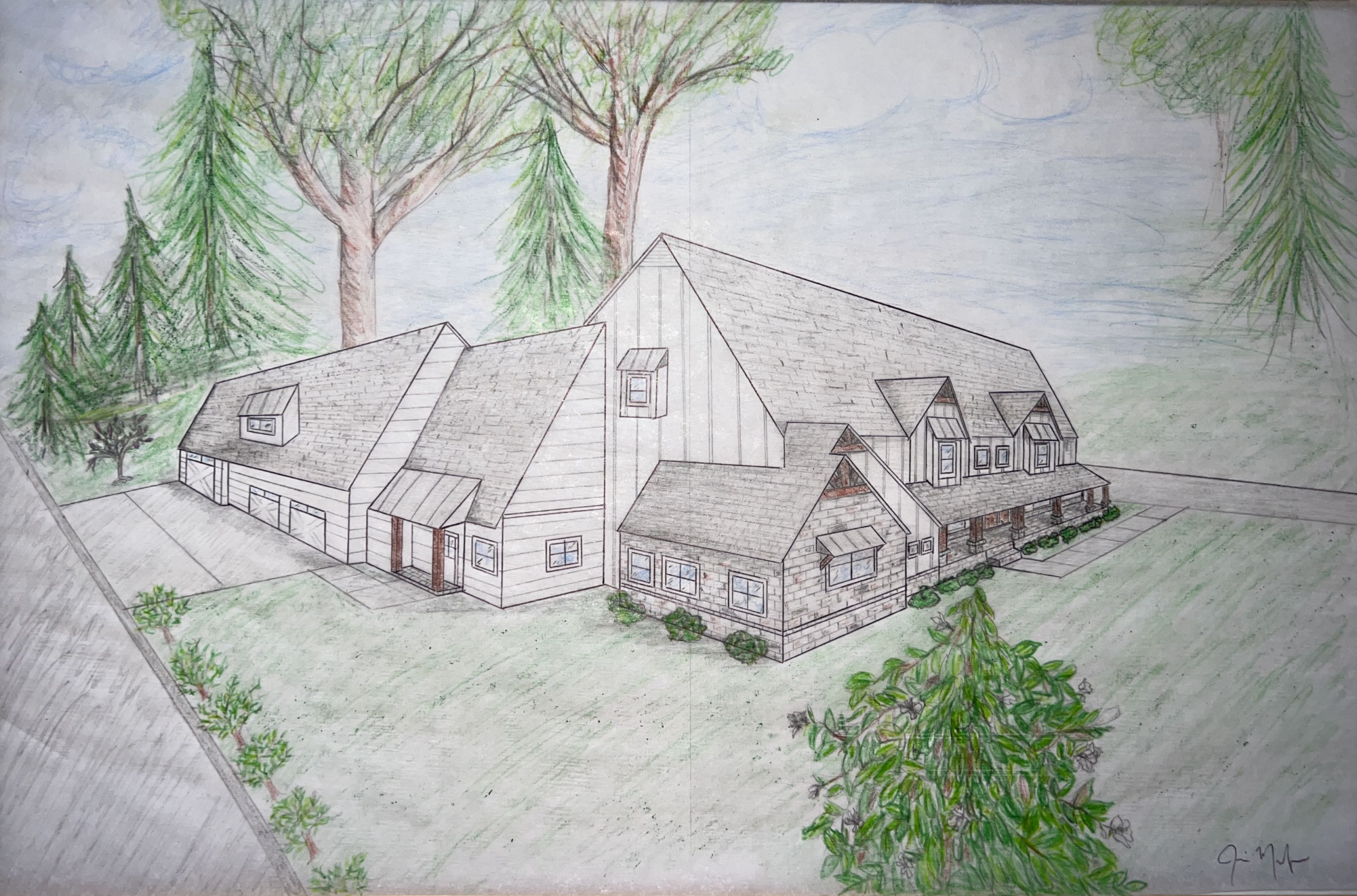


Jessica J. Mendoza (Applicant)

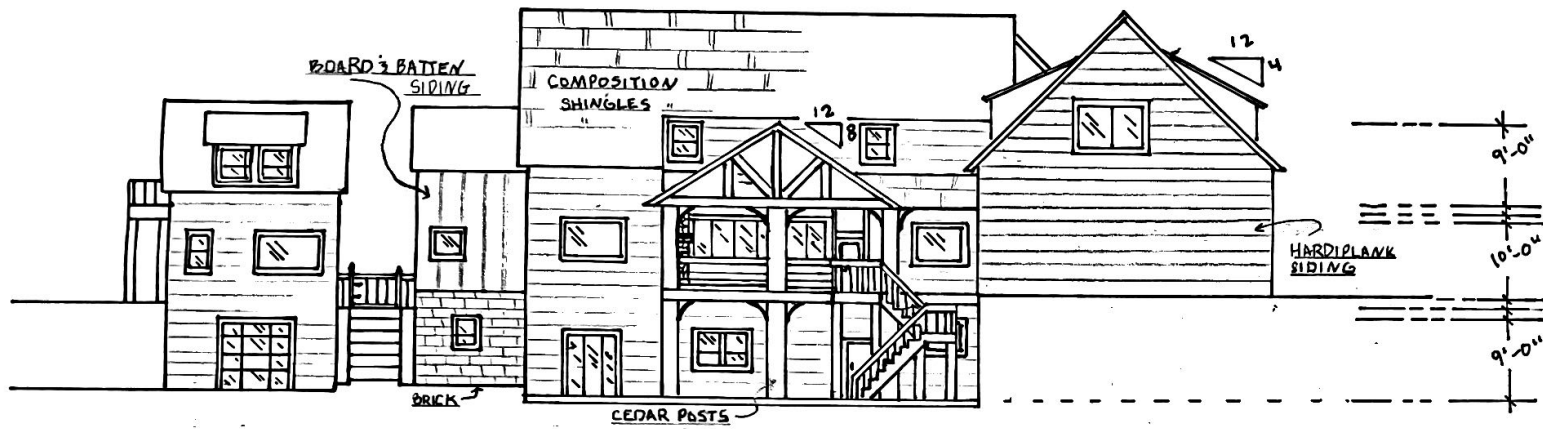
1.120 ACRES
LAND LOT: 291 & 306



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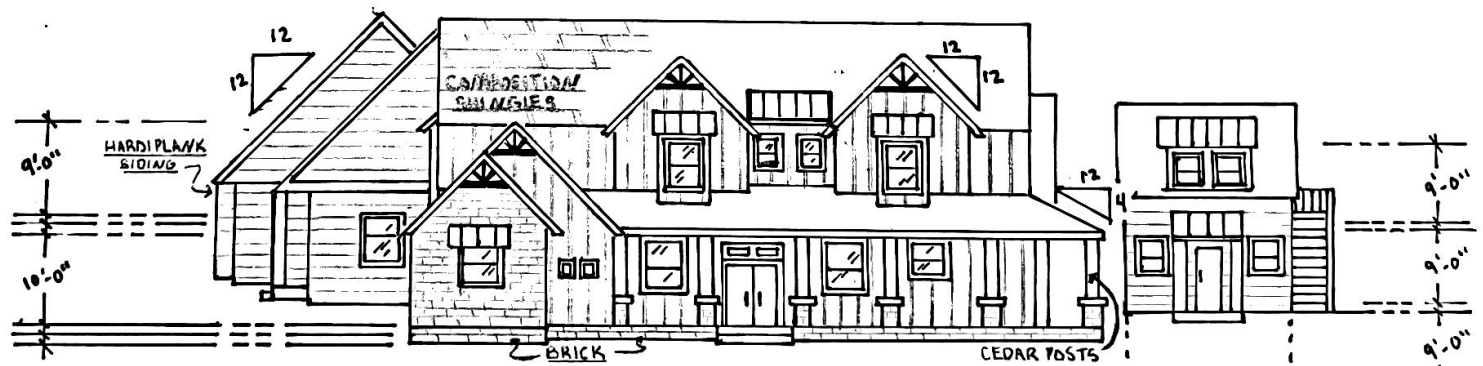


Jim



SCALE: $\frac{1}{16}'' = 1'-0''$

REAR ELEVATION



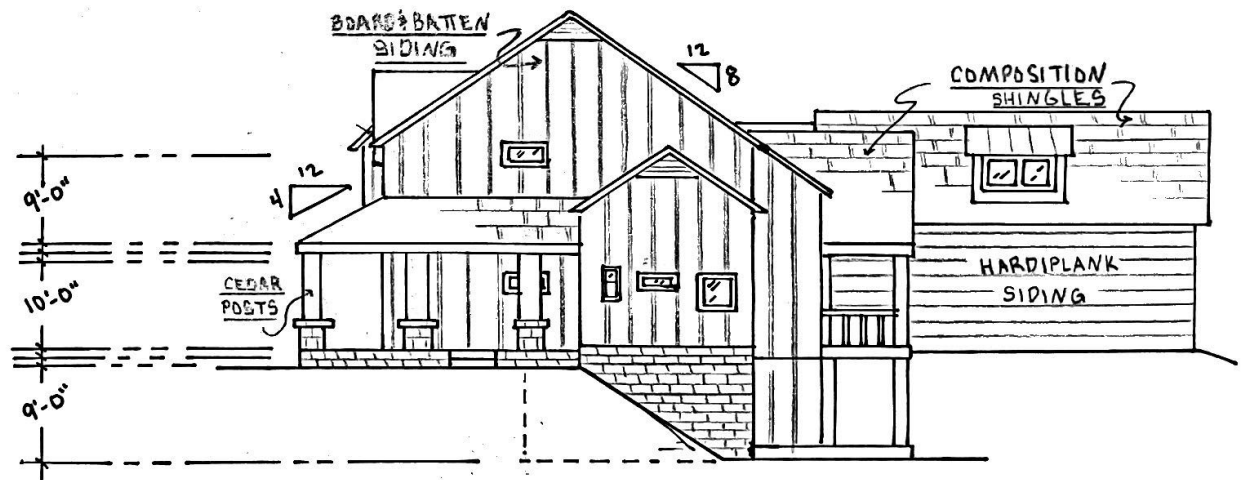
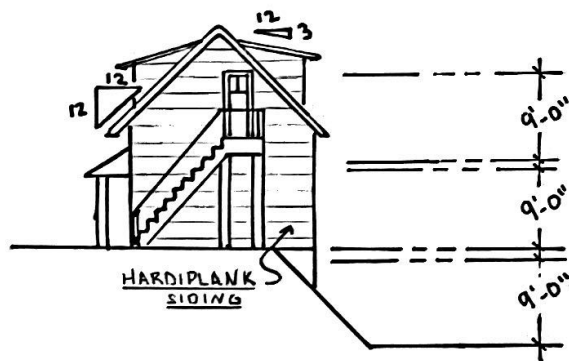
SCALE: $\frac{1}{16}'' = 1'-0''$

FRONT ELEVATION



LEFT ELEVATION

SCALE: $\frac{1}{16}'' = 1'-0''$



RIGHT ELEVATION

SCALE: $\frac{1}{16}'' = 1'-0''$

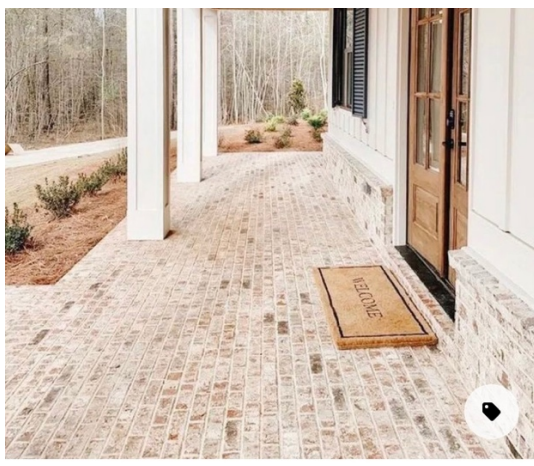
985 Whitehead Rd.
Sugar Hill, GA 30518

Color and Material Samples

Cedar Posts and Accents:



Brick Color:



Rear Yard Fence:



Paint and Roof Color:

Roof



The roof is a combination of *Gaf Elk Pewter Grey Blend roof shingles* and metal roof.

Siding Paint Color



Siding is *James Hardie, Plank & Trim, Smooth*.
Paint color is *Sherwin Williams SW 7004 Snowbound* in satin.

Mahogany Front Door and Friend's Entry Door:

