

City of Sugar Hill
Planning Staff Report
TCO Design Review 22-002

DATE: June 1, 2022; **Updated 6/30/2022**
TO: Mayor and Council, Design Review Board
FROM: Planning Director
SUBJECT: Town Center Overlay District (TCO) design review for a single-family attached townhome development at 995 and 1009 Old Cumming Rd, 5311, 5323, 5331, and 5341 Nelson Brogdon Blvd.

REQUEST The City of Sugar Hill has received an application from SDH Atlanta, LLC requesting design review approval for construction of a new single-family attached housing. Request includes variances related to garage configuration, articulation of façades and building material.

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.
2. Developer shall include a secondary direct pedestrian connection to the Hwy 20 sidewalk to be approved by City Manager.

DISCUSSION

- Proposed development is compatible in appearance and architectural detail of nearby buildings.
- While the townhomes are arranged in relatively larger buildings than the adjacent homes in the Springs subdivision, the height as well as the detailing for each individual unit work to reconcile the visual proportions with neighboring development.
- Each façade includes appropriate horizontal articulation.
- Roofline and building materials conform to the design criteria.
- Details on garage door mitigates visual impact associated with a single-door, two-car opening on the front side and is consistent with previously approved projects.
- *An additional right-in, right-out vehicular access drive at Highway 20 is not advised due to potential conflicts with the existing deceleration lane at the Springs*

subdivision entrance and vehicles accelerating onto Highway 20 after making the west-bound turn from Old Cumming Road.

- *Applicant is working on an updated site plan but it was unavailable before the staff report had to be finalized.*

BACKGROUND

APPLICANT/OWNER: SDH Atlanta, LLC c/o Mahaffey Pickens Tucker, LLP

ZONING: Currently zoned Office Institutional (OI), Low Density Single-Family Residential (RS-150), Medium Density Single-Family Residential (RS-100) within the Town Center Overlay District (TCO).

Proposed zoning under concurrent rezoning request (RZ 22-002) Medium Density Mixed Residential (R36) within the TCO.

REQUEST: Design review approval for construction of new single-family attached residential subdivision for 81 townhomes.

PROPERTY SIZE: ± 10.08 acres

LOCATION: Tax Parcel ID's: R7306-121, R7306-220, R7306-263, R7306-279, R7306-038, R7306-037, R7306-036, and R7306-035 located along Nelson Brogdon Boulevard (State Route 20) at its intersection with Old Cumming Road 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 buildings conform to the guidelines as well as overall vision for the downtown character area and its outer edges.

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

Yes. the proposed buildings are compatible in architectural detail with nearby homes and provides a desirable transition from the larger scale buildings and generally more intense development to the east.

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?*

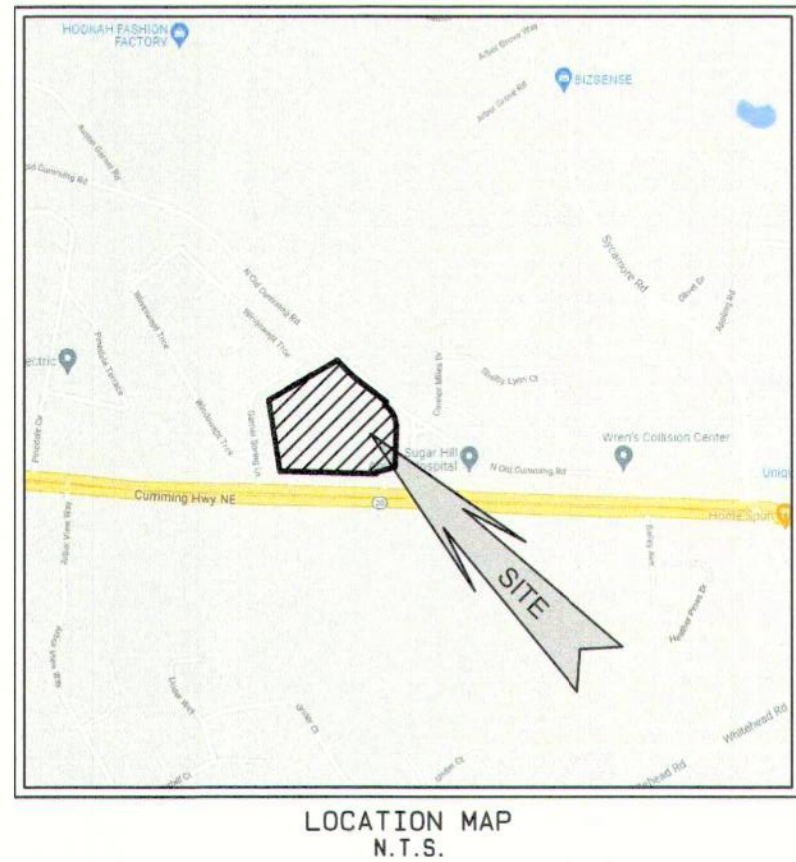
No.

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.*

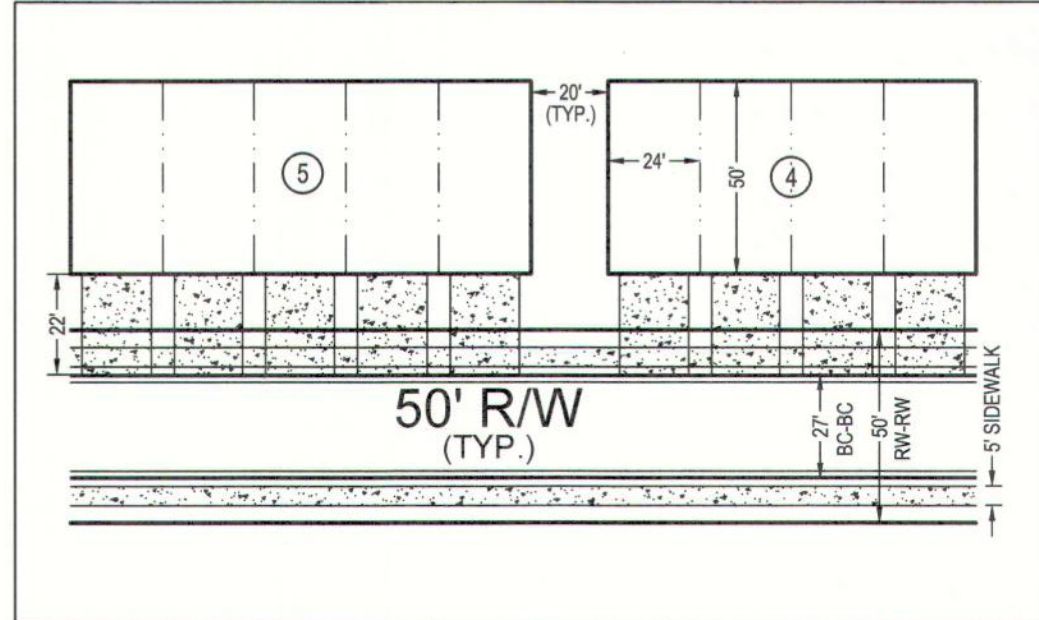
No.



DEVELOPMENT DATA	
TOTAL SITE AREA:	10.08 AC
CURRENT ZONING:	RS100
PROPOSED ZONING:	R36
UNITS:	81
MINIMUM LOT SIZE:	1,000 SF
PROPOSED LOT SIZE:	1,200 SF
MAXIMUM DENSITY:	8.0 UNITS/AC
PROPOSED DENSITY:	8.0 UNITS/AC
MAXIMUM BUILDING HEIGHT:	40'
SETBACK FROM MAJOR STREET:	30'
SETBACK FROM COLLECTOR STREET:	30'
FRONT SETBACK:	15' PROPOSED
MINIMUM SIDE YARD:	20' BETWEEN BUILDINGS
MINIMUM SIDE CORNER:	10' PROPOSED
MINIMUM REAR YARD:	10' (ENCROACHMENT OF COVERED PATIOS ARE PERMITTED WITHIN)
BUFFER ALONG RESIDENTIAL:	35'
GUEST PARKING SPACES:	26
SANITARY SEWER TO BE PROVIDED BY:	GWINNETT COUNTY



LANDSCAPE PLANTING PALETTE	
LANDSCAPE PLANTING MATERIAL WILL BE CHOSEN FROM THE FOLLOWING:	
EVERGREEN	DECIDUOUS
CRYPTOMERIA	OAK
CAMELLIA	GINKGO (MALE SPECIES)
MAGNOLIA	MAPLE
CYPRESS	CHINESE PISTACHE
ARBORVITAE	ELM
HOLLY	SOURWOOD
CEDAR	BLACK TUPELO
JUNIPER	BALD CYPRESS
TEA OLIVE	EASTERN REDBUD
CHERRY LAUREL	FRINGE TREE
GARDENIA	MAGNOLIA (DECIDUOUS SPECIES)
YEW	DOGWOOD
CHINESE FRINGE FLOWER, LARGE GROWING SPECIES	ORIENTAL CHERRY
VIBURNUM	CRAPEMYRTLE
LIGUSTRUM	KNOCK-OUT ROSE
AZALEA	CARPET ROSE



NOTE:
THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM PLAN ENTITLED "ALTANISPS LAND TITLE SURVEY FOR SMITH DOUGLAS HOMES" PREPARED BY WATTS AND BROWNING ENGINEERS INC., DATED 02-28-2022.

OWNER/DEVELOPER/PRIMARY PERMITTEE:

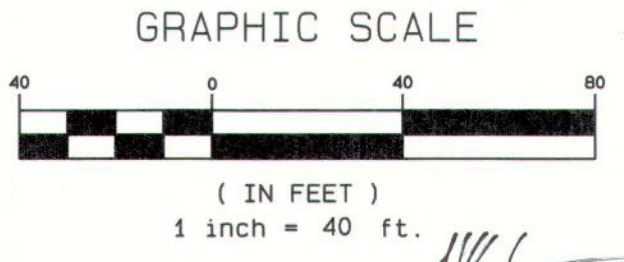
SMITH DOUGLAS HOMES
110 VILLAGE TRAIL, SUITE 215
WOODSTOCK, GA 30188
PHONE: (404) 557-8309

24 HOUR CONTACT:

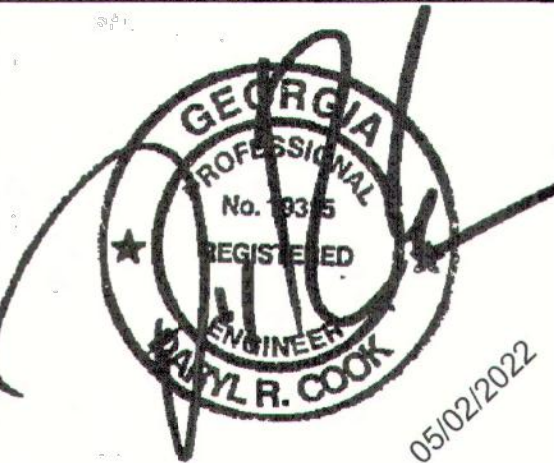
KEITH ADAMS
PHONE: (678) 758-2089

ENGINEER:

WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK



REZONING PLAN
FOR
DISTRICT SQUARE
LAND LOT 76 ~ 6TH DISTRICT
CITY OF SUGAR HILL,
GWINNETT COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/12/2025

NO.	DATE	BY	DESCRIPTION
1	02/24/2022	JJT	INITIAL SUBMITTAL
2	04/12/2022	RP	REVISED LAYOUT
3	04/22/2022	RP	ADDED RENDERING SHEET
4	05/02/2022	RP	REVISED LAYOUT & PROFILES

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENG.COM
LSF000429 - PEF000714

SCALE:	1" = 40'
DESIGNED BY:	RP
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	02/24/2022
JOB NUMBER:	210706

Sugar Hill TH Color Schemes



Schemes Below Were Used on The 5-Unit Building (L to R, no Shutter Colors Apply)

AF-15C No Stone 14 Cost: \$0		
Board and Batten Felted Wool	Brick Libby Mill	Door Rojo Marron
Garage Pure White	Gutters White	Secondary BB Mindful Gray
Secondary Shake Mindful Gray	Shake Felted Wool	Shingles Weathered
Shutters Federal Brown	Siding Mindful Gray	Trim Pure White
Window Frame White		

AF-20C No Stone 14 Cost: \$0		
Board and Batten Stardew	Brick Libby Mill	Door Eider White
Garage Pure White	Gutters White	Secondary BB Waterloo
Secondary Shake Waterloo	Shake Stardew	Shingles Weathered
Shutters White	Siding Waterloo	Trim Pure White
Window Frame White		

AF-4C No Stone 14 Cost: \$0		
Board and Batten Felted Wool	Brick Libby Mill	Door Sealskin
Garage Pure White	Gutters White	Secondary BB Intellectual Gray
Secondary Shake Intellectual Gray	Shake Felted Wool	Shingles Weathered
Shutters Muskiet Brown	Siding Intellectual Gray	Trim Pure White
Window Frame White		

AF-14A Siding Only Cost: \$0		
Board and Batten Oyster White	Brick Libby Mill	Door Curo Gray
Garage Pure White	Gutters White	Secondary BB Oyster White
Secondary Shake Oyster White	Shake Oyster White	Shingles Weathered
Shutters Clay	Siding Oyster White	Stone Smoky Mountain LedgeStone
Trim Pure White	Window Frame White	

AF-16A Siding Only Cost: \$0		
Board and Batten Gray Clouds	Brick Libby Mill	Door Rojo Marron
Garage Pure White	Gutters White	Secondary BB Attitude Gray
Secondary Shake Attitude Gray	Shake Gray Clouds	Shingles Weathered
Shutters Federal Brown	Siding Attitude Gray	Stone Cumberland LedgeStone
Trim Pure White	Window Frame White	

Sugar Hill TH Color Schemes



NORWOOD II J

ELLISON II J

MADDUX II K

ELLISON II K

NORWOOD II K

Schemes Below Were Used on The 5-Unit Building (L to R, no Shutter Colors Apply)

AF-15C No Stone 14 Cost: \$0		
Board and Batten Felted Wool	Brick Libby Mill	Door Rojo Marron
Garage Pure White	Gutters White	Secondary BB Mindful Gray
Secondary Shake Mindful Gray	Shake Felted Wool	Shingles Weathered
Shutters Federal Brown	Siding Mindful Gray	Trim Pure White
Window Frame White		

AF-20C No Stone 14 Cost: \$0		
Board and Batten Stardew	Brick Libby Mill	Door Eider White
Garage Pure White	Gutters White	Secondary BB Waterloo
Secondary Shake Waterloo	Shake Stardew	Shingles Weathered
Shutters White	Siding Waterloo	Trim Pure White
Window Frame White		

AF-4C No Stone 14 Cost: \$0		
Board and Batten Felted Wool	Brick Libby Mill	Door Sealskin
Garage Pure White	Gutters White	Secondary BB Intellectual Gray
Secondary Shake Intellectual Gray	Shake Felted Wool	Shingles Weathered
Shutters Muskat Brown	Siding Intellectual Gray	Trim Pure White
Window Frame White		

AF-14A Siding Only Cost: \$0		
Board and Batten Oyster White	Brick Libby Mill	Door Curio Gray
Garage Pure White	Gutters White	Secondary BB Oyster White
Secondary Shake Oyster White	Shake Oyster White	Shingles Weathered
Shutters Clay	Siding Oyster White	Stone Smoky Mountain LedgeStone
Trim Pure White	Window Frame White	

AF-16A Siding Only Cost: \$0		
Board and Batten Gray Clouds	Brick Libby Mill	Door Rojo Marron
Garage Pure White	Gutters White	Secondary BB Attitude Gray
Secondary Shake Attitude Gray	Shake Gray Clouds	Shingles Weathered
Shutters Federal Brown	Siding Attitude Gray	Stone Cumberland LedgeStone
Trim Pure White	Window Frame White	

Sugar Hill TH Color Schemes



Schemes Below Were Used on The 5-Unit Building (Back L to R, no Shutter Colors Apply)

AF-16A
Siding Only
Cost: \$0

Board and Batten Gray Clouds	Brick Libby Mill	Door Rojo Marron
Garage Pure White	Gutters White	Secondary BB Attitude Gray
Secondary Shake Attitude Gray	Shake Gray Clouds	Shingles Weathered
Shutters Federal Brown	Siding Attitude Gray	Stone Cumberland LedgeStone
Trim Pure White	Window Frame White	

AF-14A
Siding Only
Cost: \$0

Board and Batten Oyster White	Brick Libby Mill	Door Curio Gray
Garage Pure White	Gutters White	Secondary BB Oyster White
Secondary Shake Oyster White	Shake Oyster White	Shingles Weathered
Shutters Clay	Siding Oyster White	Stone Smoky Mountain LedgeStone
Trim Pure White	Window Frame White	

AF-4C
No Stone 14
Cost: \$0

Board and Batten Felted Wool	Brick Libby Mill	Door SealSkin
Garage Pure White	Gutters White	Secondary BB Intellectual Gray
Secondary Shake Intellectual Gray	Shake Felted Wool	Shingles Weathered
Shutters Musket Brown	Siding Intellectual Gray	Trim Pure White
Window Frame White		

AF-20C
No Stone 14
Cost: \$0

Board and Batten StarDew	Brick Libby Mill	Door Elder White
Garage Pure White	Gutters White	Secondary BB Waterloo
Secondary Shake Waterloo	Shake StarDew	Shingles Weathered
Shutters White	Siding Waterloo	Trim Pure White
Window Frame White		

AF-15C
No Stone 14
Cost: \$0

Board and Batten Felted Wool	Brick Libby Mill	Door Rojo Marron
Garage Pure White	Gutters White	Secondary BB Mindful Gray
Secondary Shake Mindful Gray	Shake Felted Wool	Shingles Weathered
Shutters Federal Brown	Siding Mindful Gray	Trim Pure White
Window Frame White		

Sugar Hill TH Color Schemes



AF-15C No Stone 14 Cost: \$0		
Board and Batten Felted Wool	Brick Libby Mill	Door Rajo Marron
Garage Pure White	Gutters White	Secondary BB Mindful Gray
Secondary Shake Mindful Gray	Shake Felted Wool	Shingles Weathered
Shutters Federal Brown	Siding Mindful Gray	Trim Pure White
Window Frame White		