

City of Sugar Hill  
Planning Staff Report  
**TCO Design Review 22-003**  
**TCO Design Review 22-004**

**DATE:** June 24, 2022  
**TO:** Mayor and Council, Design Review Board  
**FROM:** Planning Director  
**SUBJECT:** Town Center Overlay District (TCO) design review  
Peach State Family Homes – 4719 East Broad Street  
Tax Parcels 7-292-196 & 7-292-123

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**REQUEST** The City of Sugar Hill has received an application from Peach State Family Homes requesting design review approval for the construction of two new single-family detached residences located on adjoining parcels within the Town Center Overlay (TCO).

**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.

**DISCUSSION**

- Subject property was rezoned from LM to RS-100 on May 9, 2022. The parcels are currently vacant wooded parcels.
- Proposed design is an appropriate traditional style in color and detail. Though the white with dark trim is a trendy color palette in other nearby parts of the county and could potentially contribute a sense of monotony to the area's architectural identity.
- Consistent with the design standards prescribed for the TCO.

**BACKGROUND**

**APPLICANT/OWNER:** Peach State Family Homes/Bret Muetzelfeld  
**EXISTING ZONING:** Medium Density Single Family Residential District (RS-100)  
**REQUEST:** Design Review approval for construction of two new single-family detached residences.  
**PROPERTY SIZE:** ± 1 acre each parcel (2 acres combined)  
**LOCATION:** East Broad Street, tax parcels 7-292-196 & 7-292-123

## 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 design is consistent with traditional architectural style favored by the TCO design standards.

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

Yes. The proposed design is consistent with new residential development 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.

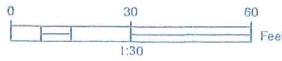
4. *Will the interior arrangement or use have any effect on exterior architectural features and otherwise complies with the standards of this ordinance?*

No.

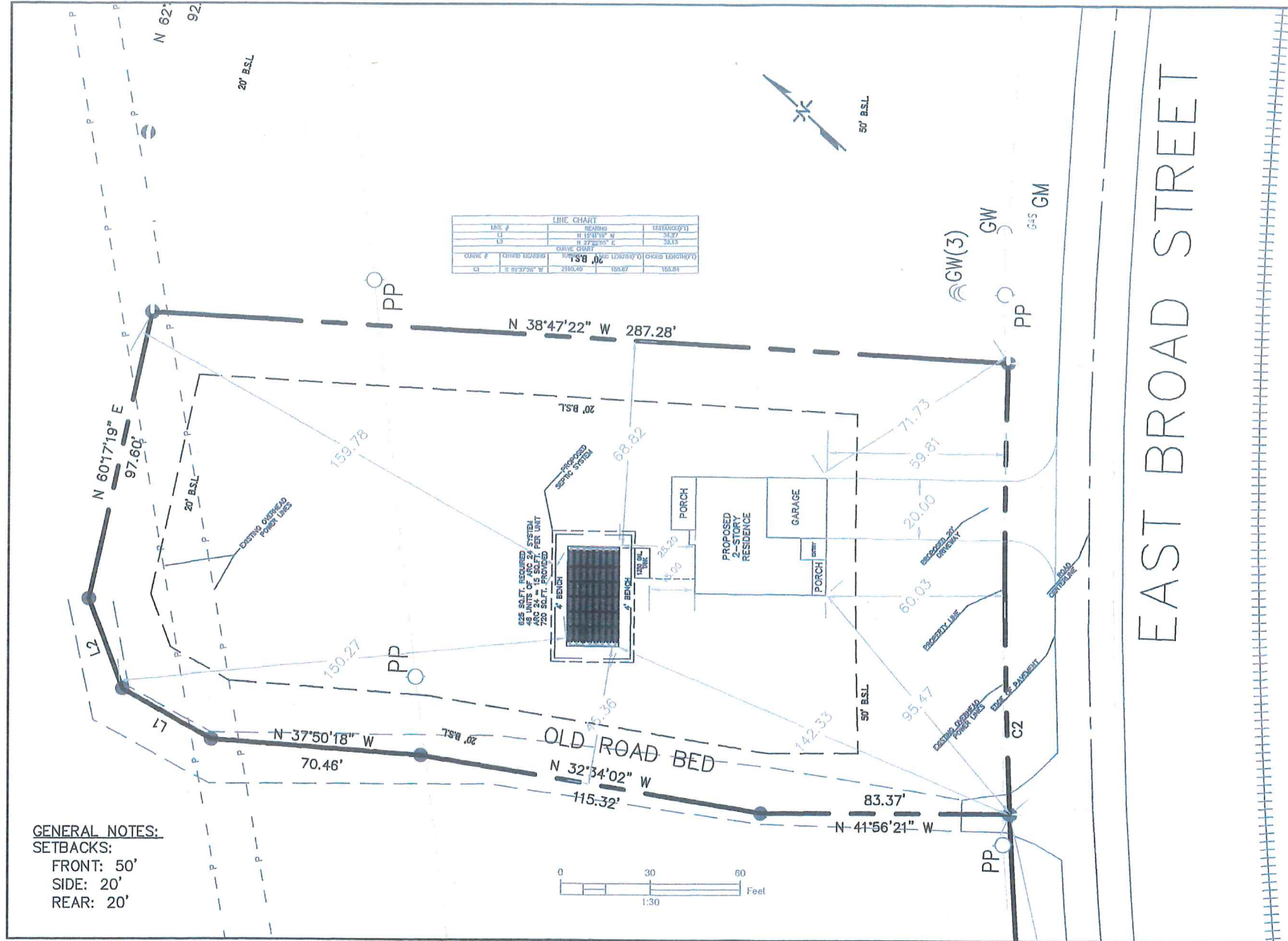
5. *Does the project contribute or resemble the following criteria for considering a design inappropriate? Character foreign to the area / Arresting and spectacular effects / Violent contrasts of material or color, or intense or lurid colors / A multiplicity or incongruity of details resulting in a restless 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.

**GENERAL NOTES:**  
**SETBACKS:**  
 FRONT: 50'  
 SIDE: 20'  
 REAR: 20'



LINE CHART			
LINE #	DESCRIPTION	START POINT	END POINT
L1	20' B.S.L.	N 38°47'22" W 287.28'	N 32°34'02" W 115.32'
L2	20' B.S.L.	N 60°17'19" E 97.60'	N 37°50'18" W 70.46'
L3	20' B.S.L.	N 37°50'18" W 70.46'	N 41°56'21" W 83.37'
L4	20' B.S.L.	N 41°56'21" W 83.37'	N 32°34'02" W 115.32'



DAVID SONDERS  
 REGISTERED PROFESSIONAL SURVEYOR  
 3/2/2022

SINGLE FAMILY RESIDENTIAL  
 DIMENSION SITE PLAN  
 4719 EAST BROAD STREET,  
 SUGRAHILL, GA 30518



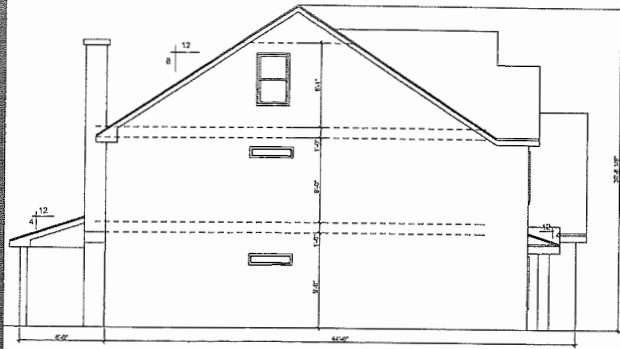
3282 Elmer Hill Lane  
 Buford, GA 30519

Phone: 561-504-2224

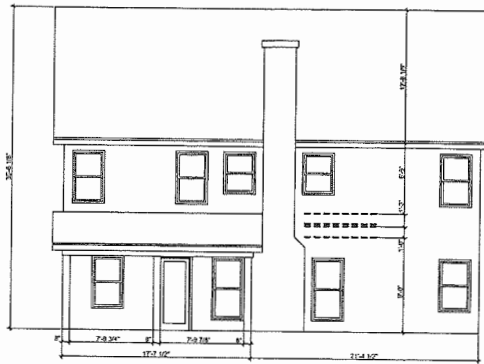
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DATE	NO.	REVISION

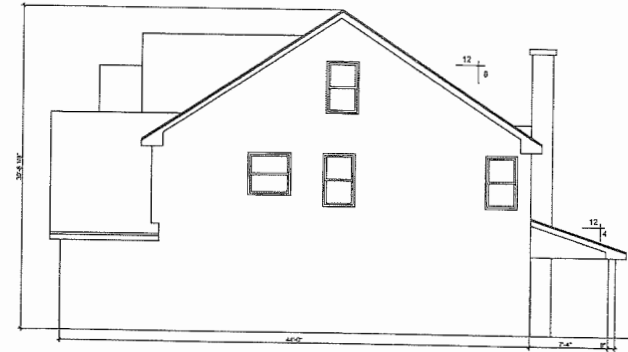
DAB-TCO 22-003 Rev 5/24/22



**LEFT ELEVATION**  
1/8"-----1'-0"



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



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



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

BUILDER IS RESPONSIBLE FOR SURVEY TO ENSURE PLAN FITS ON LOT

REV. GENERAL REVISIONS

DATE 11-8-12

ALL PLANS HAVE BEEN  
COPYRIGHTED © BY  
WE PLAN HOMES, LLC.

WE PLAN  
HOMES, LLC.  
TEL: 770-545-8116  
WWW.WEPLANHOMES.COM

THE ADAM  
ELEVATION A

DWG. BY:  
PWL/SAM

DATE:  
4-14-10

SHEET:

1







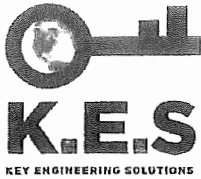






DRB-TCO 22-003

Recs 1/26/22



City of Sugar Hill Planning and Development Department  
Ms. Kimberly Landers  
5039 West Broad Street  
Sugar Hill, GA 30518

Key Engineering Solutions-U.S., Inc.  
3282 Elmer Hill Lane  
Buford, GA 30519  
Tel 561.504.2224  
www.KES-US.com

Subject:  
Rezoning Request - Design Review Application  
Parcel ID: 7292 196 - East Broad Street  
Sugar Hill, GA 30518

Dear Ms. Landers:

Date:  
May 26, 2022

This Letter of Intent is to request a rezoning of the subject property to R-100 in order to develop the property into an upscale single-family home.

Contact:  
David M. Sonders, P.E.

The subject site is parcel ID 7292 196 and is located adjacent to 4719 East Broad Street, Sugar Hill, GA 30518. The property consists of approximately 1.00 acre. The subject property will be developed into one single family home. The single-family home will be a 2-story home with a minimum of 2,600 square feet, and a 2 car garage. Elevation materials will be brick, board and batten, hardy board with minimum of two feet of brick on all four sides as a water table. The anticipated value of the single-family home is \$600,000. There will be 2 garage parking spots and 2 driveway parking spots.

Phone:  
561.504.2224

Email:  
dsonders@kes-us.com

No variances or special conditions are requested at this time. The applicant respectfully requests approval of the submitted design review application.

Please direct any questions, comments, or correspondence regarding this design review application to David M. Sonders, P.E., Principal Engineer, at 561.504.2224 or dsonders@kes-us.com.

Sincerely,

Key Engineering Solutions – US, Inc.

A handwritten signature in black ink, appearing to read "D. Sonders", written over a horizontal line.

David M. Sonders, P.E.  
Principal Engineer