

City of Sugar Hill  
Planning Staff Report  
**CBD Design Review 23-001**

**DATE:** June 12, 2023  
**TO:** Mayor and Council, Design Review Board  
**FROM:** Planning Director  
**SUBJECT:** Central Business District (CBD) design review  
Single-family detached residence development  
4934 Hannah Street  
Tax Parcel 7-291-007

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**REQUEST** The City of Sugar Hill has received an application from Gabriel Arroyo requesting design review approval for a renovation of an existing single-family detached residence. The subject property is located on Tax Parcel ID 7-291-007. The property is located within the Central Business District (CBD) and is zoned RS-100.

**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 exhibit labeled Exhibit 1.

**DISCUSSION**

The applicant is seeking design review approval to renovate an existing single-family residence. The 0.58 acre property is located in the Central Business District. The existing structure is a vacant 1,037 square foot residence constructed in 1940.

- Hannah Street and adjacent Roosevelt Circle are characterized by various small, detached residences dating between 1920 and 1970. Many of these residences are modest in nature, featuring simple, traditional styling with covered front porches.
- Several residences in the immediate area have been modernized or rehabilitated in a similar manner to that which is proposed.
- The current residence features:
  - Traditional vernacular style common to homes built in the early twentieth century with a gabled front and rear.
  - White wooden siding and gray asphalt roofing.
  - An enclosed front porch with brick-based columns.
  - A dilapidated gravel driveway and concrete walkway.
  - An oversized detached garage near the rear of the property.
- The proposed residence features:

- A horizontal and vertical expansion of the residence’s footprint, more than doubling the size of the structure.
- White wooden or fiber-cement siding, with gray asphalt roofing and wooden shake accents on the upper gables.
- A gray painted brick water table and porch column bases.
- An open front porch.
- An attached one-car garage with mudroom to the left of the front façade with driveway.
- Retention of the existing detached garage.
- Craftsman-style architectural features such as tapered porch columns, doors, and windows.

## BACKGROUND

APPLICANT/OWNER: Gabriel Arroyo/Armour Structures

EXISTING ZONING: RS-100 / Central Business District Overlay (CBD)

REQUEST: Design Review approval for renovation of existing single-family detached residence.

PROPERTY SIZE: ± 0.58 acres

LOCATION: 4934 Hannah Street  
Tax Parcel 7-291-007

## 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 renovations conform to the guidelines in scale and overall architectural type of the CBD district.

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

Yes. The proposed redevelopment is cohesive with the existing residences while providing updates to better match downtown development standards.

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. These design elements are compatible with the emerging character and create a sense of improvement over the existing vacant, aging residence.

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.

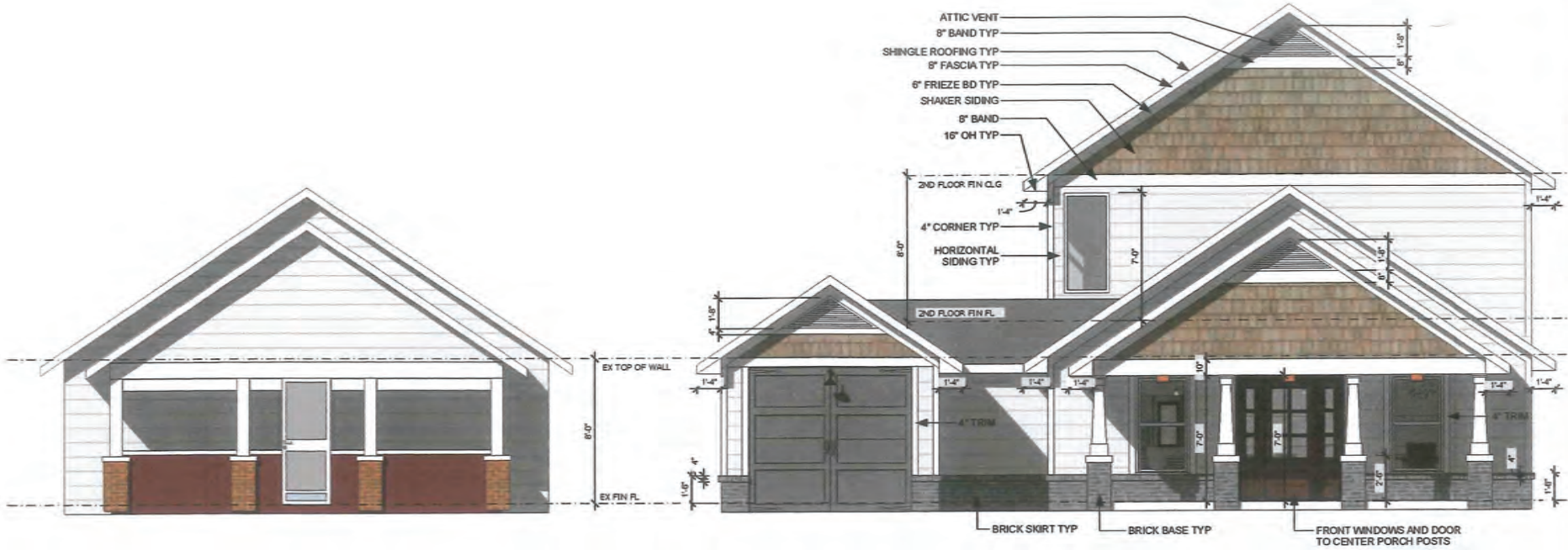
DRB-CBD 23-001  
LOCATION MAP  
DESIGN REVIEW APPROVAL





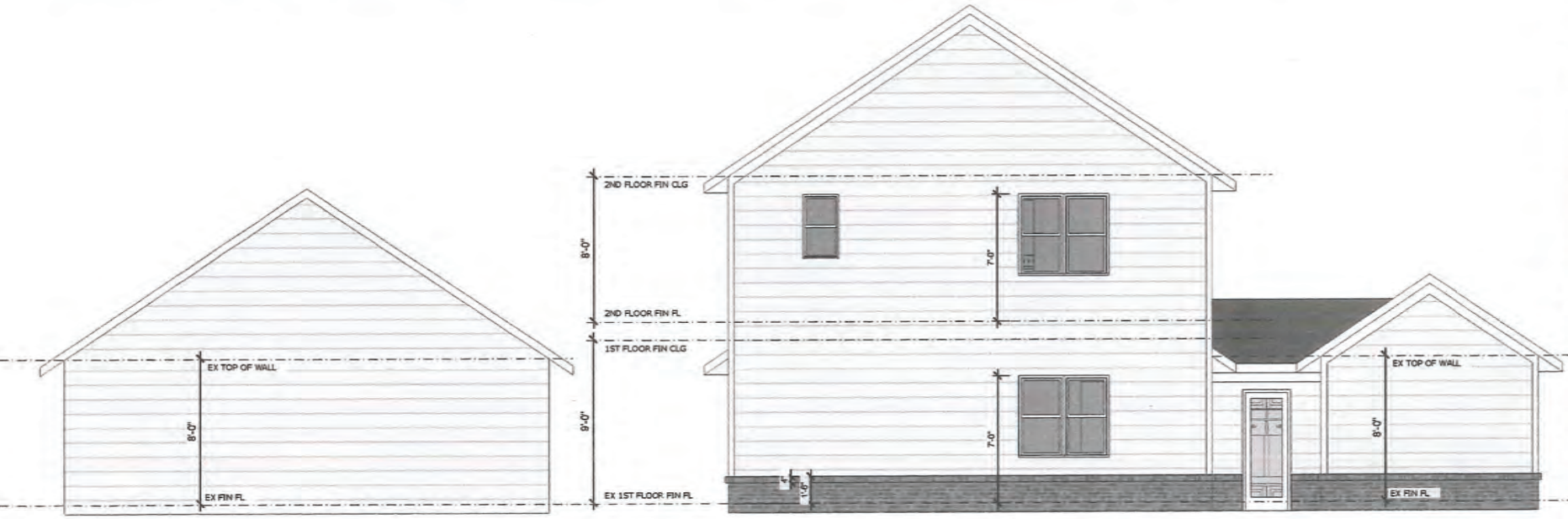






**EXISTING FRONT ELEVATION** 1/4" = 1'-0"

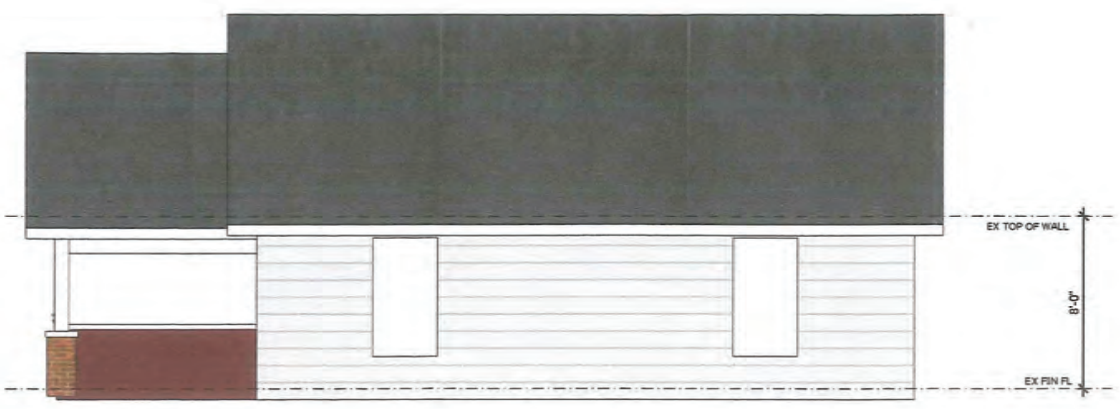
**PROPOSED FRONT ELEVATION** 1/4" = 1'-0"



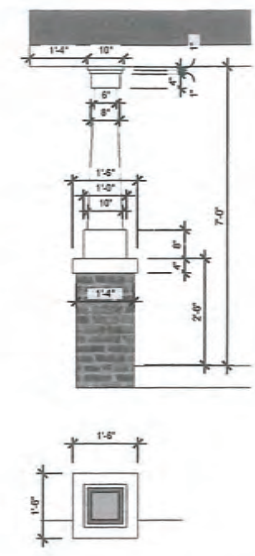
**EXISTING BACK ELEVATION** 1/4" = 1'-0"

**PROPOSED BACK ELEVATION** 1/4" = 1'-0"

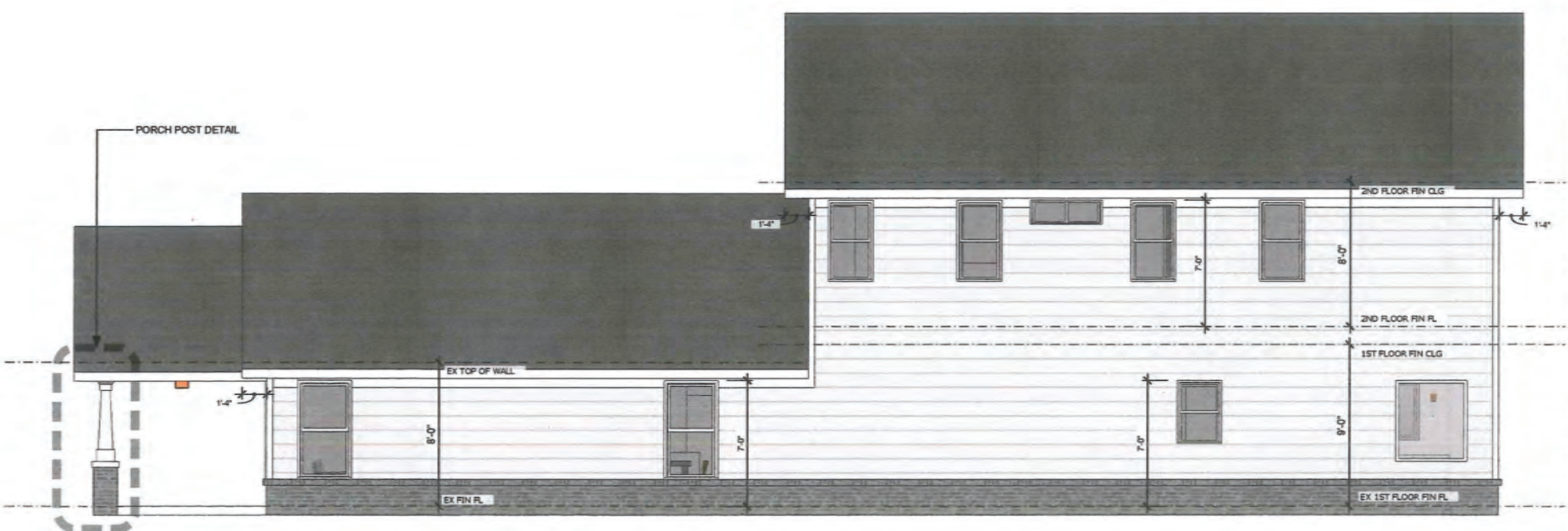
DAB-CBD 23001 rec. 5/19/23



EXISTING RIGHT ELEVATION 1/4" = 1'-0"



PORCH POST DETAIL 1/2" = 1'-0"



PROPOSED RIGHT ELEVATION 1/4" = 1'-0"

DRB - CBP 23-001 REC. 5/19/23











