

City of Sugar Hill
Planning Staff Report
CBD Design Review 23-002

DATE: September 28, 2023
TO: Mayor and Council, Design Review Board
FROM: Planning Director
SUBJECT: Central Business District (CBD) Design Review
1091 Level Creek Rd, FIDES Acquisitions, LLC c/o Dillard Sellers

RECOMMENDED ACTION

Approval of the site plan and buildings in material and architectural detail with the following conditions:

- 1. Final designs shall substantially resemble the attached exhibits. Final material and color selections shall be subject to on-site mock-up approval, with identified materials.**
- 2. A substantial gateway art feature shall be incorporated into the site design. The final design and location shall be approved by the City Manager prior to releasing permits and installed prior to final certificate of occupancy. Developer may elect to make a monetary contribution of \$25,000 to the City of Sugar Hill in lieu of installing the improvements.**
- 3. Site designs including hardscape and landscape for the Level Creek Road, Roosevelt Circle and New Road A streetscape; resident amenity areas; open space and trailside areas shall be subject to review and approval by City Manager prior to receiving land disturbance permit.**
- 4. Roosevelt Circle shall be improved to the extent necessary to accommodate the required six-foot sidewalk, street lights and other approved downtown streetscape elements.**
- 5. Stream buffer encroachment for restoration (invasive plant removal and litter removal) and sidewalk or trail installation shall be allowed subject to mitigation requirements and state law.**

REQUEST The City of Sugar Hill has received an application from FIDES Acquisitions, LLC c/o Dillard Sellers requesting design review board approval for development of 132 townhomes located within the Central Business District Overlay at 1091 Level Creek Road.

DISCUSSION

- Subject property was rezoned to residential multifamily (RM) and brought into the central business district (CBD) overlay zoning district in 2018 (RZ-18-007).

- Use provisions of the underlying zoning and CBD overlay allow the proposed use subject to restrictions and subsequent design review board approval as a part of the master development approved for zoning in 2018. At that time, the original 37-acre tract was planned to develop in three phases to include townhomes, multi-family residential and commercial uses.
- Proposed architectural styles, materials, and features are compatible with the previously approved multi-family development, currently under construction as well as the general surrounding development character. Principal design elements include brick water tables and facades, board and batten, shake, and horizontal siding, with covered front entryways. Decorative gables, porch columns, and eave brackets are also present. Neutral color palate is compatible with adjacent development.
- Zoning conditions requiring pedestrian access and walkways throughout the development were placed on the property in 2018. Sidewalk access is missing on several units shown in the plan but will be required during permitting.

APPLICANT: FIDES Acquisitions, LLC c/o Dillard Sellers

PROPERTY OWNER: City of Sugar Hill

EXISTING ZONING: Residential Multi-Family (RM),
Town Center Overlay District (TCO), and
Central Business District Overlay (CBD).

REQUEST: Design review approval, 132 attached townhomes.

PROPERTY SIZE: ± 14.56 Acres, Tax Parcel #'s: R7-291-351

LOCATION: 1091 Level Creek Road
Parcel is currently undeveloped.

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.

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

The proposed designs are consistent with the adopted vision and emerging character of Downtown Sugar Hill.

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 design team will need to ensure that any interior changes to the configuration do not adversely affect the layout of the facade.

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 proposed changes do not contribute to any of the listed inappropriate design criteria.