

City of Sugar Hill
Planning Staff Report
CBD Design Review 23-003

DATE: September 28, 2023
TO: Mayor and Council, Design Review Board
FROM: Planning Director
SUBJECT: Central Business District (CBD) Design Review
Hillcrest Dr & Hwy 20, Restaurant and Pub

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 labeled Exhibit 1 through 6. 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 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. Sidewalks along Highway 20 shall be constructed in accordance with the paver details currently approved for use in the Central Business District by the city and GA Department of Transportation.**
- 4. Ornamental streetlights approved by GA Dept. of Transportation for Highway 20 shall be installed along the Hwy 20 frontage.**

REQUEST The City of Sugar Hill has received an application from Kittle Homes requesting design review board approval for a 7,300 square foot restaurant and pub with space for outdoor gathering and dining located within the Central Business District (CBD) Overlay at the corner of Hillcrest Drive and Nelson Brogdon Boulevard.

DISCUSSION

- 7,300 square feet of commercial space has been designed to offer indoor and outdoor amenities to the public. The planned food and beverage concept includes various spaces for outdoor play, gathering, socializing, and dining. It includes food truck parking and a large screen and stage for watch parties and live performances.
- The structure is to be constructed of brick, stone, glass, and metal rail, consistent with the character and scale of nearby existing and planned buildings.

APPLICANT: Kittle Homes
PROPERTY OWNER: City of Sugar Hill
EXISTING ZONING: General Business (BG) within the
Town Center Overlay District (TCO), and
Central Business Overlay District (CBD).
REQUEST: Design review approval, 7,300 square foot commercial
building.
PROPERTY SIZE: ± 2.698 Acres, Tax Parcel #: R7-305-003
LOCATION: Southeast corner of Hillcrest Drive, and Nelson Brogdon
Boulevard

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. The buildings provide pedestrian-scale architectural elements and commercial uses at the ground floor. The site includes pedestrian oriented streetscape elements and integrates space for public gathering.

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.

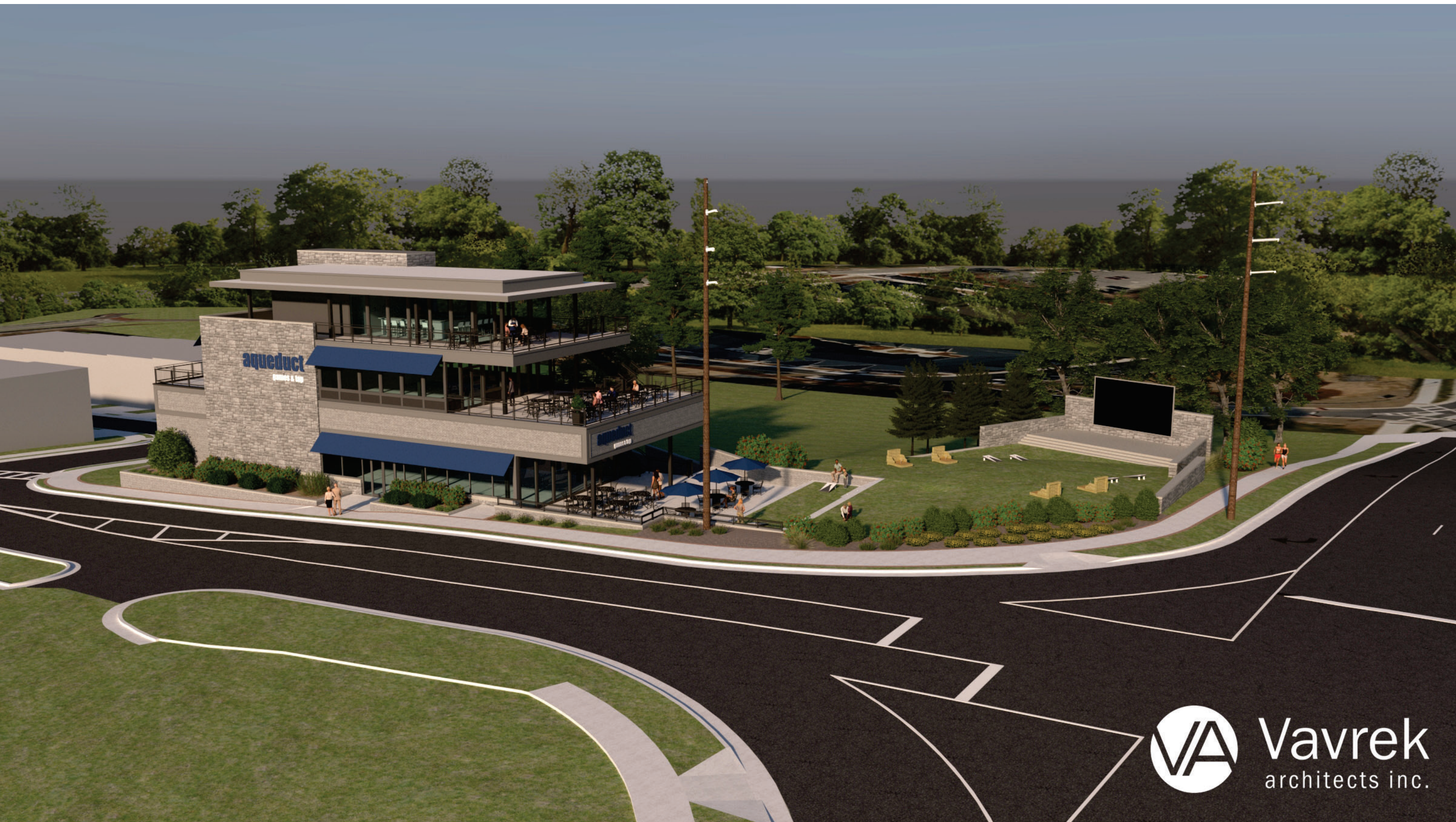


aqueduct
games & tap

aqueduct
games & tap



Vavrek
architects inc.



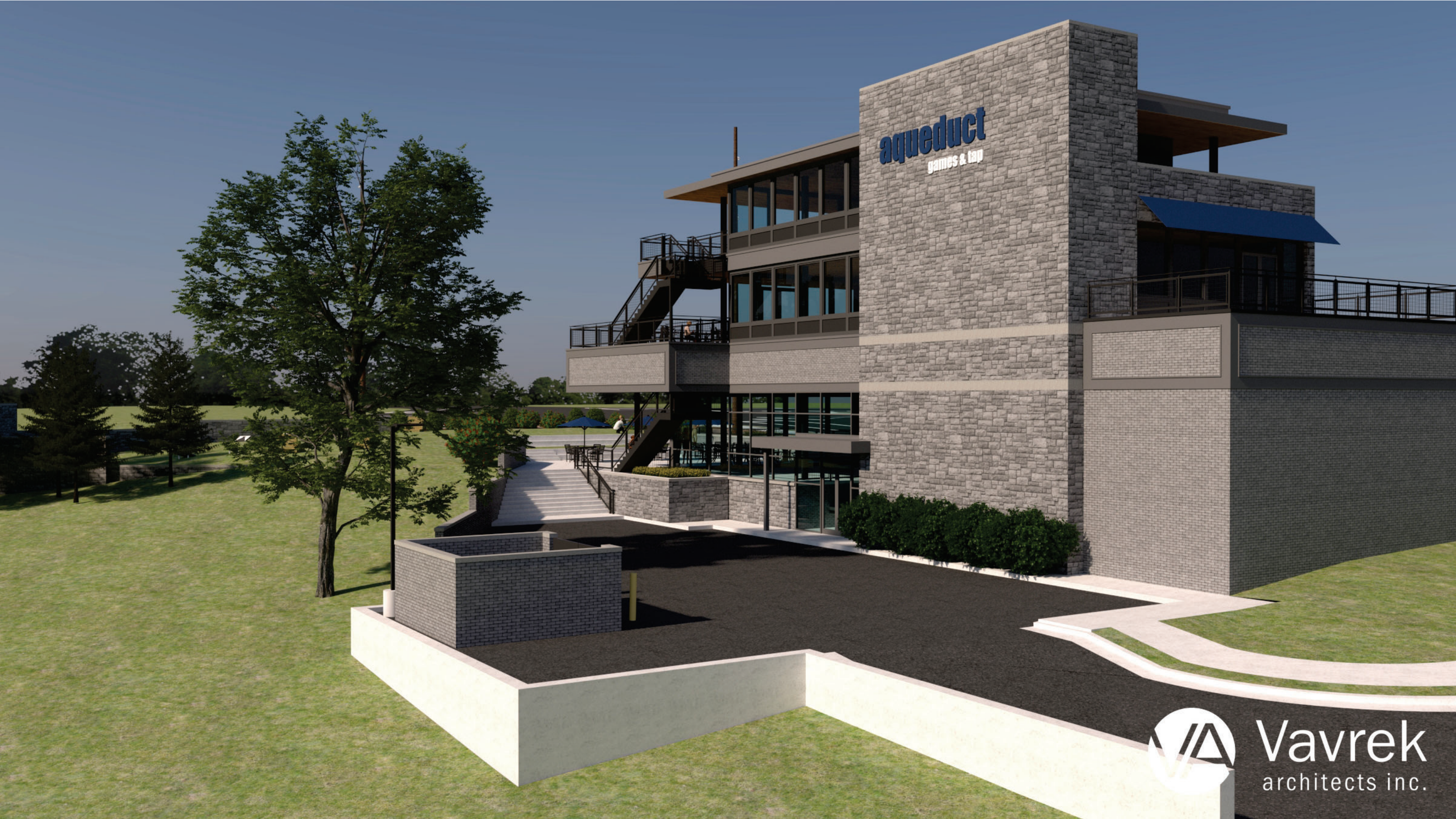
Vavrek
architects inc.



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Vavrek
architects inc.



Vavrek
architects inc.



Letter Of Intent

We have designed a Restaurant and Pub, to go in the commercial space in the Skyview townhome project. This structure can host over 600 people on the inside and more on the outside lawn. The bottom floor will have a kitchen, bar, and beverage taps. The middle level will serve as a special dining and entertainment area. The rooftop will always be open with a bar and additional beverage taps. There will be lots of games for families to play and gather on the outside lawn/patio. The green space will house a big screen to hold watch parties for various sporting events, along with a stage in front for smaller live performances. Food truck parking will be on the back side of the building. This design will use some of the same material colors as the Skyview townhomes. The structure will consist of brick, stone, lots of glass and metal rail. This is a very exciting project for the community to host events in a family-friendly space.

Below are the square footages of each level:

1st Floor

Enclosed family-friendly – 3,450 SF

Covered Patio - 885 SF

2nd Floor

Enclosed space - 2,327 SF

Exterior Patios (including stairs) – 1,982 SF

3rd Floor

Enclosed space - 1,526 SF

Exterior Patios (including stairs) - 1,448 SF

The two Adjoining property owners are below:

Rahim M Rahmanzai at 5103 W Broad St.

Mailing address is 5614 Brendlynn DR, Suwanee GA, 30024

Solis Sugar Hill Apartments

1170 Temple Dr, Sugar Hill, GA 30518