

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

DATE: November 1, 2023
TO: Mayor and Council, Design Review Board
FROM: Planning Director
SUBJECT: Town Center Overlay (TCO) Design Review
995 Whitehead Road, Renovation of an Existing Single Family Detached Residence

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 6.5**
2. **Developer shall provide a 5' sidewalk along Whitehead Road and, if required, dedicate right of way for the improvements in accordance with Exhibit 7. 6**

REQUEST The City of Sugar Hill has received an application from Jim Wassel requesting design review board approval to build a second story addition onto an existing brick ranch style home.

DISCUSSION

- The proposed design will be a 2-story modern farmhouse style home with a wraparound porch.
- The exterior will consist of board and batten siding in a creamy white with natural wood accents and dark taupe or grey trim.

APPLICANT: Jim Wassel

PROPERTY OWNER: Real Equity Group LLC

EXISTING ZONING: Low Density Single Family Residential (RS-150) within the Town Center Overlay District (TCO)

REQUEST: Design review approval, 3700 square foot residential building.

PROPERTY SIZE: ± 0.47 Acres, Tax Parcel #: R7-291-072

LOCATION: 995 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 exterior improvements conform to the guidelines in scale and overall architectural type of the TCO district.

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

Yes, this proposal is consistent with the design standards of the Town Center Overlay and will continue the trend of new investment in the area's housing stock.

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.

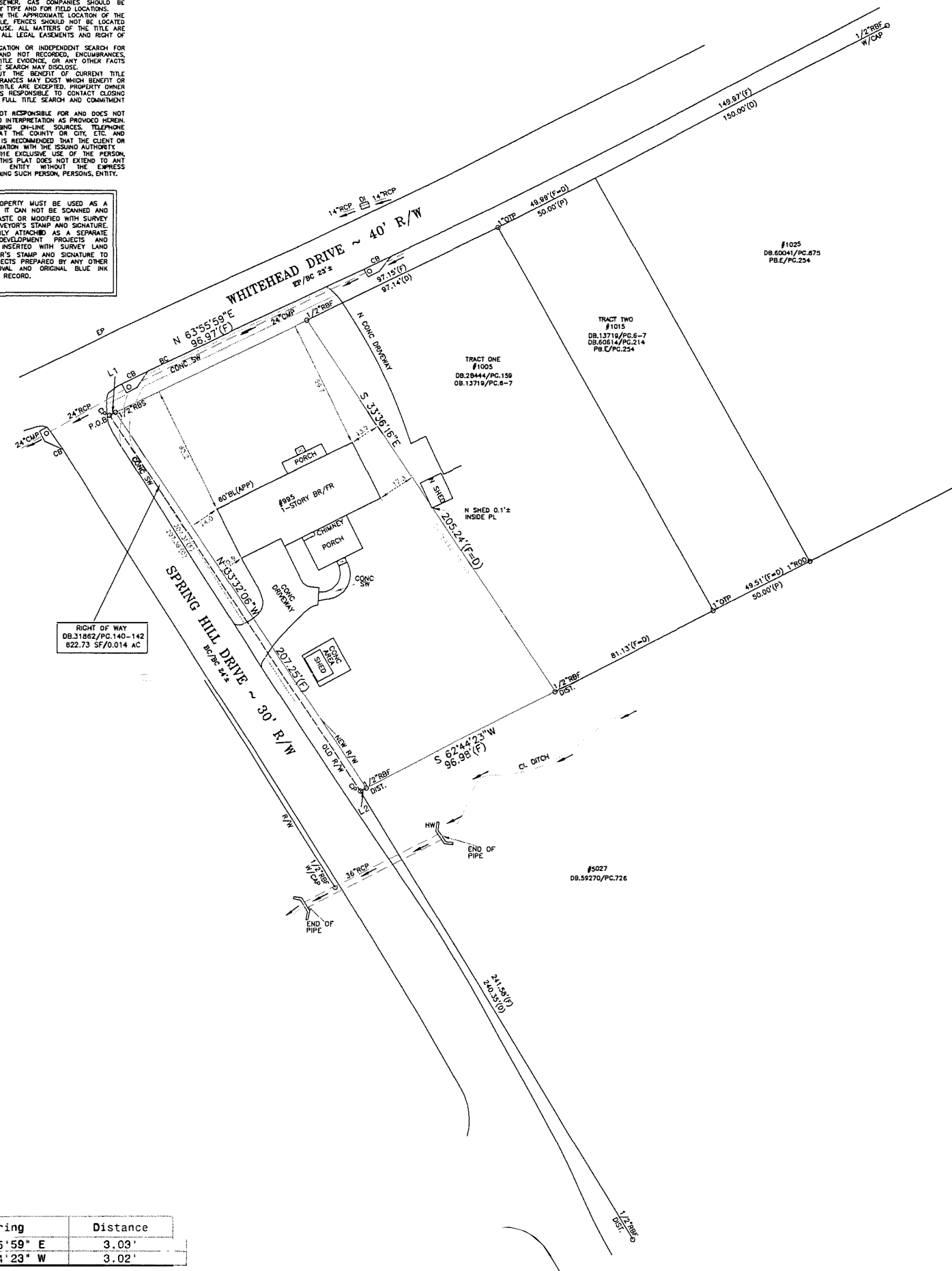
SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDEABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

THIS SURVEY PLAT OF THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT TO ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

LEGEND

- APD AS PER DEED
- AC ACCESS EASEMENT
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- AF ANGLE IRON FOUND
- APR AS PER RECORD
- APZ AS PER ZONING
- B BOLLARD
- BC BACK OF CURB
- BCK BACK
- BL BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CBX CABLE BOX
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CM CORRUGATED METAL PIPE
- CMA CITY OF ATLANTA
- CSA SANS BROW CLEANOUT
- CPT CALCULATED POINT
- CPY CEMENT
- CRP CRIMP TOP PIPE FOUND
- D DRAINAGE EASEMENT
- DOR DRAINAGE OPENING
- EB ELECTRIC POWER BOX
- ELE ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FENCE CORNER
- FR FIRE HYDRANT
- FR FENCE POST
- FRM FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GTY GUY WIRE
- HW HEAD WALL
- HWF HANGING WIRE
- IRI IRRIGATION CONTROL METER
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- IRF IRON ROD FOUND
- IRF IRON FENCE
- IRI IRRIGATION METER
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- JL LAND LOT LINE
- MAI MAGNETIC HEADLINE
- MON MAGNOLIA TREE
- MTF METAL FENCE
- N NERF
- OH OVERHANG
- OPR OVERHEAD PIPE FOUND
- OU OWNERSHIP UNCLEAR
- PC PROPERTY CORNER
- PPR PROPERTY CORNER
- PLK PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PPR POWER PILE
- PLK PINE TREE
- RE RECORD
- REB REINFORCING BAR FOUND
- RFB REINFORCING BAR SET
- RFP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SK SIGN
- SSL SANITARY SEWER LINE
- SSL SANITARY SEWER EASEMENT
- SP SCREENED POND
- TB TOP OF BANK
- TRF TRAFFIC POLE
- UE UTILITY EASEMENT
- W WOOD
- WOF WOOD FENCE
- WOM WOOD MOUND
- WL WATER LINE
- WM WATER METER
- WPF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- WWM WET WEATHER
- WWM WET WEATHER
- X-X FENCE
- INDICATES STAINS
- INDICATES BRUSHES



REFERENCE

1. PB. E/PG. 254
2. DB.13719/PG.6

Course	Bearing	Distance
L1	N 63°55'59" E	3.03'
L2	S 62°44'23" W	3.02'

LOTS	PLAT PREPARED FOR:		SHEET 1 OF 1
SUBDIVISION	JIM WASSEL		
LAND LOT 291	7TH DISTRICT		
OWNERSHIP	PB.E/PG.254	DB.60511/PG.130	
FIELD WORK DATE	SEPT 01, 2023	PRINTED/SIGNED SEPT 06, 2023	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 18" x 24"			
<p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE OF 1 FOOT IN 30,000 FEET, AN ANGLE ERROR OF 06 SECONDS PER ANGLE POINT AND WAS ADAPTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100 CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</p>			
SP	SURVEY LAND EXPRESS, INC		
COORD #20231430	LAND SURVEYING SERVICES		
DWG #20231430	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM		



TOTAL LAND AREA
19854.23 SF / 0.456 AC

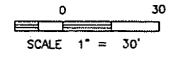



EXHIBIT 1



1 PROPOSED FRONT ELEVATION
A4 SCALE: 1/4"=1'-0"

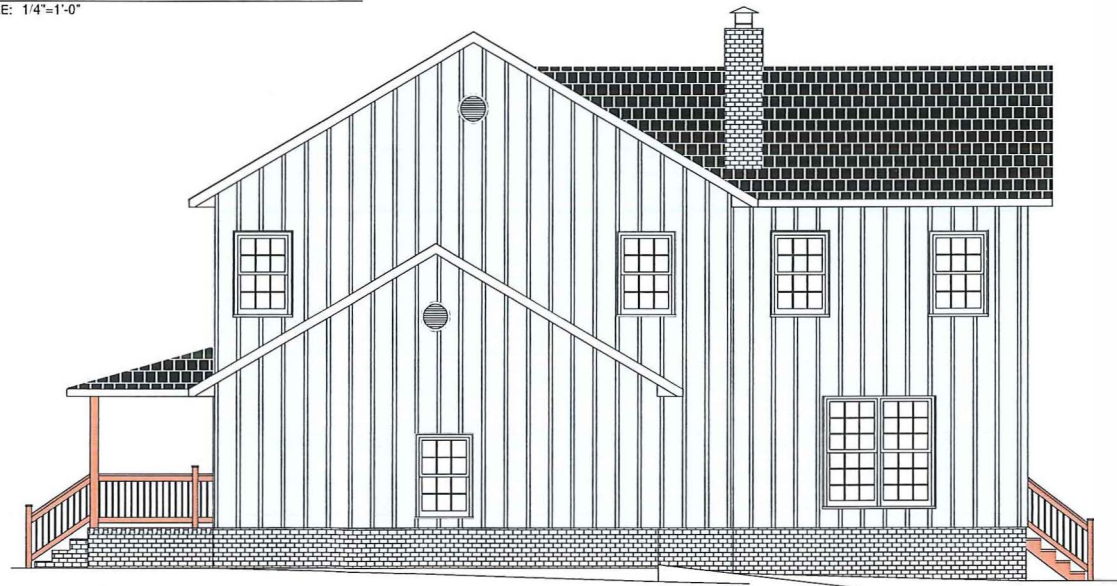


2 PROPOSED REAR ELEVATION
A4 SCALE: 1/4"=1'-0"

AS-BUILT A4	RESIDENCE 995 WHITEHEAD RD SUGAR HILL, GA 30518	COMPLETE MEASURED DRAWINGS 111 WESTWOOD DR MARIETTA, GA 30064	SEPTEMBER 12, 2023 
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1 PROPOSED LEFT ELEVATION
 A5 SCALE: 1/4"=1'-0"

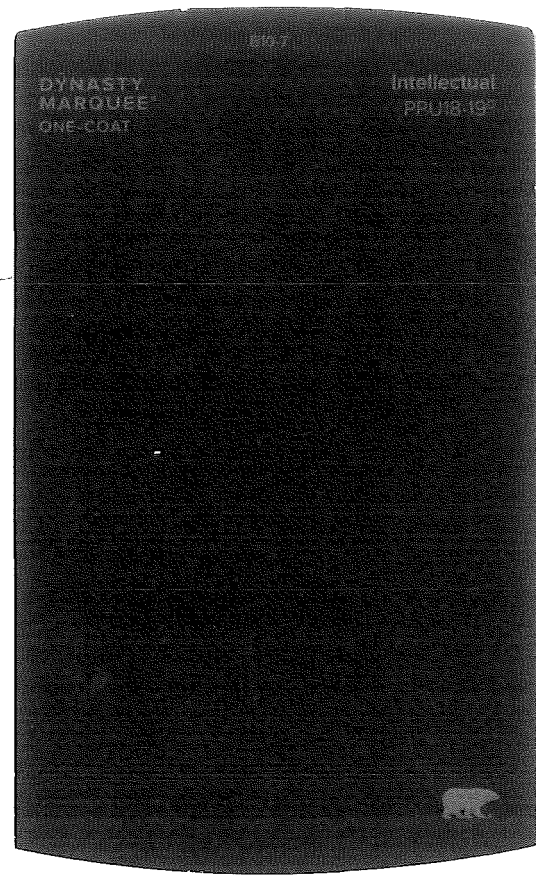


2 PROPOSED RIGHT ELEVATION
 A5 SCALE: 1/4"=1'-0"

AS-BUILT A5	RESIDENCE 995 WHITEHEAD RD SUGAR HILL, GA 30518	COMPLETE MEASURED DRAWINGS 111 WESTWOOD DR MARIETTA, GA 30064	SEPTEMBER 12, 2025 
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B10-1

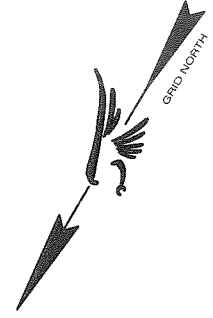
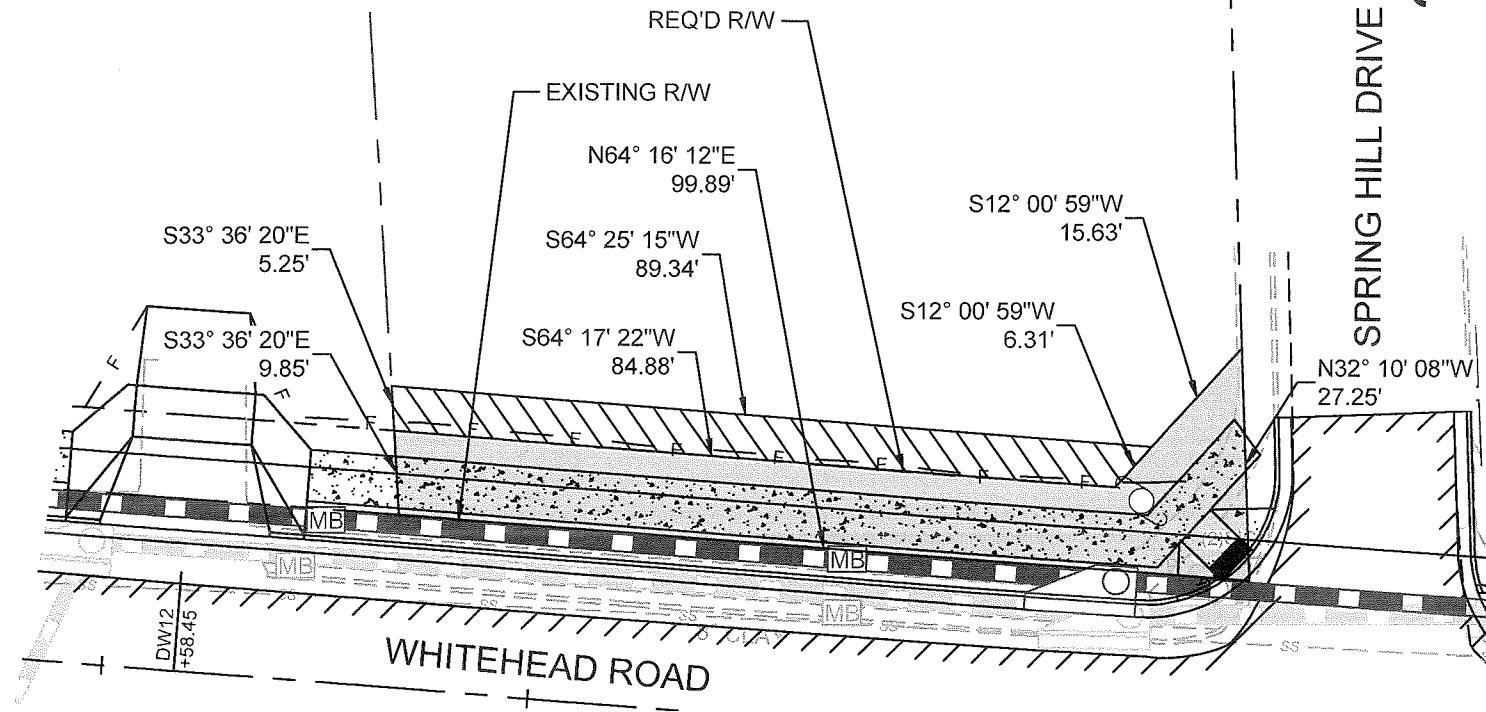
Weathered White
HDC-NT-21^U



14

N/F
 KIMBERLY DAWN WILLIAMS
 995 WHITEHEAD RD
 TAX ID R7291 072
 DB 57435, PG 307
 PB E, PG 254

26+00



LEGEND

LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REBAR
CTP	CRIMP TOP PIPE
-E-	OVERHEAD POWER LINE
sq ft	SQUARE FOOT
POB	POINT OF BEGINNING
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
	REQUIRED RIGHT-OF-WAY
	REQUIRED TEMPORARY EASEMENT FOR THE CONSTRUCTION OF DRIVEWAYS
	PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES

REQUIRED PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES		REQUIRED R/W		REQUIRED TEMPORARY EASEMENT FOR THE CONSTRUCTION OF DRIVEWAY	
LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
14	444	14	1,108	14	N/A
TOTAL	444	TOTAL	1,108	TOTAL	0

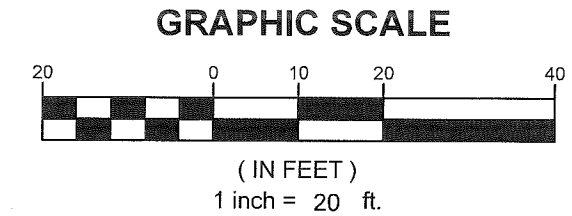


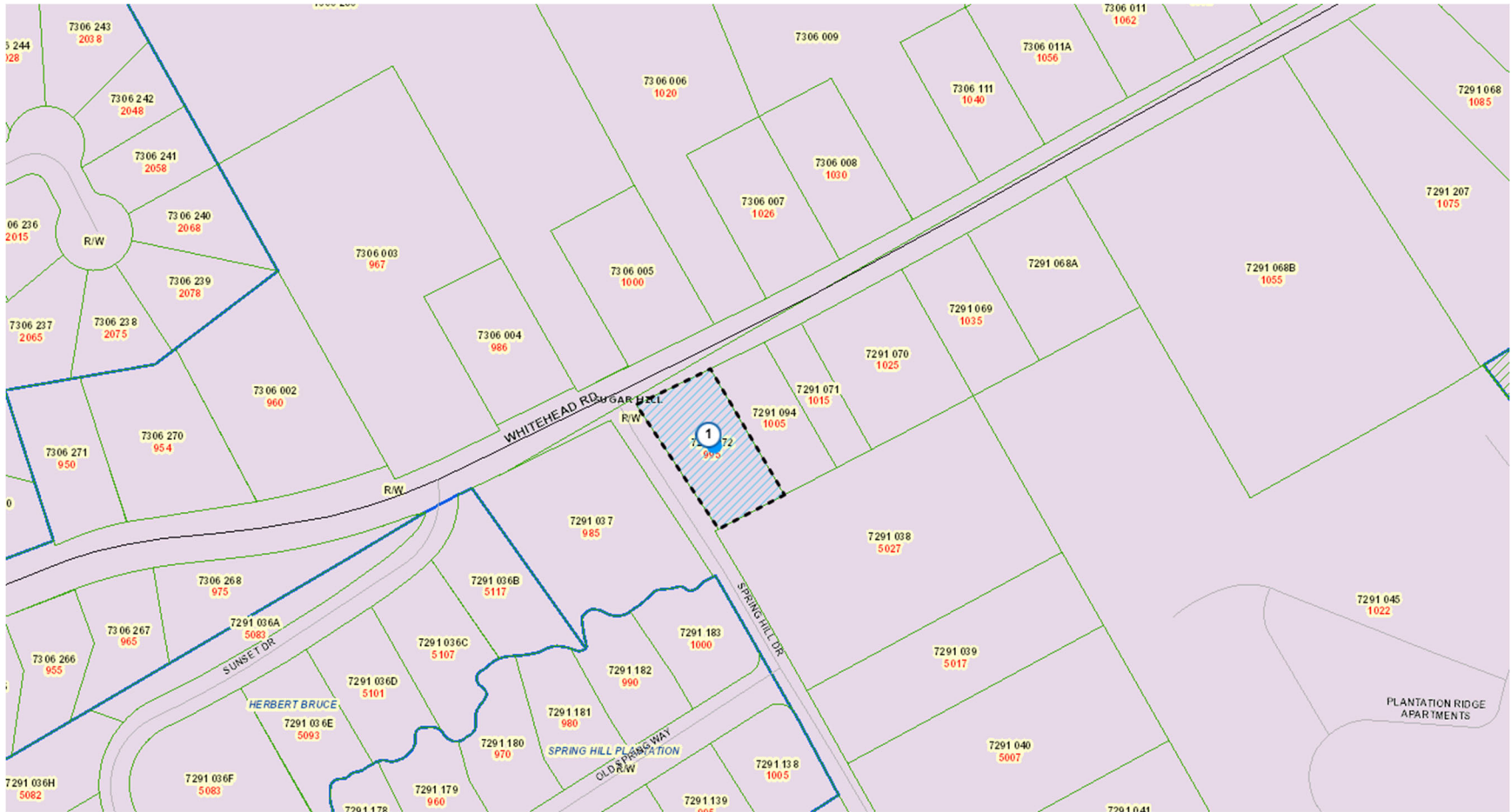
Exhibit 5

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SHT	DATE: 8/1/23	REVISIONS 1. _____ 2. _____ 3. _____ 4. _____ 5. _____	<p>Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811</p>	ACQUISITION PLAT FOR: CITY OF SUGAR HILL PARCEL #14 KIMBERLY DAWN WILLIAMS LOCATED IN: LL 291 & 306, DISTRICT 7 CITY OF SUGAR HILL, GA	<p>CIVIL ENGINEERING <small>COA NO. PER. 004750</small> LAND SURVEYING <small>COA NO. LSF 000995</small> LANDSCAPE ARCHITECTURE CONSTRUCTION MANAGEMENT LAND PLANNING</p> <p>STOCKBRIDGE OFFICE 235 CORP. CTR. DR., STE 200 STOCKBRIDGE, GEORGIA 30281 Ph (770)389-8666 - Fax(770)389-8656</p> <p>CUMMING OFFICE 500 PIRKLE FERRY RD., STE C CUMMING, GEORGIA 30040 Ph. (678) 807-7100</p> <p>NEWNAN OFFICE 40 GREENWAY CT., STE A NEWNAN, GEORGIA 30265 Ph. (770) 755-7978</p> <p>www.fdc-llc.com</p>
	SCALE: 1" = 20'				
DRAWN BY: JMM					
REVIEWED BY: SH					
1 of 1	THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.				

A:\Sugar Hill\Whitehead LCI\ROW Plats\WHR-LCI-ROW-PLAT.dwg, PARCEL 14 (KDW), cmitchell, Aug 02, 2023 - 9:39:01am

DRB-TCO 23-001
995 Whitehead Road
Design Review Approval RS-150/TCO
Single-family detached residence
LOCATION MAP



Letter of Intent for Design Review

City of Sugar Hill

Applicant:
FIDES Acquisitions, LLC
c/o Dillard Sellers

Property:
1091 Level Creek Road
Sugar Hill, GA

Parcel ID:

7291 351

Submitted for Applicant by:

Julie L. Sellers
R. Baxter Russell
DILLARD SELLERS
1776 Peachtree Street NW, Suite 415-S
Atlanta, Georgia 30309
(404) 665-12422
jsellers@dillardsellers.com

Introduction

Applicant, FIDES Acquisitions, LLC submits this application for Design Review of a new residential community located at 1091 Level Creek Road, Sugar Hill, Georgia (Parcel ID 7291 351). The Property is zoned RM/TCO/CBD.

Property History

In November 2018, the City approved Ordinance, RZ-18-007 for 26.62 acres with 9 conditions. The Property is 14.53 acres of the 2018 zoning and is referenced as “Tract 3 Future Townhome Development” on the site plan. In November 2018, the City also approved the Design Review for the mid-rise courtyard multi-family development on the 12 acres referenced as Tract 2 (Resolution File Reference 18-01552). The multifamily development is currently being developed.

This application seeks design approval of the Townhome development of Tract 3 for a new community of 132 attached dwellings (townhomes). The architectural design was intentionally approached to be consistent and compatible with the adjacent development and the City’s Zoning Code. The multi-family sketch below was approved with the 2018 design review and reflects the use of a mixture of siding and brick:



The Townhomes include a similar mixture of materials for a consistent design approach:



The use of the Property for rental or for sale dwellings is allowed by right based on the zoning of the Property. This application is limited to the Design Review process set forth in the Overlay District Requirements.

Proposed Development Satisfies Code Requirements

The Property is located within the Town Center Overlay District and the Central Business District Overlay. As reflected in the submitted elevations and site plan, the townhomes satisfy the requirements of the Code and the zoning conditions. The brick and fiber cement siding reflect neutral colors and correspond with the surrounding community. Specifically, the criteria set forth in sections 1001(F)(4) and 1002(F)(4) are satisfied:

i) Consistency with any adopted design guidelines for the type of development and/or the proposed use.

Yes, the design is consistent with the guidelines set forth in the Code for attached dwellings.

ii) The nature and character of the surrounding areas, and the consistency and compatibility of the proposed application with such nature and character.

The nature and character of the surrounding area includes some residential buildings that include materials similar to proposed by this design. The most recent development is the adjacent multi-family community and the intentional use of similar materials will create a coherent and consistent character in the area.

iii) The general design, character and appropriateness of design, scale of buildings arrangement, texture, materials and colors of the structure in question and the relation of such elements to similar features of structures in the immediate surrounding area, site and landscaping.

The scale and arrangement of the buildings reflects rear entry garages, sidewalks, landscaping, pedestrian paths and connectivity. The building materials and architectural elements in the surrounding area have been incorporated into the design of the townhomes as well as the use of neutral colors.

iv) As long as the interior arrangement or use will not have any effect on exterior architectural features and complies with the standards herein it will not be considered.

The interior of the townhomes does not effect any exterior features.

v) The following are other grounds for considering a design inappropriate.

- a. **Character foreign to the area** – Not applicable
- b. **Arresting and spectacular effects** – None.

- c. **Violent contrast of material or color or intense or lurid colors** – None.
- d. **A multiplicity or incongruity of details resulting in a restless and disturbing appearance** – Not applicable.
- e. **The absence of unity and coherence in composition not in consonance with the density and character of the present structure or surrounding area** – Not applicable.

Conclusion

Applicant, FIDES Acquisitions, LLC, respectfully requests approval of the submitted design materials. Should you have any questions or request any additional information, please do not hesitate to contact Julie Sellers, jsellers@dillardsellers.com or 404-665-1242.