

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.**

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 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 PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF IMPROVEMENTS AND IS NOT RECORDED. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAN 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 PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

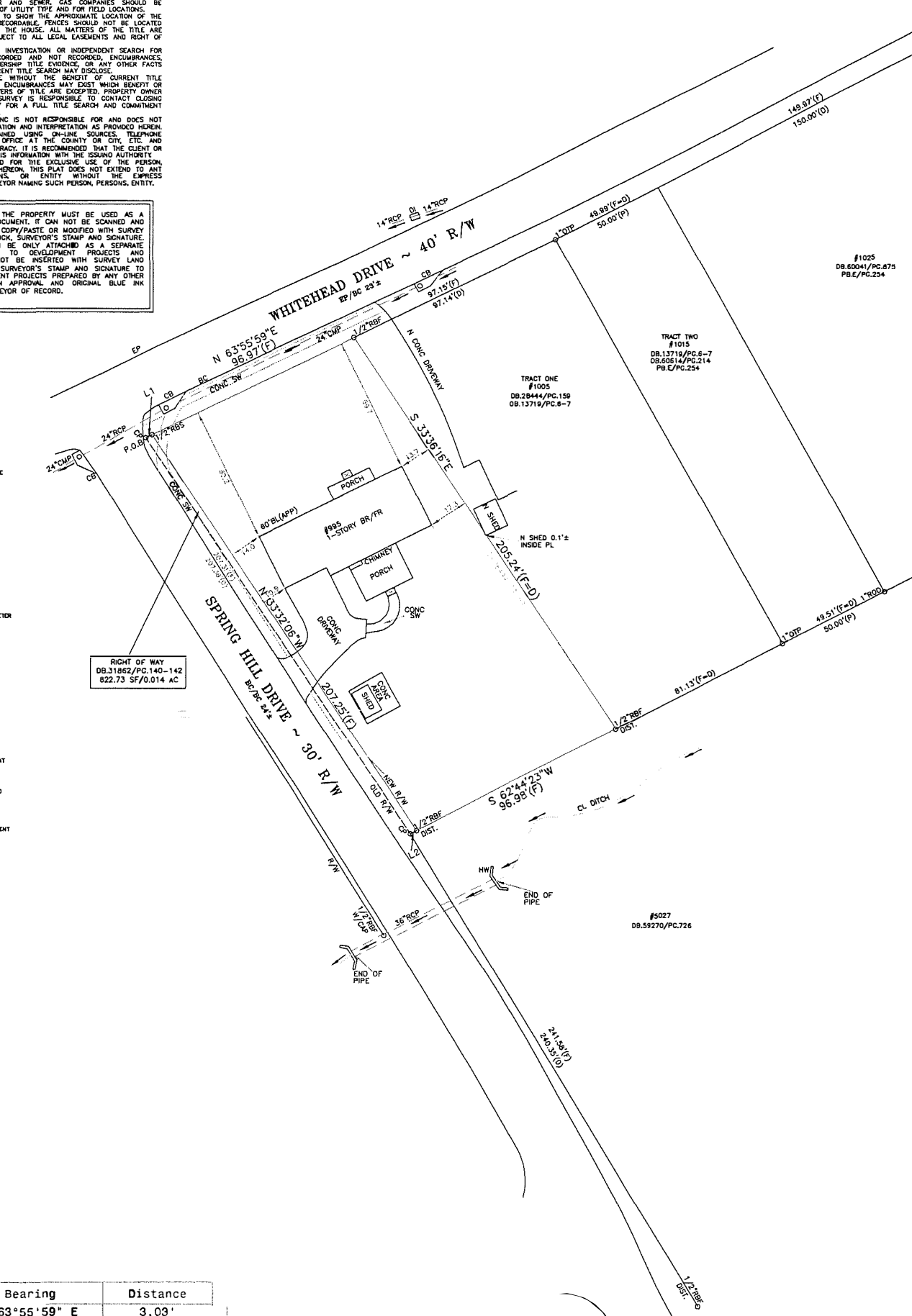
THIS SURVEY PLAT OF THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT TO ITSELF TO DEVELOPMENT PROJECTS AND SITES 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 ***

- AD AS PER DEED
- AC ACCESS EASEMENT
- AP AS PER PLAT
- APF AS PER FIELD
- APR AS PER RECORD
- APZ AS PER ZONING
- B BOLLARD
- BC BACK OF CURB
- BL BUILDING
- BLD BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CBR CATCH BASIN RAMP
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CM CORRUGATED METAL PIPE
- CON CITY OF ATLANTA
- COA S.W.A. SINKER CLEANOUT
- CPT CALCULATED POINT
- CP COMPOST
- CPT CRUMP TOP PIPE FOUND
- D DEED
- DE DRAINAGE EASEMENT
- DRAIN DRAINAGE EASEMENT
- EB ELECTRIC POWER BOX
- EL ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FENCE CORNER
- FW FIRE HYDRANT
- FR FENCE POST
- FRM FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GT T MIRE
- HW HEAD WALL
- HUR HURDLED TREE
- IRI IRRIGATION CONTROL METER
- IRP IRON PIPE FOUND
- IRPS IRON PIPE SET
- IRF IRON ROD FOUND
- IRF IRON FENCE
- IRI IRRIGATION METER
- IRV IRRIGATION VALVE
- J JUNCTION BOX
- LL LAND LOT LINE
- MAH MAGNETIC HEAD
- MON MANGROVE TREE
- MN MAIN HOLE
- MFL METAL FENCE
- N NEBBER
- OH OVERHANG
- OPR OVERHEAD PIPE FOUND
- OU OWNERSHIP UNCLEAR
- PCH POINT
- PC PROPERTY CORNER
- PPL PIN POINT
- PL PLUM TREE
- POS POINT OF BEGINNING
- PCC POINT OF COMMENCEMENT
- PP POWER POLE
- PL POWER LINE
- PLAT PLAT
- R RECORD
- RFB REINFORCING BAR FOUND
- RFS REINFORCING BAR SET
- RFC REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SI SIGN
- SSL SANITARY SEWER LINE
- SSC SANITARY SEWER EASEMENT
- SP SCREENED POND
- TB TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- WO WOOD
- WOF WOOD FENCE
- WOM WOOD SIGN
- WL WATER LINE
- WML WATER METER
- WFP WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- WWS 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'



PLAT PREPARED FOR: SHEET 1 OF 1
JIM WASSEL

PROPERTY ADDRESS:
 995 WHITEHEAD ROAD
 SUGAR HILL, GA 30518



SURVEY LAND EXPRESS, INC
 LAND SURVEYING SERVICES

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


SCALE 1" = 30'



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

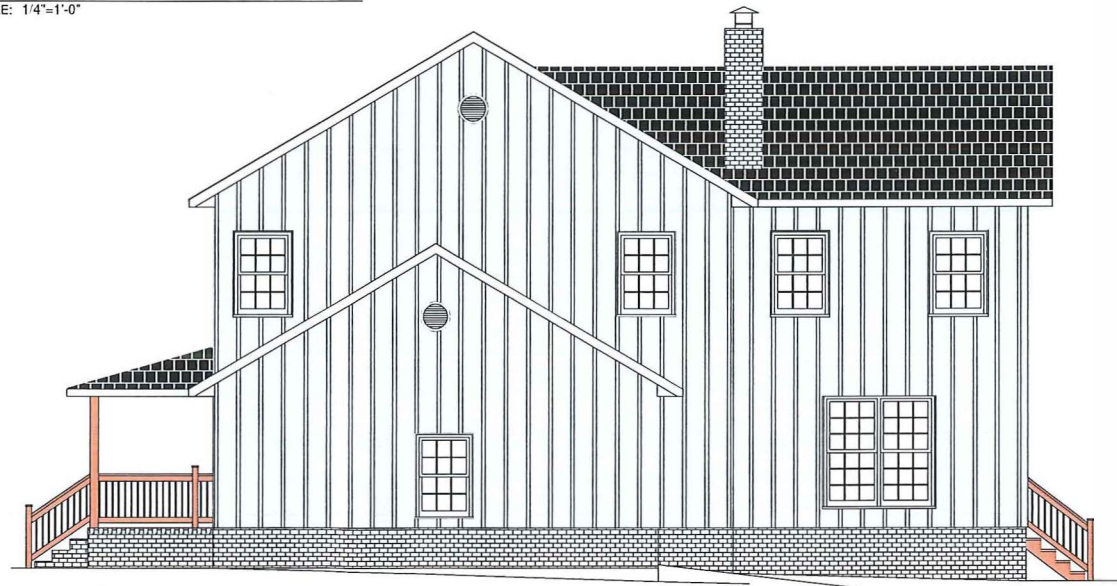


2 PROPOSED REAR ELEVATION
A4 SCALE: 1/4"=1'-0"


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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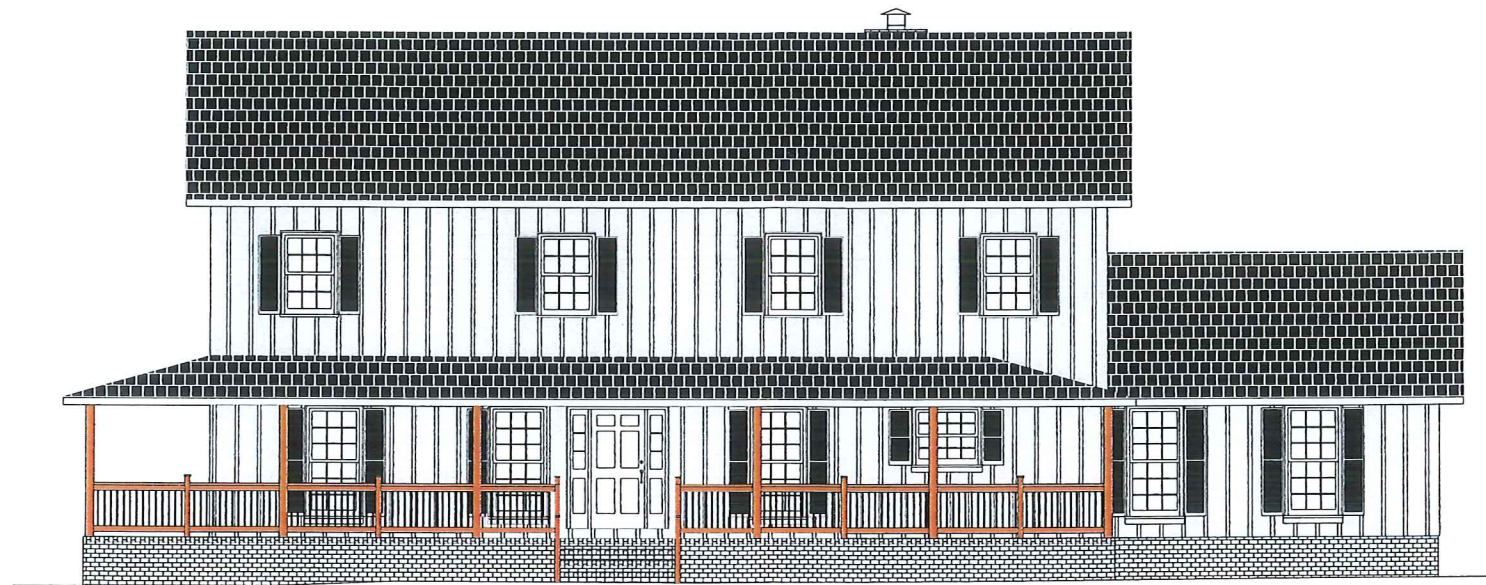


1 PROPOSED LEFT ELEVATION
 A5 SCALE: 1/4"=1'-0"



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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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

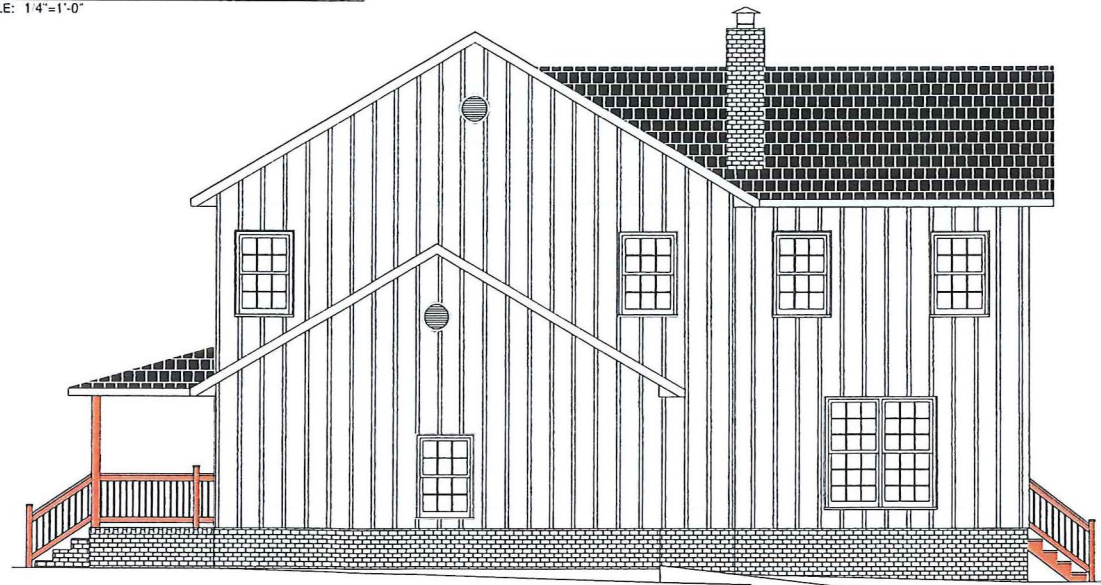
COMPLETE MEASURED DRAWINGS
111 WESTWOOD DR
MARIETTA, GA 30064

SEPTEMBER 12, 2023
THESE DRAWINGS ARE THE PROPERTY OF CMD AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CMD.






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, 2023 
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B10-1

Weathered White
HDC-NT-21^U

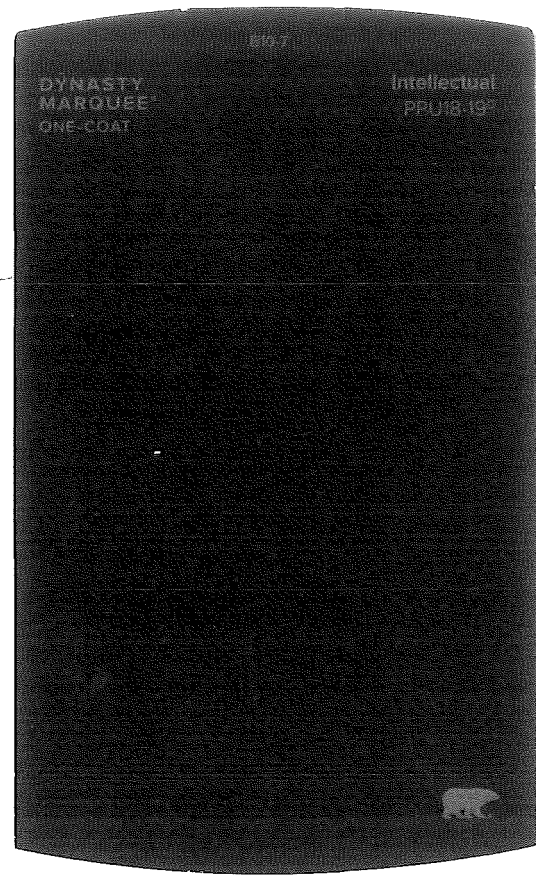
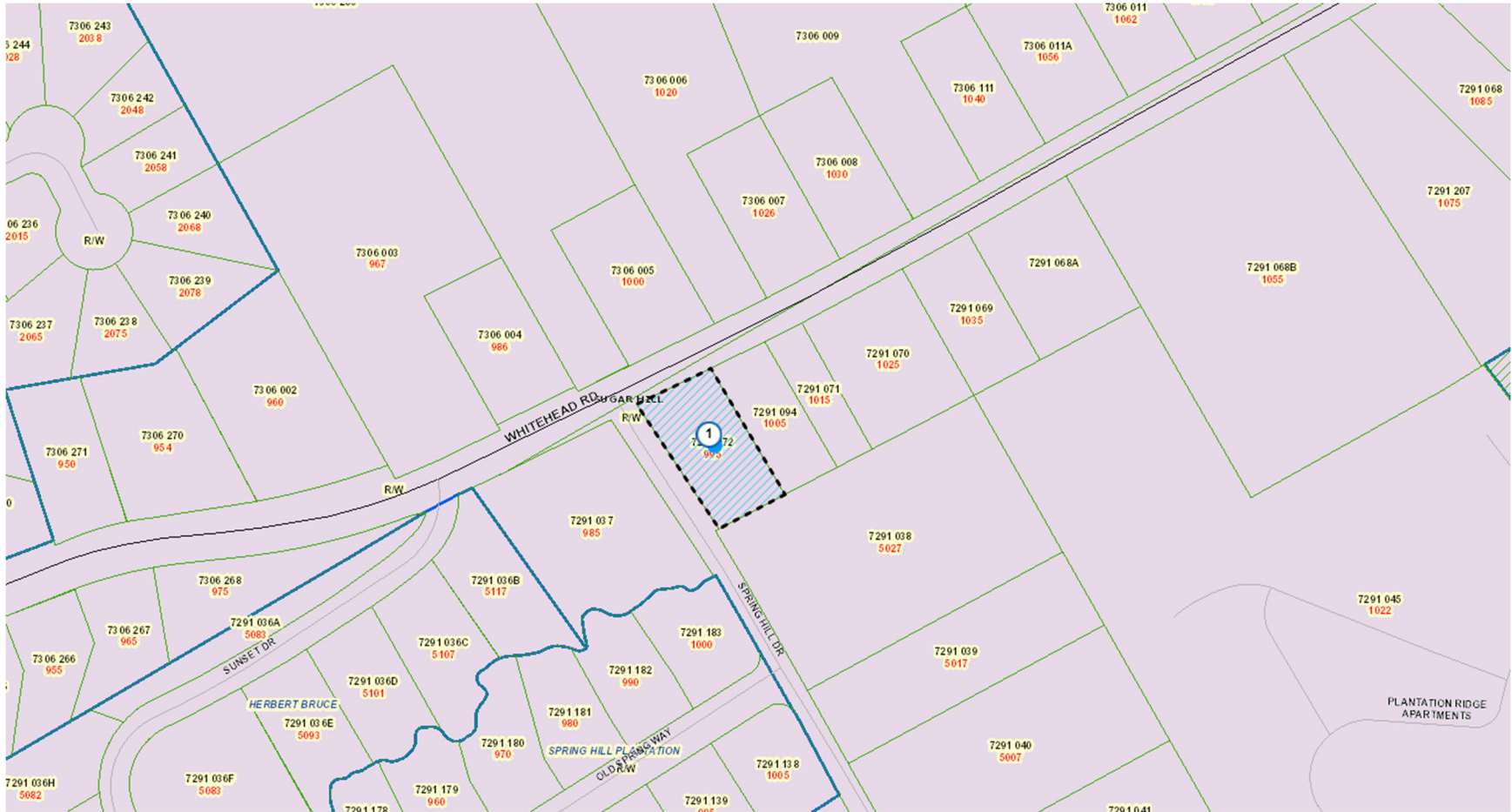


EXHIBIT 6

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.