

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

**DATE:** November 1, 2023  
**TO:** Mayor and Council, Design Review Board  
**FROM:** Planning Director  
**SUBJECT:** Town Center Overlay (TCO) Design Review  
4862 Lanier Avenue, New Single Family Detached Residence

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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 2.**

**REQUEST** The City of Sugar Hill has received an application from Brian Lancaster requesting design review board approval to construct a new 1,311 square foot single-family detached residence located within the Town Center Overlay (TCO) at 4862 Lanier Avenue.

DISCUSSION

- The proposed design will be a 3-bedroom, 2-bathroom ranch home in a modern farmhouse style.
- The exterior will consist of vertical board and batton with remaining sides being horizontal cement siding. It will be white trimmed with black, with cedar-stained posts on the front porch.
- The current property will be subdivided into two lots, the existing residence on the property and a new parcel for the new residence.

APPLICANT: Brian Lancaster

PROPERTY OWNER: Brian Lancaster

EXISTING ZONING: Residential Multifamily (RM) within the  
Town Center Overlay District (TCO)

REQUEST: Design review approval, 1311 square foot residential  
building.

PROPERTY SIZE: ± 0.448 Acres, Tax Parcel #: R7-292-134

LOCATION: 4862 Lanier Avenue

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.

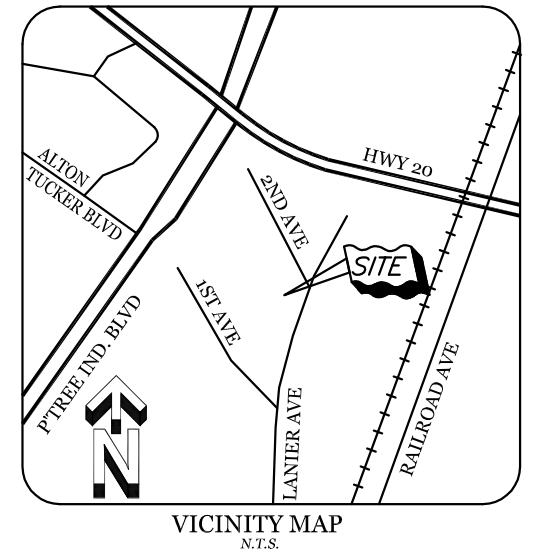
THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

- REFERENCES:
- QUIT CLAIM FOR BRIAN LANCASTER RECORDED IN DEED BOOK 59950, PAGES 150-151 GWINNETT COUNTY RECORDS.
  - PLAT OF SURVEY FOR HOLBERT WHITT RECORDED IN PLAT BOOK 8, PAGE 98A GWINNETT COUNTY RECORDS.

NOTE: City of Sugar Hill assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.



The City Manager of the City of Sugar Hill, Georgia, certifies that this plat complies with the City of Sugar Hill Zoning Ordinance and the City of Sugar Hill Development Regulations, as amended, and has been approved by all other affected City and County Departments, as appropriate. This plat is approved for recording subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and the City of Sugar Hill.

City Manager \_\_\_\_\_  
City of Sugar Hill

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PROPERTY ZONED RM  
MINIMUM LOT AREA TO BE (n/a) SQFT.  
MINIMUM LOT WIDTH TO BE (n/a) FEET  
SETBACKS:  
FRONT - 35 FEET FROM R/W (COLLECTOR STREET)  
SIDE - 10 FEET  
REAR - 20 FEET  
MAXIMUM BUILDING HEIGHT - 35 FEET (TWO STORY)  
MIN. DWELLING SIZE: ONE STORY - 1,000 S.F.  
TWO STORY - 1,400 S.F.

N/F  
CLAIRE OUYANG SHOENER  
D.B. 56967, PGS. 582  
P.B. 146, PAGE 181  
ZONED RM

**SURVEYOR CERTIFICATION:**  
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BRIAN R. SUTHERLAND  
GEORGIA RLS NO. 2900

**LEGEND**

RBF	RE-BAR FOUND
NI	NAIL FOUND
IPF	IRON PIN SET (1/2" REBAR)
CMF	CONCRETE MONUMENT FOUND
OTF	OPEN TOP PIPE
TM	BENCHMARK
CTP	CRIMP TOP PIPE
C/O	SANITARY SEWER CLEAN OUT
ICV	IRRIGATION CONTROL VALVE
DH	DRILL HOLE
LLL	LAND LOT LINE
LL	LAND LOT
PL	PROPERTY LINE
CL	CENTERLINE
BSL	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
C&G	CURB & GUTTER
BOC	BACK OF CURB
EOP	EDGE OF PAVEMENT
T.B.R.	TO BE REMOVED
GMD	GEORGIA MILITIA DISTRICT
PLB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ELEV	ELEVATION
IE	INVERT ELEVATION
FPE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
PP	POWER POLE OR UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
GI	GRATE INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
EGE	EXISTING GROUND ELEVATION
FFO	FIN FOUND OR SET
ECO	EXISTING CONTOUR ELEVATION
UFO	UNDERGROUND FIBER OPTIC
UPO	UNDERGROUND POWER
UTL	TELEPHONE LINE
UGL	UNDERGROUND TELEPHONE LINE
UGG	UNDERGROUND GAS LINE
CRW	CONCRETE RIGHT-OF-WAY MARKER
CATV	UNDERGROUND CABLE TV LINE
S	SANITARY SEWER LINE
SS	STORM SEWER PIPE
WL	WATER LINE / PIPE
FL	FENCE LINE
BC	BRANCH / CREEK / STREAM CENTERLINE
FZ	FLOOD HAZARD ZONE LIMITS
PT	PINE TREE
HT	HARDWOOD TREE
LA	LIMITED ACCESS
ST	STATION
N/F	NOW OR FORMERLY
BM	BENCH MARK
CP	CONTROL POINT

N/F  
BOCI, LLC  
D.B. 59311, PGS. 418-419  
P.B. T, PAGE 47  
ZONED RM

**FINAL SURVEYOR'S CERTIFICATE**

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 17,351 feet and an angular error of 0.3" per angle point, and was adjusted using Least Squares rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,413 feet, and contains a total of 0.448 acres. The equipment used to obtain the linear and angular measurements herein was Topcon ES-105.

By: \_\_\_\_\_  
REGISTERED GEORGIA LAND SURVEYOR

REG. NO. 2900 DATE OF EXPIRATION 12/31/23

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.

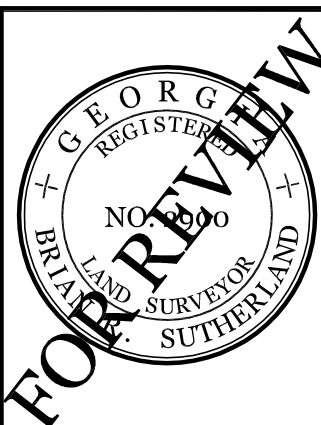
LOCATED IN THE CITY LIMITS OF SUGAR HILL

EXEMPTION PLAT FOR:

**BRIAN LANCASTER**  
4862 LANIER AVENUE

Date: 09.20.2021	Land Lot: 292	District: 7th	Sheet No.
County: GWINNETT, GEORGIA	Scale: 1" = 20'	1 of 1	
Project: 23257	Drawn By: BS		

**GEORGIA PREMIER LAND SERVICES, INC.**  
PROFESSIONAL LAND SURVEYING  
3010 HAMILTON MILL ROAD  
BUFORD, GEORGIA 30519  
(770) 614-3004 FAX (770) 614-3956  
LAND SURVEY FIRM COA #1177



No.	By	Date	Revision

ACAD FILE: 23/23257/LanierAvenue/257Exempt.dwg

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13135C0014G, DATED MARCH 04, 2013.

**OWNER/DEVELOPER**  
BRIAN LANCASTER  
4862 LANIER AVENUE  
SUGAR HILL, GA. 30518  
PHONE: 678-283-8510  
EMAIL: bk10707@icloud.com

(STATE OF GEORGIA)  
(COUNTY OF GWINNETT)

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgement and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

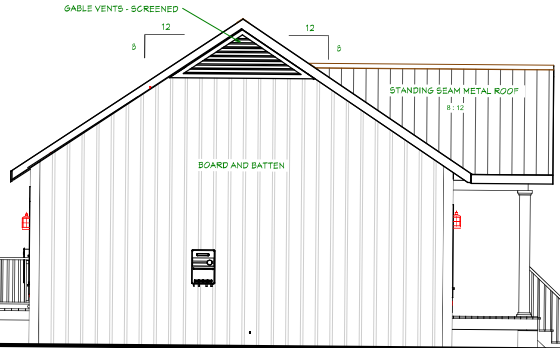
Signature of Subdivider \_\_\_\_\_ Date Signed \_\_\_\_\_

Printed or Typed Name of Subdivider \_\_\_\_\_

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

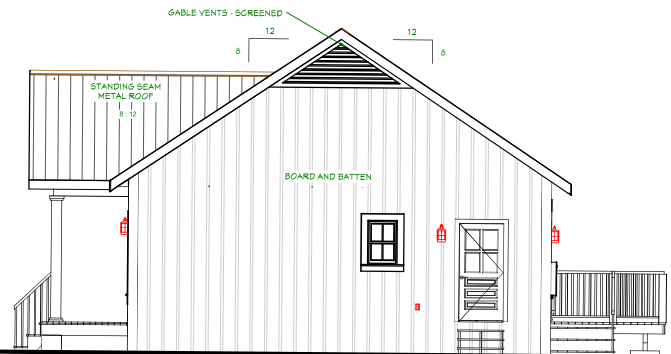
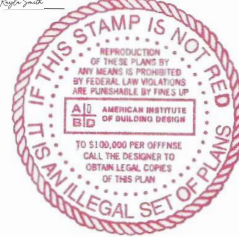
# Exhibit 2



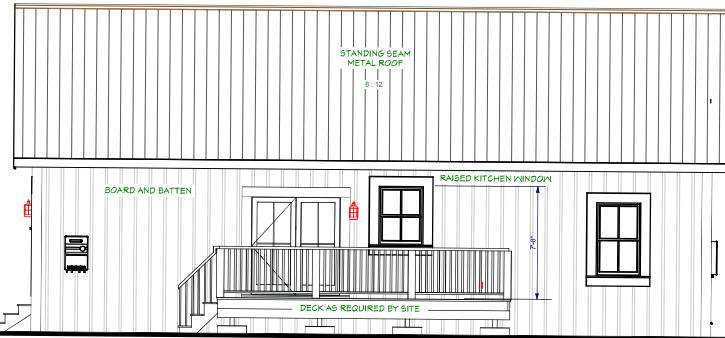
LEFT ELEVATION

Single Build License to: **Brianna Lancaster**  
 Brianna Lancaster (Aug 22, 2023 15:19 EDT)

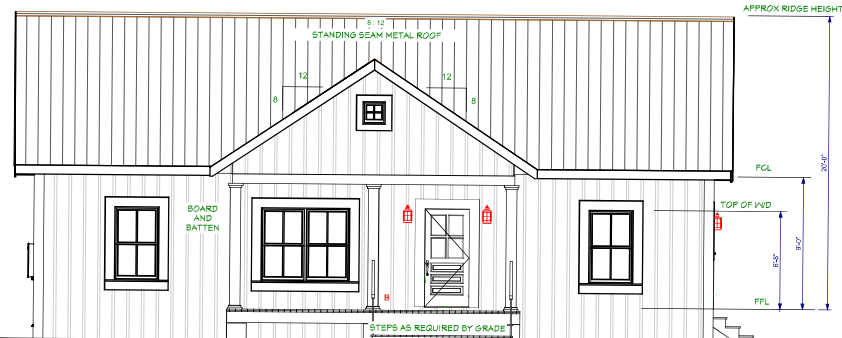
DesignHouse Inc.  
 Royal, GA 31789



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

ELEVATION SHEET



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Clients rights are limited to a one-time use to construct a single house on a lot per contract.



**RESIDENTIAL DESIGNERS**  
 234 North Magnolia Drive  
 Piquette, MS 39471  
 601-428-9234



**PLAN NUMBER**  
 1313

Copyright - DesignHouse Inc.  
 07/01/2015  
 on Date noted above.

**SCALE** - 1/8"=1'-0"

**SQUARE FT.**

Heated Area	1311
Covered Porch	120

**REVISIONS**

Area does not including Ext. Finishes
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DATE	REVISION
	MADE

NOTICE: ANY DISCREPANCIES, ERRORS AND OMISSIONS IN THE NOTES, DIMENSIONS AND/OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PRECEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THE DOCUMENTS AND ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.





## LETTER OF INTENT FOR DESIGN REVIEW APPLICATION FOR THE RESIDENT OF BRIANNA K LANCASTER

Brianna K Lancaster (the "Applicant") submits this letter of intent, for the purpose of the construction of a single family ranch home located at 4862 Lanier Avenue, Sugar Hill, GA 30518 (the "Property") situated in the Town Center Overlay. The property is currently zoned RM. The adjoining properties are currently zoned RM as well.

The applicant proposes to develop a single family home on 0.448 acres. The popular and classic "Modern Farmhouse" is the proposed look the applicant is pursuing. The proposed layout will be a 3 bedroom/2 bathroom ranch style home, with a 6'x20' front porch and 8'x20' back porch. The initial finished area of the property approximately 1311 square feet. The proposed property in the Town Center Overlay, will use traditional forms, materials and the upmost quality.

The exterior of the single family ranch style home will consist of vertical board and Batton placed on the facial portion of the home. The remaining sides will be horizontal cement siding. The color will be white trimmed with black, with cedar stained posts located on the front porch. The roof will consist of black architectural shingles. All windows on the property will be vinyl double payne energy efficient. The front door will be rustic cedar stained with 6 square windows.

The applicant welcomes the opportunity to meet with the staff of Sugar Hill, to address any concerns that they might have. The applicant respectfully requests your approval of this application submitted this 1st day of October 2023.

Brianna K Lancaster