

City of Sugar Hill
Planning Staff Report
TCO Design Review 24-001

DATE: May 3, 2024
TO: Mayor and Council, Design Review Board
FROM: Planning Director
SUBJECT: Town Center Overlay (TCO) Design Review
4882 Lanier Avenue, Carport and Accessory Structure

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 5.**

REQUEST The City of Sugar Hill has received an application from Megan Daniels requesting design review board approval to construct a new carport and accessory structure for an existing residence located within the Town Center Overlay (TCO) at 4882 Lanier Avenue.

DISCUSSION

- The carport and accessory storage structure will be in a similar design style as the primary residential structure. The carport will be 20x20ft with a 20x8ft attached storage shed.
- The accessory structure (storage shed) will consist of white wood siding with one entry/exit door.
- The carport will include pressure treated square wood posts.

APPLICANT: Megan Daniels

PROPERTY OWNER: Megan Daniels

EXISTING ZONING: General Business (BG) within the
Town Center Overlay District (TCO)

REQUEST: Design review approval, carport and accessory structure.

PROPERTY SIZE: ± 0.4100 Acres, Tax Parcel #: R7-292-131

LOCATION: 4882 Lanier Avenue Sugar Hill, GA, 30518

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 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?*

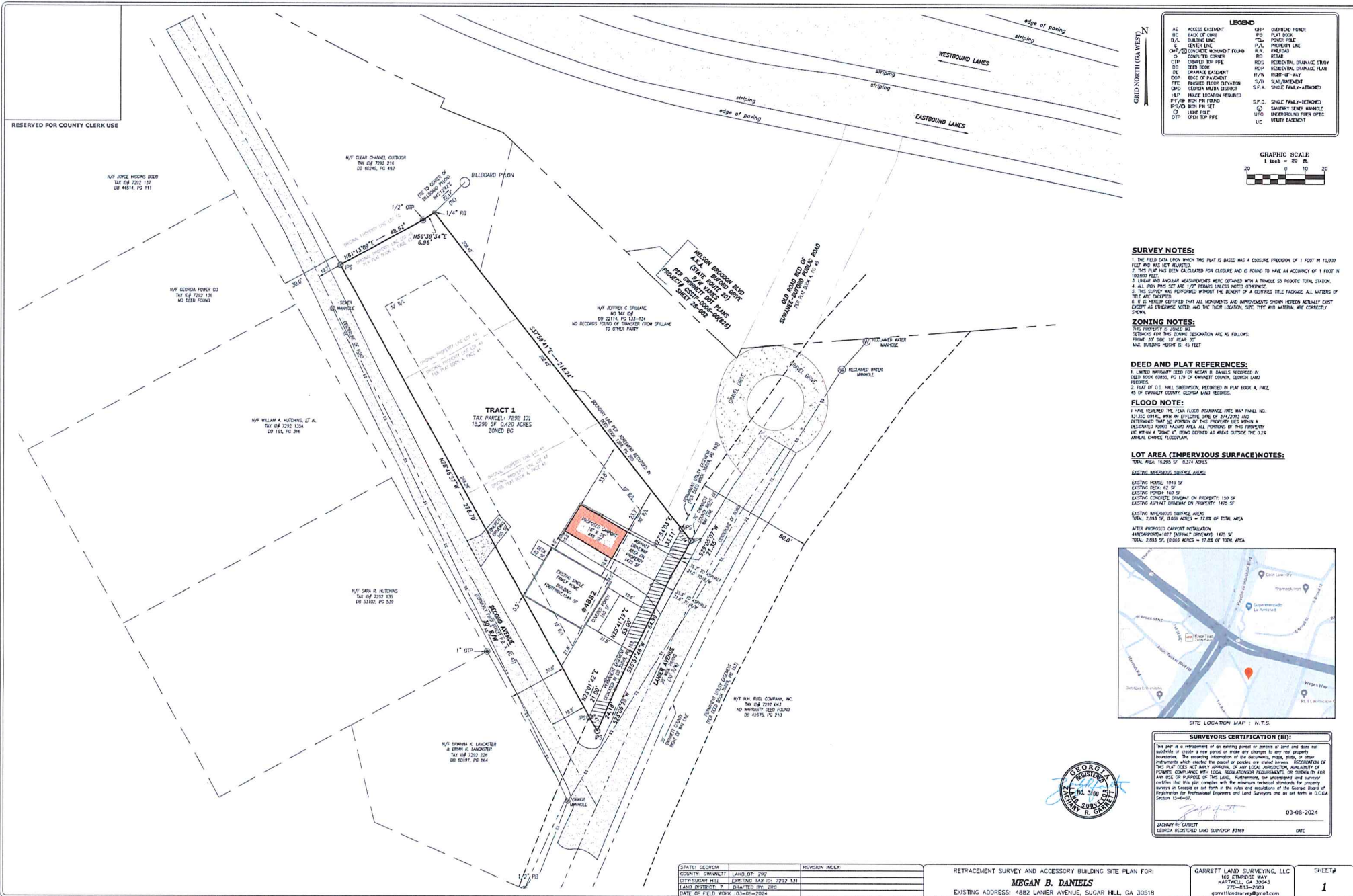
No.

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.

Exhibit 1

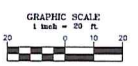


RESERVED FOR COUNTY CLERK USE

GRID NORTH (GCS NAD83)

LEGEND

AE ACCESS EXHIBENT	GNP OVERHEAD POWER
BC BACK OF CURB	PN PLAT BOOK
D/L BUILDING LINE	PL PROPERTY PLAT
CL CENTER LINE	P/LA PROPERTY LINE
CMF CONCRETE MONUMENT FOUND	R/R RECORD
C CONCRETE CONCRETE	RSD RECREATIONAL DRAINAGE STRAY
CTP CONCRETE TOP PIPE	RSPH RECREATIONAL DRAINAGE STRAY
ED EXISTING DRAINAGE	H/W HIGHWAY
DC DRAINAGE EXHIBENT	W/W WATERWAY
EDP EXISTING DRAINAGE	W/SI WASTE/SOLIDIFICATION
FTE FINISHED FLOOR ELEVATION	S.F.A. SINGLE FAMILY ATTACHED
GMS GAS METER	S/F.D. SINGLE FAMILY DETACHED
HWP HOUSE WATER PIPING	SP/SD SANITARY SEWER MANHOLE
IPF IRON PIPING FOUND	UPG UNDERGROUND FIRE EXTINGUISHER
L/L LAKE	UFC UTILITY EXHIBENT
OTP TOP TYPE	



SURVEY NOTES:

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000 FEET AND WAS NOT ADJUSTED.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY OF 1 FOOT IN 10,000 FEET.
- LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A TRIMBLE SS ROBOTIC TOTAL STATION.
- ALL IRON PINS SET ARE 1/2" IRONS UNLESS NOTED OTHERWISE.
- THIS SURVEY WAS PERFORMED THROUGH THE BENEFIT OF A CERTIFIED TITLE PACKAGE. ALL MATTERS OF TITLE ARE DEVELOPED.
- IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE NOTED, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

ZONING NOTES:

THE PROPERTY IS ZONED IC. ZONING FOR THE ZONING DESIGNATION ARE AS FOLLOWS:
 FRONT: 20' SIDE: 10' REAR: 30'
 MAX. BUILDING HEIGHT: 6.5 FEET

DEED AND PLAT REFERENCES:

- LIMITS IMMOVABLE DEED FOR MEGAN B. DANIELS RECORDED IN DEED BOOK 8835, PG. 138 OF GWINNETT COUNTY, GEORGIA LAND RECORDS.
- PLAT OF D.D. HILL SUBDIVISION, RECORDED IN PLAT BOOK A, PAGE 45 OF GWINNETT COUNTY, GEORGIA LAND RECORDS.

FLOOD NOTE:

I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP FIRM NO. 13150C DATED WITH AN EFFECTIVE DATE OF 3/14/2013 AND DETERMINED THAT THE PORTION OF THIS PROPERTY IS A DESIGNATED FLOOD HAZARD AREA. ALL PORTIONS OF THIS PROPERTY ARE WITHIN A ZONE "X" BEING DESIGNATED AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

LOT AREA (IMPERVIOUS SURFACE) NOTES:

TOTAL AREA: 16,250 SF, 0.374 ACRES
 EXISTING IMPERVIOUS SURFACE AREAS:
 EXISTING HOUSE: 1945 SF
 EXISTING POOL: 42 SF
 EXISTING PORCH: 140 SF
 EXISTING CONCRETE DRIVEWAY ON PROPERTY: 150 SF
 EXISTING ASPHALT DRIVEWAY ON PROPERTY: 1475 SF
 EXISTING IMPERVIOUS SURFACE AREAS:
 TOTAL: 2383 SF, 0.056 ACRES = 14.8% OF TOTAL AREA
 AFTER PROPOSED GARAGE INSTALLATION:
 488(CARPORT) + 1077 (GARAGE) = 1565 SF
 TOTAL: 2383 SF, 0.056 ACRES = 14.8% OF TOTAL AREA



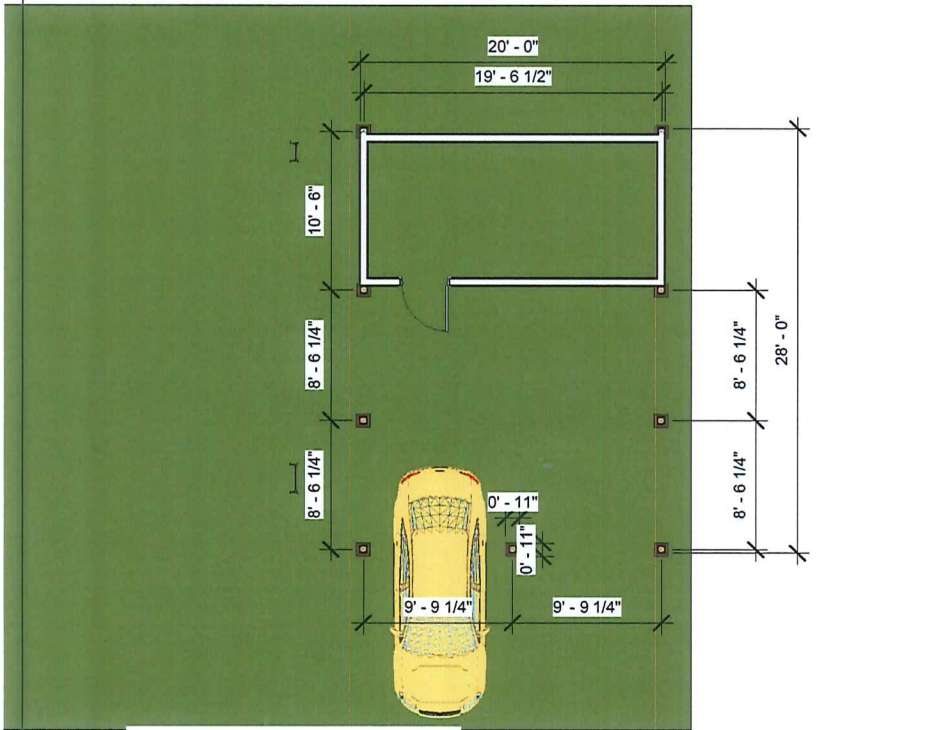
SURVEYORS CERTIFICATION (11):
 This plat is a representation of an existing parcel or parcel to be created and does not constitute a transfer of interest in real property. The recording jurisdiction of this document, then, shall be in the jurisdiction which created the parcel or parcel to be created. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE SURVEYOR'S CERTIFICATION OF THIS PLAT IS LIMITED TO THE INFORMATION PROVIDED HEREON. THE SURVEYOR'S CERTIFICATION OF THIS PLAT IS LIMITED TO THE INFORMATION PROVIDED HEREON. THE SURVEYOR'S CERTIFICATION OF THIS PLAT IS LIMITED TO THE INFORMATION PROVIDED HEREON.
 JACQUY B. GARRETT
 GEORGIA REGISTERED LAND SURVEYOR #2169
 DATE:



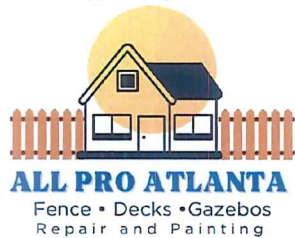
STATE: GEORGIA	DATE OF FIELD WORK: 03/15/2024	REVISION INDEX:
COUNTY: GWINNETT	LAND DISTRICT: 707	
CITY: SUGAR HILL	CUSTOMER: MEGAN DANIELS	
LAND DISTRICT: 7	DEVELOPER: MEGAN DANIELS	
DATE OF FIELD WORK: 03/15/2024		

RETRACEMENT SURVEY AND ACCESSORY BUILDING SITE PLAN FOR:
MEGAN B. DANIELS
 EXISTING ADDRESS: 4882 LANIER AVENUE, SUGAR HILL, GA 30518

GARRETT LAND SURVEYING, LLC
 162 ETHRIDGE WAY
 MARIETTA, GA 30064
 770-893-2609
 garr@lansurveying.com



6x6 Pressure treated square wood posts will be buried 2'6" into the soil will 4000psi concrete and topped will asphalt millings for added stability. The hole to be dug for each post will be an 11" by 11" square.



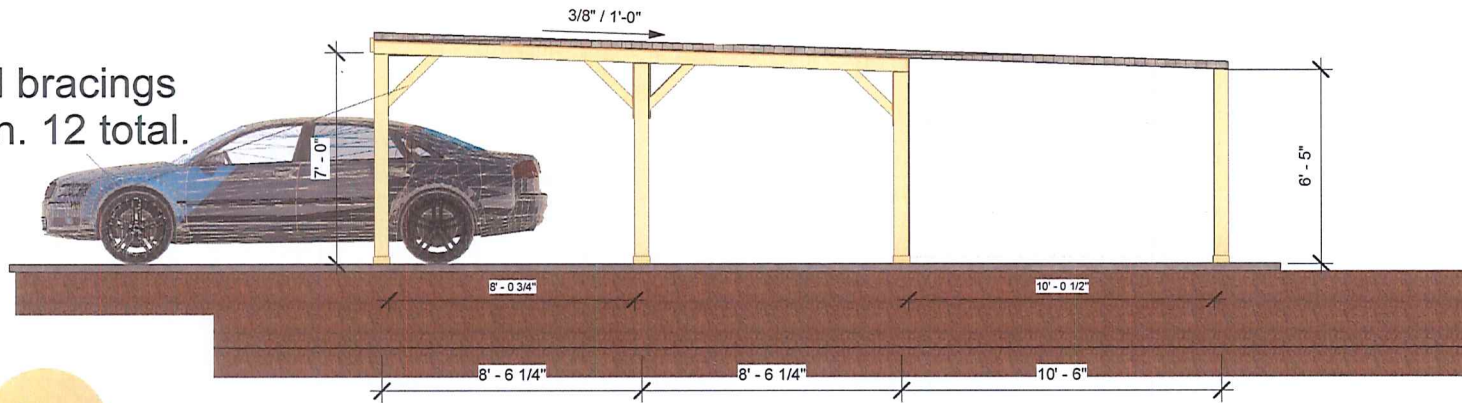
678-330-6021

4882 Lanier Ave Sugar Hill

No.	Description	Date

Support Posts		
Project number	Project Number	A101
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		1/8" = 1'-0"

Diagonal bracings
as shown. 12 total.



② Right Side House
1/4" = 1'-0"



678-330-6021

4882 Lanier Ave Sugar Hill

No.	Description	Date

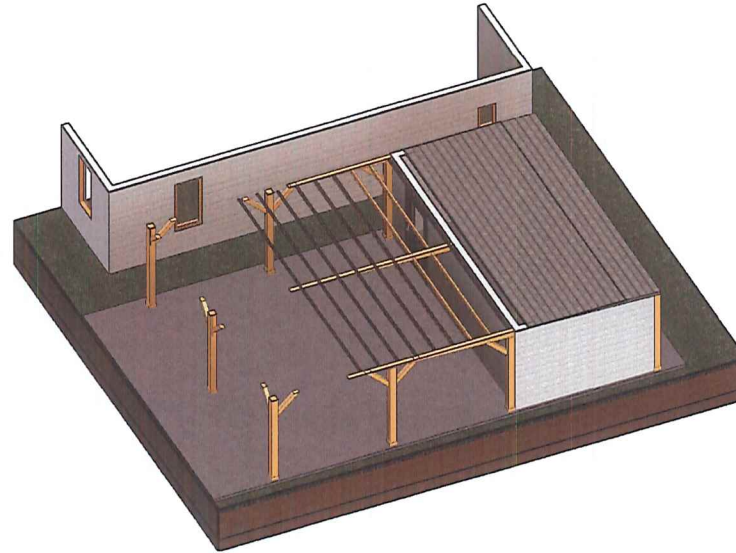
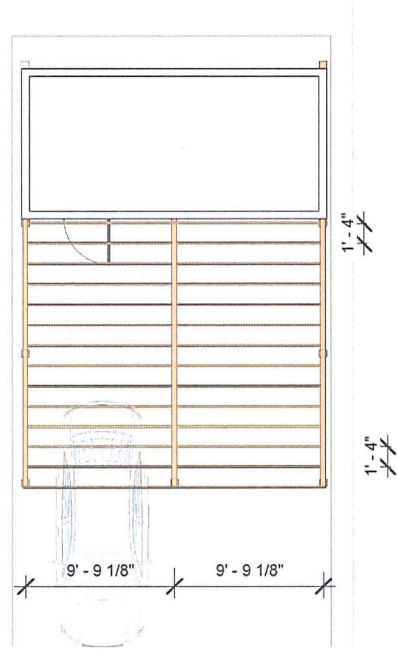
Carport from front and side

Project number Project Number
Date Issue Date
Drawn by Author
Checked by Checker

A102

Scale 1/4" = 1'-0"

Exhibit 4



Structural Framing Schedule		
Family and Type	Description	Count

Dimension Lumber: 2x4'		
Dimension Lumber: 2x4'		13
Dimension Lumber: 2x6		
Dimension Lumber: 2x6		1
Dimension Lumber: 4x6		
Dimension Lumber: 4x6		3
Dimension Lumber: plywood		
Dimension Lumber: plywood		77

① Rafters and Beams
1/8" = 1'-0"

2x4 pressure treated rafters will be space 16" on center.



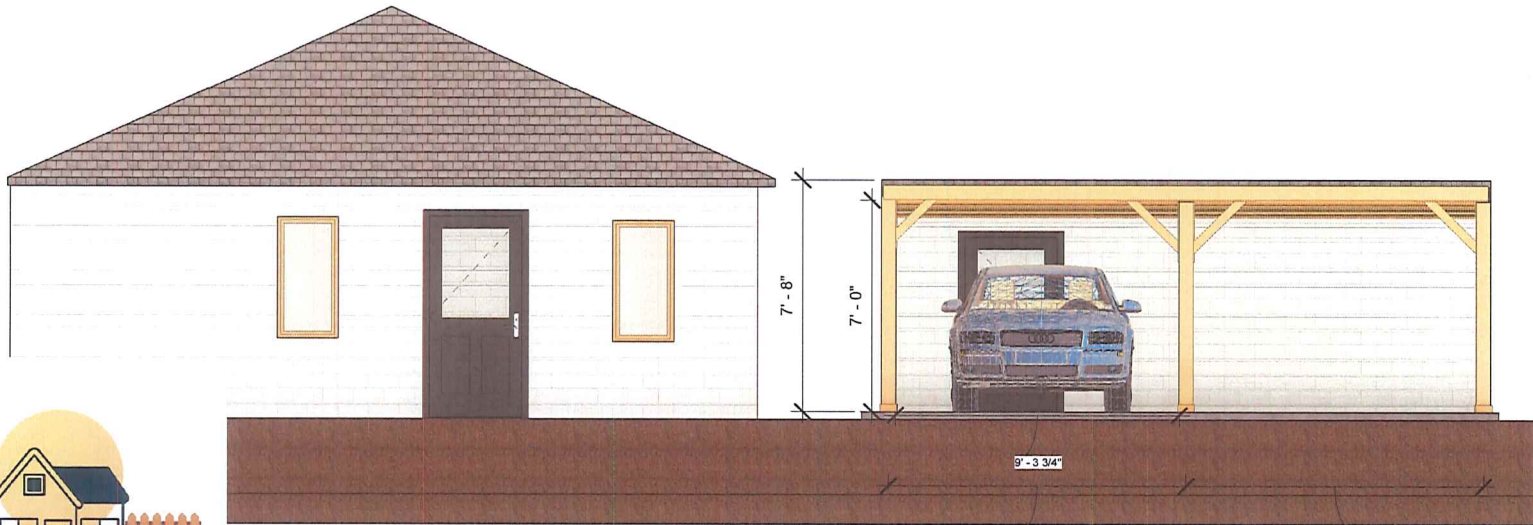
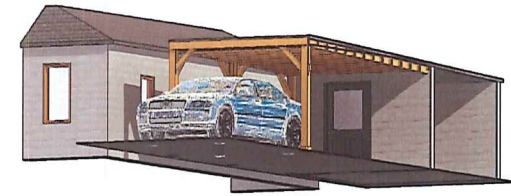
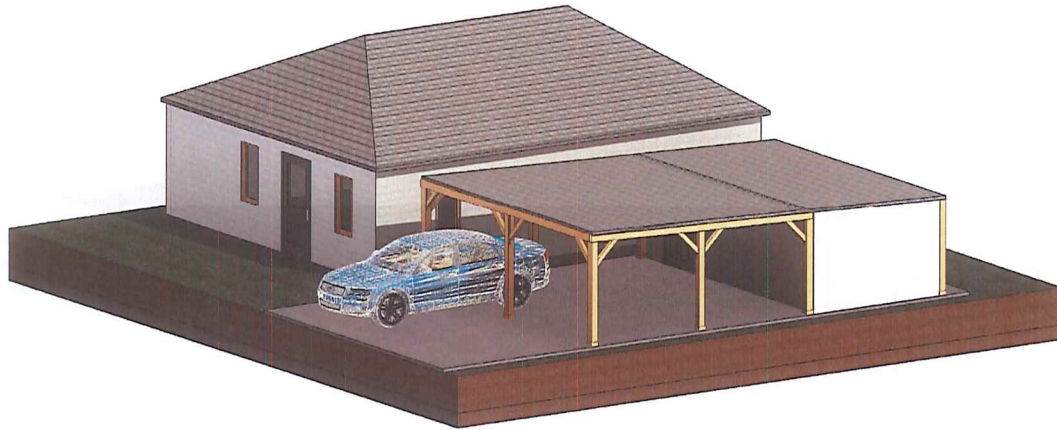
678-330-6021

4882 Lanier Ave Sugar Hill

No.	Description	Date

Framing Details

Project number	Project Number	A103
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"



678-330-6021

4882 Lanier Ave Sugar Hill

No.	Description	Date

Rendering Views

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A105

Scale 1/4" = 1'-0"

DRB-TCO 24-001
Megan Daniels
Design Review Approval BG/TCO
Carport/Accessory Structure
LOCATION MAP



March 30, 2024

City of Sugar-Hill
5039 West Broad Street
Sugar Hill GA 30518

City of Sugar Hill,

This is a letter of intent to outline my plans for a carport to be built at my property, 4882 Lanier Ave, Sugar Hill GA 30518. The carport will be 20x20ft with a 20x8ft storage shed attached to the rear end. The storage shed will be covered by wood siding and have one entry/exit door. The carport plan has been drawn and measured by Tomas Flores, a contractor with All Pro Building Services. Attached to this letter are the necessary applications, recent 2024 survey done by Zack Garret along with the detailed plans for construction.

Thank you for your consideration.

Megan Daniels (homeowner)Preview attachment 4882 Lanier Ave Carport-Daniels.pdf