

City of Sugar Hill
Planning Staff Report
TCO Design Review 24-002

DATE: September 5, 2024
TO: Mayor and Council, Design Review Board
FROM: Planning Department
SUBJECT: Town Center Overlay (TCO) Design Review
1011 Level Creek Rd, Remodel and addition to existing single-family 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 5.**
- 2. Landscaping shall be in compliance with the Buffer, Landscaping, and Tree Ordinance.**
- 3. Conversion to a duplex (two-family dwelling) is prohibited under current zoning.**
- 4. Vehicular access to the site shall be restricted to a single driveway. The existing second driveway shall be removed and stabilized with grass seed or sod.**

UPDATE *A site plan from 8-29-24 was added to the design review from the building permit application which denotes two driveways (Exhibit 6). The applicant has communicated intent to retain both existing driveways.*

REQUEST The City of Sugar Hill has received an application from Kennet Johansson requesting design review board approval to remodel and add onto an existing residence located within the Town Center Overlay (TCO) at 1011 Level Creek Rd.

DISCUSSION

- The existing structure on the property is a single-story residence of approximately 1,344 square feet, constructed in 1940. The previous architecture closely resembles that of a minimal traditional American style, common of the time period and of structures in the city constructed at that time. The existing structure has been partially demolished in preparation for renovations.
- The proposed project is an extensive rehabilitation of the residence. The footprint of the residence is proposed to increase to approximately 3,111 square feet of conditioned space, and 320 square feet of porch area.

- Fiber-cement horizontal siding, finished in Benjamin Moore Hale Navy with White Diamond trim. Natural wood accents will define the front porch area. Roofing material will consist of slate colored architectural asphalt shingles.
- The proposed landscaping does not meet city regulations in regard to tree density. The applicant shall be required to meet at least the minimum requirements.
- Improvements to the existing gravel driveway at the existing curb cut are proposed. The initial site plan submitted included one driveway off of Level Creek Road; however, a site plan (Exhibit 6) was later submitted including additional parking off of Cold Creek Lane utilizing an existing gravel driveway. No enclosed garage structure is proposed at this time and shall be subject to design review at a later date if proposed.
- The front yard setback is permitted to encroach within current standards as it exists on a substandard lot of record and will increase the existing setback of 19 feet to 20 feet. Should the application be approved, encroachment into the rear yard setback by approximately half a foot shall be permitted.

APPLICANT: Kennet Johansson

PROPERTY OWNER: Kennet Johansson

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

REQUEST: Design review approval, Remodel and addition

PROPERTY SIZE: ± 0.6100 Acres, Tax Parcel #: R7-291-025

LOCATION: 1011 Level Creek Rd 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 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.

Letter of Intent

THIS LETTER OF INTENT (the "Document") made as of this _____ day of _____, _____ (the "Execution Date"),

Between:

Kennet Johansson of 1170 Temple Dr, Sugar Hill, HA 30518, USA

City Of Sugar Hill Zoning Ordinance of 5039 W Broad St, NE, Sugar Hill, GA 30518

(Individually the "party" and collectively the "Parties)

Transaction Description

The subject of this transaction is described as follows:

- Kennet Johansson (Home Owner & Contractor) proposes to remodel and add to current structure at 1011 Level creek rd , Sugar Hill, GA 30518. This includes getting current dwelling up to code and improve appearance of structure.

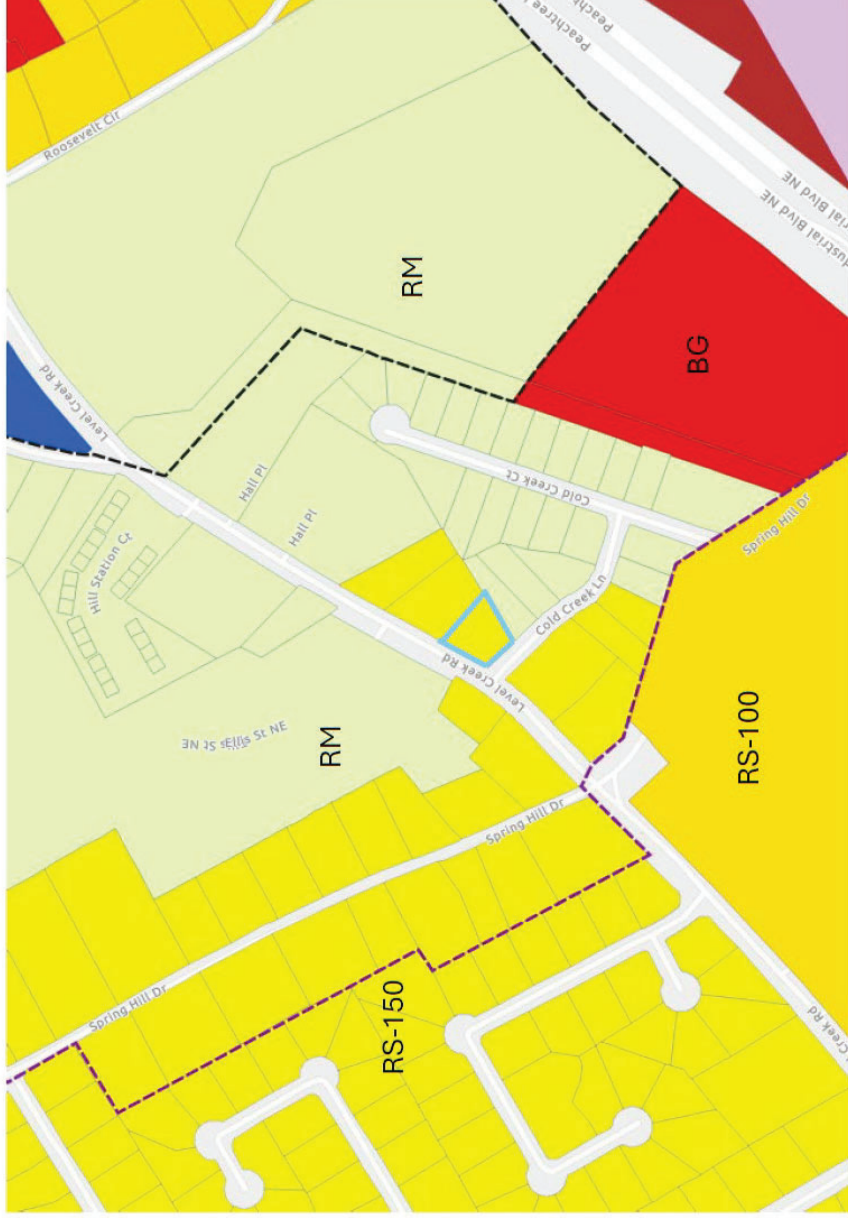
Additional detail:

- Current Structure will be updated with new siding, windows , gutters, trim and awning. With Hale navy blue color siding and white trim. New addition (1584 Sqft) will have same features and entire house will have new roof. Walkway will be added from driveway to new front door location. Shrubs will be added to front of house.
- Architecture will be consistent with early 20th century American styles homes with newer style siding. Design features are planned to improve the area's image and raise overall property values, attract new businesses and residents, as well as enhance the quality of life.
- New construction portion/ addition shall be compatible in appearance with the detailing of other nearby buildings in window shape and other similar external design features.
- Materials for pitched roofs shall be architectural dimensional grade asphalt shingles, natural slate color.
- Siding shall be Primed smooth fiber cement with board and batten wood strips style in proposed Hale Navy blue color palette with white trim around windows, doors.
- Front Awning will have White posts with natural wood rafters
- Adequate provisions shall be made for access of normal utility service including garbage collection as well as water, gas and electricity meters and cutoffs, mail delivery and emergency responders.

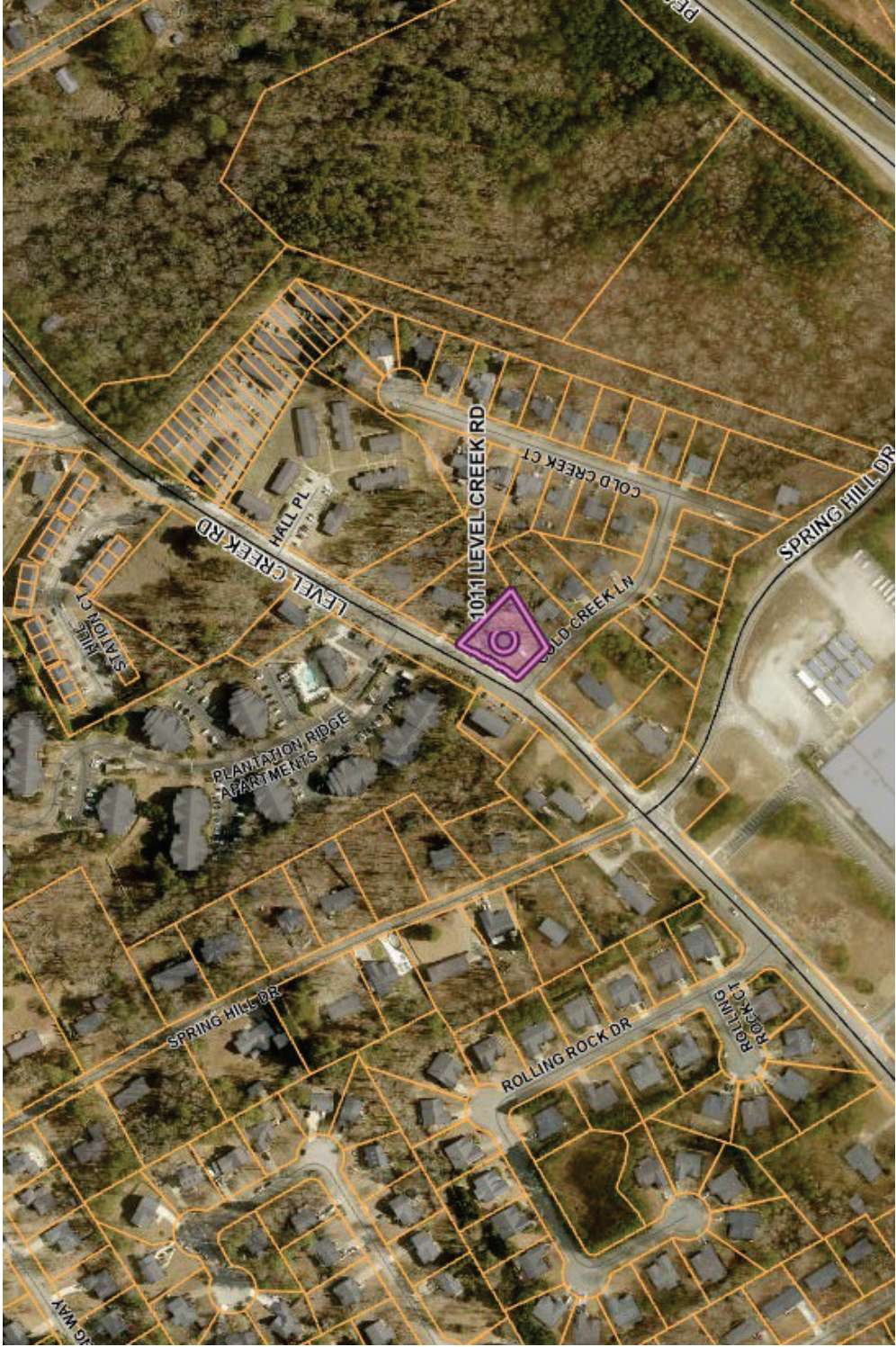
Sincerely

Kennet Johansson

DRB-TCO 24-002
Kennet Johansson
Design Review Approval RS-150/TCO
Single Family Residence
ADJACENT ZONINGS



DRB-TCO 24-002
Kennet Johansson
Design Review Approval RS-150/TCO
Single Family Residence
AERIAL





SET	DATE
00	07.24.24

OWNER
KENNET JOHANSSON

ADDRESS
1011 Level Creek Rd
Sugar Hill GA 30518

DRAWINGS BY
LESLIE SIMPSON
404 414 7850
lsimpson@gscar.design.com

CONTRACTOR
N/A
PHONE
EMAIL

ENGINEER
N/A

DATE :
MAY 2024

PROJECT NAME
HOME ADDITION AND
REMODEL

NEW SITE PLAN

Sheet

A 1.1

Exhibit 1

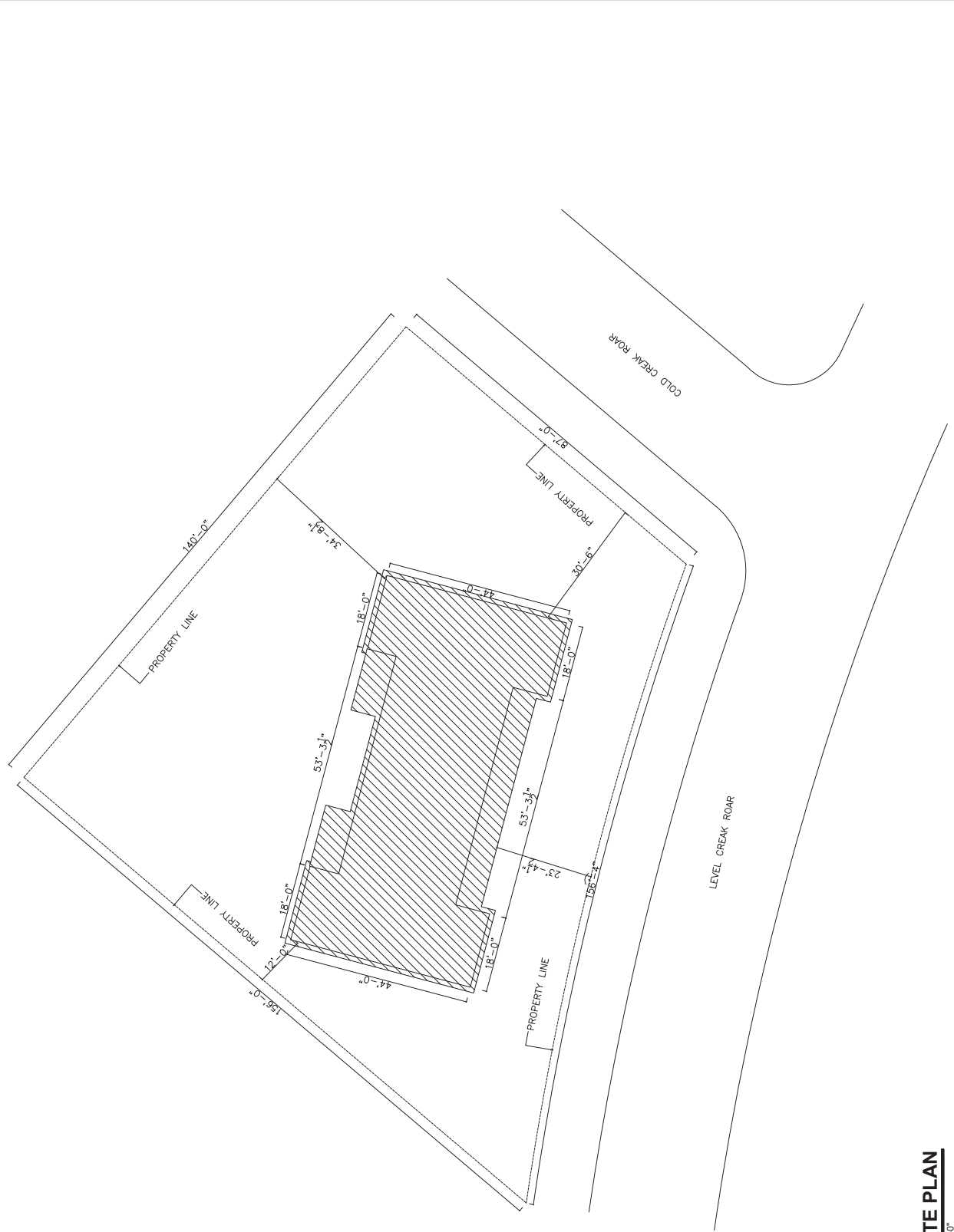



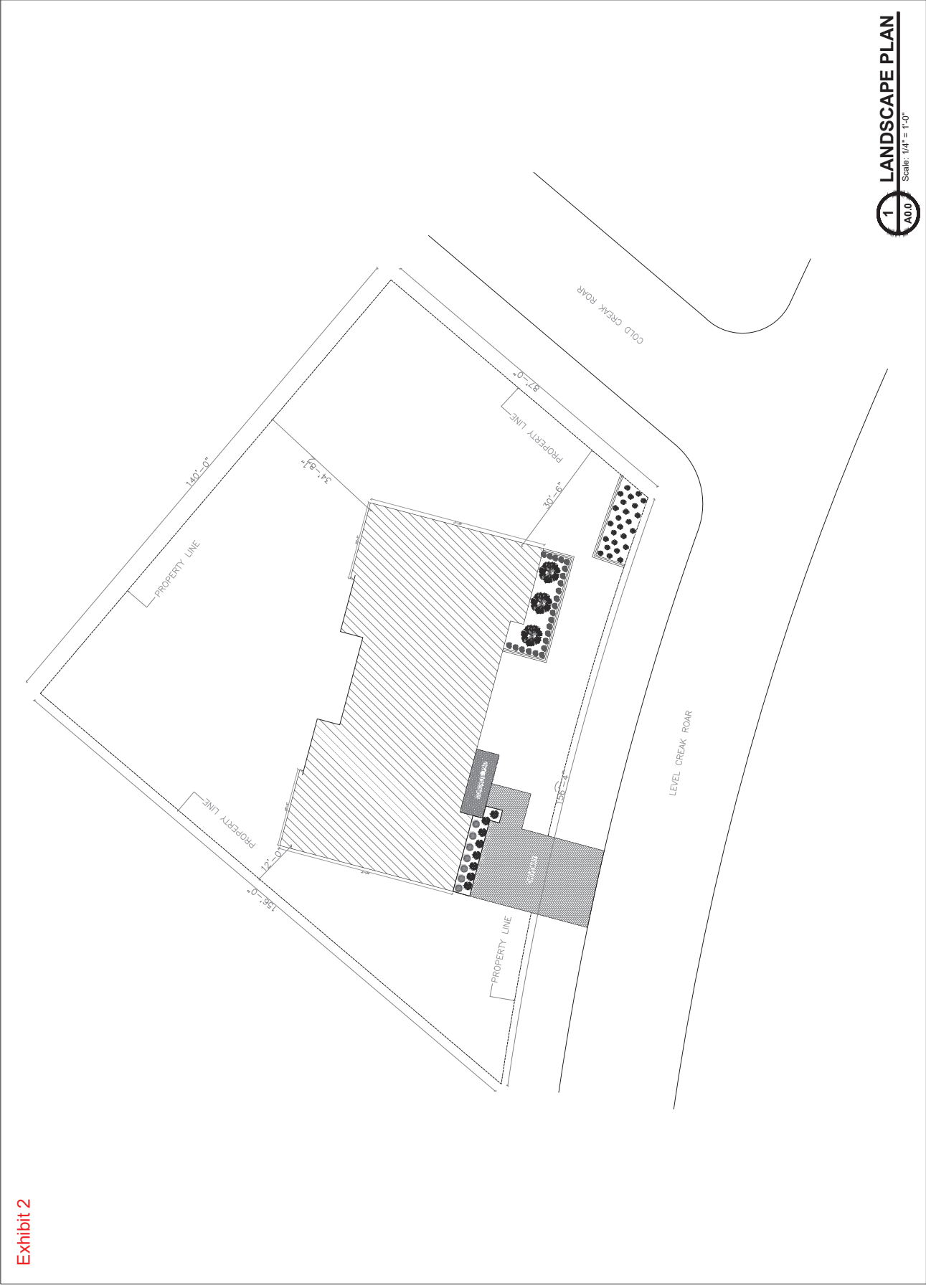
Exhibit 2

	
SET	DATE
00	07.24.24
OWNER KENNET JOHANSSON	
ADDRESS 1011 Level Creek Rd Sugar Hill GA 30518	
DRAWINGS BY LESLIE SIMPSON 404 414 7850 lsimpson@gsarcdesign.com	
CONTRACTOR N/A	
PHONE N/A	
EMAIL N/A	
ENGINEER N/A	
DATE : MAY 2024	
PROJECT NAME HOME ADDITION AND REMODEL	

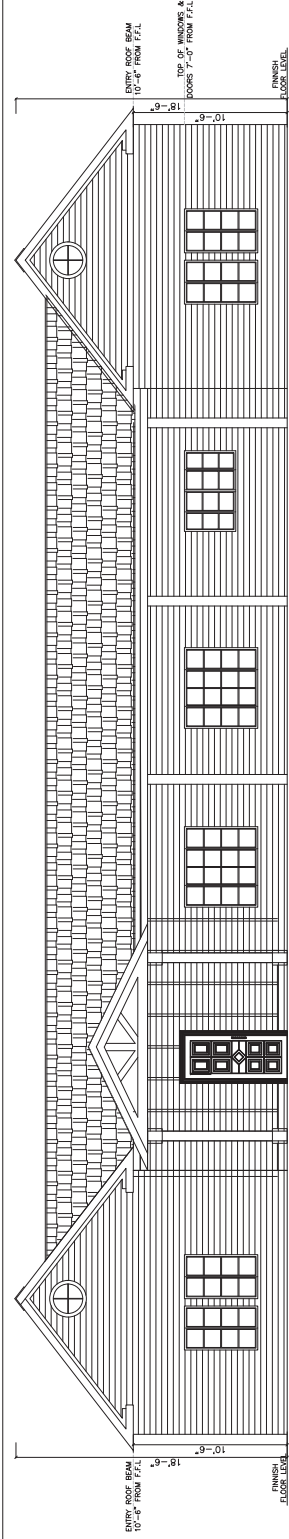
LANDSCAPE PLAN

Sheet

A1.2

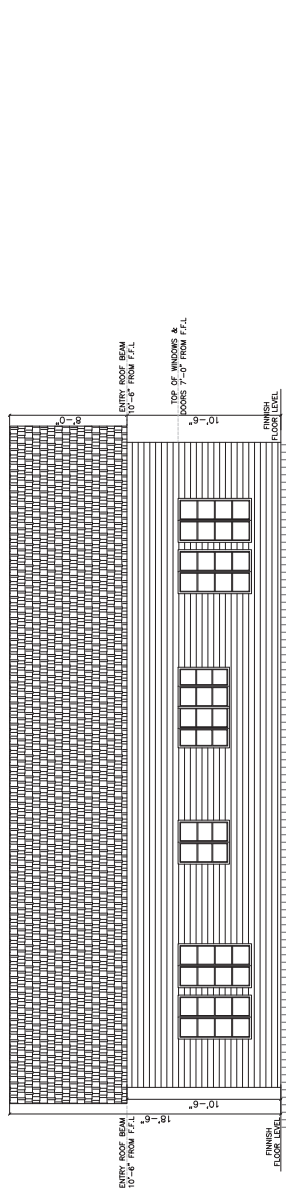


1 LANDSCAPE PLAN
A0.0 Scale: 1/4" = 1'-0"



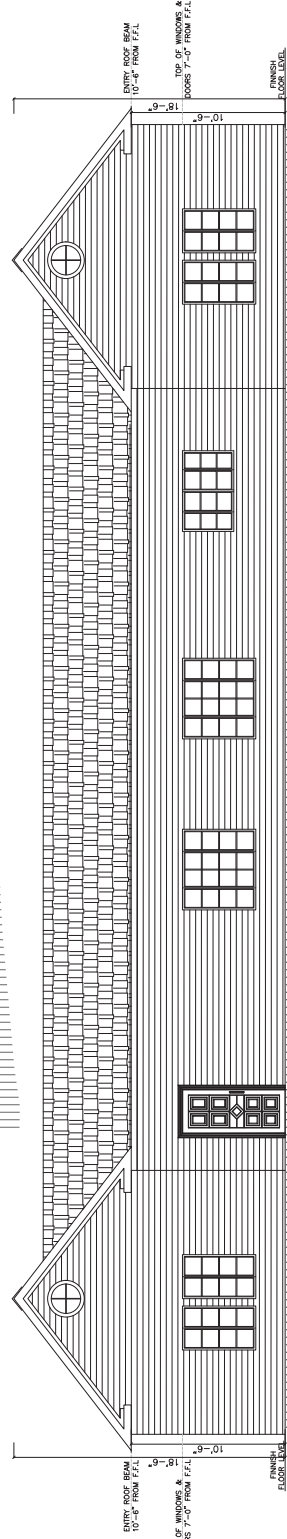
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

A3.1



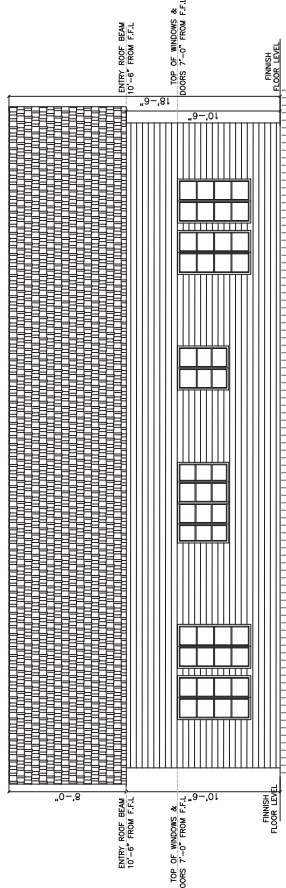
2 LEFT ELEVATION
Scale: 1/4" = 1'-0"

A3.1



3 REAR ELEVATION
Scale: 1/4" = 1'-0"

A3.1



4 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

A3.1

	SET	DATE
	00	07.24.24
OWNER KENNET JOHANSSON		
ADDRESS 1011 Level Creek Rd Sugar Hill GA 30518		
DRAWINGS BY LESLIE SIMPSON 404.414.7850 lsimpson@gsarchitect.com		
CONTRACTOR N/A		
ENGINEER N/A		
DATE : MAY 2024		
PROJECT NAME HOME ADDITION AND REMODEL		
EXTERIOR ELEVATIONS		
Sheet		A3.1



FRONT VIEW



LEFT SIDE VIEW



REAR VIEW



RIGHT SIDE VIEW

LGS DESIGN AND
DRAFTING
SERVICES

SET DATE

OWNER

K JOHANSEN

ADDRESS

1101 LEVEL CREEK RD
SUGAR HILL, GA 30518

DRAWINGS BY

LESLIE SIMPSON
404 414 7850
lsimpson@gsrdesign.com

CONTRACTOR

NA
PHONE
EMAIL

ENGINEER

N/A

DATE :

JULY 2024

PROJECT NAME

REMODEL HOME

ELEVATIONS

Sheet

A 3.1

LGS DESIGN AND
DRAFTING
SERVICES

SET	DATE

OWNER
K JOHANSEN

ADDRESS
1101 LEVEL CREEK RD
SUGAR HILL, GA 30518

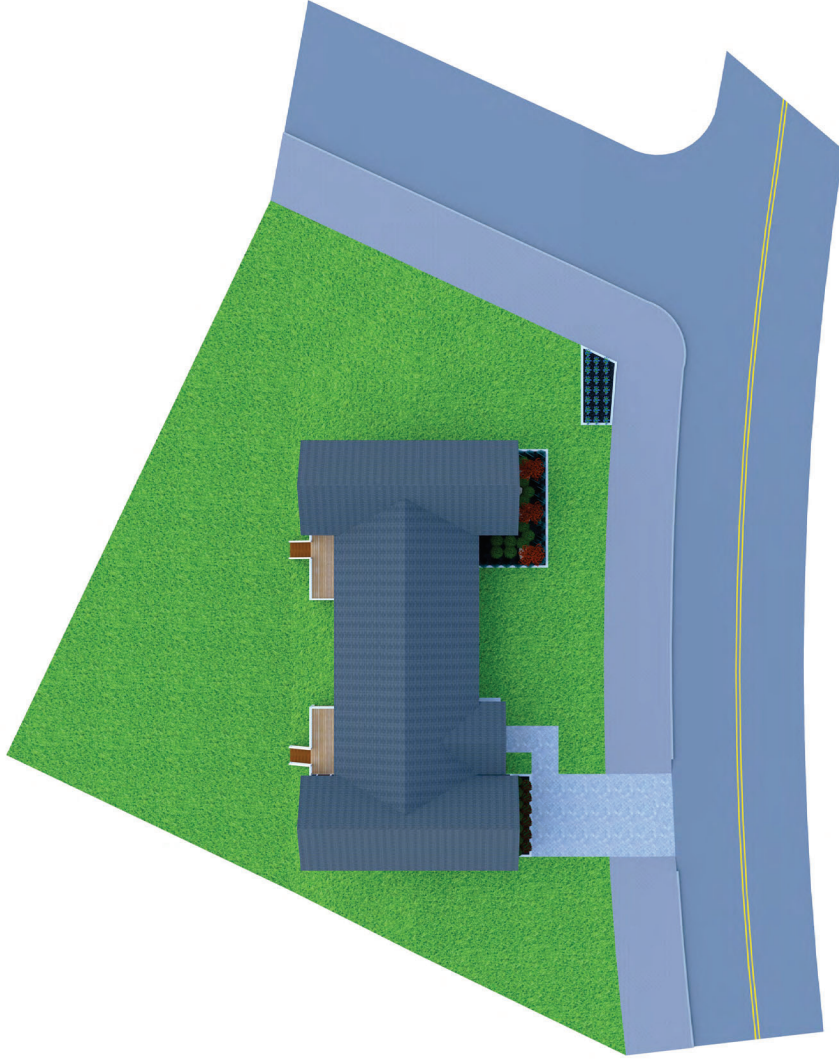
DRAWINGS BY
LESLIE SIMPSON
404 414 7850
lsimpson@gsrarchitect.com

CONTRACTOR
NA
PHONE
EMAIL

ENGINEER
N/A

DATE :
JULY 2024

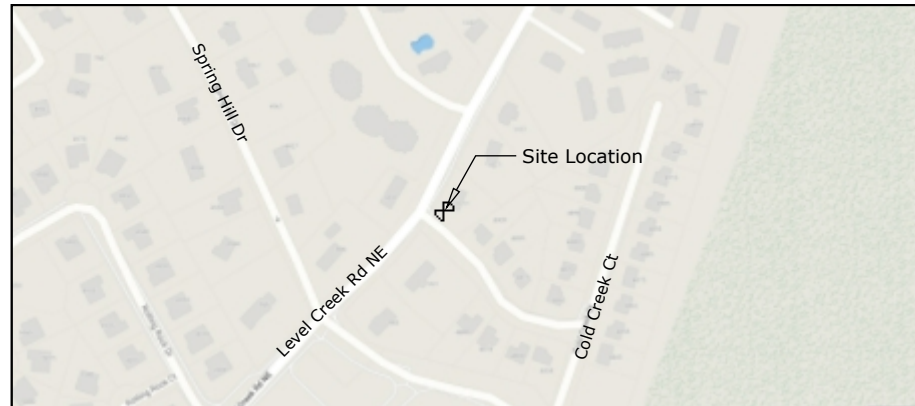
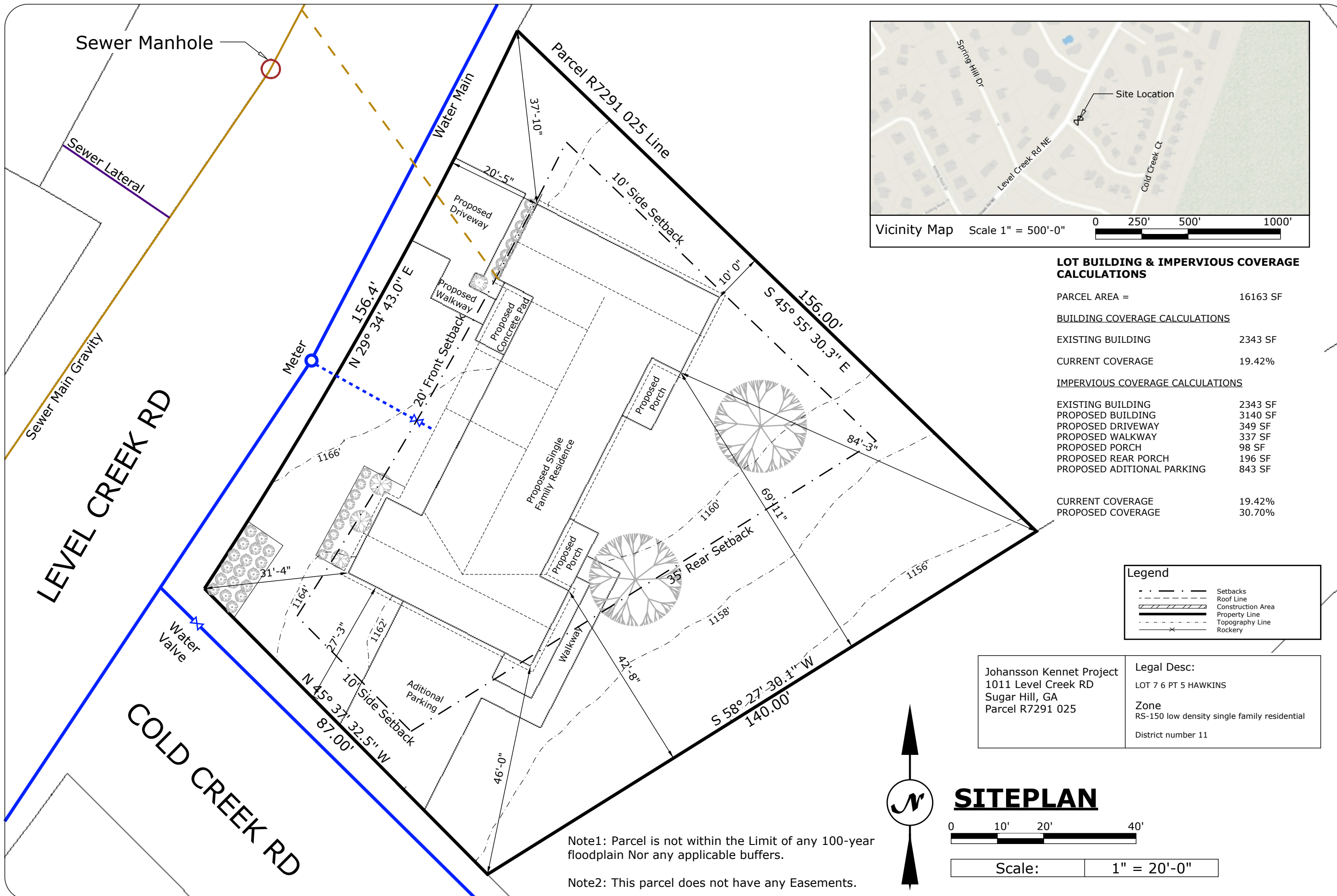
PROJECT NAME
REMODEL HOME



LANDSCAPE PLAN

Sheet

A 0.0



Vicinity Map Scale 1" = 500'-0" 0 250' 500' 1000'

LOT BUILDING & IMPERVIOUS COVERAGE CALCULATIONS

PARCEL AREA =	16163 SF
BUILDING COVERAGE CALCULATIONS	
EXISTING BUILDING	2343 SF
CURRENT COVERAGE	19.42%
IMPERVIOUS COVERAGE CALCULATIONS	
EXISTING BUILDING	2343 SF
PROPOSED BUILDING	3140 SF
PROPOSED DRIVEWAY	349 SF
PROPOSED WALKWAY	337 SF
PROPOSED PORCH	98 SF
PROPOSED REAR PORCH	196 SF
PROPOSED ADDITIONAL PARKING	843 SF
CURRENT COVERAGE	19.42%
PROPOSED COVERAGE	30.70%

Legend

--- (dashed line)	Setbacks
- - - (dash-dot line)	Roof Line
▨ (hatched area)	Construction Area
— (solid line)	Property Line
⋯ (dotted line)	Topography Line
✕ (cross symbol)	Rockery

Johansson Kennet Project 1011 Level Creek RD Sugar Hill, GA Parcel R7291 025	Legal Desc: LOT 7 6 PT 5 HAWKINS Zone RS-150 low density single family residential District number 11
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SITEPLAN



Scale: 1" = 20'-0"

Note1: Parcel is not within the Limit of any 100-year floodplain Nor any applicable buffers.

Note2: This parcel does not have any Easements.

DESIGNED BY:
Fast Site Plans, LLC.
siteplans@fastsiteplans.com
www.fastsiteplans.com
170 S Lincoln St, Ste 150
Spokane, WA 99201
PH (929) 264-9276

CLIENT:
RESIDENTIAL

FAST SITE PLANS DRAFTING SERVICES
JOHANSSON KENNET SITEPLAN DRAWING
1011 LEVEL CREEK RD, SUGAR HILL GA

DISCLAIMER:
PLAN MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. WHILE WE DO NOT DOUBT THE FLOOR PLANS ACCURACY, WE MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE ACCURACY, STRUCTURAL, AND CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION AS THE SUITABILITY OF THE PROPERTY FOR YOUR SPACE REQUIREMENTS.

DATE:	AUG 24, 2024
SCALE:	1" = 20'-0"
Drawn by:	MW siteplans@fastsiteplans.com
REV:	DATE:
SHEET: B1 OF 1	