

City of Sugar Hill
Planning Staff Report
TCO Design Review 24-004

DATE: October 2, 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 4.**

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 finished floor area of the remodeled home would be increased to approximately 3,140 square feet.
- 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 includes replanted beds. The proposed improvements will not disturb the mature oak trees located towards the rear of the property.
- The proposed improvements include replacing the existing gravel driveway with a concrete or asphalt driveway at the existing curb cut. Additionally, the proposed plan includes the removal of the existing gravel driveway located off of Cold Creek Lane and replacement with lawn.

- 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 20.5 feet. Should the application be approved, encroachment into the rear yard setback by approximately one 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.

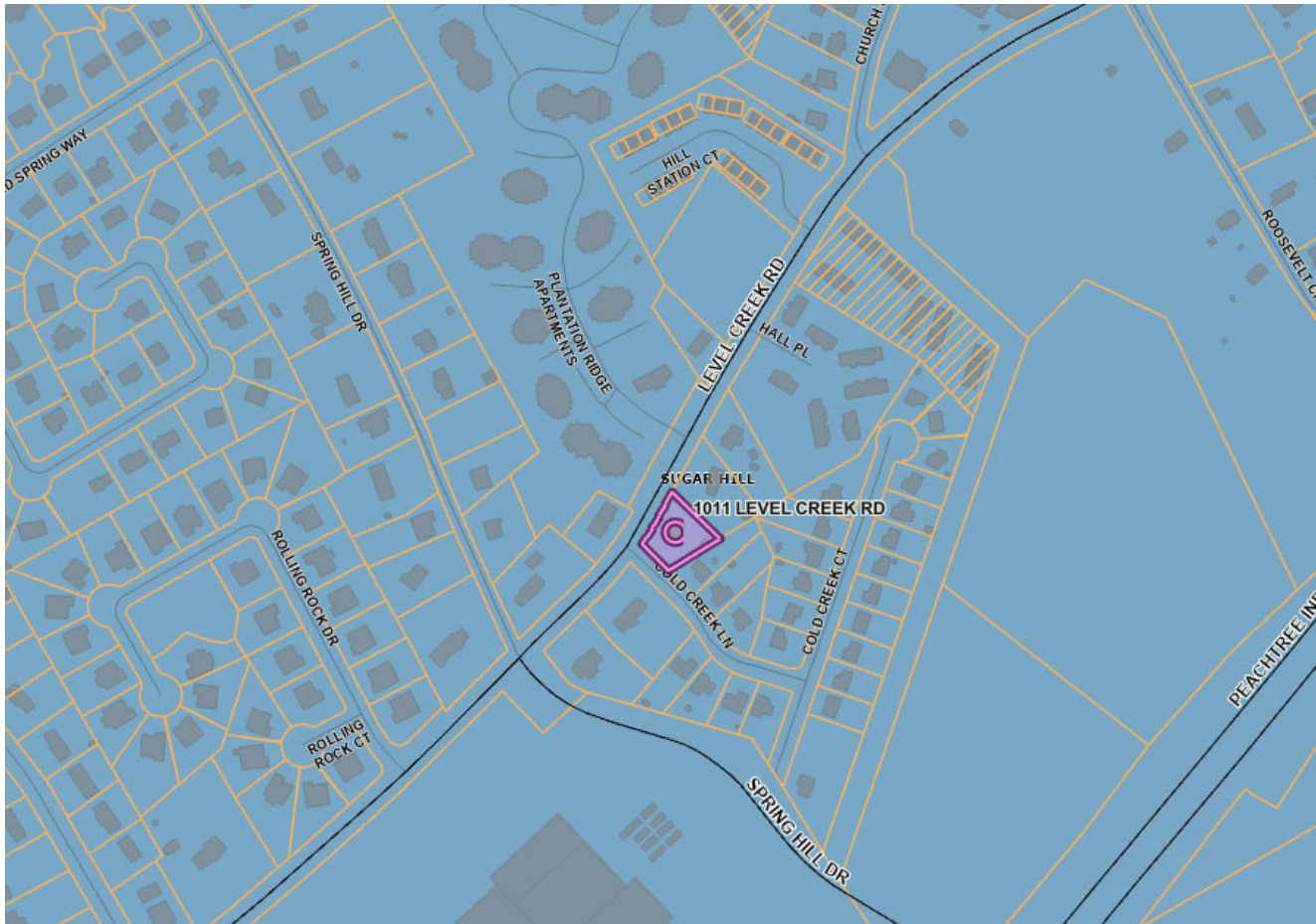
5. Does the project contribute or resemble the following criteria for considering a design inappropriate?

- 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.*

- e. *The absence of unity and coherence in composition not in consonance with the density and character of the present structure or surrounding area.*

No.

DRB-TCO 24-004
Kennet Johansson
Design Review Approval RS-150/TCO
Single Family Residence
LOCATION MAP



Letter of Intent

THIS LETTER OF INTENT (the "Document") made as of this 11 day of September, 2024 (the "Execution Date"),

Between:

Kennet Johansson of 1170 Temple Dr, Sugar Hill, GA 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

Notary: Samantha Latham

Date: 09/11/2024

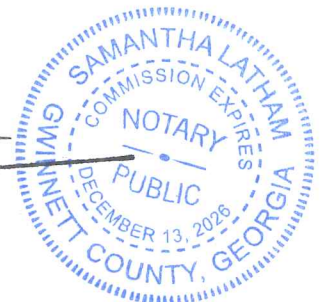


Exhibit 2



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@lgsarchdesign.com

CONTRACTOR

NA
PHONE
EMAIL

ENGINEER

N/A

DATE :

SEPTEMBER 2024

PROJECT NAME

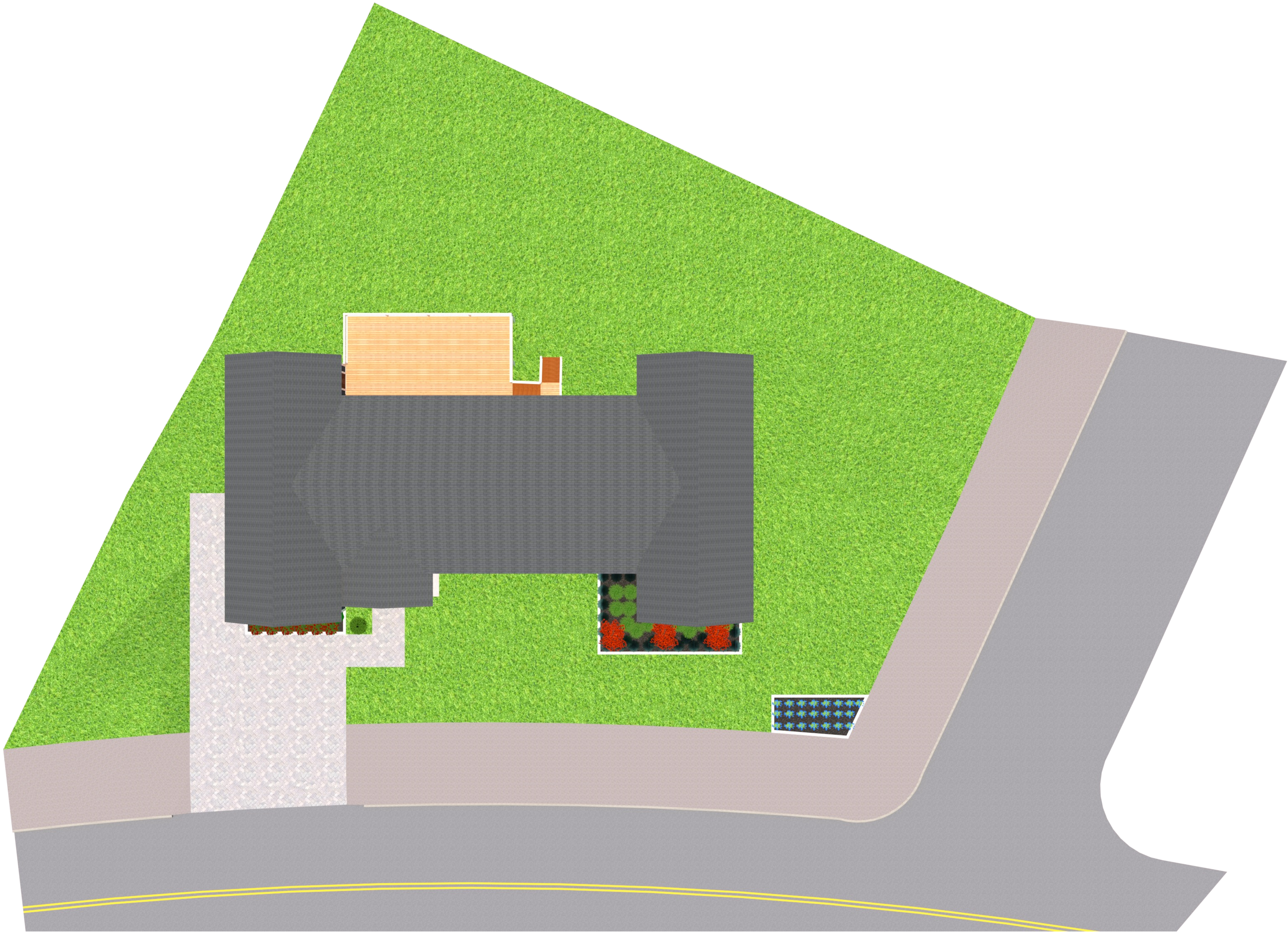
REMODEL HOME

ELEVATIONS

Sheet

A 3.1

Exhibit 3



LANDSCAPE PLAN

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@lgsarchdesign.com	
CONTRACTOR	
NA PHONE EMAIL	
ENGINEER	
N/A	
DATE :	
SEPTEMBER 2024	
PROJECT NAME	
REMODEL HOME	

LANDSCAPE PLAN

Exhibit 4

Color Palette Exterior House and Trim

Color Palette Hale Navy (Similar to TIDE POOL #329 Exterior Color Palette in Sugar Hill Zoning Ordinance)



Monochromatic *Hale Navy* COLOR PALETTE



BM White Diamond

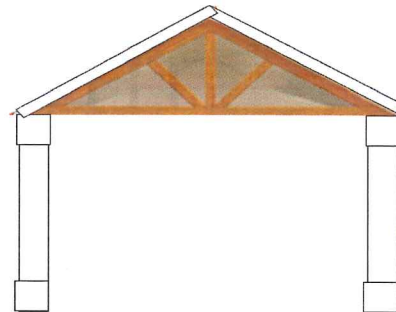


BM Hale Navy

Benjamin Moore Hale
Navy HC-154
White Diamond 2121-60



Siding Style -Hardie
Panel HZ10 48 in. x 96
in. Primed Smooth Fiber
Cement Panel Siding-
Vertical with Board and
Batten Strips Style



Front Awning Color Natural
Wood Tone with white trim and
posts



Roof Shingles
Royal Sovereign Slate Algae
Resistant 3-Tab Roofing Shingles

Photos Of Original Structure

Front View



Right View



Rear View



Left View



DESIGN REVIEW APPLICATION

☐ Town Center Overlay

☐ Central Business District

APPLICANT INFORMATION

Name: Kennet Johansson

Address: 1170 Temple Dr. Apt 113

Phone: [REDACTED]

Sugar Hill, GA 30518

Fax: _____

Email: [REDACTED]

PROPERTY OWNER INFORMATION

Name: Kennet Johansson

Address: 1170 Temple Dr, Apt 113

Phone: [REDACTED]

Sugar Hill

Fax: _____

GA. 30518

Email: [REDACTED]

CONTACT INFORMATION

Name: Kennet Johansson

Phone: [REDACTED]

Fax: _____

Email: [REDACTED]

If multiple property owners, all property owners must fill out separate applications.

PROPERTY INFORMATION

Parcel Number: R7-291-025

Address: 1011 Level Creek Rd, Sugar Hill, GA 30518

Present Zoning: RS 150 Acreage: 0.161

REQUEST, please give a brief description of the request:

Requesting Design Review for Single family
residential Remodel/addition.

[Signature]
SIGNATURE OF APPLICANT

9/11/24
DATE

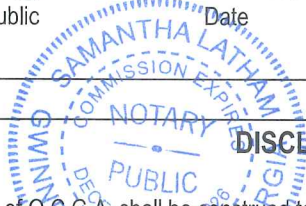
[Signature]
SIGNATURE OF PROPERTY OWNER

9/11/24
DATE

CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a Variance has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interest, campaign contributions, and penalties for violating O.C.G.A.

<u>[Signature]</u> Signature of Applicant	<u>9/11/24</u> Date	_____ Signature of Applicant's Attorney	<u> / / </u> Date
<u>Kennet Johansson</u> Type or Print Name and Title		_____ Type or Print Name and Title	
<u>[Signature]</u> Signature of Notary Public	<u>09/11/24</u> Date	_____ Signature of Notary Public	<u> / / </u> Date



DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

- ☒ No, I have not made any campaign contribution to City Officials voting on this application exceeding \$250.00 in the past two years.
- ☐ Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250.00 in the past two years.

To Whom: _____ Value of Contribution: _____ Date of Contribution: _____

I have read and understand the above and hereby agree to all that is required by me as the applicant.

<u>[Signature]</u> Signature of Applicant	<u>9/11/24</u> Date	<u>Kennet Johansson</u> Applicant Type or Print Name
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Personally appeared before me who on oath disposes and says that the above is true and to the best of his or her knowledge and belief.

<u>[Signature]</u> Notary Public Signature	<u>09/11/24</u> Date
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(NOTARY SEAL)

AUTHORIZATION BY PROPERTY OWNER

I, Kennet Johansson, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; that he/she is the owner of the property which is the subject matter of the attached applications, as is shown in the records of City of Sugar Hill, Sugar Hill, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a Variance of this property.

I hereby authorize staff of the City of Sugar Hill, Department of Planning and Development to inspect the premises, which is the subject of this application.

APPLICANT INFORMATION

Name: Kennet Johansson

Address: 1170 Temple Dr. Apt 113

Phone: [REDACTED]

Sugar Hill

Fax: _____

GA, 30518

Email: [REDACTED]

[Signature]
SIGNATURE OF APPLICANT

9/11/24
DATE

[Signature]
SIGNATURE OF PROPERTY OWNER

9/11/24
DATE

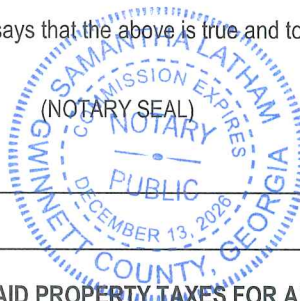
Kennet Johansson
APPLICANT TYPE OR PRINT

Kennet Johansson
PROPERTY OWNER TYPE OR PRINT

Personally appeared before me who on oath disposes and says that the above is true and to the best of his or her knowledge and belief.

[Signature]
Notary Public Signature

09/11/24
Date

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR APPLICATION**

The undersigned below is authorized to make this application. The undersigned certifies that all the City of Sugar Hill property taxes, billed to date for the parcel listed below have been paid in full. In no case shall an application or reapplication for rezoning/variance be processed without such property verification.

***NOTE: A separate verification for must be completed for each tax parcel included in the Variance request.**

Tax Parcel Number: 7291-025

[Signature]
SIGNATURE OF APPLICANT

9/11/24
DATE

Kennet Johansson
TYPE OR PRINT NAME