

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

DATE: November 26, 2024
TO: Mayor and Council, Design Review Board
FROM: Planning Director
SUBJECT: Central Business District (CBD) Design Review
5423 Nelson Brogdon Blvd., New Medical Office

RECOMMENDED ACTION

Approval of the site plan and buildings in material and architectural detail with the following conditions:

- 1. Final building design and site layout shall substantially resemble the attached exhibits labeled Exhibit 1 through 2. Final material and color selections shall be subject to on-site mock-up approval, with identified materials. Alterations to the façade in order to conform to the conditions listed below are subject to review and approval by the Planning Director.**
- 2. The building setback line shall be between 0' and 12' off of the utility easement along Highway 20.**
- 3. In lieu of the requirement for 1 tree per 10 parking spaces, landscape strips shall be present along the perimeter of the property and shall conform to the standards set forth in the Buffer, Landscape, and Tree Ordinance, subject to the review and approval of the Planning Director.**
- 4. A minimum of 50% of the façade facing Highway 20 shall be transparent through windows and doors on the ground level. A minimum of 50% of the façade facing the proposed parking shall be transparent through windows and doors on the ground level. A minimum of 30% of the façade on the west and east facing elevations shall be transparent through windows and doors on the ground level.**
- 5. All awnings/canopies shall be approved as shown in Exhibit 2.**
- 6. Any outdoor utility structures shall be screened from public view and not detract from the building's street-facing facades. The dumpster enclosure shall be constructed of materials to match the principal structure.**
- 7. Ornamental streetlights approved by GA Dept. of Transportation for Highway 20 shall be installed along the Highway 20 Frontage.**
- 8. Sidewalks along Highway 20 shall be constructed in accordance with the paver details currently approved for use in the Central Business District by the city and GA Department of Transportation.**
- 9. Environmental clearance documents shall be prepared by a professional environmental engineer, geologist, scientist or specialist authorized by the state of Georgia to prepare such documentation. No permits shall be released until**

documents are reviewed and approved by the Planning Director, confirming the environmental suitability of the site and no recognized environmental condition exists or has affected down-gradient properties.

REQUEST The City of Sugar Hill has received an application from Frank Pittman, on behalf of MLC Sugar Hill LLC, requesting design review board approval for a 4,113 square foot urgent and primary care office located within the Central Business District (CBD) Overlay near the corner of Nelson Brogdon Boulevard and Sycamore Road.

DISCUSSION

- The subject site is a 0.34 acre parcel, formerly the location of a convenience store with fuel pumps, located within the Central Business District. This previous structure has been demolished, with remnants of the parking area and fuel pumps visible off of Highway 20.
- The subject property is presently zoned General Business within the Town Center Overlay and Central Business District. The commercial space will be for the exclusive use of the proposed 4,000 square foot primary/urgent care facility.
- The proposed development borders the Sycamore Square master development to the north, east, and west. This project was rezoned for the purpose of a mixed-use, multifamily, and commercial development (RZ 20-002). The subject parcel was excluded from this rezoning; however, it is required to connect to the master development via interparcel access. The property to the east of the subject parcel received design review board approval (DRB-CBD 20-00703) for a Lidl grocery store. No other pieces of the Sycamore Square project have gone through the design board approval process.
- Per RZ 20-002 condition #10, interparcel access is required from the Sycamore Square project. There is an existing curb cut with an access drive from parcel 7-306-049. The existing access drive is located towards the front half of the subject property.
- The exterior of the proposed project is primarily brick with architectural panel accents on the upper facade. Awnings are present over the glass storefront areas. A metal and board and batten cornice tops the structure. Glass windows and doors line the base of the structure.
- The applicant has submitted two options for site layouts. Exhibit 1, which is preferred by staff, locates the building along Nelson Brogdon, with parking at the rear of the property. This layout most aligns with the spirit and intent of the CBD regulations and design of the adjacent master development. This layout will require coordination with the adjacent property owner in order to provide interparcel access.
- Exhibit 3 is the applicant's preferred layout, which utilizes an existing entrance to the adjacent development. This orientation locates the parking along the street, with the building to the rear of the property. This layout directly contradicts the goals of the Central Business District; placing the parking along Highway 20 promotes a strip-mall like style of development as opposed to the pedestrian-oriented guidelines of the CBD regulations.
- The applicant has requested several variances relating to the site design. Both submitted site plans would require the following variance approvals:

- Remove Requirement for One Tree for Each 10 Spaces on the interior of the parking lot (BLT 4.3.1.B). The applicant has expressed inability to accommodate the anticipated parking needs of the proposed use while providing the required tree units. The applicant has proposed exploring alternative landscaping alternatives.
- Remove requirement that buildings shall be set back from the right of way between 0 and 12 feet (ZO Section 1002 E.1.III). An existing power easement extends 15' into the property; therefore, preventing the building to be located between 0'-12' off of the right-of-way as required by the Zoning Ordinance. Exhibit 1 located the building toward the front of the property with the building setback off of the proposed landscape strip adjacent to the power easement. Exhibit 3 locates the building towards the rear of the property. This would require a significant departure from the 0' to 12' building setback provided for the CBD with the building being setback at least 75' from the right-of-way.
- For the site plan preferred by the applicant, labeled Exhibit 3, an additional variance requested is as follows:
 - Remove requirement for parking to be located to the rear of the businesses they serve (ZO Section 1002 E.3.VII). The applicant has stated inability to place parking at the rear of the property due to site constraints. Staff is not recommending approval of this variance request.
- Additional variances relating to the architectural requirements of the TCO and CBD not outlined in the Letter of Intent would be required per the site plan and elevations submitted by the applicant.
 - The submitted elevations include several awnings at the entrance and side building. Per the applicant, the awnings shown on elevation tag 2/4 are 35' in length. The awning shown on elevation tag 5 is 20' in length. The awning shown on elevation tag 6 is 44' in length. All of the awnings depicted project 5 feet off of the building. Per our Zoning Ordinance (Section 1002 E.2.IX), awnings must project a minimum of 42" from the building. Awnings are limited to segments of eight feet (8') in length.
 - The submitted elevations lack the required front and rear entrances for the public (ZO Section 1002 E.3.VIII). This variance is applicable to the design of the structure for both site layouts. As proposed, the building features only one public entrance facing towards the parking area.
 - The proposed elevations include a glazing percentage on the main entrance at approximately 30% (Tag 2/4), the rear elevation includes approximately 10% of glazing (Tag 6), and both side elevations at approximately 10% (Tags 5, 7). Per the Zoning Ordinance (Section 1002 E.2.IV), a minimum of 50% of all street facing facades on the ground level shall be transparent through windows and doors.
 - The submitted elevations shown on Exhibit 3 place the dumpsters in the front yard of the building, adjacent to Highway 20. The Zoning Ordinance (Section 608 A.5.a) requires that dumpsters be located behind the principal building they serve. The visibility of the dumpster from the street, as depicted in Exhibit 3, will detract from the overall goals and aesthetics of the CBD overlay, despite being screened with a brick enclosure. Staff is not recommending approval of this variance request.

APPLICANT: Frank Pittman
PROPERTY OWNER: MLC Sugar Hill LLC
EXISTING ZONING: General Business (BG) within the
Town Center Overlay District (TCO), and
Central Business Overlay District (CBD).
REQUEST: Design review approval, New medical clinic
PROPERTY SIZE: ± 0.34 Acres, Tax Parcel #: R7-306-102
LOCATION: 5243 Nelson Brogdon Blvd. 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 generally conform to the guidelines in scale and overall architectural type of the Central Business District as well as the existing zoning. Staff's preferred site layout, Exhibit 1, would most closely align with the spirit and intent of the CBD overlay.

2. Is the proposed project consistent and compatible with the nature and character of the surrounding areas?

The proposed designs are consistent with the adopted vision and emerging character of Downtown Sugar Hill as well as the existing zoning. The materials and general aesthetic of the building is similar to those proposed nearby, such as the Tessa Retail component, the Lidl grocery store, and the HomeSpun restaurant/retail plaza at the corner of Nelson Brogdon.

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.

The proposed elevations and conceptual site plans are compatible in scale, material selection, and general design character with the neighboring properties.

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?

- a. Character foreign to the area.***
- b. Arresting and spectacular effects.***

- c. Violent contrasts of material or color, or intense or lurid colors.*
- d. 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.*

The adoption of Exhibits 1 and 2 would not be inappropriate for the surrounding area.

DESIGN REVIEW APPLICATION

Town Center Overlay Central Business District

APPLICANT INFORMATION

Name: Frank Pittman Address: 1050 Barber Creek Drive
Phone: (706) 340-5599 Bldg. 400
Fax: N/A Watkinsville, GA 30677
Email: fpittman@pittmangreer.com

PROPERTY OWNER INFORMATION

Name: MLC Sugars Hill LLC - Salim Merchant Address: 2877 Major Ridge Trl
Phone: 404-932-4382 Duluth GA 30097-4986
Fax: _____
Email: smerchant@yahoo.com

CONTACT INFORMATION

Name: Andy Hogan Phone: 706-318-7722
Fax: N/A Email: cahogan@cloverleaf-construction.com

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

PROPERTY INFORMATION

Parcel Number: 7306-102
Address: 5243 Nelson Brogdon Boulevard
Present Zoning: BG Acreage: 0.344

REQUEST, please give a brief description of the request:

Design Review of the site including entry into the property and parking in between the
building and the street. Design Review of building elevations.

[Signature] 10/05/2024 [Signature] 10/05/2024
SIGNATURE OF APPLICANT DATE SIGNATURE OF PROPERTY OWNER DATE



Design Review Plan for a 4,000 SF Medical Office at 5243 Nelson Brogdon Boulevard

To: Planning and Development Department, City of Sugar Hill

From: Frank Pittman, PE

Date: 06/19/2024 revised 11/04/2024

Project Overview

This design review plan is submitted for the proposed construction of a medical office, located at 5243 Nelson Brogdon Boulevard, Sugar Hill, GA (“subject parcel”). The property, identified as tax parcel #7306-102, lies within the City of Sugar Hill corporate boundaries and is zoned General Business (BG), with overlays of the Central Business District and Town Center. The intended use for this property, a Primary/Urgent Care facility, is classified under office or pharmacy use and is permitted within the Central Business District Overlay.

The previous entrance to the subject parcel has been removed and now requires an inter-parcel connection with the adjacent development. The approved construction plans for the adjacent development shows the inter-parcel connection toward the front portion of the subject parcel. This inter-parcel connection has already been constructed per those plans and enters into the subject property near the front of the property. The subject parcel also has a power easement that extends 15’ into the property from the power pole along the right-of-way. Due to these constraints, Pittman & Greer Engineering has created two concept plans for consideration.

The 4,000-sf one-story medical office footprint is designed to provide essential healthcare services, including both primary and urgent care. The building design includes patient examination rooms, treatment areas, administrative offices, and support spaces such as reception and waiting areas. The site design includes sidewalks, parking, ADA accessible access, dumpsters, and landscaping around the perimeter of the property.

The building will adhere to the aesthetic and functional requirements set forth in the Central Business District and Town Center Overlays, ensuring it complements the surrounding architecture and enhances the local business environment.

Design Proposal: CP01 (Preferred Plan)

The building will be located at the back of the property and will match the inter-parcel connection location of the approved construction plans of the adjacent development that has already been constructed. This design will require three waiver requests.

Waiver Requests

To facilitate the optimal function and accessibility of the medical office, we are requesting the following waivers:

1. Remove Requirement for Parking to be Located to the Rear of the Businesses They Serve

The location of the inter-parcel connection from the adjacent development, combined with an existing easement at the front of the parcel, leaves the property owner unable to meet the standard of placing parking at the rear of the business. Front-placed parking ensures better visibility, accessibility, and security for patients and staff, fostering a safer and more welcoming environment. This arrangement also facilitates smoother traffic flow and easier access for emergency vehicles.

2. Remove Requirement for One Tree for Each 10 Spaces on the Interior of the Parking Lot

Due to the limited area available for parking, accommodating the mandated tree placement within the parking lot interior is infeasible. The spatial constraints necessitate maximizing the number of parking spaces to serve the facility's expected patient volume adequately. To maintain the aesthetic and environmental benefits typically provided by these trees, alternative landscaping solutions will be explored, such as perimeter planting and the integration of green spaces at strategic points around the property.

3. Waiver to Remove the Requirement that Buildings Shall Be Set Back from the Right-of-Way Between Zero (0) and Twelve (12) Feet:

Similar issues affecting the parking location apply to the building setback requirement. The existing easement at the front of the parcel necessitates an alternative setback arrangement. To ensure compliance with safety and operational needs while maintaining the integrity of the site's design, we propose a greater setback than the current zero (0) to twelve (12) feet requirement. This adjustment will allow for optimal use of the space, incorporating necessary parking and access routes without compromising the building's functionality or aesthetics.

Design Proposal: CP02

The building will be located at the front of the property but will require coordination with the adjacent developer to move the inter-parcel connection that has already been constructed. This will also require cooperation from adjacent developer to revise the existing access easement to the property. Without these two very important items being amended, this plan is not constructable. This design will require two waiver requests.

Waiver Requests

To facilitate the optimal function and accessibility of the medical office, we are requesting the following waivers:

1. Remove Requirement for One Tree for Each 10 Spaces on the Interior of the Parking Lot

Due to the limited area available for parking, accommodating the mandated tree placement within the parking lot interior is infeasible. The spatial constraints necessitate maximizing the number of parking spaces to serve the facility's expected patient volume adequately. To maintain the aesthetic and environmental benefits typically

provided by these trees, alternative landscaping solutions will be explored, such as perimeter planting and the integration of green spaces at strategic points around the property.

2. Waiver to Remove the Requirement that Buildings Shall Be Set Back from the Right-of-Way Between Zero (0) and Twelve (12) Feet:

The existing easement at the front of the parcel necessitates an alternative setback arrangement. To ensure compliance with safety and operational needs while maintaining the integrity of the site's design, we propose a greater setback than the current zero (0) to twelve (12) feet requirement. The building cannot be built in the power easement and therefore this requirement cannot be met.

Conclusion

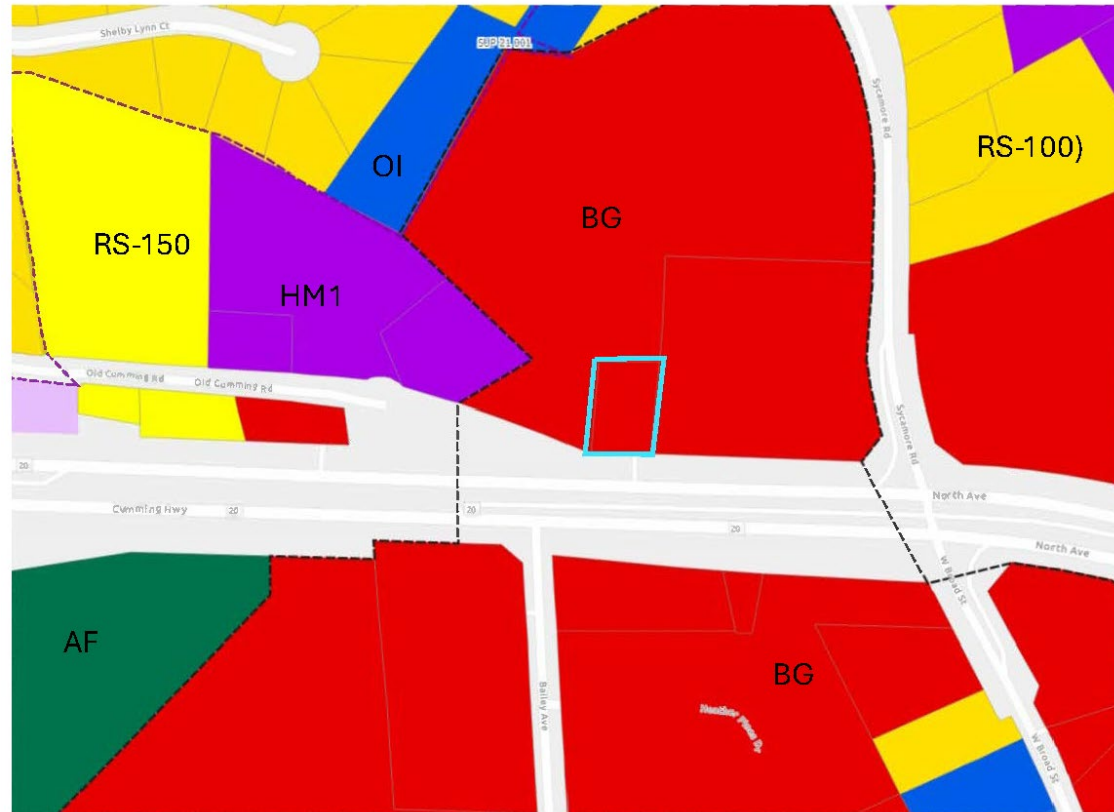
We are committed to developing a medical office that meets the needs of the community while complying with local zoning regulations. We believe that the two concept plans presented provide the Planning and Development Department's with acceptable design alternatives to best develop this site. The requested waivers for these two design options will not only enhance the functionality and safety of the facility but also contribute positively to the overall development of the Central Business District. Our client's preference is to build CP01 because the orientation of the building will allow easy access for patients receiving emergency services by entering the front of the building, and the design option will not cause further delay for the adjacent developer to change their approved plans. We respectfully request the Planning and Development Department's approval of the concept plan and waivers to proceed with the permit process of the medical office.

Thank you for your consideration.

Exhibit – Existing Constructed Inter-Parcel Connection



DRB-CBD 24-004
Frank Pittman
Design Review Approval BG/CBD
Primary/Urgent Care Facility
ADJACENT ZONINGS



DRB-CBD 24-004
Frank Pittman
Design Review Approval BG/CBD
Primary/Urgent Care Facility
AERIAL

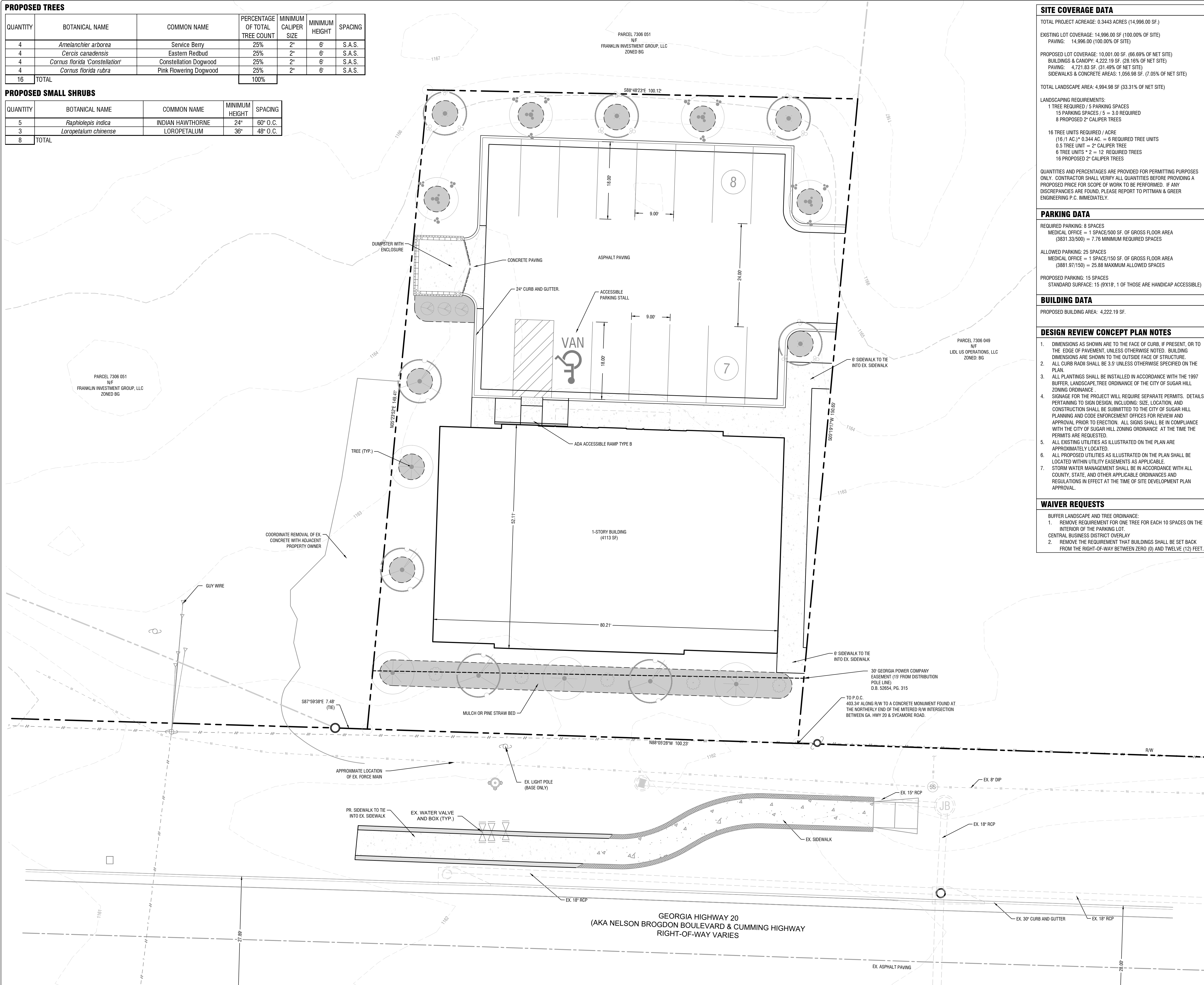


PROPOSED TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	PERCENTAGE OF TOTAL TREE COUNT	MINIMUM CALIPER SIZE	MINIMUM HEIGHT	SPACING
4	<i>Amelanchier arborea</i>	Service Berry	25%	2"	6'	S.A.S.
4	<i>Cercis canadensis</i>	Eastern Redbud	25%	2"	6'	S.A.S.
4	<i>Cornus florida Constellation</i>	Constellation Dogwood	25%	2"	6'	S.A.S.
4	<i>Cornus florida rubra</i>	Pink Flowering Dogwood	25%	2"	6'	S.A.S.
16	TOTAL		100%			

PROPOSED SMALL SHRUBS

QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM HEIGHT	SPACING
5	<i>Raphiolepis indica</i>	INDIAN HAWTHORNE	24"	60" O.C.
3	<i>Loropetalum chinense</i>	LOROPETALUM	36"	48" O.C.
8	TOTAL			



SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 0.3443 ACRES (14,996.00 SF.)
 EXISTING LOT COVERAGE: 14,996.00 SF (100.00% OF SITE)
 PAVING: 14,996.00 (100.00% OF SITE)

PROPOSED LOT COVERAGE: 10,001.00 SF. (66.69% OF NET SITE)
 BUILDINGS & CANOPY: 4,222.19 SF. (28.16% OF NET SITE)
 PAVING: 4,721.83 SF. (31.49% OF NET SITE)
 SIDEWALKS & CONCRETE AREAS: 1,056.98 SF. (7.05% OF NET SITE)

TOTAL LANDSCAPE AREA: 4,994.98 SF (33.31% OF NET SITE)

LANDSCAPING REQUIREMENTS:
 1 TREE REQUIRED / 5 PARKING SPACES
 15 PARKING SPACES / 5 = 3.0 REQUIRED
 8 PROPOSED 2" CALIPER TREES

16 TREE UNITS REQUIRED / ACRE
 (16 / 1 AC.) * 0.344 AC. = 6 REQUIRED TREE UNITS
 0.5 TREE UNIT = 2" CALIPER TREE
 6 TREE UNITS * 2 = 12 REQUIRED TREES
 16 PROPOSED 2" CALIPER TREES

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.

PARKING DATA

REQUIRED PARKING: 8 SPACES
 MEDICAL OFFICE = 1 SPACE/500 SF. OF GROSS FLOOR AREA (3831.33/500) = 7.76 MINIMUM REQUIRED SPACES

ALLOWED PARKING: 25 SPACES
 MEDICAL OFFICE = 1 SPACE/150 SF. OF GROSS FLOOR AREA (3831.97/150) = 25.88 MAXIMUM ALLOWED SPACES

PROPOSED PARKING: 15 SPACES
 STANDARD SURFACE: 15 (9X18', 1 OF THOSE ARE HANDICAP ACCESSIBLE)

BUILDING DATA

PROPOSED BUILDING AREA: 4,222.19 SF.

- DESIGN REVIEW CONCEPT PLAN NOTES**
- DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB. IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE.
 - ALL CURB RADI SHALL BE 3.5' UNLESS OTHERWISE SPECIFIED ON THE PLAN.
 - ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE 1997 BUFFER, LANDSCAPE, TREE ORDINANCE OF THE CITY OF SUGAR HILL ZONING ORDINANCE.
 - SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS PERTAINING TO SIGN DESIGN, INCLUDING: SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF SUGAR HILL PLANNING AND CODE ENFORCEMENT OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE CITY OF SUGAR HILL ZONING ORDINANCE AT THE TIME THE PERMITS ARE REQUESTED.
 - ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
 - ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
 - STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

- WAIVER REQUESTS**
- BUFFER LANDSCAPE AND TREE ORDINANCE:
- REMOVE REQUIREMENT FOR ONE TREE FOR EACH 10 SPACES ON THE INTERIOR OF THE PARKING LOT.
 - CENTRAL BUSINESS DISTRICT OVERLAY
 - REMOVE THE REQUIREMENT THAT BUILDINGS SHALL BE SET BACK FROM THE RIGHT-OF-WAY BETWEEN ZERO (0) AND TWELVE (12) FEET.

VICINITY MAP - NOT TO SCALE

PROJECT DATA

PROPERTY OWNER: MLC SUGAR HILL LLC
 2877 MAJOR RIDGE TRL
 DULUTH - GEORGIA 30097
 ATTN: SALIM MERCHANT, 706-340-5599

DEVELOPER: MLC SUGAR HILL LLC
 2877 MAJOR RIDGE TRL
 DULUTH - GEORGIA 30097
 ATTN: SALIM MERCHANT, 706-340-5599

AUTHORIZED AGENT: PITTMAN & GREER ENGINEERING P.C.
 1050 BARBER CREEK DRIVE, BLDG. 400
 WATKINSVILLE, GEORGIA 30677
 706.419.9244

PHYSICAL ADDRESS: 5243 NELSON BROGDON BLVD.
 TAX PARCEL: R7306 102
 TOTAL PROJECT ACREAGE: 0.3443 ACRES (14,996.00 SF.)
 CONTOUR INTERVAL: 1' NOAA.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A PERCISION PLANNING INC. BOUNDARY RETRACEMENT SURVEY FOR SYNOVUS BANK, DATED 04/20/2023 AND THE APPROVED DEVELOPMENT PLANS OF SYCAMORE SQUARE MASTER DEVELOPMENT FOR FRANKLIN INVESTMENT GROUP, DATED 03/15/2021.

EXISTING ZONING: BG
 EXISTING USE: CONVENIENCE STORE WITH GAS PUMPS
 PROPOSED USE: MEDICAL OFFICE

FLOOD PLAN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 131550014G, WITH AN EFFECTIVE DATE OF 03/04/20215, FOR COMMUNITY PANEL NUMBER 130447, (CITY OF SUGAR HILL), GEORGIA.

THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.
 THERE ARE NO WETLANDS DELINEATED ON SITE.

ZONING REGULATIONS

MINIMUM LOT AREA (WITH SEWER): 40,000 SF.
 MINIMUM LOT WIDTH (WITH SEWER): 60'
 BUILD TO LINE: 0' TO 12'
 MINIMUM SIDE YARD: NA
 MINIMUM REAR YARD: NA
 MAXIMUM BUILDING HEIGHT: 70'
 MAXIMUM LOT COVERAGE: NA

SERVICE PROVIDERS

WATER: GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES
 SANITARY SEWER: GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES
 ELECTRIC: WALTON EMC
 COMMUNICATION: AT&T & CHARTER COMMUNICATIONS
 GAS: ATLANTA GAS LIGHT COMPANY
 STORM SEWER: CITY OF SUGAR HILL PUBLIC WORKS DEPARTMENT
 SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE

CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE EXISTING WEIR INLET IN THE RIGHT OF WAY.

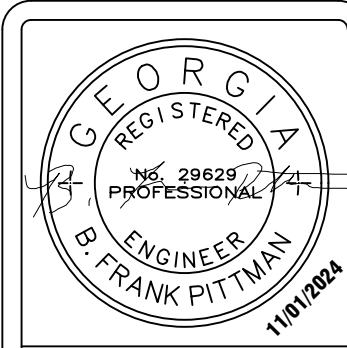
PLANT LEGEND

(Symbol)	SERVICE BERRY	(Symbol)	CONSTELLATION DOGWOOD
(Symbol)	EASTERN REDBUD	(Symbol)	PINK FLOWERING DOGWOOD
(Symbol)	LOROPETALUM - 36" HEIGHT		

REVISIONS

DESCRIPTION	DATE

PITTMAN & GREER ENGINEERING P.C.
 1050 BARBER CREEK DRIVE - BLDG. 400
 WATKINSVILLE, GA 30677
 P. 706.419.9244 - WWW.PITTMANGREER.COM



ISSUE PURPOSE
DESIGN REVIEW

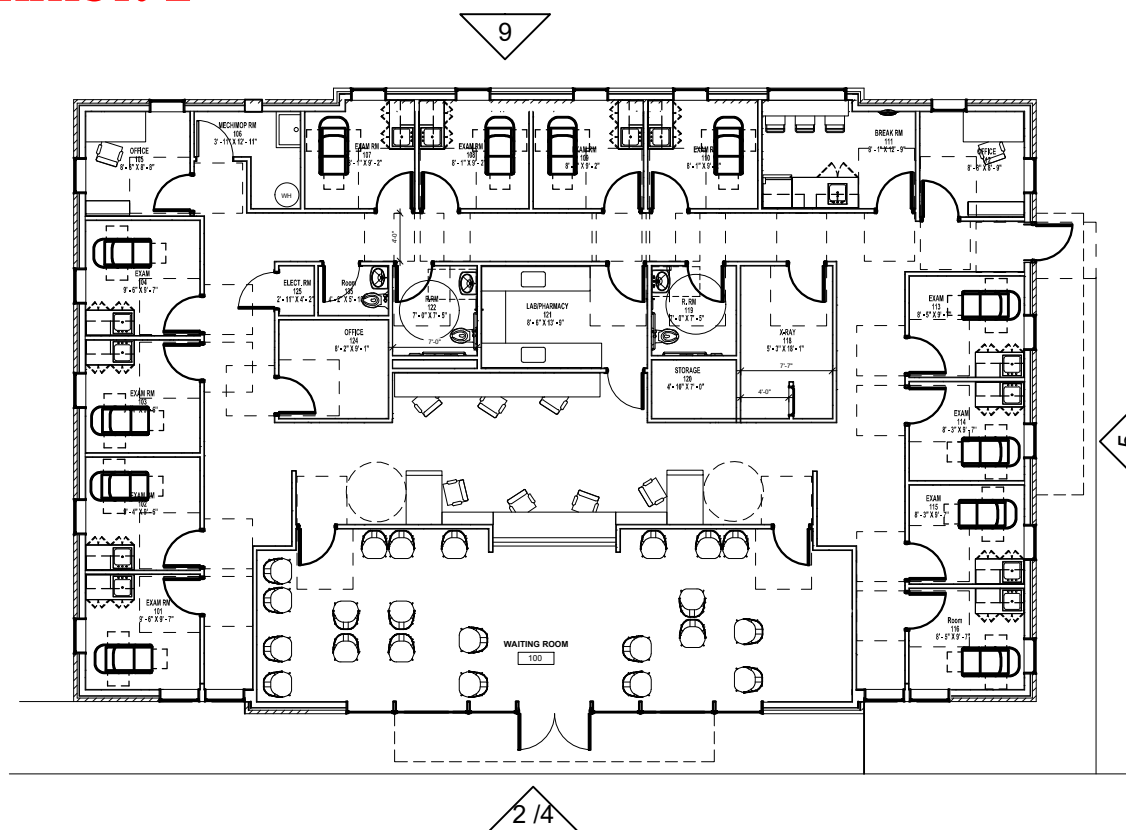
SUGAR HILL MEDLIFE
 0.3443 AC. - 5243 NELSON BROGDON BLVD., GEORGIA
 GWINNETT COUNTY, GEORGIA

North Arrow
 SCALE 1" = 10'
 PROJECT NUMBER
2024-008

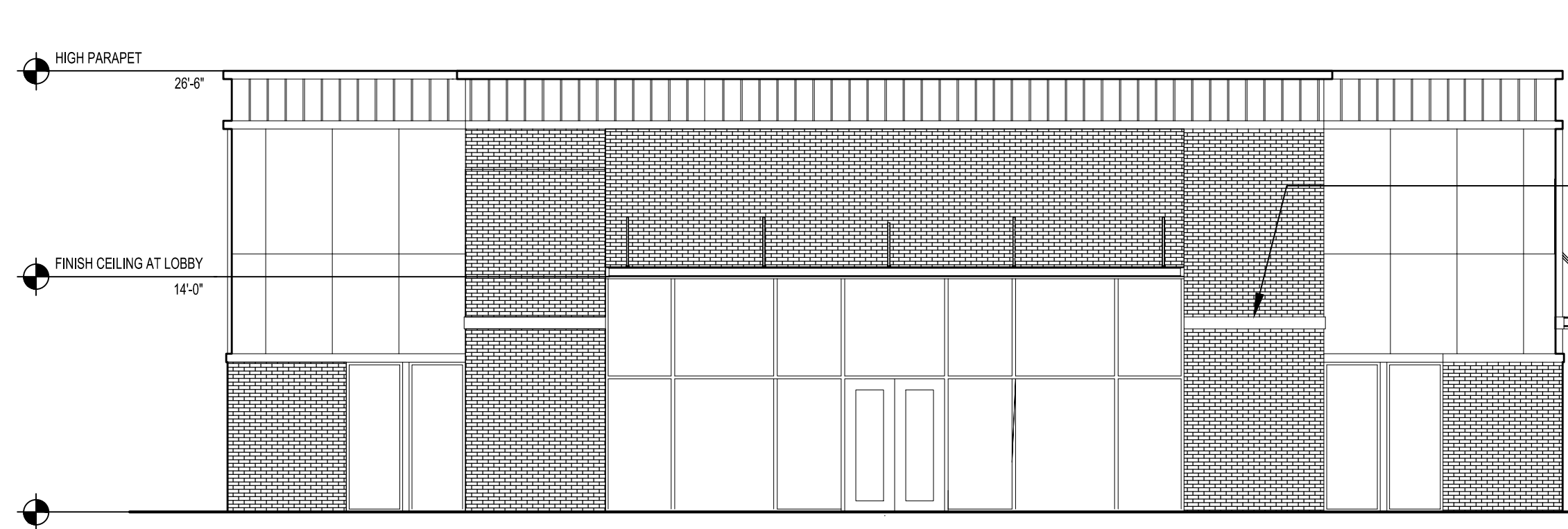
DATE
11/01/2024

DESIGN REVIEW CONCEPT PLAN

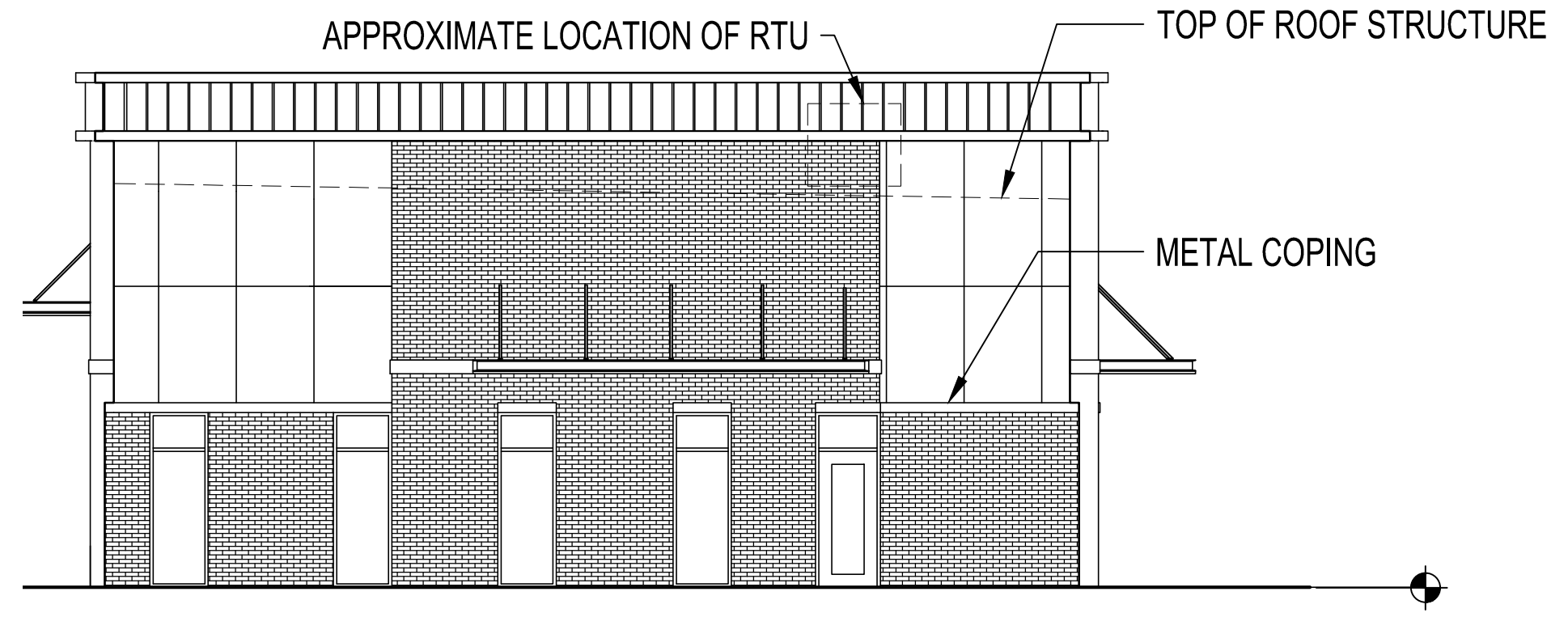
CP02



1 KEY FLOOR PLAN REFERENCE ONLY
N.T.S.



2 NELSON BROGON BLVD EXTERIOR ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
3/16"=1'-0"



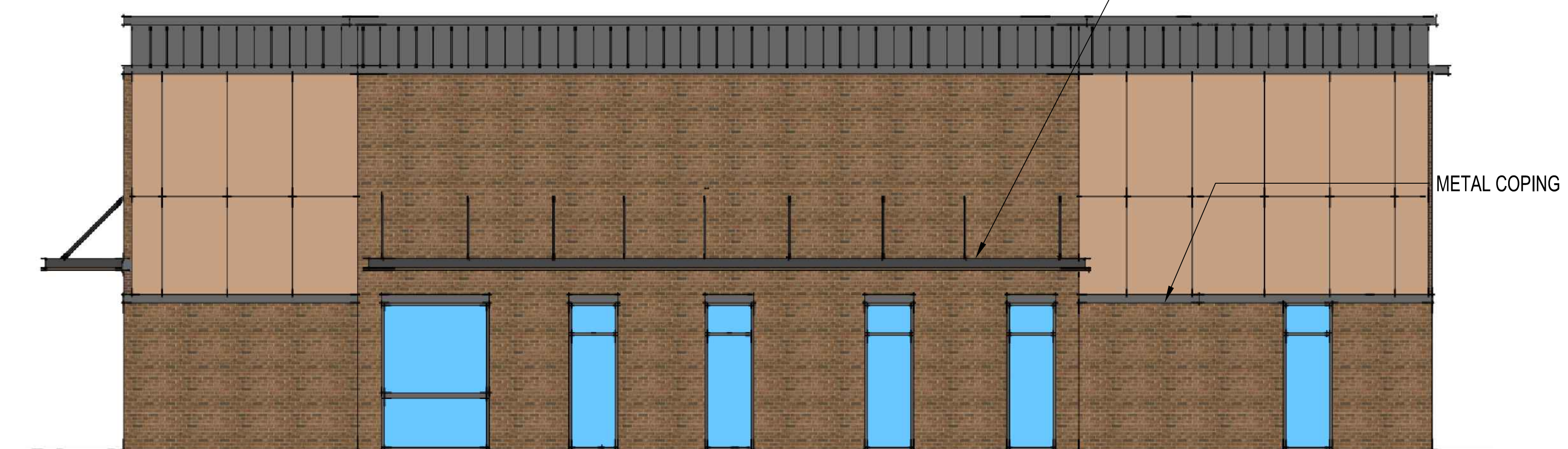
4 NELSON BROGON BLVD EXTERIOR ELEVATION
3/16"=1'-0"



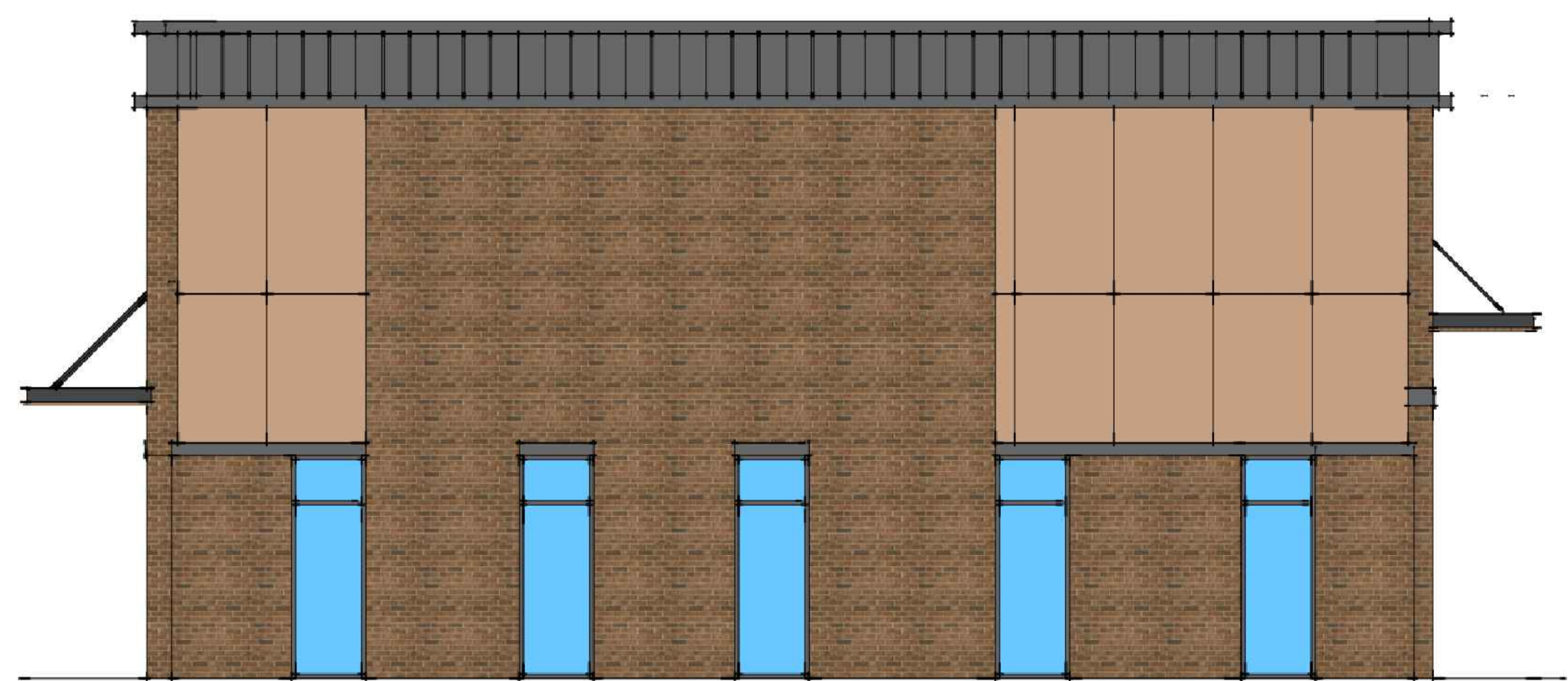
5 RENDERED EAST ELEVATION
3/16"=1'-0"



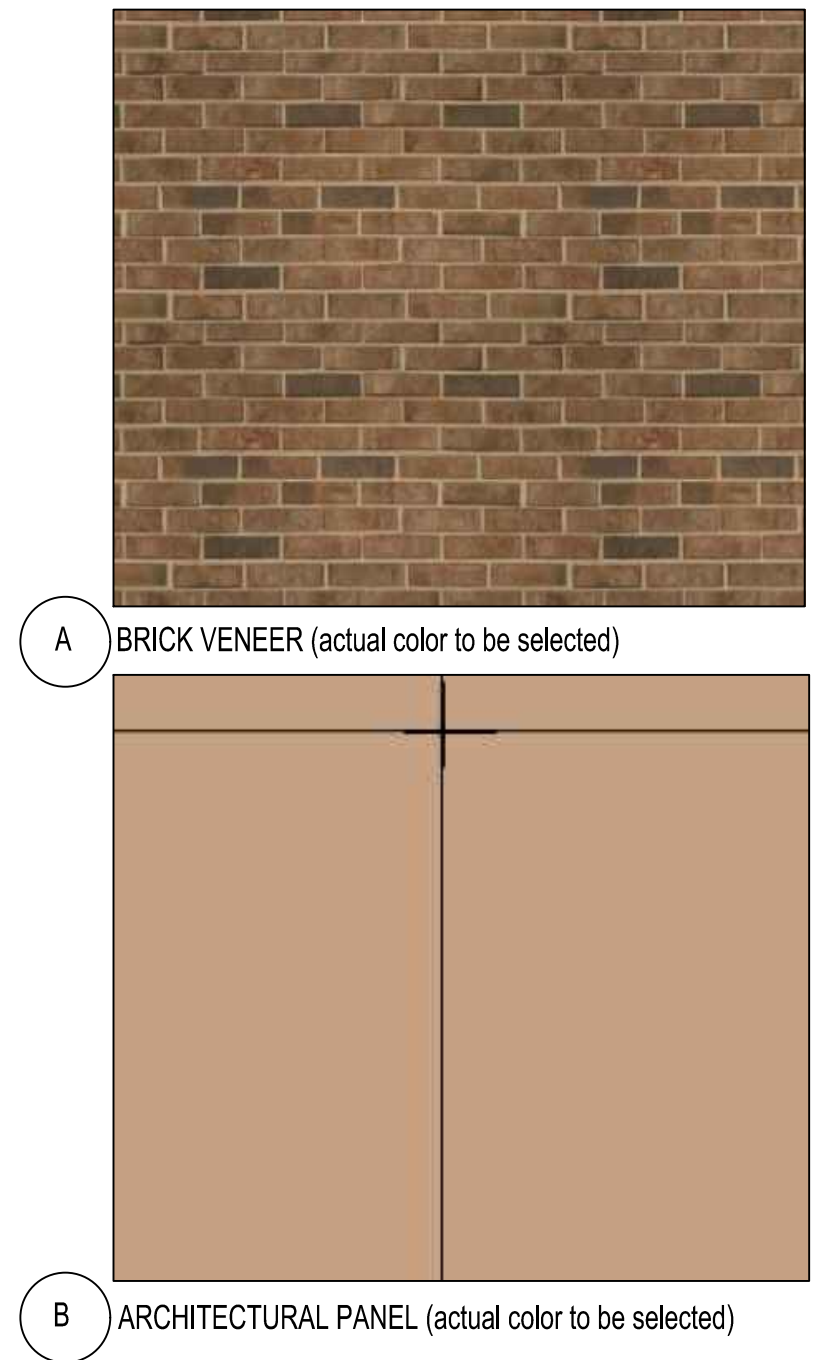
ALUMINUM CANOPY DARK BRONZE



6 RENDERED NORTH ELEVATION
3/16"=1'-0"



7 RENDERED WEST ELEVATION
3/16"=1'-0"



A BRICK VENEER (actual color to be selected)

B ARCHITECTURAL PANEL (actual color to be selected)

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CONSULTING ENGINEERS:

MEDLIFE SUGAR HILL
5243 NELSON BROGON BLVD
GWINNETT COUNTY GEORGIA

Seal:

No.	Date	Issue Notes



EXTERIOR ELEVATIONS

Date: 10.28.24
Project Number: 2024-46

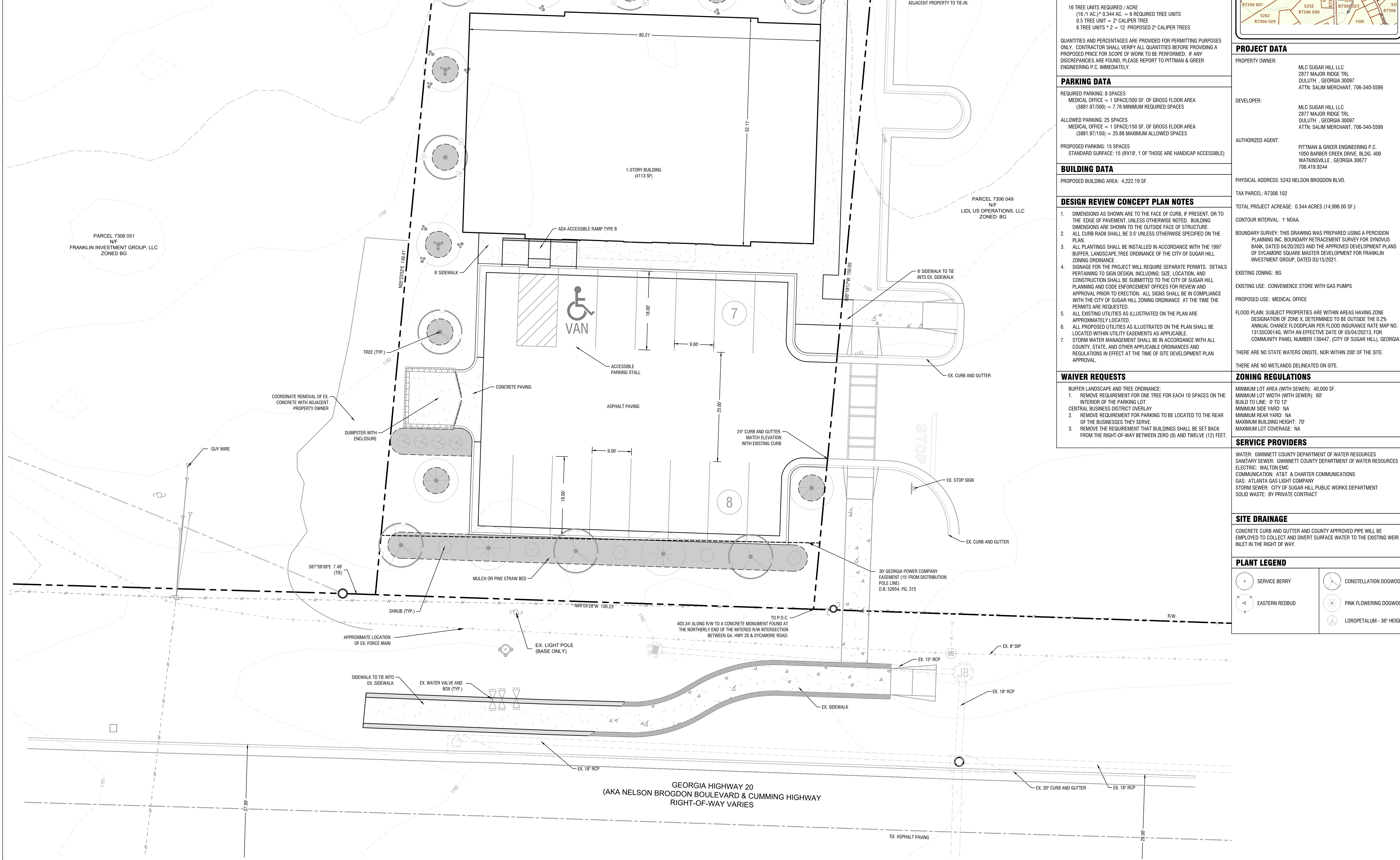
Drawing Number: A-1.0

PROPOSED TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	PERCENTAGE OF TOTAL TREE COUNT	MINIMUM CALIPER SIZE	MINIMUM HEIGHT	SPACING
4	<i>Amelanchier arborea</i>	Service Berry	25%	2"	6'	S.A.S.
4	<i>Cercis canadensis</i>	Eastern Redbud	25%	2"	6'	S.A.S.
4	<i>Cornus florida 'Constellation'</i>	Constellation Dogwood	25%	2"	6'	S.A.S.
4	<i>Cornus florida rubra</i>	Pink Flowering Dogwood	25%	2"	6'	S.A.S.
16	TOTAL		100%			

PROPOSED SMALL SHRUBS

QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM HEIGHT	SPACING
5	<i>Raphiolepis indica</i>	INDIAN HAWTHORNE	24"	60" O.C.
4	<i>Loropetalum chinense</i>	LOROPETALUM	36"	48" O.C.
9	TOTAL			



SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 0.344 ACRES (14,996.00 SF.)
 EXISTING LOT COVERAGE: 14,996.00 SF (100.00% OF SITE)
 BUILDINGS: 0.00 (0.00% OF SITE)
 PAVING: 14,996.00 (100.00% OF SITE)
 CONCRETE & SIDEWALKS: 0.00 (0.00% OF SITE)
 GRAVEL: 0.00 (0.00% OF SITE)
 PROPOSED LOT COVERAGE: 10,123.13 SF. (67.51% OF NET SITE)
 BUILDINGS & CANOPY: 4,222.19 SF. (28.16% OF NET SITE)
 PAVING: 4,722.32 SF. (31.49% OF NET SITE)
 SIDEWALKS & CONCRETE AREAS: 1,178.63 SF. (7.86% OF NET SITE)
 TOTAL LANDSCAPE AREA: 4,872.84 SF (32.49% OF NET SITE)

LANDSCAPING REQUIREMENTS:

- 1 TREE REQUIRED / 5 PARKING SPACES
- 15 PARKING SPACES / 5 = 3.0 REQUIRED
- 8 PROPOSED 2" CALIPER TREES
- 16 TREE UNITS REQUIRED / ACRE
- (16.71 AC.) * 0.344 AC. = 6 REQUIRED TREE UNITS
- 0.5 TREE UNIT = 2" CALIPER TREE
- 6 TREE UNITS * 2 = 12 PROPOSED 2" CALIPER TREES

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.

PARKING DATA

- REQUIRED PARKING: 8 SPACES
- MEDICAL OFFICE = 1 SPACE/500 SF. OF GROSS FLOOR AREA (3881.97/500) = 7.76 MINIMUM REQUIRED SPACES
- ALLOWED PARKING: 25 SPACES
- MEDICAL OFFICE = 1 SPACE/150 SF. OF GROSS FLOOR AREA (3881.97/150) = 25.88 MAXIMUM ALLOWED SPACES
- PROPOSED PARKING: 15 SPACES
- STANDARD SURFACE: 15 (9X18'); 1 OF THOSE ARE HANDICAP ACCESSIBLE

BUILDING DATA

PROPOSED BUILDING AREA: 4,222.19 SF.

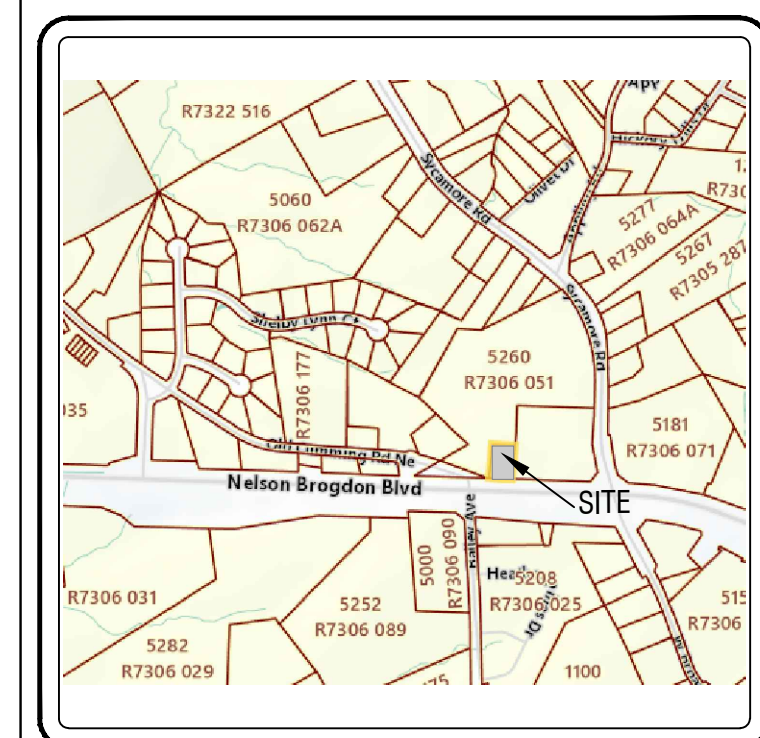
DESIGN REVIEW CONCEPT PLAN NOTES

- DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE.
- ALL CURB RADI SHALL BE 3.5' UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE 1997 BUFFER, LANDSCAPE, TREE ORDINANCE OF THE CITY OF SUGAR HILL ZONING ORDINANCE.
- SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS PERTAINING TO SIGN DESIGN, INCLUDING: SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF SUGAR HILL PLANNING AND CODE ENFORCEMENT OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE CITY OF SUGAR HILL ZONING ORDINANCE AT THE TIME THE PERMITS ARE REQUESTED.
- ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
- ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

WAIVER REQUESTS

- BUFFER LANDSCAPE AND TREE ORDINANCE:
- REMOVE REQUIREMENT FOR ONE TREE FOR EACH 10 SPACES ON THE INTERIOR OF THE PARKING LOT
 - REMOVE REQUIREMENT FOR PARKING TO BE LOCATED TO THE REAR OF THE BUSINESSES THEY SERVE.
 - REMOVE THE REQUIREMENT THAT BUILDINGS SHALL BE SET BACK FROM THE RIGHT-OF-WAY BETWEEN ZERO (0) AND TWELVE (12) FEET.

VICINITY MAP - NOT TO SCALE



PROJECT DATA

PROPERTY OWNER: MLC SUGAR HILL LLC
 2877 MAJOR RIDGE TRL
 DULUTH, GEORGIA 30097
 ATTN: SALIM MERCHANT, 706-340-5599

DEVELOPER: MLC SUGAR HILL LLC
 2877 MAJOR RIDGE TRL
 DULUTH, GEORGIA 30097
 ATTN: SALIM MERCHANT, 706-340-5599

AUTHORIZED AGENT: PITTMAN & GREER ENGINEERING P.C.
 1050 BARBER CREEK DRIVE, BLDG. 400
 WATKINSVILLE, GEORGIA 30677
 706.419.9244

PHYSICAL ADDRESS: 5243 NELSON BROGDON BLVD.
 TAX PARCEL: R7306 102
 TOTAL PROJECT ACREAGE: 0.344 ACRES (14,996.00 SF.)
 CONTOUR INTERVAL: 1' NOAA.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A PERCISION PLANNING INC. BOUNDARY RETRACEMENT SURVEY FOR SYNOVUS BANK, DATED 04/20/2023 AND THE APPROVED DEVELOPMENT PLANS OF SYCAMORE SQUARE MASTER DEVELOPMENT FOR FRANKLIN INVESTMENT GROUP, DATED 03/15/2021.

EXISTING ZONING: BG
 EXISTING USE: CONVENIENCE STORE WITH GAS PUMPS
 PROPOSED USE: MEDICAL OFFICE

FLOOD PLAN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13155C0014C, WITH AN EFFECTIVE DATE OF 03/04/20213, FOR COMMUNITY PANEL NUMBER 130447, (CITY OF SUGAR HILL), GEORGIA.

THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.
 THERE ARE NO WETLANDS DELINEATED ON SITE.

ZONING REGULATIONS
 MINIMUM LOT AREA (WITH SEWER): 40,000 SF.
 MINIMUM LOT WIDTH (WITH SEWER): 60'
 BUILD TO LINE: 0' TO 12'
 MINIMUM SIDE YARD: NA
 MINIMUM REAR YARD: NA
 MAXIMUM BUILDING HEIGHT: 70'
 MAXIMUM LOT COVERAGE: NA

SERVICE PROVIDERS
 WATER: GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES
 SANITARY SEWER: GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES
 ELECTRIC: WALTON EMC
 COMMUNICATION: AT&T & CHARTER COMMUNICATIONS
 GAS: ATLANTA GAS LIGHT COMPANY
 STORM SEWER: CITY OF SUGAR HILL PUBLIC WORKS DEPARTMENT
 SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE
 CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE EXISTING WEIR INLET IN THE RIGHT OF WAY.

PLANT LEGEND

	SERVICE BERRY		CONSTELLATION DOGWOOD
	EASTERN REDBUD		PINK FLOWERING DOGWOOD
	LOROPETALUM - 36" HEIGHT		

REVISIONS

NO.	DESCRIPTION	DATE

PITTMAN & GREER ENGINEERING P.C.
 1050 BARBER CREEK DRIVE - BLDG. 400
 WATKINSVILLE, GA 30677
 P. 706.419.9244 - WWW.PITTMANGREER.COM

REGISTERED PROFESSIONAL ENGINEER
 FRANK PITTMAN
 11070000
 ISSUE PURPOSE
DESIGN REVIEW

SUGAR HILL MEDLIFE
 0.344 AC. - 5243 NELSON BROGDON BLVD.
 GWINNETT COUNTY, GEORGIA

SCALE 1" = 10'
 PROJECT NUMBER
2024-008
 DATE
11/01/2024
DESIGN REVIEW CONCEPT PLAN
CP01