

City of Sugar Hill
Planning Staff Report
TCO Design Review 25-001

DATE: December 31, 2024
TO: Mayor and Council, Design Review Board
FROM: Planning Department
SUBJECT: Town Center Overlay (TCO) Design Review
5017 Spring Hill Drive, Carport Addition to Existing 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 2.**
- 2. All materials and colors shall match those of the house.**

REQUEST The City of Sugar Hill has received an application from Mike Dodson requesting design review board approval for the addition of a carport to an existing residence located within the Town Center Overlay (TCO) at 5017 Spring Hill Drive.

DISCUSSION

- The subject parcel presently includes a single-story brick detached residence built in 1958. The residence is being renovated after design review board approval in October 2024 (DRB TCO-24-003). Exterior improvements include a new driveway, a front porch, and an attached addition.
- The 24' by 24' carport will replace a metal carport towards the rear of the house. The carport will be connected to the home with a 4' covered breezeway.
- The roof shingles will match those of the home supported by 6" by 6" wood posts. The front façade features an open gable with wooden posts. The side elevations feature open walls with 4 wooden posts per side.
- The proposed improvements will continue investment into the existing housing stock and will encourage the continuance of residential use in a residential district.

APPLICANT: Mike Dodson

PROPERTY OWNER: DHT Properties, LLC

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

REQUEST: Design review approval, Addition of a carport

PROPERTY SIZE: ± 0.87 Acres, Tax Parcel #: R7-291-039

LOCATION: 5017 Spring Hill Drive 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?*

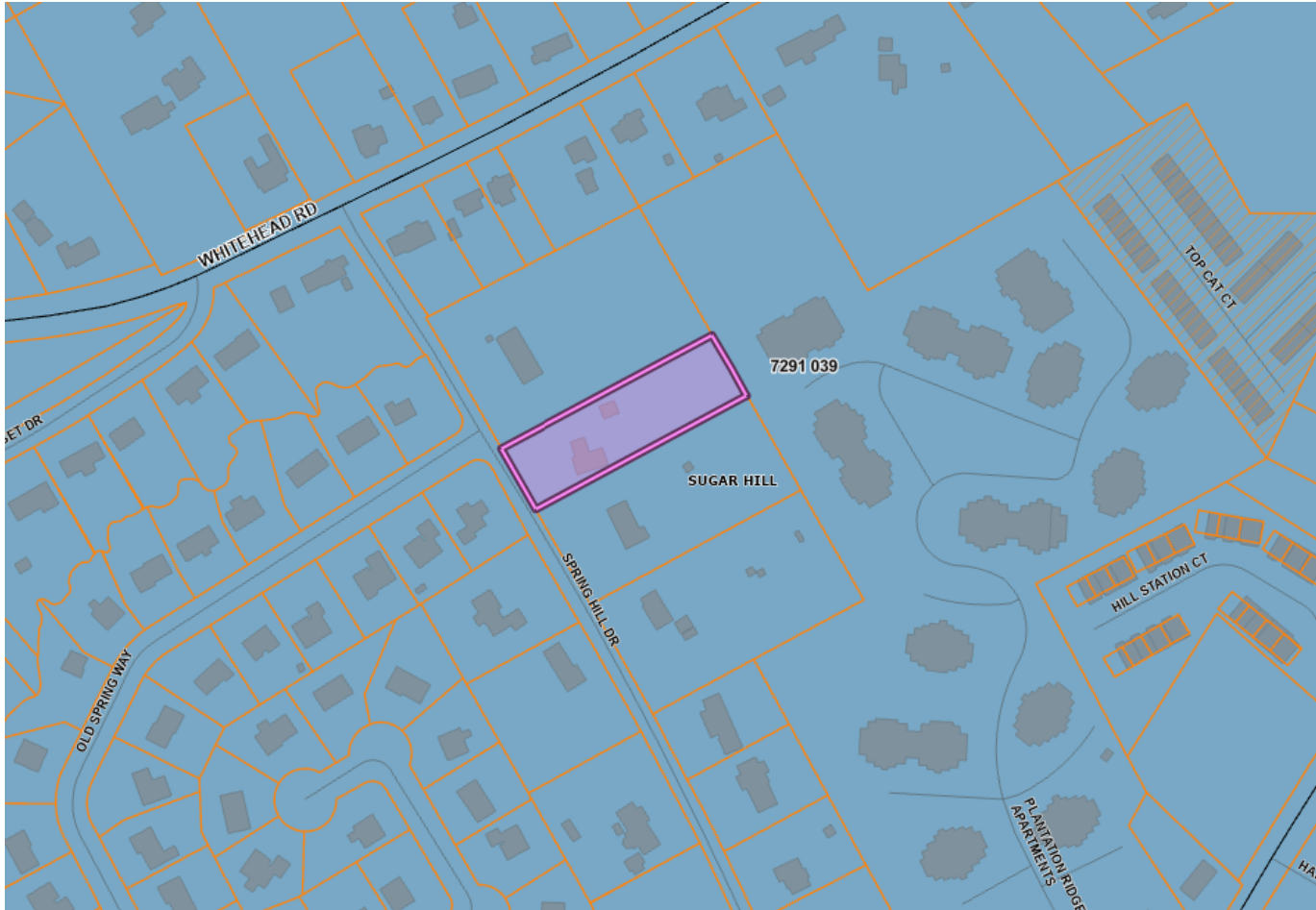
No.

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

- 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.*

No.

DRB-TCO 25-001
Mike Dodson
Design Review Approval RS-150/TCO
Carport
LOCATION MAP



DHT Properties LLC
6079 Shadburn Ferry Rd
Buford, Ga 30518

11/22/2024

City of Sugar Hill Planning and Development Department
5039 West Broad Street
Sugar Hill, Ga 30518

RE: Letter of Intent for adding a Carport to the renovation at 5017 Spring Hill Dr. Sugar Hill, Ga 30518

Dear Sir/Madam

We would like to submit the following addition of a carport to our renovation project for approval. The existing metal carport has been removed and the new carport will be built closer to the home for better function and visible appeal.

Scope of Work:

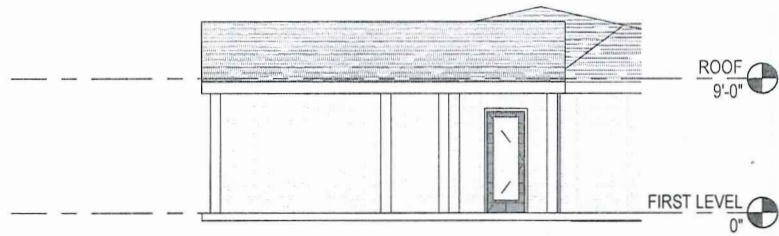
- Size: 24' X 24' Carport
- Footings will be 24"x24"x16" reinforced steel pier footings (10 Total)
- Supported by 6"x6" posts. 4 per side and back. The front will have 2 posts with a LVL support spanning the 24' with 8' clearance.
- The gable roof will have a 5/12 pitch to match the home and covered with the same shingles.
- The front elevation will be open at the top with supports as shown in attached elevation drawings.
- The roof will be connected to the existing home with a 4' wide covered breezeway.
- The left front corner of the carport will be setback approximately 11'-6" from the left property line. This will be the closest point of the structure to the property line. (See site plan)

The Carport will add to the value of the complete renovation.

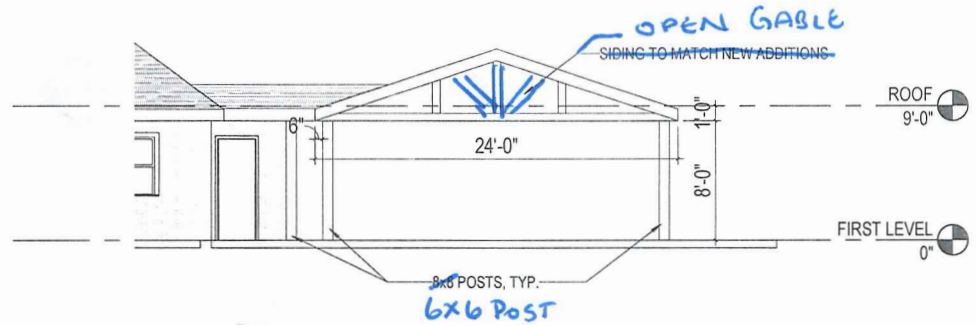
Thank you for your time and consideration/

Mike Dodson

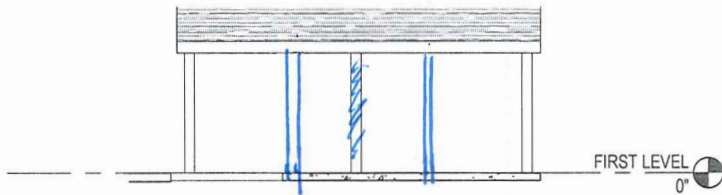
Representative, DHT Properties LLC



1 1/8" = 1'-0" Elevation 1 - a

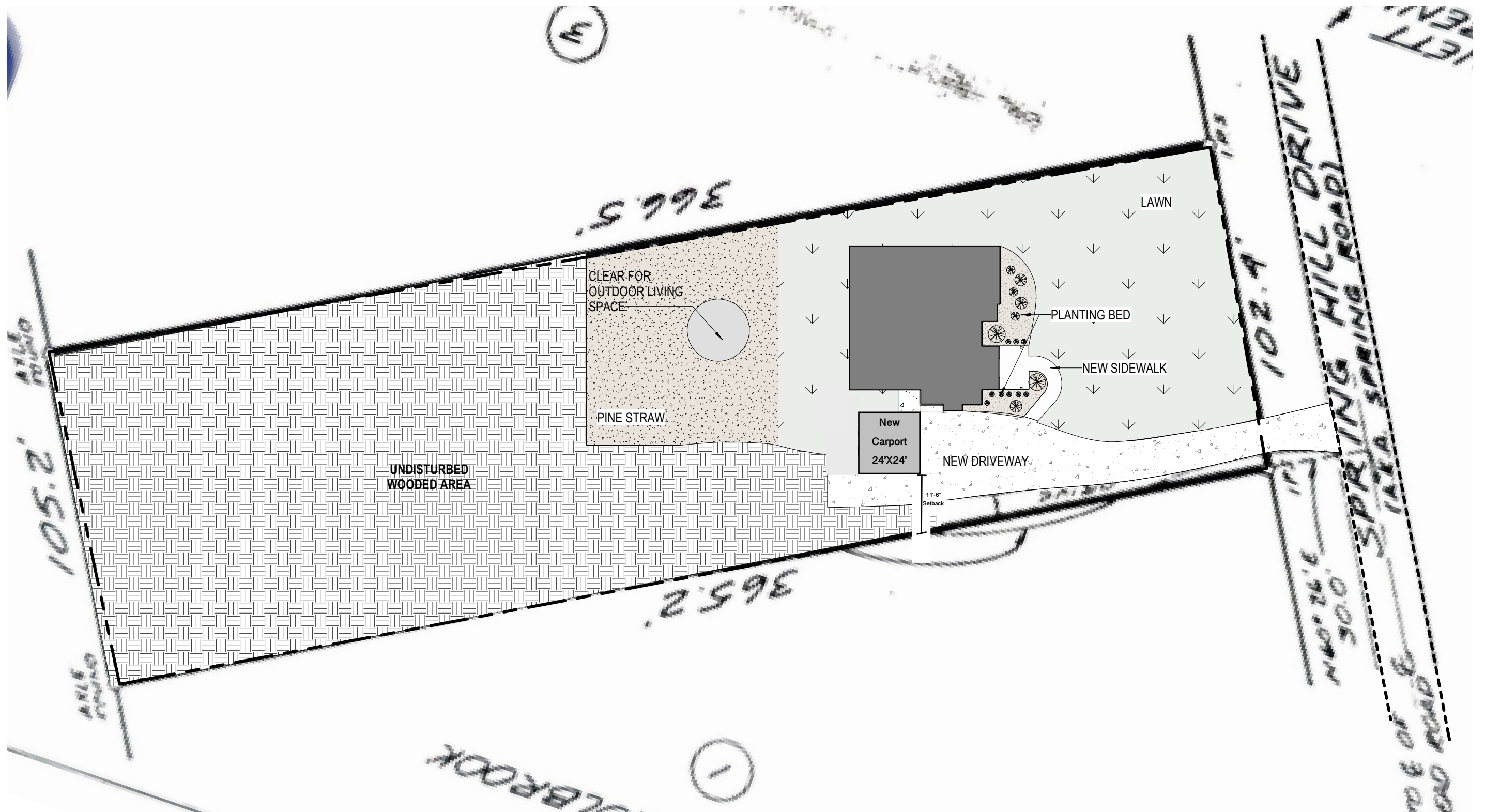


2 1/8" = 1'-0" Elevation 2 - a



3 1/8" = 1'-0" Elevation 3 - a

- FRONT & REAR OPEN GABLE
- 4- 6"x6" POST PER SIDE (& REAR)
- ROOF SHINGLES TO MATCH HOUSE
- 4' COVERED BREEZEWAY CONNECTED TO HOUSE.
- FOOTINGS - 24" x 24" x 16" REINFORCED STEEL PIERS



DESIGN REVIEW APPLICATION

x

Town Center Overlay

Central Business District

APPLICANT INFORMATION

Name: Mike Dodson Address: 6079 Shadburn Ferry Rd

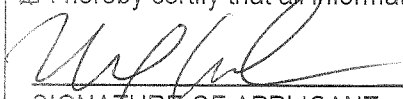
Phone: 770-715-6735 Buford, Ga 30518

Fax: _____

Email: mikedodson@kw.com

Check here if Applicant is also the Property Owner (Authorization by Property Owner page still required).

I hereby certify that all information provided herein is true and correct.

 11/25/24
SIGNATURE OF APPLICANT DATE

“Authorization by Property Owner” sheet (found at the end of this application) shall be completed for each property owner.

PROPERTY INFORMATION

Parcel Number: R7291 039

Address: 5017 Spring Hill Dr. Sugar Hill, Ga 30518

Present Zoning: RS150 Acreage: 0.87

REQUEST, please give a brief description of the request:

Request to add a Carport next to the home being remodeled. The carport will
be 24' x 24' built on the new driveway that was approved with TCO Design Review
24-003. The construction will be a wooden structure with a matching, shingle
roof the same as the home.

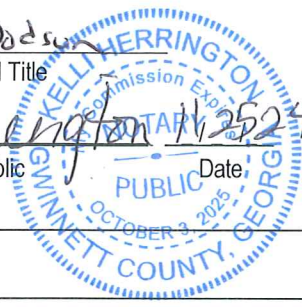
CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a Design Review Application 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.

[Signature] 11/25/24 _____ / /
 Signature of Applicant Date Signature of Applicant's Attorney Date

Michael W. Dodson
 Type or Print Name and Title _____
 Type or Print Name and Title

[Signature] 11/25/24 _____ / /
 Signature of Notary Public Date Signature of Notary Public Date



DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit 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.

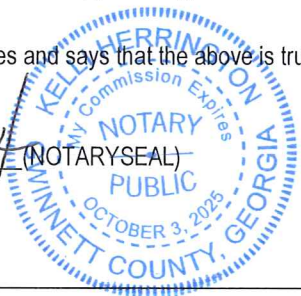
To Whom: _____ Value of Contribution: _____ Date of Contribution: _____ I

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

[Signature] 11/24/25 _____
 Signature of Applicant Date Applicant Type or Print Name

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] 11/25/24 _____
 Notary Public Signature Date



AUTHORIZATION BY PROPERTY OWNER

I, Michael W. Dodson, 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: Michael W. Dodson

Address: 6079 Shadburn Ferry Rd

Phone: 770-715-6735

Buford, Ga 30518

Fax: _____

Email: mw.dodson615@gmail.com

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 form must be completed for each tax parcel included in the Variance request.**

Tax Parcel Number: R 7291 039


SIGNATURE OF APPLICANT

11/25/24
DATE

Michael W. Dodson
TYPE OR PRINT NAME