

City of Sugar Hill
Planning Staff Report
TCO Design Review 25-002

DATE: February 26, 2025
TO: Mayor and Council, Design Review Board
FROM: Planning Department
SUBJECT: Town Center Overlay (TCO) Design Review
1085 Whitehead Road, Rear Addition to Existing Residence and Attached Garage

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.**
- 2. All materials and colors shall match those of the house.**

REQUEST The City of Sugar Hill has received an application from Johnathan Stanley requesting design review board approval for a rear addition to an existing residence and attached garage located within the Town Center Overlay (TCO) at 1085 Whitehead Road.

DISCUSSION

- The subject parcel presently hosts a single family detached residence with two detached garages.
- Two additions are proposed:
 - An attached two-car garage on the side of the house, finished in material and color similar to the existing residence. A 4-foot breezeway connects the garage with the residence.
 - An addition to the rear of the existing residence of approximately 600 square feet, with an 8-foot rear porch. Materials and colors will be similar to the existing residence.
- The existing driveway includes a concrete circle drive with a gravel portion leading to the existing detached garage to the southwest of the primary structure. This garage is proposed to be demolished and replaced with an attached two car garage. The proposal does not include improvements to the gravel access drive.
- The proposed garage will be located approximately 20' from the side property line. A minimum setback of 10' is required in the RS-150 zoning district for accessory structures.

APPLICANT: Johnathan Stanley

PROPERTY OWNER: Sonja Simpson

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

REQUEST: Design review approval, Rear Addition and Attached Garage

PROPERTY SIZE: ± 0.86 Acres, Tax Parcel #: R7-291-068

LOCATION: 1085 Whitehead Road 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 25-002
Johnathan Stanley
Design Review Approval RS-150/TCO
Addition and Garage
AERIAL



DRB-TCO 25-002
Johnathan Stanley
Design Review Approval RS-150/TCO
Addition and Garage
ADJACENT ZONINGS



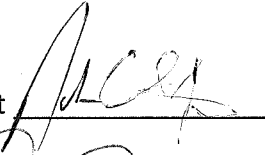
Letter of Intent

Property address
1085 Whitehead Rd
Sugar Hill GA 30518

It is our intention to add a 22' deep by 30' wide 1 floor extension out the rear to the existing house with a covered back porch. We will be matching the existing color of the house and the material we will use will be Hardie board siding.

We also intend on building a 22x22 attached garage to the side of the house that will also match the existing house and have Hardie Board siding.

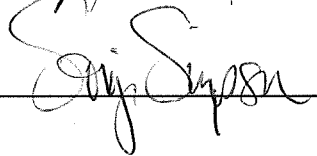
Authorized Applicant



Date

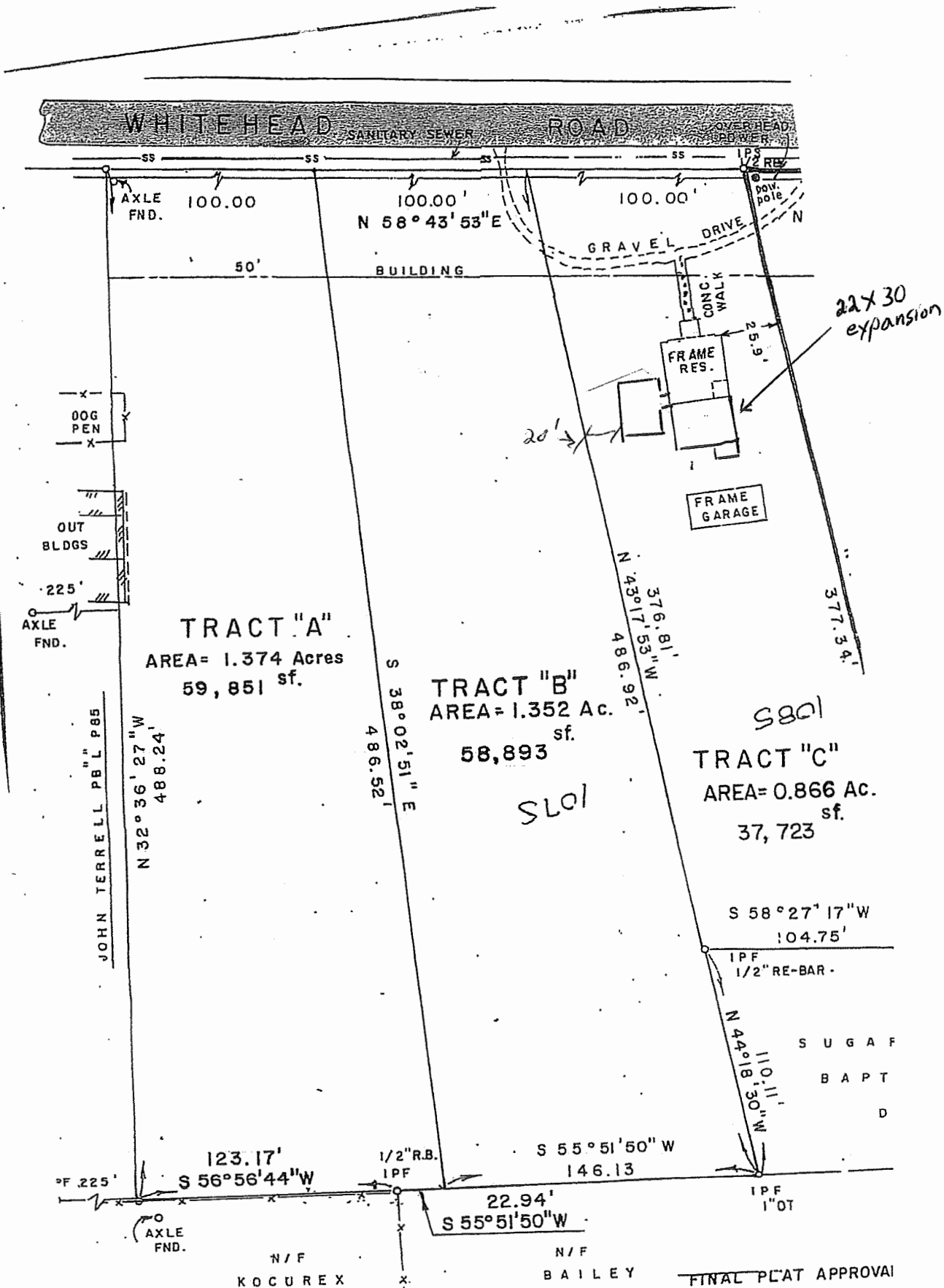
1/17/2025

Property owner



Date

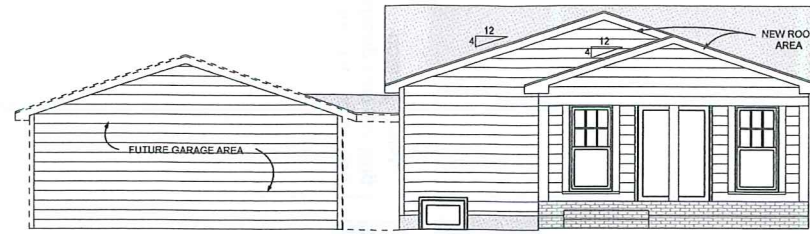
1/17/2025



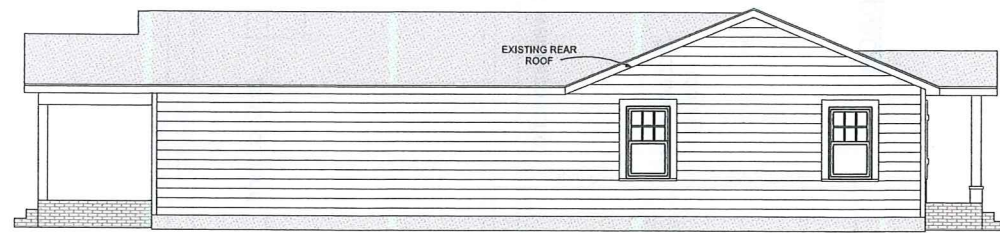
ALL SURVEYORS CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:1000 WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF -

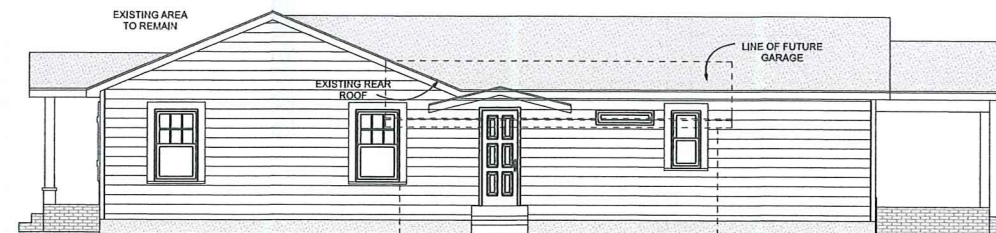
FINAL PLAT APPROVAL
THE DIRECTOR OF THE DEVELOPMENT OF CITY C THAT THIS PLAT COMPLIES ZONING RESOLUTION, COI AND THE GWINNETT CO. I AMENDED, AND HAS BEEN CITY DEPARTMENTS, HEREBY ACCEPTS ON BE DEDICATION OF ALL



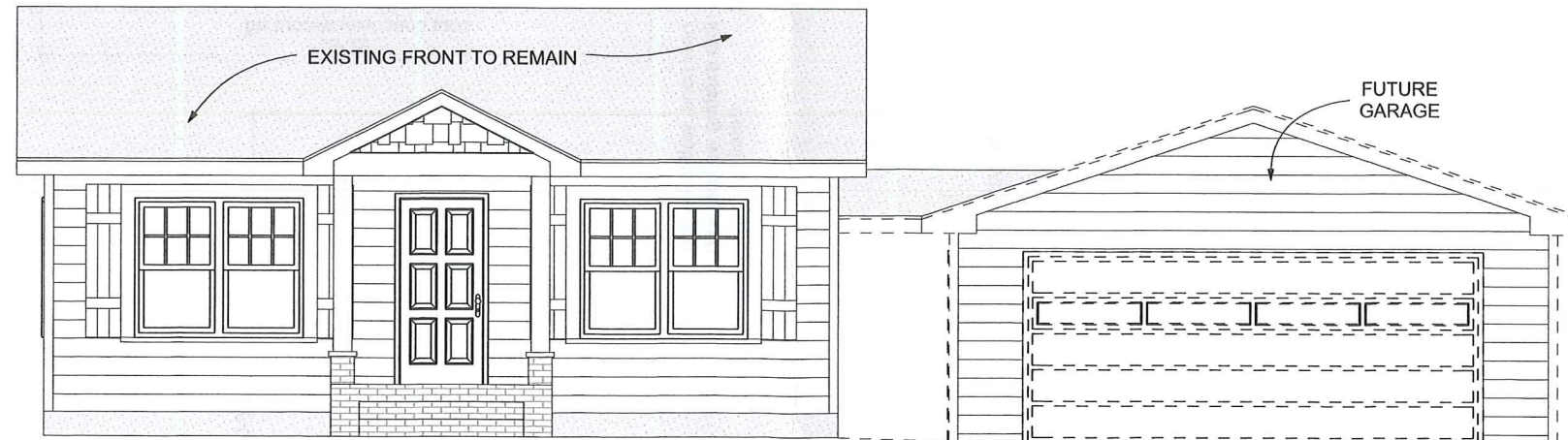
REAR ELEVATION
1/8"----1'-0"



LEFT ELEVATION
1/8"----1'-0"



RIGHT ELEVATION
1/8"----1'-0"



FRONT ELEVATION
1/4"----1'-0"

18X24 PAPER

REV.

DATE

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HOMIES**
TEL: 770-616-0741
WWW.WEPLANHOMIES.COM

1085 WHITEHEAD ROAD

ELEVATIONS

DWG. BY:
PWL/SAM

DATE:
12-11-24

SHEET:

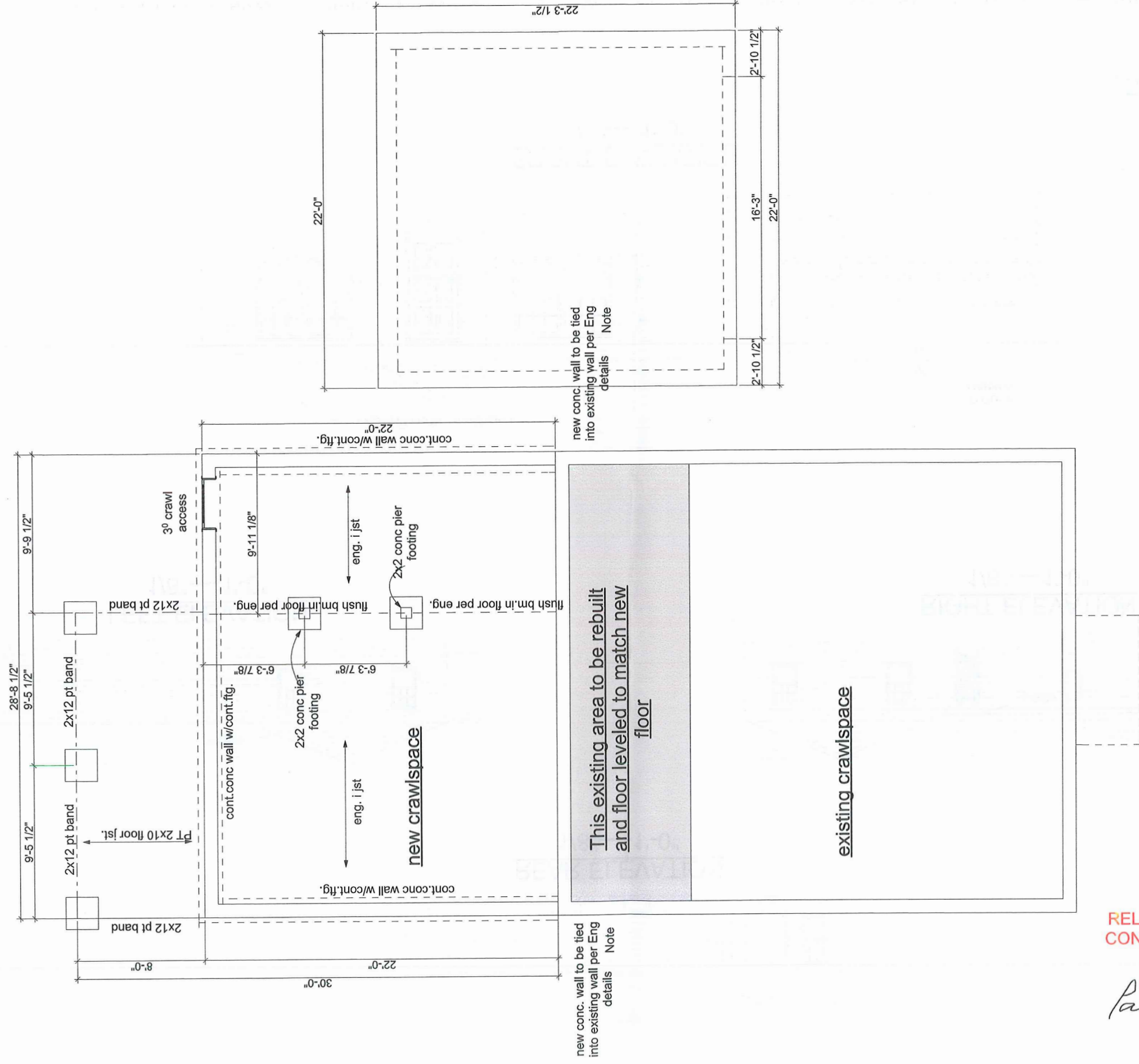
1

RELEASED FOR
CONSTRUCTION
1-16-25

Paul Lohry

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RELEASED FOR CONSTRUCTION
1-16-25

Paul Long

18X24 PAPER SCALE 1/4"=1'-0"

1085 WHITEHEAD ROAD
FOUNDATION PLAN

DWG. BY:
PWL/SAM

DATE:
12-11-24

SHEET:

2

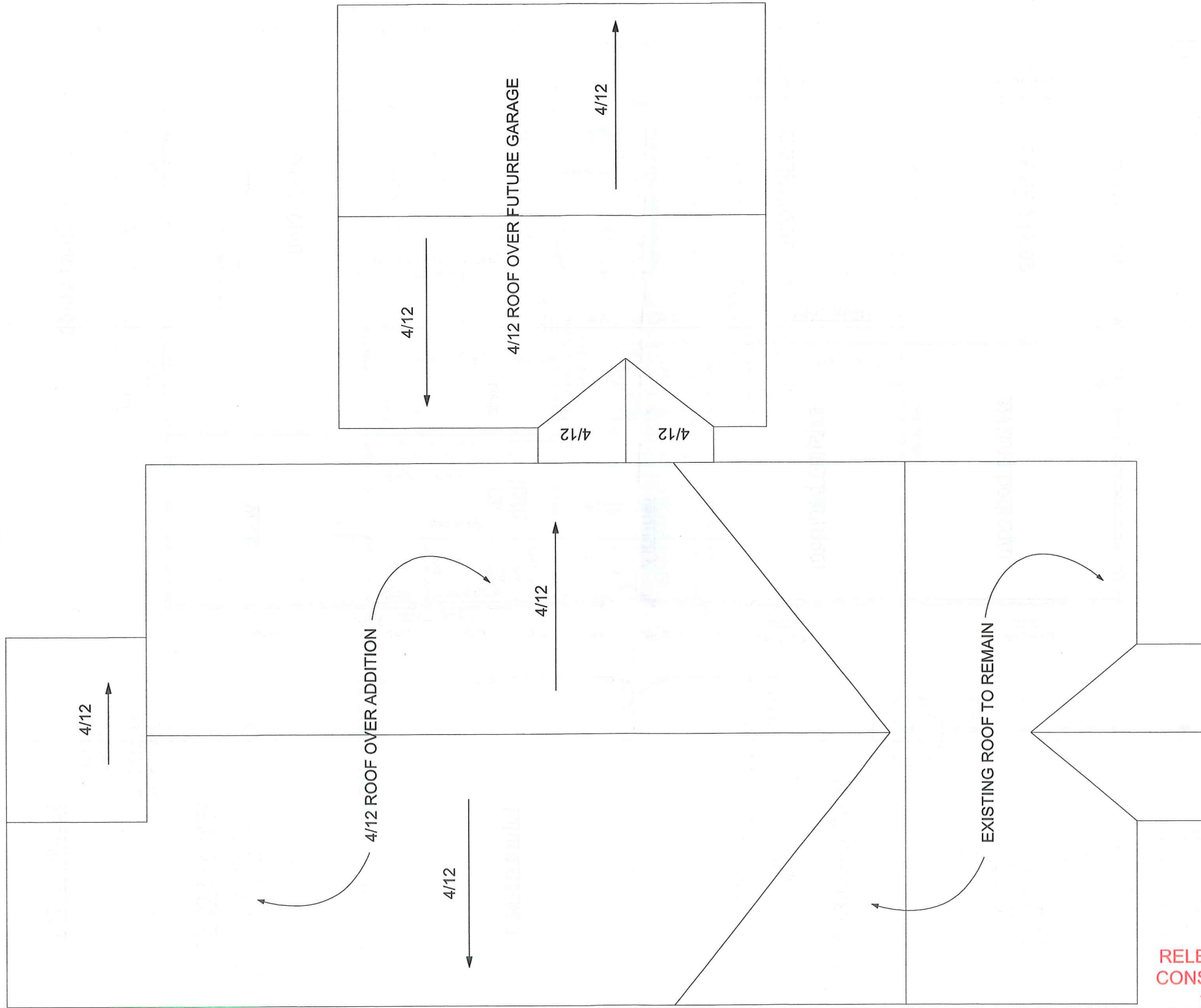
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REV.

DATE

C:\Users\sammal\Dropbox\ArchCAD Plans\custom plans\Sonja Simpson\SIMPSON REMODEL.pln



RELEASED FOR CONSTRUCTION
1-16-25

Paul Lamy

18X24 PAPER SCALE 1/4" = 1'-0"

1085 WHITEHEAD ROAD
ROOF PLAN

DWG. BY:
PWL/SAM

DATE:
12-11-24

SHEET:

5

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DESIGN REVIEW APPLICATION

Town Center Overlay

Central Business District

APPLICANT INFORMATION

Name: Johnathan Stanley Address: 245 W. Morenost. Suite B
Phone: 470-915-0850 Buford GA 30518
Fax: _____
Email: JStanley@RedwoodConstruction.net

PROPERTY OWNER INFORMATION

Name: Sonia Simpson Address: 1085 Whitehead RD
Phone: [REDACTED] Sugar Hill GA 30518
Fax: _____
Email: _____

CONTACT INFORMATION

Name: Johnathan Stanley Phone: 470-915-0850
Fax: _____ Email: JStanley@Redwoodconstruction.net

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

PROPERTY INFORMATION

Parcel Number: R7291 068
Address: 1085 Whitehead RD Sugar Hill GA 30518
Present Zoning: Residential Acreage: .86

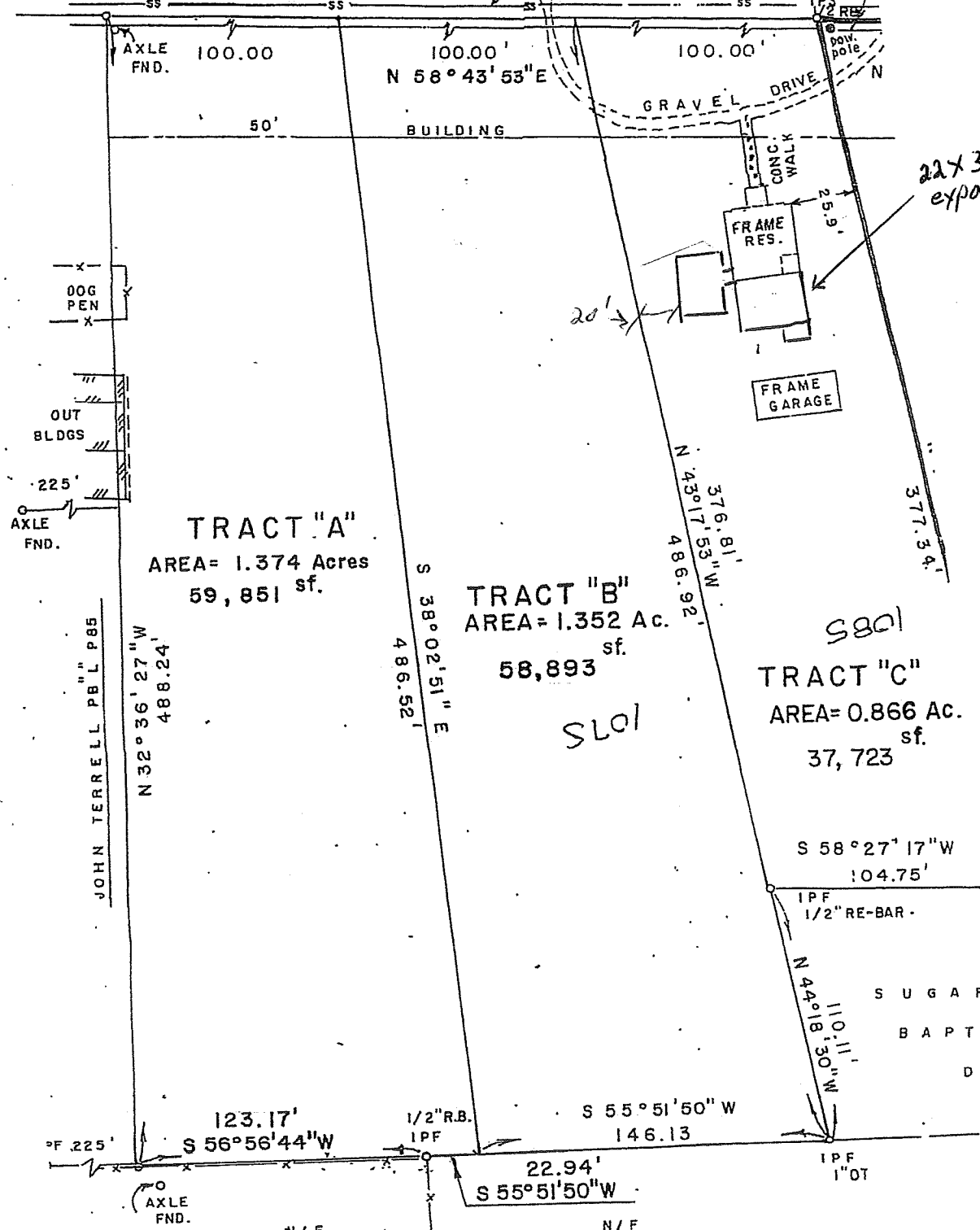
REQUEST, please give a brief description of the request:

We will built a 22x30 addition in the rear
of the home as well as a 22x22 attached
Garage

[Signature] _____
SIGNATURE OF APPLICANT DATE

[Signature] _____ 01/17/2025
SIGNATURE OF PROPERTY OWNER DATE

WHITEHEAD SANITARY SEWER ROAD OVERHEAD POWER



ALL SURVEYORS CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF _____ AND AN ANGULAR ERROR OF _____

FINAL PLAT APPROVAL
 THE DIRECTOR OF THE DEVELOPMENT OF CITY C THAT THIS PLAT COMPLIES ZONING RESOLUTION, COI AMENDED, AND HAS BEEN CITY DEPARTMENTS, HEREBY ACCEPTS ON BE DEDICATION OF ALL _____

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 of Applicant _____ Date ____/____/____ Signature of Applicant's Attorney _____ Date ____/____/____

Johnathan Stanley
Type or Print Name and Title

Type or Print Name and Title

Keeli Herrington
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.

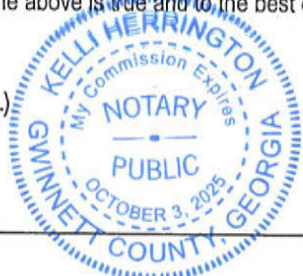
Signature of Applicant _____ Date ____/____/____

Johnathan Stanley
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.

Keeli Herrington 1/21/25
Notary Public Signature Date

(NOTARY SEAL)



AUTHORIZATION BY PROPERTY OWNER

[Signature], 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: Johnathan Stanley Address: 245 W. Moreno St.

Phone: 470-915-0850 Buckhead GA 30518

Fax: _____

Email: jstanley@redwoodconstruction.net

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: R7291 068

[Signature]
SIGNATURE OF APPLICANT

1/15/2025
DATE

Johnathan Stanley
TYPE OR PRINT NAME









