

City of Sugar Hill
Planning Staff Report
TCO Design Review 25-004

DATE: April 2, 2025
TO: Mayor and Council, Design Review Board
FROM: Planning Department
SUBJECT: Town Center Overlay (TCO) Design Review
5300 Sycamore Road – New 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 3.**
- 2. Reduce front setback to 25' from 45'.**

REQUEST The City of Sugar Hill has received an application from Ty Rosales requesting design review board approval for a new single-family residence located within the Town Center Overlay (TCO) at 5300 Sycamore Road.

DISCUSSION

- The subject parcel is currently developed with a small house constructed in 1945. An accessory garage is also present on the property, which is anticipated to remain. Modifications to the garage will require additional design review action.
- Due to the position of the Sycamore Road right of way along the frontage, the current residence is less than 5' from the front property line.
- The applicant is proposing a 2,500 square foot residence in a modern farmhouse style.
 - The applicant is requesting a variance to reduce the required 45' front setback to 25'. The unusual configuration and right of way of the lot necessitates modification to accommodate a residence within RS100 standards that aligns with other houses on the street. While alignment outside of the setback is permitted via Section 703 of the zoning ordinance, a variance is requested out of an abundance of caution and for flexibility in design.
 - The site plan indicates potential encroachment on the side setbacks. An administrative variance may be required should the applicant be unable to reconfigure the position of the residence.
- The materials and architecture proposed are compatible with TCO guidelines.

APPLICANT: Ty Rosales
 PROPERTY OWNER: AJ Alboumeh Investment LLC
 EXISTING ZONING: Low Density Residential Single Family Residential (RS-100)
 within the Town Center Overlay District (TCO)
 REQUEST: Design review approval, New Single Family Residence
 PROPERTY SIZE: ± 0.96 Acres, Tax Parcel #: R7-306-054
 LOCATION: 5300 Sycamore 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.

Ty Rosales
3421 Southpointe Hill Drive
Buford GA 30519
678-472-4894

February 25, 2025

Logan Witter
City of Sugar Hill
5039 W Broad Steet NE
Sugar Hill GA 30518

To Whom it may concern,

This letter is intended to request the following changes to property located at **5300 Sycamore Road Sugar Hill GA 30518**. We are looking to have the setbacks changed for the property. The front setback we would like to keep to the existing 25' setback that the current house is sitting on, the left and right setback will fall under required city setback requirements.

Sincerely,

Ty Rosales

Applicant Ty Rosales

Cover Sheet

AJ Alboumeh Investment LLC
5300 Sycamore Road
Sugar Hill GA 30518



GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2006 IEC AND 2006 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2006 IRC AND IBC
 ROOF: 50 PSF SNOW LOAD

- *8 PSF TOP CHORD DL.
- *7 PSF BOTTOM CHORD DL.
- *5 PSF NET WIND UPLIFT.

FLOOR: 40 PSF LL.

- *10 PSF TOP CHORD DL.
- *5 PSF BOTTOM CHORD DL.

SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION

FROST DEPTH: *2'-0"

SEISMIC ZONE: C.

WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701

MECHANICAL SYSTEM CODE: SEC.2801

PLUMBING SYSTEM CODE: SEC.2901

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. "Home Designer" is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

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	Site Plan		
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	Framing ADU		
	Framing Roof		
	Elevations		
	Doors and Windows		
	Electrical		

SCALE: 1' = 1/4"
RELEASED FOR CONSTRUCTION



DRAWINGS PROVIDED BY:
Ty Rosales
 678-472-4894
 ty.rosales@calyonconstruction.com

AJ Alboumeh Investment LLC
 678-925-9666
5300 Sycamore Road
Sugar Hill GA 30518

Cover Sheet

DATE:

2/21/2025

SCALE:

SHEET:

A-1

Exhibit 2

Site Plan

HOME OWNER: AJ Alboumeh Investment LLC
PROJECT ADDRESS: 5300 Sycamore Road
Sugar Hill, GA 30518
LEGAL ADDRESS: Legal Description Here
FIRE DISTRICT: Fire District Here
WATER DISTRICT: Water District Here
STORM WATER#: _____
BLDG PERMIT#: _____
BUILDING AREA: FLOOR 1: 1881 SQ. FT.
FLOOR 2: 683 SQ. FT.
FOUNDATION: SQ. FT.
GARAGE: 440 SQ. FT.
TOTAL: SQ. FT.
DECKS SQ. FT.
LIVABLE AREA: 2564 SQ. FT.

PROJECT STATISTICS:

LOT SIZE: SQ. FT.
ANTICIPATED DISTURBED AREA: SQ. FT.
BUILDING ENVELOPE: SQ. FT.
ROOF AREA: SQ. FT.
FRONT HEIGHT AT RIDGE: FT.
REAR HEIGHT AT RIDGE: FT.

SOIL TYPE: SHALLOW AND MODERATELY DEEP, WELL-DRAINED SOIL FORMED IN MATERIAL WEATHERED FROM BASALT THAT HAS A SMALL AMOUNT OF LOESS IN THE UPPER PART OF THE PROFILE. THE PERMEABILITY IS ESTIMATED TO BE MODERATE.
SOIL DENSITY: *2,000 PSF ALLOWABLE (ASSUMED). TO BE DETERMINED AT TIME OF EXCAVATION.
FROST DEPTH: *2'-0"
SEISMIC ZONE: C,
WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

SITE PLAN NOTES:

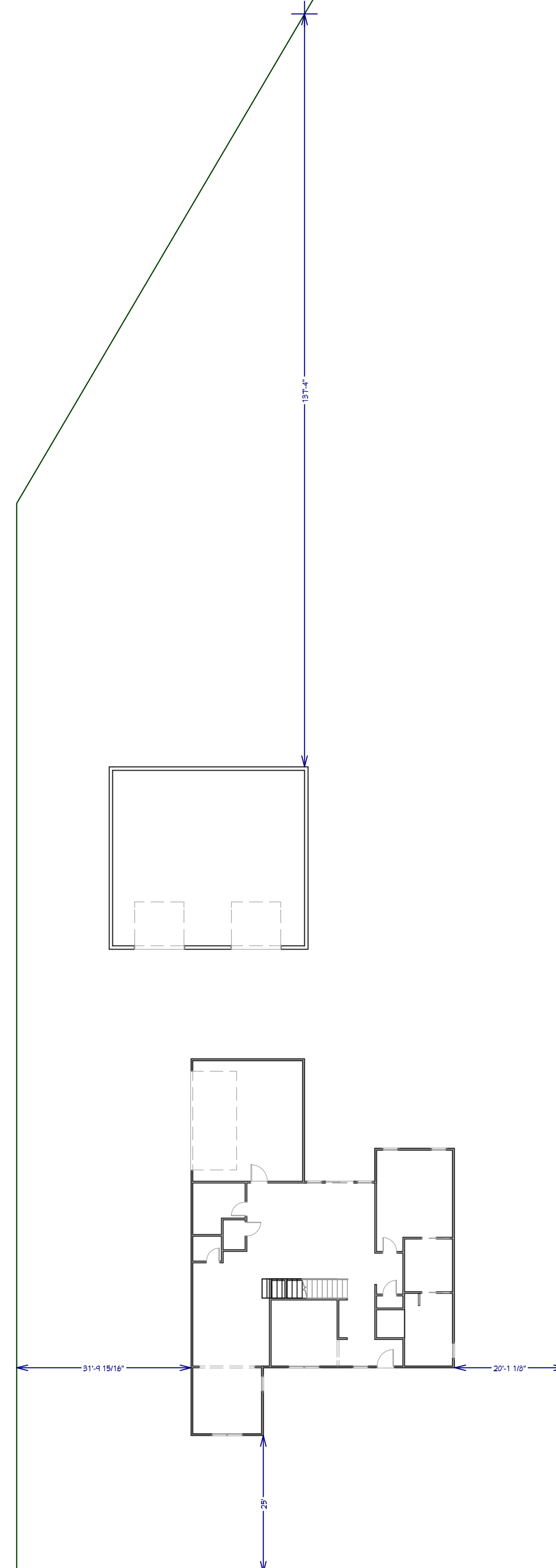
1. SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION.
2. CALL BEFORE YOU DIG: 800.428.4950

EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.



DRAWINGS PROVIDED BY:
Ty Rosales
678-472-4894
ty.rosales@calyncconstruction.com

AJ Alboumeh Investment LLC
678-925-9666
5300 Sycamore Road
Sugar Hill GA 30518

Site Plan

DATE:

2/21/2025

SCALE:

SHEET:

A-2

Elevations



DRAWINGS PROVIDED BY:
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5300 Sycamore Road
Sugar Hill GA 30518

Elevations

DATE:

2/21/2025

SCALE:

SHEET:

A-9



FRONT



LEFT



BACK



RIGHT