

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

**DATE:** July 3, 2025  
**TO:** Mayor and Council, Design Review Board  
**FROM:** Planning Department  
**SUBJECT:** Central Business District (CBD) Design Review  
4934 Hannah Street, Pool

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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 exhibit labeled Exhibit 1.**

**REQUEST** The City of Sugar Hill has received an application from Saul Bonilla requesting design review board approval for a pool located within the Central Business District (CBD) at 4934 Hannah Street.

DISCUSSION

- The subject parcel presently hosts a recently remodeled single family detached residence with a detached garage.
- One addition is proposed:
  - An in-ground pool with surrounding fence per local and building regulations.
- No variances are requested with this proposal.

**APPLICANT:** Saul Bonilla

**PROPERTY OWNER:** Armour Structures LLC

**EXISTING ZONING:** Medium Density Residential Single Family Residential (RS-100) within the Central Business District (CBD)

**REQUEST:** Design review approval, Pool

**PROPERTY SIZE:** ± 0.5 Acres, Tax Parcel #: R7-291-007

**LOCATION:** 4934 Hannah Street, 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 CBD 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 Central Business District 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.

SCOPE OF WORK:

BUILD NEW IN-GROUND SHOTCRETE  
SWIMMING POOL AND SPA 28' x 36' (908  
Sq.Ft.) w/ POOL EQUIPMENT, POOL  
DECKING, AND RECESSED FIRE-PIT



IRC appendix G and ISPSC 2012; COA

Minimum thickness of wall 3 ½", with #3 bars @12" O.C. EW. More than 8 feet deep pool require to design by engineer.

International Swimming Pool & Spa Code

306.2 Slip resistant.

Decks, ramps, coping, and similar step surfaces shall be slip-resistant and cleanable. Special features in or on decks such as markers, brand insignias, and similar materials shall be slip-resistant.

811.1 Rope & Float.

In pools where the point of first slope break occurs, a rope and float assembly shall be installed across the width of the pool. The rope assembly shall be located not less than 1foot and not greater than 2 feet towards the shallow side of the slope break. Rope anchoring devices shall be permanently attached to the pool wall, coping or deck. Rope ends shall attach to the rope anchor devices so that the rope ends can be disconnected from the rope anchor device.

810.3 Strainer Required

Pressure filter systems shall be provided with a strainer located between the pool and the circulation pump.

303 ENERGY

303.3 Time switches.

Time switches or other control methods that can automatically turn off and on heaters and pumps according to a preset schedule shall be installed on all heaters and pumps.

303.4 Covers.

Heated pools and inground permanently installed spa shall be provided with a vapor retardant cover. Exception: Where more than 70 percent of the energy for heating, computed over an operating season, is from site-recovered energy such as from a heat pump or solar energy source.

IRC appendix G and, ISPSC

- Physical barrier between the occupants and the aquatic vessel shall per following:
- A. Barrier shall be at least 4'-0" height. Opening of barrier shall not allow 4" sphere.
  - B. Doors or operable windows with a sill height 48" or less shall have means of protection; such as; self-closing doors with self-latching devices.
  - C. Doors or operable windows with a sill height 48" or less shall have an alarm.
  - D. Maximum mesh size for chain link fences shall be a 2 ¼" square.

ISPSC 310

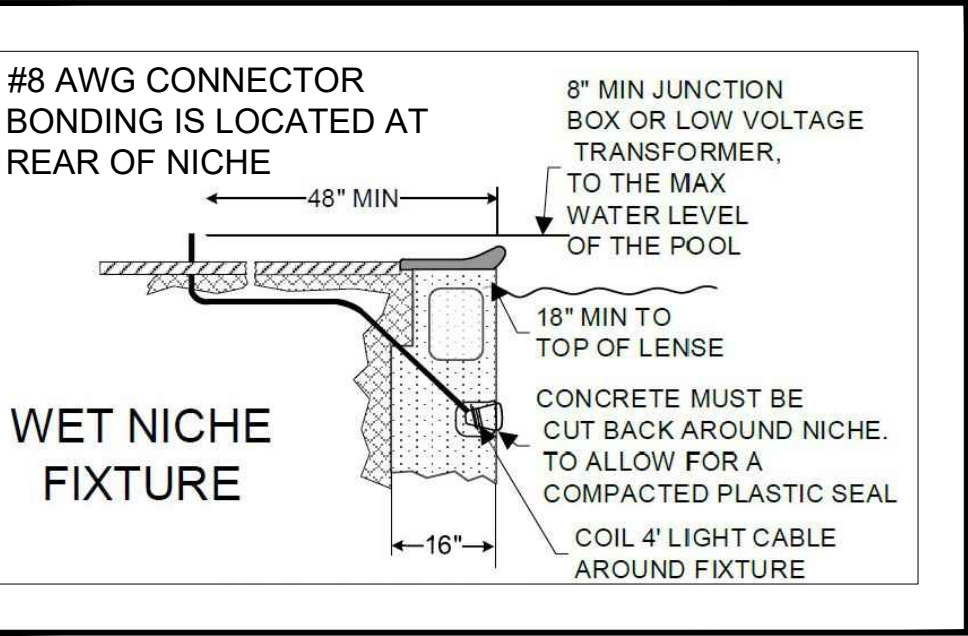
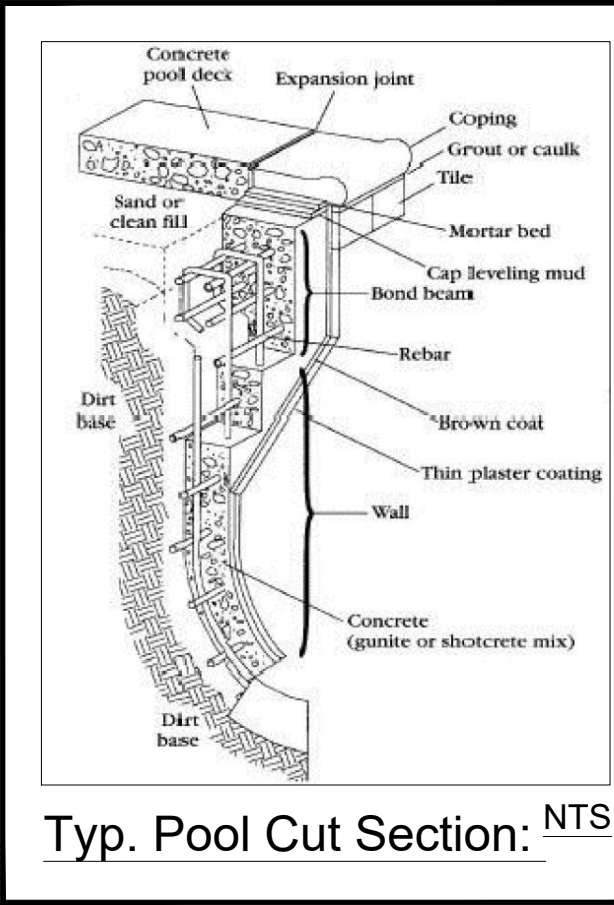
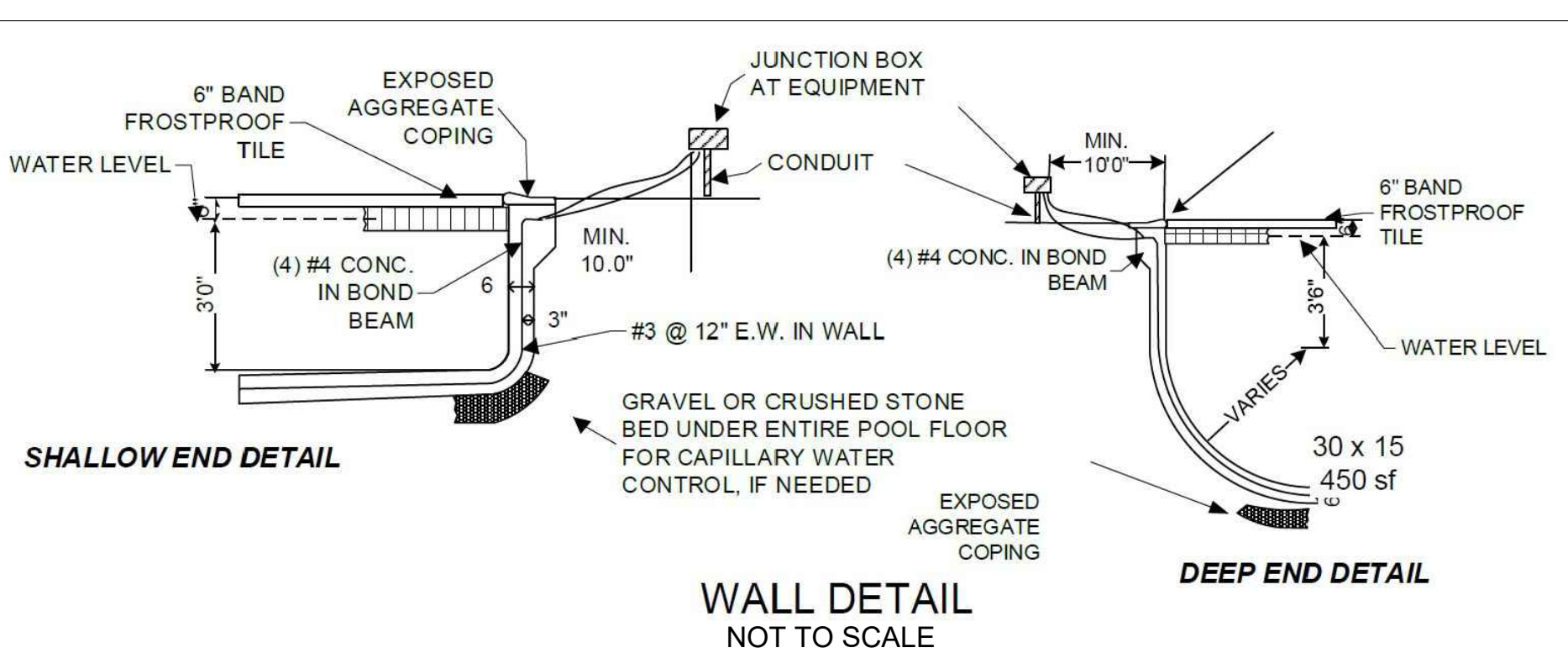
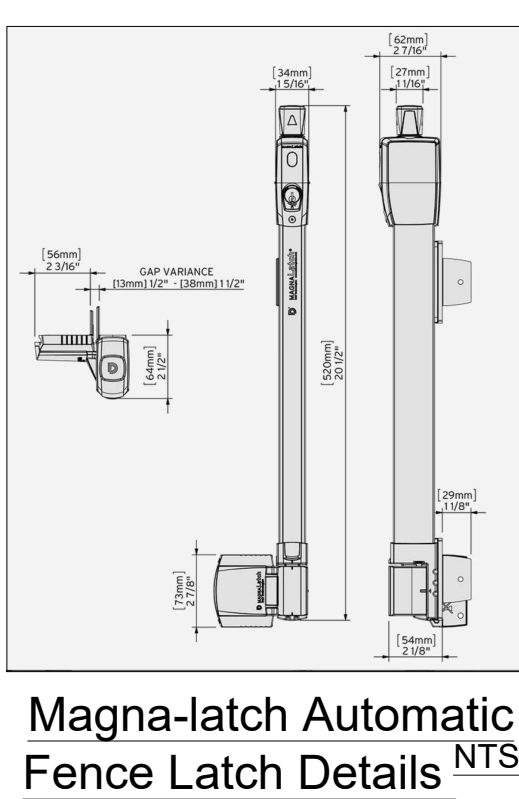
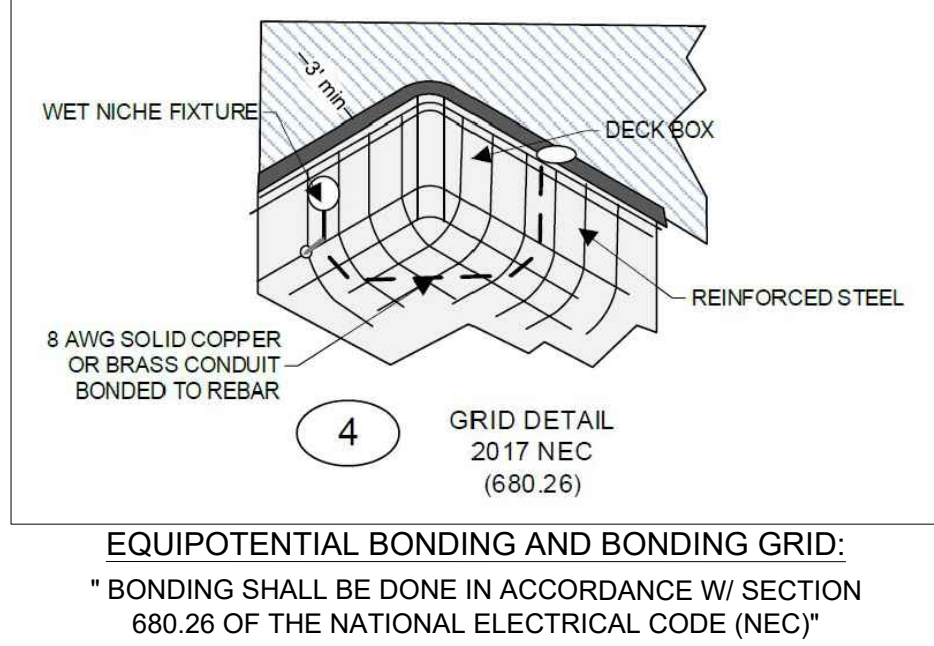
310.1 General. Suction entrapment avoidance for aquatic vessels shall be provided in accordance with APSP 7.

IRC Section E4204 Bonding

The equipotential bonding required by this section shall be installed to reduce voltage gradients in the pool area as prescribed.

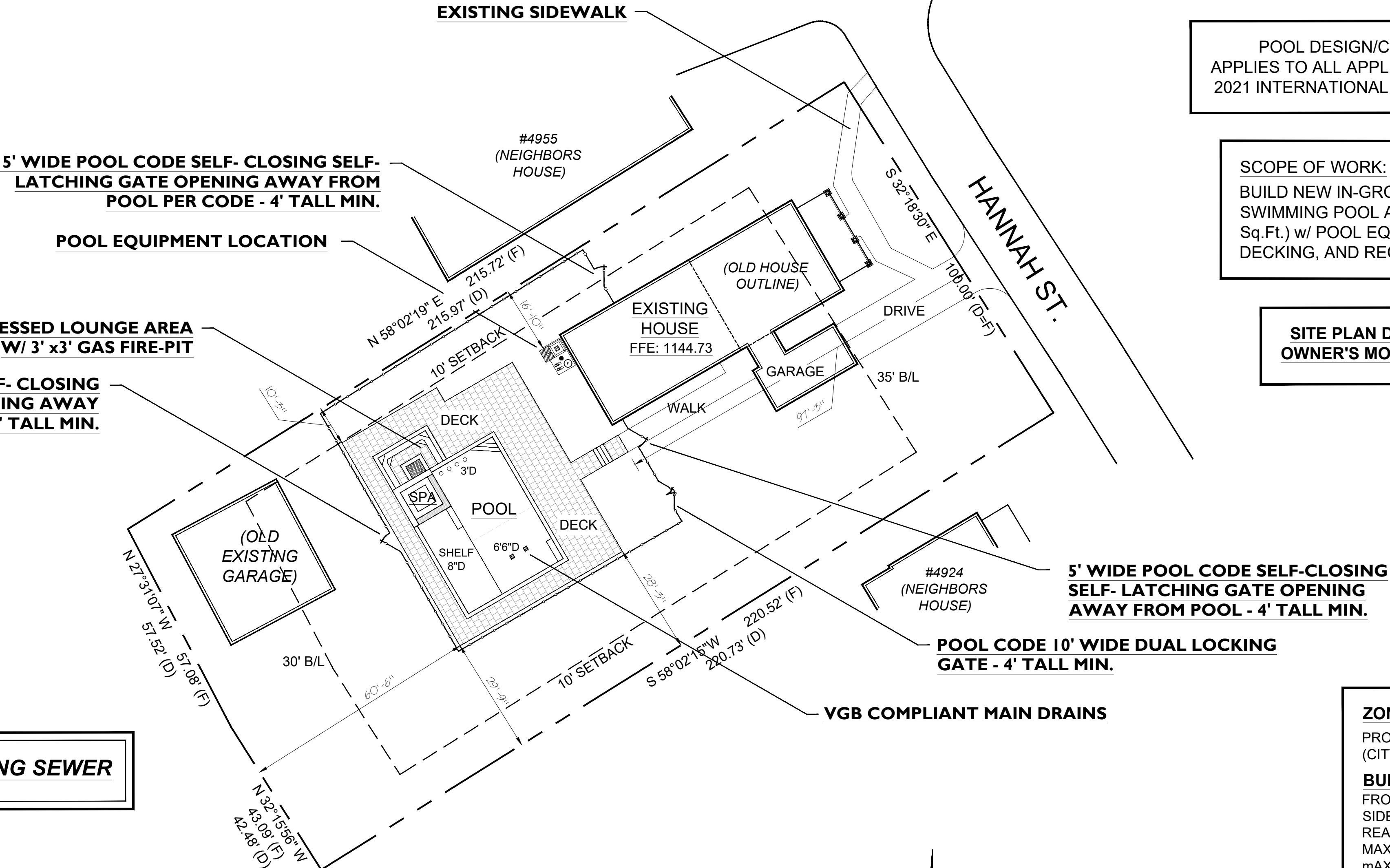
BONDING NOTES:

- BONDING OF PERIMETER SURFACES MUST BE IN ACCORDANCE AND BE ATTACHED TO THE CONCRETE POOL REINFORCING STEEL OR COPPER CONDUCTOR GRID AT A MINIMUM OF FOUR EQUAL POINTS AROUND THE PERIMETER.
- ALL METAL PARTS OF POOL STRUCTURE WILL BONDED TOGETHER WITH AN 8 AWG SOLID COPPER CONDUCT.
- ALL METAL PARTS OF ELECTRICAL EQUIPMENT ASSOCIATED WITH WATER CIRCULATING SYSTEM MUST BE BONDED.
- EQUIPOTENTIAL BONDING MUST EXTEND A MINIMUM OF 3' HORIZONTALLY BEYOND THE INSIDE WALLS OF A POOL/SPA



IMPERVIOUS SURFACE CALCULATIONS:	
House/Porch/Garage:	2,363.08'
Back Garage:	964.78'
Driveway and Sidewalks:	851.11'
Existing Impervious:	4,178.97'
Lot Size:	21,913.76'
Existing Lot Coverage:	19.07%
Pool/Spa w/ Coping:	1,140.00'
Recessed Fire-Pit:	160.00'
Pool Decking:	1,568.22'
New Impervious:	2,868.22'
Existing Impervious:	4,178.97'
Total Impervious:	7,047.19'
New Lot Coverage:	32.16%

POOL DIMENSIONS:	
Length:	36'-0"
Width:	18'-0" to 28'-0"
Depth:	3'-6" to 4'-6" to 6'-6"
Perimeter Feet:	128'-0"
Square Feet:	908 Sq.Ft.
Gallons:	23,592 Gals.
Turnover Rate:	3 Hrs. 28 Mins. @ 120 gpm
SPA DIMENSIONS:	
Size:	8' x 8' Interior
Square Feet:	64 Sq.Ft.
REINFORCEMENT:	
Steel C x C:	12 Inch O/C
Rebar Size:	#3 (3/8") - #4 (1/2") Grade 40
MATERIALS:	
Coping:	12" Irregular Flagstone
Tile:	Std. 6"x6" Frost-Proof Waterline
Interior:	Pebble Finish



POOL DESIGN/CONSTRUCTION APPLIES TO ALL APPLICABLE ISPSC 2018 & 2021 INTERNATIONAL POOL & SPA CODES

SCOPE OF WORK:  
BUILD NEW IN-GROUND SHOTCRETE SWIMMING POOL AND SPA 28' x 36' (908 Sq.Ft.) w/ POOL EQUIPMENT, POOL DECKING, AND RECESSED FIRE-PIT

SITE PLAN DEVELOPED OFF OF OWNER'S MOST RECENT SURVEY

**ZONING:**  
PROPERTY IS ZONED RS-100 (CITY OF SUGAR HILL)  
**BUILDING SETBACKS**  
FRONT: 35.0'  
SIDE: 10.0'  
REAR: 30.0'  
MAX. LOT COVERAGE: 40%  
MAX. BUILDING HEIGHT: 35'

**ISPSC SECTION 305.4**  
WHERE A WALL OF A DWELLING OR STRUCTURE SERVES AS PART OF THE BARRIER, DOORS AND OPERABLE WINDOWS WITH A SILL HEIGHT OF LESS THAN 48 INCHES THAT PROVIDE DIRECT ACCESS TO THE AQUATIC VESSEL THROUGH THE WALL SHALL BE EQUIPPED WITH ONE OR MORE OF THE FOLLOWING: 1. AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR, OR ITS SCREEN OR WINDOW, IS OPENED. THE ALARM SHALL BE LISTED AND LABELED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017. IN DWELLINGS OR STRUCTURES NOT REQUIRED TO BE ACCESSIBLE UNITS, TYPE-A UNITS OR TYPE-B UNITS, THE DEACTIVATION SWITCH SHALL BE LOCATED 54 INCHES OR MORE ABOVE THE THRESHOLD OF THE DOOR. IN DWELLINGS OR STRUCTURES REQUIRED TO BE ACCESSIBLE UNITS, TYPE A UNITS OR TYPE B UNITS, THE DEACTIVATION SWITCH SHALL BE LOCATED NOT GREATER THAN 54 INCHES AND NOT LESS THAN 48 INCHES ABOVE THE THRESHOLD OF THE DOOR.

NOTE: Concrete Wash Out Shall be Minimal and Contained in Designated Washout Area and Disposed of Off Site. Drum Washout is Not Permitted On Site.

**HOMEOWNERS**  
MIGUEL & CATHY GOMEZ  
4934 HANNAH ST.  
SUGAR HILL, GA 30518  
M:  
C:

**CONTRACTOR**  
A+ POOLS & OUTDOOR LIVING, LLC.  
435 ROBINS WAY.  
AUBURN, GA 30011  
C: 678-878-7312

**24 HR. CONTACT**  
ALEX BONILLA  
C: 678-878-7312

**CONSTRUCTION SET**  
**RELEASED FOR CONSTRUCTION**

**GOMEZ RESIDENCE**  
4934 HANNAH ST.  
SUGAR HILL, GA 30518  
7<sup>TH</sup> DISTRICT  
CITY OF SUGAR HILL  
GWINNETT COUNTY,  
LAND LOT #291  
PARCEL ID:  
7291 007

**SP-1**  
POOL SITE PLAN  
DATE: 04 - 07 - 2025  
24" X 36" ARCH D - 20' SCALE