

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

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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 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.
  - o 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.
  - o 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.

Layout Page Table			
Label	Title	Description	Comments
Cover	Cover Sheet		
	Site Plan		
	Floorplans		
	ADU Floorplan		
	Framing First Floor		
	Framing Second Floor		
	Framing ADU		
	Framing Roof		
	Elevations		
	Doors and Windows		
	Electrical		

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



DRAWINGS PROVIDED BY:  
**Ty Rosales**  
678-472-4994  
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

LEGEND

- P.O.B. POINT OF BEGINNING  
P.O.R. POINT OF REFERENCE  
O.H.P. OVERHEAD POWER LINE  
P.P. POWER POLE  
L.L.L. LAND LOT LINE  
I.P.F. 1/2" IRON PIN FOUND  
I.P.S. 1/2" IRON PIN SET  
OTF OPEN TOP FOUND  
T.L.P. TRAFFIC LIGHT POLE  
C.L. CENTER LINE  
⊗ LOT NUMBER  
W.M. WATER METER  
GUY WIRE  
E/B ELECTRIC BOX  
T/B TELEPHONE BOX  
C/B CABLE BOX  
G.M. GAS METER  
CTF CRIMP TOP FOUND  
TLP TRAFFIC LIGHT POLE  
AIF ANGLE IRON FOUND

SURVEYORS NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON ADDITIONAL BURIED UTILITIES MAY BE EN COUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.
7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUNG AUTHORITY, CITY, OR COUNTY.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	99.95	1078.15	N43°41'42"W	99.91
C2	101.65	1081.27	N38°45'44"W	101.61

INSTRUMENT USED:

GEOMAX ZOOM 90 ROBOTIC TOTAL STATION  
PB: 00151 PG. 00085

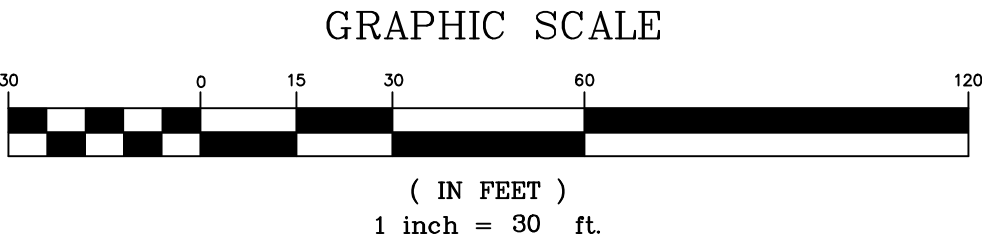
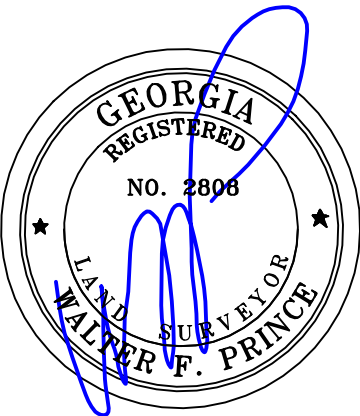
NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06"PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN  
1: 176,284 FEET

SURVEYOR'S CERTIFICATE

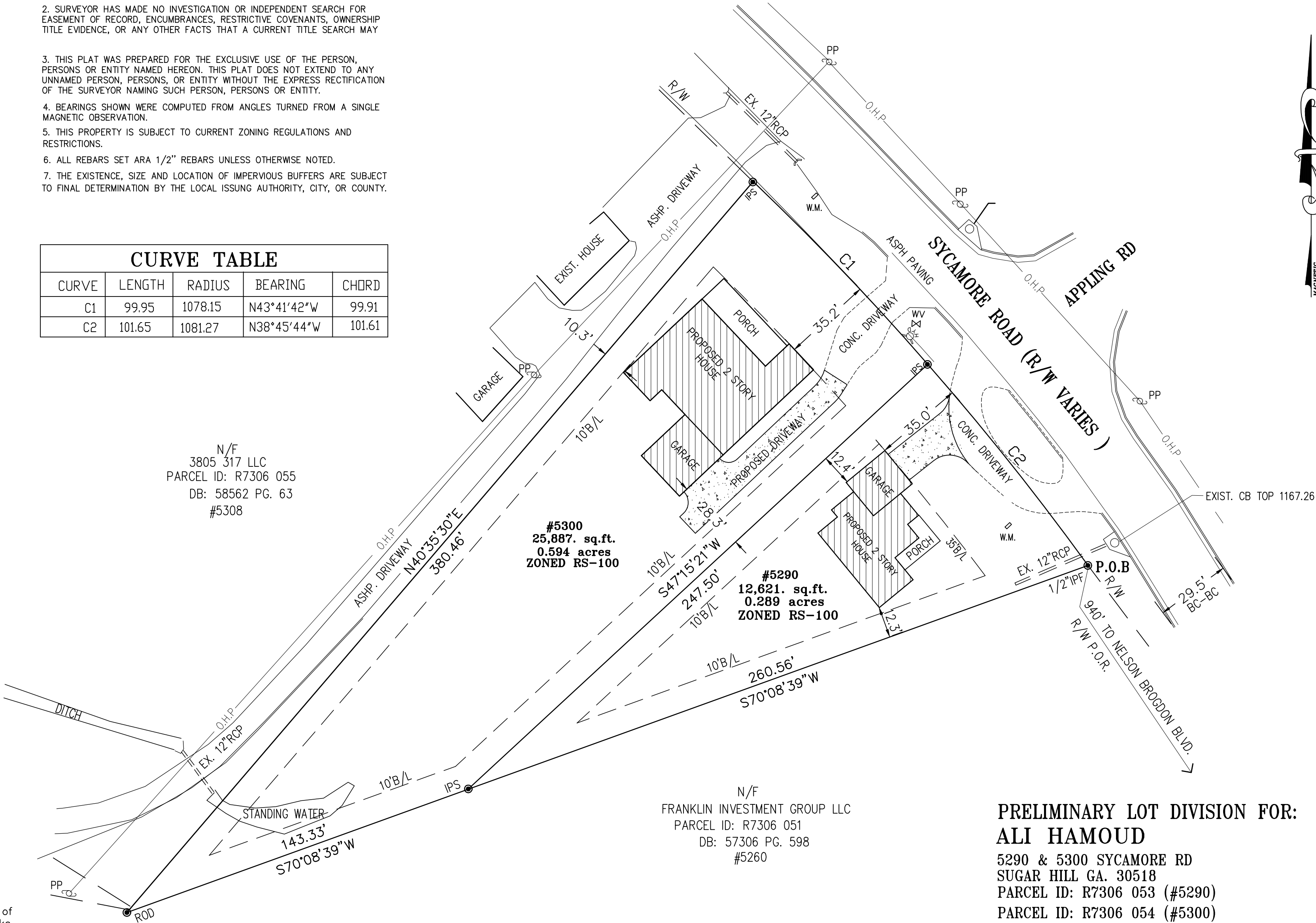
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

WALTER F. PRINCE Georgia RLS No. 2808 Date 6/7/25



FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL #13135C0014G DATE 3/4/2013



PRELIMINARY LOT DIVISION FOR:  
ALI HAMOUD

5290 & 5300 SYCAMORE RD  
SUGAR HILL GA. 30518  
PARCEL ID: R7306 053 (#5290)  
PARCEL ID: R7306 054 (#5300)  
LAND LOT: 306 7th DISTRICT  
GWINNETT COUNTY, GEORGIA  
DATE: PRELIMINARY LOT PLAT JUNE 6, 2025

HURD PRINCE & ASSOCIATES, INC.

\*Consulting Planners & Surveyors\*  
110 MLK SR HERITAGE TRAIL  
STOCKBRIDGE, GEORGIA 30281-3424  
Phone (678)-593--5054 CELL (404) 372-7304



Elevations



FRONT



LEFT



BACK



RIGHT



DRAWINGS PROVIDED BY:  
**Ty Rosales**  
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**AJ Alboumeh Investment LLC**  
678-925-9666  
5300 Sycamore Road  
Sugar Hill GA 30518

Elevations

DATE:  
2/21/2025

SCALE:

SHEET:  
**A-9**