

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

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?*

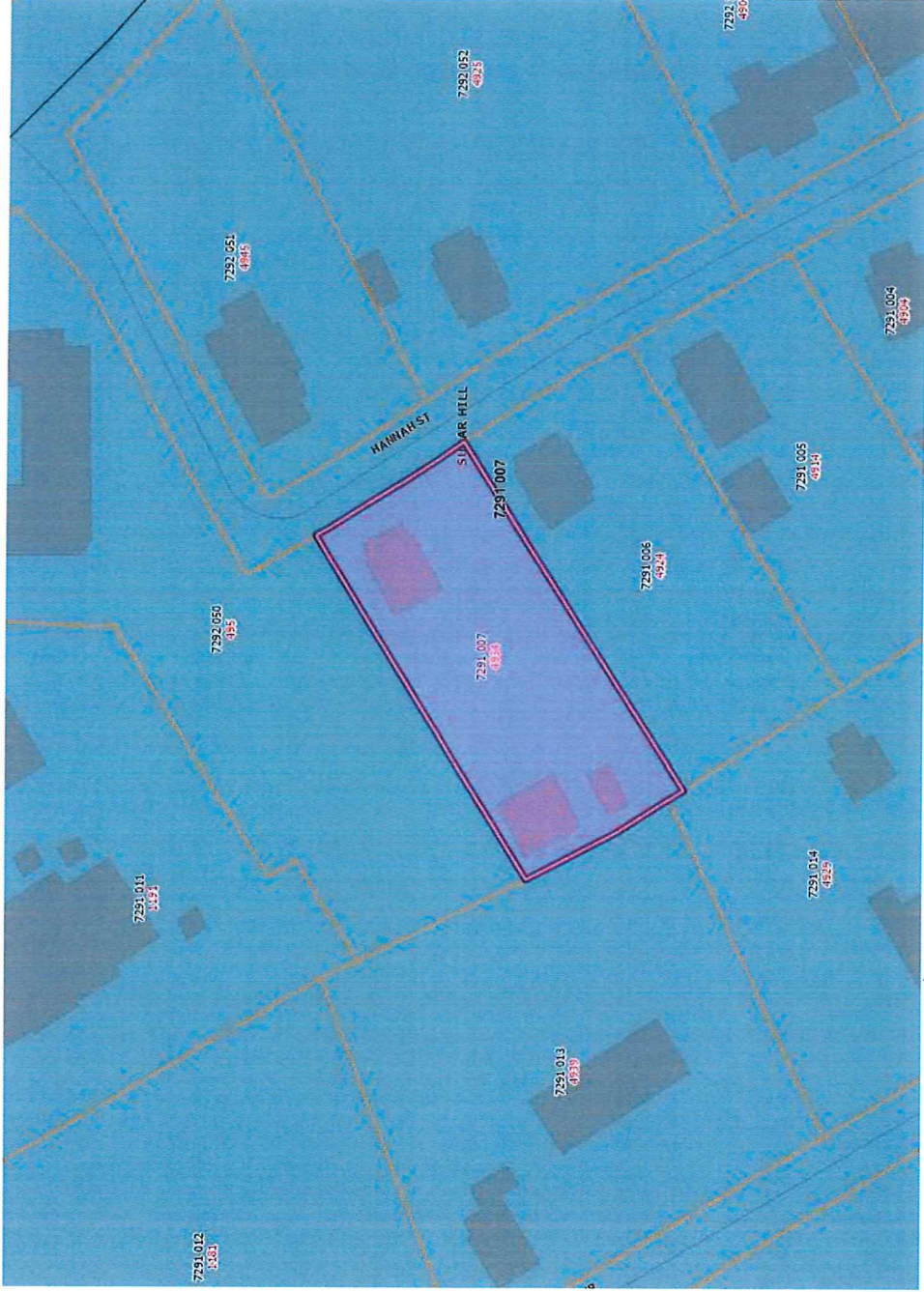
- a. *Character foreign to the area.*
- b. *Arresting and spectacular effects.*
- c. *Violent contrasts of material or color, or intense or lurid colors.*
- d. *A multiplicity or incongruity of details resulting in a restless and disturbing appearance.*
- e. *The absence of unity and coherence in composition 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**

DRB-CBD 25-001
Saul Bonilla
Design Review Approval RS-100/CBD
LOCATION MAP



DRB-CBD 25-001
Saul Bonilla
Design Review Approval RS-100/CBD
ADJACENT ZONINGS



