

URBAN DESIGN COMMISSION

Minutes - Final



Derek Norton, Chairperson/Mayor
Kevin Drawe, Vice Chairperson
Heather Bacon, Secretary
Ron Davis
Jim Dueller
Tarun Ganeriwal
Kimberly Gangemi
Jason Saliba
Greg Teague
Chuck Young

A. Max Bacon City Hall
HR Training Room
2800 King Street SE
Smyrna, GA 30080

City Attorney Scott Cochran
City Administrator Joseph Bennett
City Clerk Heather K. Peacon-Corn

July 23, 2024
12:00 PM

1. Roll Call

Present: 8 – Mayor Derek Norton, Kevin Drawe, Heather Bacon, Ron Davis, Jim Dueller, Kimberly Gangemi, Jason Saliba, Chuck Young

Also Present: 1 – Scott Cochran

Absent: 2 – Tarun Ganeriwal, Greg Teague

Staff: 8 – Joe Bennett, Caitlin Crowe, Richard Garland, Russell Martin, Heather Peacon-Corn, Joey Staubes, Christy Ullman, Andrea Worthy

2. Call to Order

Mayor Derek Norton called to order the July 23, 2024 Urban Design Commission Meeting held at A. Max Bacon City Hall in the HR Training Room at 12:11 PM.

3. Chairperson Instruction and Comment

4. Formal Business

- A. 2024-217** Review/Approval of landscaping and parking facility plan for 1055 Windy Hill Rd – Taco T
Ward 3 Councilmember – Travis Lindley

Joey Staubes, Planner II, provided the following background:

- Taco T is adding a new parking lot.
- It is currently a vacant lot
- They will repave, curb, and gutter it
- No variances
- The access drive provides access to the traffic light

Commission Member Jason Saliba made a motion to approve item 2024-217; seconded by Commission Member Kevin Drawe.

The motion to approve carried with the following vote:

Aye: 7 – Commission Member Drawe, Commission Member Bacon,
Commission Member Davis, Commission Member Duelmer,
Commission Member Gangemi, Commission Member Saliba,
Commission Member Young
Nay: 0 – None
Absent: 2 – Commission Member Ganeriwal, Commission Member Teague

B. 2024-218 Review/Approval of revisions to architectural renderings at 2699 Atlanta Road – Stillfire Brewing
Ward 3 Councilmember – Travis Lindley

Commission Member Jim Duelmer made a motion to approve item 2024-218; seconded by Commission Member Jason Saliba.

The motion to approve carried with the following vote:

Aye: 7 – Commission Member Drawe, Commission Member Bacon,
Commission Member Davis, Commission Member Duelmer,
Commission Member Gangemi, Commission Member Saliba,
Commission Member Young
Nay: 0 – None
Absent: 2 – Commission Member Ganeriwal, Commission Member Teague

Stillfire Brewery representatives discussed the following:

- They desire this building to be beautiful and be part of the surroundings
- They desire to have color, vegetation, expand the depth
- There is an out-building for pizza in the future
- This version is approximately 30% smaller with a reduction in height and square footage
- They desire their building to be a “gateway” to not only represent their brand but the brand of the city as well
- Exterior materials: brick, fiber cement wood-look panels, black painted steel, cast stone banding, glass, faux ivy
- Hoping to begin late September or early October

Russell Martin, Community Development Director, presented the following information and background:

Stillfire Brewing submitted preliminary designs to the Urban Design Commission (UDC) in August of 2022. The designs were reviewed and approved by the UDC on August 31, 2022. Stillfire Brewing then began the formal architectural and engineering design work for permitting. Stillfire made some changes to the architecture of the building that required re-review and approval by the UDC. The redesigned building elevations were presented to the UDC at the September 21, 2023 meeting. The UDC approved the proposed changes and subsequent variances.

Stillfire Brewing is in the process of completing their civil and architectural plans for permitting. Stillfire is proposing changes to the building elevations approved in September 2023. The overall height, building orientation, and scale of the building are consistent with

the previously approved plans. The building is divided into two uses with the retail component on the south end of the building and the manufacturing component on the north end of the building. Below are the described differences between the new proposed plan and the currently approved plan:

- **Building Orientation** – The building orientation in the new plan remains unchanged from the currently approved plans. The front retail portion of the building will be oriented towards the new city park at King Street, Village Green Circle and Atlanta Road. The manufacturing portion of the building will be oriented towards King Street, Powder Springs Street and Atlanta Road.
- **Building Floor Area** – The building floor area in the new plan is smaller than the currently approved plan. The currently approved plan had building dimensions of 200' in length by 94' in width. The proposed new building dimensions are 187' in length and 78' in width.
- **Building Footprint** – The footprint of the proposed building has changed with respect to articulation and setbacks on the east and west sides of the building. The currently approved plan broke the building into smaller sections with the retail or manufacturing sections being either located closer to or setback from the road depending on the side of the building you're viewing from. The new proposed building will be in a rectilinear form with no articulations or setbacks for the long sides of the building.
- **Building Height** – The proposed height of the new building appears to be the same as the currently approved plans.
- **Roof** - The currently approved plans show the retail area maintaining a pitched roof with the manufacturing area having a flat roof. The new proposed plans reflect both sections of the building being under one pitched roof. The new proposed roof pitch is 4:12. The Urban Design District requires a minimum pitch of 6:12 for sloped roofs.
- **Outdoor Seating Areas** – The outdoor seating area is very similar in both plans with little to no change. **South Building Elevation (Facing the Park and Village Green Circle)** – The new proposed plan maintains the same general feel and appearance of the currently approved plans with some changes to the façade materials and the elimination of the roof structure extending from the principal building to the small restaurant building. The changes in the façade materials include a reduction in the amount of glass, the addition of brick, and the changing of the wood slats to a cement fiber paneling system with a wood appearance.
- **East Building Elevation (Facing Atlanta Road)** – The new proposed plan reflects one solid building with one roof type. The new plan eliminates the building articulations and varying roof types that broke up the building into smaller components in the currently approved plan. In addition, the new plan eliminates the fenestration around the stairwell and reduces the building facade material to metal siding and cement fiber paneling. The currently approved plans reflect glass, CMU, wood slats and metal siding. The applicant is proposing some vegetation on a section of the building to break up the façade and soften the wall. The new proposed plan still maintains a trellis over the outdoor seating area between the building and the smaller restaurant space.
- **North Building Elevation (Facing Powder Springs Street)** – The new proposed plan reflects an all metal siding façade with a brick water table. The new plan changes the roof to a pitched roof as opposed to a flat roof from the currently approved plan. The proposed elevation is still planned to have a large mural on the upper half of the building. The new proposed plan eliminates the wood slats and windows from the previously approved elevations.
- **Loading Dock Area (Facing Powder Springs Street)** – The new proposed plan will maintain a dumpster enclosure and landscape screening around the perimeter of

the loading dock. The silos are proposed to be relocated to the west side of the building.

- West Building Elevations (Facing King Street) - The new proposed plan maintains the metal siding for the manufacturing portion of the building and cement fiber paneling system (wood appearance) for the retail portion of the building around the food truck court. The new proposed plan reconfigures the windows from narrower vertical windows to shorter wider windows. In addition, the silos are proposed to be relocated from the rear of the building to the side and are proposed to have murals.

The proposed plans require a variance from the UDC for the following code sections of Appendix E – Urban Design District:

- Sec. 2.11.2(a) Discontinuous building massing for large buildings: Buildings shall reduce their perceived height and bulk by dividing the building mass into smaller scale components. Building walls exceeding 100 continuous horizontal linear feet shall utilize offsets, such as projections, recesses, and changes in floor level. (New Variance)
- Sec. 2.15.2(e) Loading areas shall not face any public street. (Previously granted variance) Sec. 2.15.2(f) Loading dock entrances for non-residential uses shall be screened so that loading docks and related activity are not visible from the public right-of-way. (Previously granted variance)
- Sec. 2.21.2 (a) Materials such as imitation brick or stone, rough textured wood siding, aggregate, concrete block, and metal siding are prohibited in the DD District. (Previously granted variance)
- Sec. 2.21.2 (b) Traditional materials such as brick, terra cotta, stucco, and smooth finished stone such as marble, granite, or sand stone shall be used. Four-sided design is required and discontinuity of building materials is prohibited. (Previously granted variance)
- Sec. 2.21.2 (c) In addition to the use of glass for the fenestration requirements of this district, all exterior walls and facades shall be required to use a minimum of two of the following elements: brick, glass, wood, stucco, or stone. No single element shall constitute greater than 80 percent of the total of the elements used. (Previously granted variance)
- Sec. 2.22.2(b) Roof pitches shall range from 6:12 to 10:12. (New Variance)
- Sec. 2.22.2(e) Variation in building rooflines for large buildings: Variation in the roofline of buildings and offsets in pitched roofs and gables shall be required. Parapets in building masses exceeding 100 continuous linear feet shall be varied in height and projection and shall use decorative elements such as crown moldings, dental, brick soldier courses, or similar detail. (Variance granted for 1st approval, not needed for 2 nd approval, but needed for this approval.)
- Sec. 2.24.2 (a) Each building elevation shall be fully designed and consistent with the building's primary façade. Discontinuity of building materials or architectural design elements is prohibited. (Previously granted variance)
- Sec. 2.24.2 (b) First floors and street level floors fronting a street or sidewalk shall not have blank walls. (Previously granted variance)
- Sec. 2.24.2 (c) First floor building walls shall have window and door openings of at least 50 percent of its length or one of the other options described below. (1) Works of art, fountains and pools, street furniture, landscaping and garden areas, architecturally articulated facades and display areas may also be considered in meeting this requirement. (Previously granted variance)
- Sec. 2.24.2 (d) The length of façade without intervening fenestration or entryway shall not exceed 20 feet. (Previously granted variance)

- Sec. 2-25.4 (f) Fenestration shall be provided for a minimum of 75 percent of the length of all street frontages. (Previously granted variance)

Design review is required for all new construction within the Downtown Design District. The proposed façade elevations meet some of the design requirements but will require variances from the UDC. The Urban Design Commission may grant design exceptions if a proposed project is a unique and exceptional design concept that architecturally enhances the downtown area.

The Urban Design Commission should consider the following items as conditions of approval when considering the requested changes:

1. The proposed murals shall be painted using high quality and long-lasting materials. In addition, the applicant shall provide an agreement to the regular maintenance of the murals to keep them in good condition free of fading, chipping or peeling of paint.
2. A 6' tall brick screening wall with landscaping shall be provided around the loading dock to block visibility from Atlanta Road and Powder Springs Street.

Discussion took place about an emergency egress, ADA compliance, and artificial turf vs. natural turf. Mayor Norton stated that though there may be a couple variance here on this project, this is in no way a precedent set for anything that will be done on the nine acres of the church property.

5. Approval of Minutes

A. **MIN2024-085** Approval of the April 24, 2024 Urban Design Commission (UDC) Meeting Minutes

Commission Member Jason Saliba made a motion to approve item MIN2024-085; seconded by Commission Member Chuck Young.

The motion to approve carried with the following vote:

Aye: 7 – Commission Member Drawe, Commission Member Bacon,
Commission Member Davis, Commission Member Duelder,
Commission Member Gangemi, Commission Member Saliba,
Commission Member Young
Nay: 0 – None
Recuse: 0 – None

6. Other Business / Staff Comment

7. Adjournment

Mayor Derek Norton adjourned the July 23, 2024 Urban Design Commission Meeting at 12:51 PM.

Facilities are provided throughout City Hall for the convenience of persons with disabilities.

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN O.C.G.A. 50-14-3:
The City of Smyrna website – www.smyrnaga.gov
City Hall, 2800 King Street SE, Notice Boards