

URBAN DESIGN COMMISSION

Minutes - Final



Derek Norton, Chairperson/Mayor
Kevin Drawe, Vice Chairperson
Heather Bacon, Secretary
Dianne Rasin, Asst. Secretary
Ron Davis
Jim Duelmer
Kimberly Gangemi
Jason Saliba
Greg Teague
Chuck Young

Smyrna Community Center
Magnolia Room
1250 Powder Springs Street SE
Smyrna, GA 30080

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

November 17, 2023
12:00 PM

1. Roll Call

Present: 9 – Mayor Derek Norton, Kevin Drawe, Heather Bacon, Dianne Rasin, Ron Davis, Jim Duelmer, Kimberly Gangemi, Greg Teague, and Chuck Young

Also Present: 1 – Tom Cauthorn

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

Absent: 1 – Jason Saliba

2. Call to Order

Mayor Derek Norton called to order the November 17, 2023 Urban Design Commission (UDC) meeting held at A. Max Bacon City Hall in the Administration Conference Room at 12:18 PM.

3. Chairperson Instruction and Comment

4. Formal Business

A. **2023-203** Review/Approval of proposed development at 0, 2934 & 2950 Atlanta Rd – Tanalta LLC.

Joe Knight, Tanalta LLC, came forward to discuss the parcels on Atlanta Rd. known as the former Ken's Corner Grill and Scott Cochran's law firm properties. The proposal is comprised of a mixed-use project with ground floor retail and 24 loft units. They hope for a restaurant or coffee shop. Mr. Knight spoke about the types of businesses that are required to get the financing they need. He also spoke about the materials that will be used for the exterior so that it matches well with the downtown area with brick and fiber cement panels. There will be a parking deck in the rear wrapped in brick. They have removed the balconies from the front of the building because there was concern that the balconies would provide residents an opportunity to store trash or fly flags that may be offensive. The balconies will remain on the sides.

Russell Martin, Community Development Director, stated that this had come before the UDC previously and was set to go before Mayor and Council. The Urban Design Commission recommended approval at the December 12, 2022, meeting with a condition to review the project before issuance of the building permit. During the December 12, 2022 meeting the Urban Design Commission recommended the applicant incorporate placemaking elements and murals to the project similar to the brewery. Community Development staff also recommended the use of additional brick materials to the elevations to minimize the usage of fiber cement panels.

Discussion took place about future art opportunities, how those decisions would be made, the consistency with other art projects as part of the ARTery. Concern was expressed about placing a large piece of art on a residential building.

Commission Member Jim Duelmer made a motion to approve item 2023-203, the proposed development at 0, 2934 & 2950 Atlanta Rd by applicant Tanalta LLC; seconded by Commission Member Ron Davis.

The motion to approve carried with the following vote:

Aye: 8 – Commission Member Drawe, Commission Member Bacon, Commission Member Davis, Commission Member Duelmer, Commission Member Gangemi, Commission Member Rasin, Commission Member Teague, and Commission Member Young
Nay: 0 – None
Absent: 1 – Commission Member Saliba

5. Approval of Minutes

A. MIN2023-112 Approval of the September 21, 2023 Urban Design Commission Meeting Minutes.

Commission Member Greg Teague made a motion to approve item MIN2023-112, the September 21, 2023 Urban Design Commission meeting minutes; seconded by Commission Member Chuck Young.

The motion to approve carried with the following vote:

Aye: 8 – Commission Member Drawe, Commission Member Bacon, Commission Member Davis, Commission Member Duelmer, Commission Member Gangemi, Commission Member Rasin, Commission Member Teague, and Commission member Young
Nay: 0 – None
Absent: 1 – Commission Member Saliba

6. Other Business / Staff Comment

7. Adjournment

Mayor Derek Norton adjourned the November 17, 2023 Urban Design Commission meeting at 12:32 PM.