

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

A Max Bacon City Hall
Administration Conference Room
2800 King Street SE
Smyrna, GA 30080

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

August 23, 2023
12:00 PM

1. Roll Call

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

Also Present: 2 – Jeffrey Tucker and Councilmember Susan Wilkinson

Staff: 6 – Joe Bennett, Caitlin Crowe, Russell Martin, Joey Staubes, and Andrea Worthy

Absent: 1 – Dianne Rasin

2. Call to Order

Mayor Derek Norton called to order the August 23, 2023 Urban Design Commission (UDC) meeting held at A. Max Bacon City Hall in the Administration Conference Room at 12:09 PM.

3. Chairperson Instruction and Comment

4. Formal Business

A. 2023-155 Review / Approval of proposed site plan and building elevations for development at 2874 King Street

The applicants, Morgan Villar and Dr. Brandon Villar of Smyrna Family Dentistry, were present. Aaron Albrecht and Taylor Marshall of Lord Aeck Sargent, the architecture and design firm, were also present.

Russell Martin, Community Development Director, presented the following:

- Location: 2874 King Street
- 0.61 Acres
- Ward 3
- Proposed Use: Three-story building with retail, restaurant, or office uses

- Existing Zoning: GC
- Existing Future Land Use: Mixed Use
- Adjoining Contiguous Land Use:
 - North – Public/Institutional
 - East – Mixed Use & Public/Institutional
 - South – Public/Institutional
 - West – Public/Institutional

Mr. Albrecht explained that they took steps to consider the location, the buildings, and the Smyrna Market Village and proposed design elements that blended with the surrounding area. Mrs. Villar added that though they will not be pursuing LEED certification, they will be using LEED principles for both the exterior and interior of the building. Mr. Albrecht mentioned some interior features that will be sustainable and follow LEED principles are the rubber floors and a forest-free wood. Part of sustainability includes keeping the current building and providing it with green upgrades.

Mr. Martin continued:

The proposed site plan and the proposed façade elevations meet all of the standards, requirements, guidelines, and intent of the Site Design and Architectural Design requirements for new construction projects in the Downtown Design District.

Additionally, the proposed site plan and façade elevations do not require any rezoning or variances.

Community Development recommends **approval** of the proposed development.

Discussion took place regarding the cost to build and offsetting the cost of the build. Mrs. Villar stated that through their commercial real estate agency and based on the design, location, and sustainability of the building, they suggested renting at \$42/sq. ft. When asked if they have renters lined up, Mrs. Villar stated that they have had conversations already with several different groups. She expressed that they have a very specific vision for what they want in the building and how they want it run, but they realize they have to balance that with what is realistic.

Discussion took place regarding whether or not 15 parking spaces is enough for the building, especially considering a restaurant would be going in. Mr. Martin stated that the ordinance requires one space per 10,000 sq. ft., so they meet that requirement, and he further stated that the city parking behind the building is only utilized by city employees. Mayor Norton also suggested that people would be parking at the Market Village and walking, and should the church deal go through, a long-term solution is possible with parking there as well.

Commission Member Chuck Young made a motion to approve item 2023-155, the proposed site plan and building elevations for development at 2874 King Street; seconded by Commission Member Jim Duelmer.

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 Saliba, Commission Member Teague, and Commission Member Young
- Nay:** 0 – None
- Absent:** 1 – Commission Member Rasin

- B. **2023-156** Review / Approval of proposed site plan and building elevations for 920 Windy Hill Road
(this request will be tabled by the applicant indefinitely)

5. Approval of Minutes

- A. **MIN2023-079** Approval of the December 12, 2022 Urban Design Commission Meeting Minutes

Commission Member Davis made a motion to approve item MIN2023-079, the December 12, 2022 Urban Design Commission meeting minutes; seconded by Commission Member Teague.

The motion to approve carried with the following vote:

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

6. Other Business / Staff Comment

7. Adjournment

Mayor Derek Norton adjourned the August 23, 2023 Urban Design Commission meeting at 12:43 PM and added that the next meeting will be in September to go over changes to the proposed Stillfire Brewing building and to Scott Cochran's building.

Facilities are provided throughout City Hall for 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