



AGENDA
DESIGN REVIEW BOARD
TUESDAY, OCTOBER 5, 2010
WORK SESSION 5:30
HEARING 6:00

- 1) Call to order and Pledge
- 2) Introduction of Board Members
- 3) Approval of September action minutes
- 4) **Demo permit review:** Karen Drewery; 14470 Thompson Road
 - Demo of a single family house
- 5) **Building permit review:** Construction trailer for new Fulton County High School; Tyler Self, Evergreen Construction; 2845 Bethany Bend
 - Construction trailer
- 6) **Courtesy variance review:** V10-010; Randy & Kelly Bacon; 705 Quarterpath Lane
 - Request to allow a fire pit to be located in the minimum side yard (Article 64.77.2.b.2)
- 7) **Courtesy variance review:** V10-011; Lou Badr; 125 Roxbury Row
 - To allow a house to encroach into the 25' minim side yard (Article 64.416.c.1)
- 8) **Courtesy variance review:** V10-012; David McLaughlin, Habitat for Humanity; Open space, Genesis Way
 - To allow a half basketball/recreation court and play set to be located less than 100 feet from the adjoining property line. (Article 64-1602.b.3.b)
- 9) **Courtesy variance review:** V10-013; Doug and Janice Edman; 13610 Hopewell Road
 - To allow encroachment in to the 50' stream buffer (Article 20-568.16)
- 10) **Courtesy building review:** Paw Patch vet clinic; Abri Design Studio, Inc., Paul Girardeau; Crabapple Road
 - Review of proposed building
- 11) **Courtesy building review:** Watercolors/Transitions residences/community center/school for students with Autism; Rick Swanson; 12800 Deerfield Parkway
 - Review of proposed buildings
- 12) **Courtesy rezoning review** RZ-05/U10-01/VC10-03, Watercolors/Transitions residences/community center/school for students with autism; Alpharetta Land Partners, Les Brown; 12800 Deerfield Parkway
 - To rezone from C-1 (Community Business) and O-I (Office-Institutional) to C-1 (Community Business) with a Use Permit to construct a Special School for a transitions vocational school for students with autism and an assisted living facility for autistic adults. The applicant is also requesting a concurrent variance to:

1. Allow the exterior wall materials of all non-residential buildings and townhouse, duplex and multifamily buildings to consist of a minimum of 40 percent in lieu of 75 percent (per vertical wall plane) of the following : brick or natural stone (Section 64-1095(p)) for the assisted living facility,
2. Allow accent building materials for all non-residential buildings and also townhouse, duplex and multifamily units to be limited to a maximum of 60 percent in lieu of 25 percent brick, tile, non-reflective glass, natural stone and weathered, polished or fluted face, with fluted, split-face, or broken face finish, Portland cement plaster and lath systems, architectural (either precast or tilt-up) concrete (fluted or with exposed finish) or Hardi-Plank (Section 64-1095(q)) for the assisted living facility.

13) **Courtesy use permit review:** U10-02/ VC10-02; Frank Schaffer, The Landscape Group, Inc.; 13120 Arnold Mill Road

- Use Permit for a Landscaping Business (Sec 64-1820) and a 4-part concurrent variance in the existing buildings:
 1. To reduce a portion of the 50-foot buffer and 10-foot improvement setback to 0 feet (Sec 64-1141(3)a),
 2. To reduce a portion of 50-foot buffer and 10-foot improvement setback to a 30-foot undisturbed buffer with a 10-foot improvement setback (Sec 64-1141(3)a),
 - o To reduce the 50-foot building setback to a 44.09-foot setback for the warehouse along the east property line (Sec 64-1820(b)3),
 - o To reduce the 50-foot building setback to a 47.58-foot setback for the warehouse and a 28.25-foot setback for the steps to the office deck (Sec 74-1820(b)3).

14) **Courtesy building review:** Global Payments Data Center; Croft& Associates, Jim Croft; 12700 Deerfield Parkway

- Review of proposed building

15) Other business

16) Adjournment