



**ACTION REPORT  
DESIGN REVIEW BOARD  
TUESDAY, OCTOBER 5, 2010  
HEARING 6:00**

- 1) Call to order and Pledge
- 2) Introduction of Board Members

**Members present:** *Vince Pisano, Terry Herr, Kathi Cook, Mark Mekes, Jim Brown, Bruce Smitheron*

- 3) Approval of September action minutes
  - *Motion to approve: Kathi Cook*
  - *2<sup>nd</sup>: Mark Mekes*
  - *Vote: 6-0, Motion **Approved***
- 4) **Demo permit review:** *Karen Drewery; 14470 Thompson Road*
  - *Demo of a single family house*
    - *Motion to approve with conditions: Kathi Cook*
      - *Condition(s): No specimen trees shall be impacted*
    - *2<sup>nd</sup>: Vince Pisano*
    - *Vote: 6-0, Motion **Approved***
- 5) **Building permit review:** *Construction trailer for new Fulton County High School; Tyler Self, Evergreen Construction; 2845 Bethany Bend*
  - *Construction trailer*
    - *Motion to approve with conditions: Kathi Cook*
      - *Condition(s): Install skirting around bottom of trailer*
    - *2<sup>nd</sup>: Mark Mekes*
    - *Vote: 6-0, Motion **Approved***
- 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)*
    - *Need some clarification: Fire pit vs. fireplace; Why is this before us?*
    - *Petition may not meet variance considerations; caused hardship themselves; however, does not adversely affect existing uses.*
    - *Suggested obtaining letter of support from adjacent neighbor.*
- 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)*
    - *House already built.*
    - *Add evergreen screen, if permitted, to plant in draining easement*

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)
- *Approve design as is; don't flip-flop.*
- *Consider adding a fence at swing area and security lighting.*
- *This will be a nice addition to the neighborhood.*

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)
- *Deferred until next meeting, per applicant.*

10) **Courtesy building review:** Paw Patch vet clinic; Abri Design Studio, Inc., Paul Girardeau; Crabapple Road

- Review of proposed building
- *This is a pedestrian area; the design should celebrate the corner;*
- *Building's connection to streetscape needs to be more obvious;*
- *Building should be residential in design; see nearby (Wieland) buildings—pick up columns, metal roof, etc.;*
- *Promote the rural, farmhouse aesthetic;*
- *Rotate building (back) around 180 degrees to address both streets;*
- *Need more fenestration along Crabapple and Itaska;*
- *No fake storefronts/facades;*
- *Move dumpster away from street;*
- *No fencing other than approved in Crabapple Overlay*

11) **Courtesy building review:** Watercolors/Transitions residences/community center/school for students with Autism; Rick Swanson; 12800 Deerfield Parkway

- Review of proposed buildings

**Comments:**

- *Original design (with colors) more pleasant than beige building option; Board approves of the use of darker colors, subject to final submittal.*
- *Appropriate for craftsman style.*
- *Colors help with way finding; identification for the residents.*
- *Concept covered in brick or stone or highway 9 colors would be oppressive; Moorish.*
- *Off-white shingles or stucco would create a sterile, more modern look; Building would lose its connection to the residential vernacular.*
- *Likes water table; lighter material helps break up mass; building seems lighter.*
- *Break up façade with more brick/stone; can get closer to the required 75%. Run masonry up middle pop-up to eaves; review the water table for balance.*
- *Masonry balance should be more of a aesthetic consideration than mathematical equation.*
- *The white windows add detail to the building, make colors pop.*
- *Staff should review allowed overlay colors.*

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.

**Comments:**

- *No objections to the rezoning petition; good use for property.*
- *Building footprint for the residential component does not match site plan.*
- *Should be able to meet 75% brick or stone requirement; Add brick/stone to vertical elements, up to ridgeline.*
- *Screen dumpsters.*
- *Show design of greenhouses.*
- *Trees shown as saved should be maintained with adjustments in footprint*

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),
    - 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),
    - 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).

**Comments:**

- *No objections to use permit/hardship is pretty well demonstrated for variances.*

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

- Review of proposed building

**Comments:**

- *Design seems extraordinarily spartan for such a highly visible building. Add variation in depth to the front façade. Need a 4 sided building that matches all the way around.*
- *Didn't like 'unfinished' edge of roof on west (right) face. Add finished parapet.*
- *Questioned whether some of the horizontal elements, i.e. roof over entrance, could actually be built.*
- *Questioned whether chillers/generators/trucks, etc could be seen from the road. Suggested increasing the outer equipment enclosure wall to 12 feet.*
- *Check turning radius in loading dock area.*
- *Add parapets all the way around office area. Parapets should be finished on all sides.*
- *Roof/back side of parapets should not be visible from road.*
- *Apply for variance to further reduce amount of parking or reserve part of the area as green space (per zoning).*

15) Other business--None

16) Adjournment