

ARCHITECTURAL REVIEW BOARD

Meeting Minutes

October 3, 2017 – 7:00 PM

Call to Order (7:21 pm)

Members Present: Andrew Amor, Be’Jai Johnson, Martin Johnson & Lou Alvarado

Members Absent: David Hamilton (Chair), Paige Perkins

City Staff Present: Matthew Dickison, Andrew Russell & Taylor Goldman

1. Prior to approval of the agenda, Lou Alvarado was nominated by Matthew Dickison to be Chair for the October 3, 2017 ARB meeting in absence of a Chair and Vice Chair. Vote passes unanimously.

II. Approval of Agenda: October 3, 2017

Motion made by Andrew Amor to approve the August 1, 2017 meeting agenda with the exception of PZ2017-167, Hennessy Ford Lincoln PUD/DCI. Approval of the meeting agenda was seconded by Be’Jai Johnson. Vote: Unanimous 4-0.

III. Approval of minutes: ARB Meeting – August 1, 2017

Motion made by Be’Jai Johnson to approve the August 1, 2017 meeting minutes. Approval of the previous minutes was seconded by Andrew Amor. Vote: Unanimous 4-0.

IV. Review of Meeting Procedures

- Lou Alvarado gave a brief overview of the ARB meeting procedures.

V. New Business

A) REVIEW APPLICATION PZ2017-170: Planned Unit Development (PUD)/Development of Community Impact (DCI) for a mixed-use development located at 3077, 3081, 2071, 3063, and 3051 Clairmont Rd

1. Andrew Russell gave a brief presentation of the proposed PUD/DCI and Master Signage Plan.
2. Alex Brock presented on behalf of the application.
3. Be’Jai Johnson proposed a question regarding location of the dumpster and trash configuration. Applicant explained the location and flow of traffic for trash pickup.

4. Martin Johnson proposed a question regarding the location and distance between the elevators. The applicant explained that the development will have 3 elevators and their placement which enhances the accessibility to the residents as well as the residents having direct access to their level from the parking deck.
5. Andrew Amor requested more description on the proposed retaining walls and their heights. Applicant explained that the heights are still changing, but they will be proposed as 8'-9'.
6. Be'Jai Johnson proposed a question regarding the proposed fire route. The applicant explained that they have met with the Fire Marshal. Applicant explains that the International Fire Code regulations will be met with current site plan.
7. Be'Jai Johnson asked if the applicant has considered having a traffic signal installed at the primary entrance to the development. Matthew Dickison explained that GDOT will be reviewing these plans and it will be their determination if one is necessary.
8. Be'Jai Johnson asked a question regarding what the pool is going to be screened by. Applicant explained that having pool in the current location is because it is South facing. The pool is also being fenced off from the neighboring property for privacy.
9. Andrew Amor expressed concern with retaining wall that is at the southern end of site. The reason being the appearance of the retaining wall at the corner as well as pedestrian access to the tenants at the top of the retaining wall. The applicant expressed an opportunity to alter the wall in order to relieve ARB's concerns.
10. ARB and Staff discussed the Staff recommendation.
11. ARB made the following recommendation:
 1. Development shall be in substantial conformity with Exhibit A, Plan book for the Bainbridge Companies proposal, dated August 31, 2017, and Exhibit B Master Signage Plan dated August 31, 2107. The Plan Book shall be revised to reflect the elevations presented at the October 3, 2017 ARB Meeting (Attachment 2) and submitted to the Development Department prior to submittal of any permit applications.
 2. Prior to approval of a land disturbance permit, the applicant shall record a Combination Plat approved by the City of Chamblee in DeKalb Superior Court.
 3. The exterior of the building shall include 75 percent brick or stone masonry materials.
 4. A ~~10~~ 5' wide landscape strip, planted to buffer standards, shall be provided along the east property line.
 5. All approvals from state and federal agencies related to the existing stream shall be secured prior to request of a city stream buffer variance.

6. ~~The proposed live-work units shall be removed and replaced with commercial or office uses.~~
7. The retaining wall at the southwest corner of the development shall be terraced or a pedestrian access shall be provided from the public sidewalk to the patio above as approved by the Development Director.
8. A **Variance** is granted from Section 230-14(a)(7) for a retaining wall adjacent to a sidewalk to exceed 2 feet in height.
9. A **Variance** is granted from Section 240-13(a)(5)(a) to not provide a 24 square foot lockable private storage space for each unit.
10. A **Variance** is granted from Section 240-13(a)(5)(e) from the requirement that each unit have a balcony of at least 50 square feet.
11. A **Variance** is granted from Sec. 250-2(a) to allow a reduction in the required parking per dwelling unit in a mixed-use development from 2 spaces to 1.5 spaces and to allow 1 parking spaces per 150 square feet of gross floor area of the total nonresidential component.
12. A **Variance** is granted from Sec. 240-13(a)(6)(a) to allow live-work units to not be owner-occupied;
13. A **Waiver** is granted from Section 340-7(e)(1) for a building three or more stories in height to not be constructed of concrete and steel framing materials.

Staff recommends DENIAL of the following variance and waiver request:

- ~~1. A Variance from Sec. 240-13(a)(6)(a) to allow live-work units to not be owner-occupied;~~
- ~~2. A Waiver from Section 340-7(e)(1) for a building three or more stories in height to not be constructed of concrete and steel framing materials.~~

Motion(s):

Motion was made by Lou Alvarado and properly seconded by Andrew Amor

Vote: Passed Unanimously 4-0

VI. Other Business

VII. Adjournment

1. The meeting was adjourned at 8:41 PM.

Motion was made by Be'Jai Johnson and seconded by Andrew Amor.

Vote: Passed Unanimously 4-0