

- a. Design Review Board Minutes – July 10, 2024

DESIGN REVIEW BOARD
Meeting Minutes
July 10, 2024 – 6:10 P.M.
Chamblee City Hall
5318 Broad Street, Chamblee, GA 30341

Call to Order (6:10 pm)

Members Present: Ashley Pecora, Holly Jeffreys, Joshua Word, and Joanna Gargiula

Members Absent: Christine Simonton and Kate Henry

City Staff Present: John Maximuk, Planning and Development Director, Gabrielle Peters, Deputy Planning and Development Director, and Tiffany Moo-Young, Planner I

I. Approval of minutes: DRB Meeting – June 12, 2024

Motion:

On a motion by Joshua Word, seconded by Holly Jeffreys, the Design Review Board voted to amend and approve the meeting minutes of July 12, 2024.

Vote: Passed, unanimously 4-0.

II. Review of Meeting Procedures

John Maximuk provided an overview of the purpose of the Design Review Board and its meeting procedures.

III. New Business

A) PZ2024-1327 – Chamblee Park

1. Gabrielle Peters provided a summary of the proposed project to make a major DCI Modification to case PZ2020-654 with a concurrent variance and waiver request. The proposed revisions include replacing the two parking structures with surface parking lots, decreasing the number of parking spaces from 411 to 378. Reducing the number of multifamily units from 375 to 300. Replacement of stacked flats with townhomes, decreasing the number of units from 317 to 287. Relocation of the driveway serving the southern multifamily building, and installation of additional retaining walls ranging in height from 2-feet to 10-feet.

When City Council approved zoning case PZ2020-654 on October 19, 2021, a condition of approval stipulated the applicant is required to provide street view renderings detailing the landscaping, sidewalks/multi-use trail, and building facades of the retail/commercial and multi-family uses. The renderings presented relate to the multi-family portion of the project only. Renderings for the retail

portion of the project are to be shared later. Approval from DRB is required for issuance of any building permit issuance.

2. Laurel David provided additional information about the proposed changes to parking, unit reduction, and revised renderings. Craig Gearhart provided further details about the relocated multifamily driveway and rationale for reduced units.

3. Public Comment

No one from the public was in attendance.

4. Board Discussion

The Board asked if there was support from adjacent properties to accommodate connection of the multi-use trail through neighboring properties. The applicant clarified that the multi-use trail is in the right-of-way.

The Board questioned the change of housing type from stacked flats to townhomes. The applicant stated that the increased cost in materials for commercial buildings, especially condos, was cost prohibitive and that the provided townhomes still allow for diverse housing price points. The Board asked if cost was the reason for the reduction of units and parking. The applicant confirmed that cost was a main factor in unit reduction, which as a byproduct affected the needed parking amount.

The Board recommended that the parking setback from the entrance of the northern multifamily building should be increased to reduce the visibility of parking from the sidewalk and road. The applicant stated the intent of the current parking location was to accommodate parking for future residents as that is the location of the leasing office, however the applicant is open to increasing the parking setback and providing additional screening from the road.

The Board expressed concerns about the proposed facades for the multifamily housing and townhomes as the renderings take a significant departure from the original approved plans. The applicant expressed openness to exploring other color combinations of the proposed materials to increase the visual contrast of the building massing.

The Board emphasized the multifamily facades should maintain the intended character of Chamblee Park and breaks in the building massing should be explored, such as the inclusion of parapets to reduce the appearance of a solid rectangular mass. The applicant stated they are open to providing a sampling of roof lines and massing.

The Board recommended the inclusion of public art such as sculptures throughout the project site to increase pedestrian engagement through the site and to build on the character of Chamblee Park.

The Board questioned the dimensions of the proposed townhomes in comparison to the townhomes that are located in other areas of Chamblee Park. The applicant clarified that the new townhomes would be approximately 15-feet wide and would be narrower than the other townhomes to be constructed which would be 20 to 22-feet wide. The Board asked why 15-feet. The applicant stated this would maintain the density similar to the stacked flats.

The Board asked what structure was on the other side of the proposed modular block retaining wall of the northern multifamily building. The applicant stated that a church was on the other side. The Board questioned the height of the retaining wall and the applicant clarified that the wall would be 7-feet tall. The Board advised the applicant to consider alternative retaining wall materials and plantings to soften the appearance of the wall. The applicant stated due to limited space it would be difficult to include a planting strip which is why the waiver for the 5-foot landscape strip was being requested.

The Board advised the applicant to increase the landscaping on the southern multifamily building and to utilize the landscaping for both buildings as a tool to create an experience for pedestrians. The applicant stated that streetscape was not deviating from what was originally approved.

The Board recommended exploring alternative elevations for the townhomes as the proposed 3 and 4 story fenestrations are varied. The applicant stated they were open to exploring other iterations. The Board advised that the townhome landscaping should also provide pedestrian experience. The applicant stated the development provides adequate open space to meet these needs.

B) Recommended Conditions of Approval

1. Approve Variance #1 from Chamblee Park PUD Supplemental Use Regulations, Chapter 2, Section 2.b to not conceal multifamily parking lot.
2. Deny Waiver #1 from Section 320-21(a)(5), to not install a five-foot wide landscape strip along the perimeter of the surface parking lot where it abuts side or rear property lines.

C) Conditions

1. The multifamily parking entries shall be screened with an increased landscape buffer.
2. The building façade designs of the multifamily buildings shall be amended to more closely reflect the previously approved designs at the Sept 1, 2022.
3. The townhome elevations shall be revised so that the unit fronts demonstrate greater variety within the townhome building. The design character of the townhomes shall more closely resemble the design concepts previously approved in the PUD package. Possible strategies include but are not limited to variations in color, brick proportions, changes in façade depth to minimize repetition.

IV. Other Business

No other business.

V. Adjournment

Motion:

On a motion by Holly Jeffreys, seconded by Johanna Gargiula, the Design Review Board voted to adjourn.

Vote: Passed, Unanimously 4-0
The meeting was adjourned at 7:48 PM.