

**Architectural Review Board Meeting
April 15, 2021 2:30 PM
MINUTES**

MEMBERS PRESENT: Jack Giddens, Joye Reno, Cecilia Bird, Carroll Ann Coleman

COUNCIL PRESENT: None

STAFF PRESENT: Amanda Styer, Randy Dykes, Christy Sherman

GUEST PRESENT: Clif Cooper

Meeting was called to order by Jack Giddens at 2:30pm.

BUILDING ELEVATIONS REVIEW:

1. Approval/Disapproval of the building elevations for Dunkin' Donuts, to be located on the corner of Laurel Street and Highway 144.

Clif Cooper with the project, explained the exterior on this location will be similar to one they did for a South Carolina location, with a few changes, such as brick and siding color, to better meet the overlay district requirements. He stated the exterior will have over 25% Hardie siding.

Jack Giddens asked what the roofing material will be and Mr. Cooper explained it will be silver standing seam metal.

Mr. Cooper asked about signage and Randy Dykes explained signage will come back to the ARB for approval once they have that plan ready.

The ARB commended the design of the building.

Cecilia Bird made a motion to approve the building elevations for Dunkin' Donuts, to be located on the corner of Laurel Street and Highway 144; motion seconded by Carroll Ann Coleman and carried by all.

RECOMMENDATION TO PLANNING COMMISSION:

1. Recommendation of approval/disapproval of the site plan for Dunkin' Donuts, to be located on the corner of Laurel Street and Highway 144.

The board was concerned with the shared dumpster being on the lot before the second building was built and Randy Dykes explained the board can ask that the dumpster be screened well if the construction of the second building was going to be delayed.

Mr. Dykes explained the front will have Live Oaks and Crepe Myrtles. He added the developer will improve the road up to their furthest entrance from Highway 144, including curb & gutters, and a sidewalk.

Mr. Dykes explained GDOT will have to approve any work in the GDOT right-of-way.

Cecilia Bird asked the color the signs will be and Mr. Cooper replied the Dunkin' logo colors, orange and pink.

Cecilia Bird was concerned about 3 businesses on the one lot and suggested only 2 businesses, one in each building instead. The applicant explained the project would not be profitable if they did that.

Jack Giddens asked if there was a median break at Laurel Street and Mr. Dykes replied, no there is one at Thunderbird Drive.

Joye Reno made a motion to recommend approval of the site plan for Dunkin' Donuts, to be located on the corner of Laurel Street and Highway 144; motion seconded by Cecilia Bird and carried by all.

2. Recommendation of approval/disapproval of the conditional use for Dunkin' Donuts, to be located on the corner of Laurel Street and Highway 144.

Randy Dykes explained the applicant can meet all specific conditions listed in the UDO for a drive-thru restaurant.

Cecilia Bird made a motion to recommend approval of the conditional use for Dunkin' Donuts, to be located on the corner of Laurel Street and Highway 144; motion seconded by Joye Reno and carried by all.

Cecilia Bird made a motion to close the meeting; motion seconded by Joye Reno and carried by all.

With nothing further, the meeting adjourned at 3:13 PM.

Respectively,



Amanda Styer
Zoning Administrator