



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Golden Bear Retail Center
Final Master Development Plan, Site Plan
Map - 072
Parcel(s) – 42.09

Request: Para Design, LLC., on behalf of their client, Naren Patel, is requesting a final master development plan and site plan approval for the Golden Bear Retail Center. This will include four retail units, and one restaurant in an approximately 6,304 s.f. building in district 3.

Analysis: The subject property is located at the corner of Golden Bear Gateway and Sire Avenue and sits in front of the Jackson Hills subdivision. The property is part of the Jackson Hills (formerly Stone Farm PUD). The parcel is 1.38 acres and is zoned CNS-PUD. The proposed development is located on the North side of the parcel, which adjoins the previously developed Golden Bear Market (2021).

Pedestrian Access/Sidewalks: There are existing sidewalks on the Southern portion of the parcel, in front of the Golden Bear Market, and will be extended to the North fronting Golden Bear and along Sire Avenue. The site will include a sidewalk connection from both Golden Bear Gateway and Sire Avenue, along with striped crosswalks to connect to the building sidewalk.

Article IX Parking: The total number of spaces provided exceeds the minimum required (48 required, 51 provided). The dimensions of the parking spaces and drive aisles are compliant with the regulations (9' x 17.5' parking, and 26' minimum for drive aisles). Wheel stops are only proposed on the western edge of the parking lot, to accommodate for Stormwater management purposes, as it sits directly adjacent to the bio-retention pond. Plan designs note that bollards are to be painted a color complimentary to the building, and parking lot lighting is decorative.

Access: Access to the site is via Sire Avenue and Vanner Road, with no direct access to Golden Bear Gateway. A continuous drive aisle runs across the rear property line that connects Sire Avenue and Vanner Road. There is a proposed drive-thru access lane that runs along the rear of the building to access Unit A, which is a proposed Tim Hortons restaurant. This lane is shown to access a drive-thru pickup window on the North side of the building. There is an extruded curb shown to the immediate East of the drive-thru lane.

Per ordinance 2023-29, drive-thru windows are not allowed in CNS zoning, however walk up windows may be permitted if located on the right of way facing façade, but never permitted where abutting residential development, per 6.102A. The North side of this parcel is being shown to be one-way in traffic direction. The loading zone is located at the Southeastern corner of the building.

6-103.7 Building Design: The proposed building is approximately 6,304sf with five partitions within for leasable spaces between 1,152sf and 1,400sf in size. The building is primarily brick and stone, with a small amount of secondary materials proposed as stone veneer, and anodized aluminum for accent areas. The roof is metal and will include decorative cupolas with copper caps and aluminum. The HVAC equipment is shown at the rear (East) side of the building and will all be property screened from horizontal view. Staff requests any wall mounted utility equipment (if proposed) is painted a color complimentary to the building.

There is decorative lighting in the form of sconces shown around the perimeter of the building. Wall packs are not allowed (LT2 Lithonia WPX1 is not an acceptable design), decorative lighting shall include the location as shown on the north end of the building to include the area over the “drive-thru” window.

There are soldier course bands shown on the exterior of the building within the brick to break up the monotony. There is also a significant amount of stone shown throughout the exterior elevation along the lower portion of the building. Staff does recommend some additional architectural features on both the North and South ends of the building, as they are both highly visible from street view.

Article X Landscaping: The landscaping plans are currently under review by the City’s landscape consultant. The development is located adjacent to the Jackson Hills subdivision, therefore a landscape buffer is required along the Eastern property line. The plans indicate a 20’ wide type D4 buffer. There is an existing 6’ tall, privacy fence along the eastern property line abutting the Jackson Hills subdivision that was placed at the time of the construction of the Golden Bear Market, that includes this portion of the parcel. This was placed to buffer the negative impact of the retail areas from the adjacent residential area. Detention ponds are screened with vegetation.

Other: Bicycle racks and decorative trash receptacles are shown and the details reflect they are compliant with the commercial design standards. The bicycle rack location is shown within a landscape island and will be requested to be moved a more conducive location abutting the building. The proposed parking lot lighting details, as shown, are decorative in nature, and in compliance with codes. Details on the site plan show the retail center will share the previously developed dumpster corral on the Golden Bear Market parcel. Per staff requests, pedestrian striping and pavement is provided to the dumpster from the strip center.

Waivers & Variances: The following waivers are requested:

1. 6-103.7 Commercial Design Guidelines: Metal roof – STAFF SUPPORTS

Final Master Development Plan: The final master development plan is in substantial conformance with the previously approved preliminary master development plan (ordinance 15-02). The overall site layout was established with the PMDP and has not changed significantly with

this FMDP submittal. The overall number of structures on the property has not changed. The FMDP and site plan reflect many of the changes requested by staff, Planning Commission and the Board of Commissioners.

Summary: The final master development plan is in substantial conformance with the preliminary master development plan (ordinance 15-02) and the site plan reflects the work the applicant has performed in conjunction with staff during prior reviews. The greatest shortcoming with this site plan is that drive thru windows are not permitted in CNS zoning as proposed in this submittal.

Recommendation: Staff recommends approval of the final master development plan and the site plan, for the Golden Bear Retail Center, subject to the conditions as noted below.

Planning and Zoning:

1. All conditions of approval for the Preliminary Master Development Plan PUD, ordinance 15-02, shall be adhered to.
2. All landscape plan review comments shall be addressed prior to the submission of construction documents to Public Works.
3. All brick shall be clay, baked and individually laid.
4. All stone shall be individually laid.
5. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
6. All wall mounted exterior lighting fixtures shall be decorative. Replace the LT2 Lithonia WPX1 with a more decorative type.
7. All signage shall be reviewed and approved via a separate application to the Planning Department.
8. Any wall mounted utility equipment shall be painted a color complimentary to the building façade.
9. Paint bollards a color complimentary to the building façade; no yellow bollards are permitted.
10. Relocate the bicycle rack location adjacent to the building, and not in a landscape bed.
11. Per ordinance 2023-29, drive-thru windows and noise generating communication systems, “speakers” shall not be permitted in CNS zoning. Walk up windows may be permitted if located on the right of way facing façade but shall never be permitted where abutting residential development per 6.102A. Revise the layout accordingly.
12. All development on site shall comply with the supplemental provisions found in Article 3-104.7.5, depending on uses for retail center.
13. All fencing shall be low maintenance, decorative type.
14. Combustible landscaping material is prohibited within 3’ of the building.
15. Provide architectural features to Northern and Southern ends of the building to break up the monotony.

Engineering:

1. Landscaping plans shall be approved prior to the approval of construction plan review.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.

3. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. Each proposed restaurant in the development shall have its own grease trap.
5. The curb for the drive-thru shall be mountable.
6. Extend the drive-thru curb to the existing speed bumps on the access alley.
7. Sidewalks shall be constructed on Sire Drive, as shown.
8. The turndown sidewalk shall be at least 5' wide, excluding the width of the curb.
9. The flares on the standard commercial driveway shall be 6'. Update the standard detail.
10. All applicable City standard details shall be used.
11. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

West Wilson Utility District:

1. Are you sure that you only want 1 – domestic meter?

Wilson County Schools:

1. No Comments