CITY OF GREEN
Planning Department Review
DESIGN REVIEW BOARD

September 3, 2025

Item 25-35 **Brenneman Group**
(J. Elsey, GBC Group)
Location: 4228 Town Crossing
Site Plan Review
Zoning: B-2

PLANNING DEPARTMENT

Applicant is presenting a plan for a proposed office building for the Brenneman Group at 4228 Town Crossing. Brenneman offers financial advising services and is currently housed on Corporate Woods Parkway. They are seeking their own larger facility. A small portion of the office space would be medical/spa offices, which would have a separate main entrance but would share common areas within the building. The proposed uses are permitted in the B-2 District.

The vacant one-acre site is situated on the west side of Town Crossing between the Boggs Chiropractic and Town Crossing Dental offices. The property to the west is a nonconforming residential use in the B-2 District.

The proposed single-story building would measure roughly 50' x 80' with a total of 4,213 SF of floor space. All building setbacks would comply. Building coverage of the lot would comply at 10% and impervious surface ratio complies at 32% (33%/75% maximums).

Building elevations and a color rendering are provided. Overall height would be 23', which complies (60'maximum). The east (front) elevation would feature a façade of light gray manufactured stone (with stone cap) and Hardie board vertical siding in a similar gray tone. One or the other material would be featured on each of the five gable ends. The main entrance to the business office would have a gabled canopy and a smaller canopy would enhance the medical/spa office entrance on the right side of the building. These would be further enhanced by wood timbers and support columns with stone façade bases. The principal façade would calculate to 70% stone, excluding doors and windows. The two materials would wrap around the entire building as a 3' high band of stone (up to the bottom of the windows on all sides) with the Hardie board above. The three non-principal facades would average 49% stone. Per standards, commercial buildings must average 70% primary materials (i.e. stone) on principal facades and non-principal facades must average at least 60% primary.

The 12/6 sloped roof would be a weathered wood dimensional shingle variety. Soffits, fascia, and gutters would be a dark bronze aluminum and downspouts would blend with the color of the stone and siding. The main entrance door would feature windows on each side with additional windows above, which would rise to the top of the gable. The med/spa entrance would also feature window treatment.

Two air conditioning condenser units would be ground-mounted on the north side of the building. Utility meters would also be mounted to the north façade. A dumpster would not be utilized for the facility and typical residential trash cans would be placed on a concrete pad at the rear of the building. This area would be enclosed by a 6' high white vinyl fence on three sides.

Parking accommodations would include 17, 10' x 20' spaces and one handicap accessible space (with sign) in front of the building for a total of 18 spaces. The owner has chosen to landbank one additional space at the south edge of the parking lot for future use. Required parking for the facility, given the two types of office use, would be 15 spaces on asphalt pavement. Parking setbacks and aisle width would comply. Wheel stops would be placed within the spaces on the east side of the drive aisle to protect the abutting lawn area, per code.

Access to the facility would be via a single two-way driveway off Town Crossing. There are no driveways along the opposite side of the roadway in this area. A 4' wide concrete sidewalk would extend across the edge of the front parking lot for access to each entryway. Concrete walk would also extend along the north side of the building to the trash area to facilitate trash removal. A section of walk along the north edge of the parking lot would connect with the existing public sidewalk across the frontage of the site for pedestrian access. A 12' x 15' concrete patio is planned in an area south of the trash area enclosure.

A freestanding identification sign is also proposed. The double-sided sign would consist of a 7'-8" x 4'-6" (34.5 SF) wall of matching stone with individual letters. The wall would have a 4" base cap and 2" cap at the top for an overall height of 5'. Proposed sign face area and height would comply (40 SF/16' maximums). The site address number would be added to the bottom of the wall, per code. There is no illumination indicated for the sign at this time. Landscaping for the sign is included in the overall site landscape plan and would consist of spirea and juniper plantings. It would be situated on the south side of the entrance drive with a 10' setback, which complies (10' minimum). *(Note: it is understood that the owner may want to move in a different direction with the design of the sign).*

A site landscape plan is provided and includes a mix of shrubs (including evergreen) around the front foundation, parking lot, on the north side of the building for screening of condensers and meters, and along the frontage of the site. Groupings of white pine trees would be planted along the north, south, and west property lines at the rear of the building for buffering. A few dogwood trees would be incorporated into the foundation plantings. A large oak tree in the southeast corner of the site would remain.

Site lighting would consist of a total of two pole lights (one on both the north and south edges of the parking lot) and wall-mount lights on the rear and north side of the building. Poles would be 18' tall on 2' bases (20' overall), which complies (20' maximum for full cut-off style lights). All fixtures would be LED (details also provided). A photometric plan is provided showing light containment within the site.

A site utility plan is provided showing sewer, water, gas, and underground electric connections to existing services along the roadway. As sewer and gas lines are located on the east side of the street, connections would be made via bore or trenchless methods. A right-of-way permit is required for all work to be performed within the public right-of-way (i.e. utility connections/drive apron).

Stormwater would flow to parking lot catch basins and routed to a stormwater management basin at the rear of the building. Roof drains would also connect with the system. The pond outlet (including emergency spillway) would be to a new catch basin in the southwest corner of the site, piped to an existing catch basin on the adjacent property to the south (dental office), and then flowing to the storm system along Steese Road. A 10' wide drainage easement is shown that will need to be executed/recorded. A stormwater agreement is required to ensure long-term maintenance of stormwater facilities.

The existing site slopes down approximately 7' from the northeast corner to the southwest corner. Grading activities would be primarily needed to construct the stormwater basin and to allow positive site drainage. As less than one acre would be disturbed, the SWPPP review will be conducted by the City. A Land Disturbance permit is required prior to commencement of earthmoving activities on site.

Site improvement plans and stormwater calculations have been submitted for Engineering review.

DESIGN REVIEW BOARD

ENGINEERING

Revised improvement plans and stormwater calculations are acceptable.

FIRE

Reviewed with no comments.

ZONING

Right-of-way, sewer, zoning, and building permits are required. A Certificate of Use & Compliance is required prior to operation of the facility. Zoning permits are required for all proposed signage.

STAFF RECOMMENDATION

Staff would recommend a favorable recommendation to the Planning & Zoning Commission for the project with consideration of the proposed primary material coverage of the facility (49% average of the sides/rear vs. 60% minimum). The Board should decide if meeting the minimum standard would result in a more aesthetically pleasing appearance. The use of Hardie board, as a cementitious material, has been found to be acceptable in the past in tandem with decorative masonry products.

Any damage to the existing public sidewalk and/or within the right-of-way during construction of the project shall be repaired by the contractor.