



TOWN COUNCIL MEETING - REVISED

May 19, 2022 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

Eric Dial, Mayor

Gloria Furr, Mayor Pro Tem, Post 4

Linda Howard, Post 1

Melissa Hill, Post 2

Billy Campbell, Post 3

Brandon Perkins, Town Manager

Dee Baker, Town Clerk

Dennis Davenport, Town Attorney

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

- IV. PUBLIC COMMENTS:** *The first public comment period is reserved for non-agenda items. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

V. APPROVAL OF AGENDA

- VI. CONSENT AGENDA:** *All matters listed under this item are considered to be routine by the Town Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

1. Consideration to approve Sandy Creek Highschool's class of 2023 year-end, open to the public celebration on Saturday, May 21st, at 11:00 a.m. at Shamrock Park.
2. Consideration to approve the Council meeting minutes from May 5, 2022.

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

3. Consideration of a petition from applicant Teresa Shell for the rezoning of a 2-acre tract at property address 458 Senoia Road from R-12 (Residential 1200 s.f. min.) to C-1 (Downtown Commercial) - *Request to table item to June 16th.* **Phillip Trocquet, Town Planner**

IX. OLD BUSINESS

- [4.](#) Consideration of a master plan document for improvements, including the addition of pickle ball courts, at Redwine Park. **Brandon Perkins, Town Manager**
- [5.](#) Consideration to approve the relocation of the Town's Recreation Staff offices from the Roger Spencer Building at 145 Commerce Drive to the former Town Hall at 881 Senoia Road. **Brandon Perkins, Town Manager**

X. NEW BUSINESS

- [6.](#) Consideration to approve an Architectural Certificate of Appropriateness for a "Take 5" Car Wash structure fronting SR-74 within the Quality Growth Overlay District at property location 125 St. Stephens Court. **Phillip Trocquet, Town Planner**

XI. PUBLIC COMMENTS: *The second public comment period is for any issue. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

XII. STAFF COMMENTS

XIII. COUNCIL COMMENTS

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT



COUNCIL ITEM AGENDA REQUEST FORM

Section VI, Item 1.

Department: Finance

COUNCIL MEETING DATE

5/19/2022

STAFF CONTACT

Rebecca Brock

Staff Report:

Item Description:

Sandy Creek Highschool End of the Year Celebration

Background/History:

The class of 2023 invites the community of Tyrone to celebrate with them on May 21st at 11AM to celebrate the end of the school year! This is a free event open to the public.

Findings/Current Activity:

Is this a
budgeted item?

Y

☐

N

☐

If so, include budget line number:

Actions/Options/Recommendations:

Staff recommends approval of this event

TYRONE TOWN COUNCIL MEETING

Section VI, Item 2.

MINUTES

May 05, 2022 at 7:00 PM

Eric Dial, Mayor

Gloria Furr, Mayor Pro Tem, Post 4

Linda Howard, Post 1

Melissa Hill, Post 2

Billy Campbell, Post 3

Brandon Perkins, Town Manager

Dee Baker, Town Clerk

Dennis Davenport, Town Attorney

Mayor Dial was absent

Also present was:

April Spradlin, Court Clerk

Randy Mundy, Police Chief

Rebecca Brock, Recreation Manager

Lynda Owens, Recreation Assistant

Devon Boullion, Environmental Specialist

Sandy Beach, Finance Manager

Patty Newland, Library Supervisor

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS: *The first public comment period is reserved for non-agenda items. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Council Member Campbell, Seconded by Council Member Hill.

Voting Yea: Council Member Howard, Mayor Pro Tem Furr.

VI. CONSENT AGENDA: *All matters listed under this item are considered to be routine by the Town Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

1. Consideration to approve the minutes from April 21, 2022.

A motion was made to approve the consent agenda.

Motion made by Council Member Campbell, Seconded by Council Member Howard.
Voting Yea: Council Member Hill, Mayor Pro Tem Furr.

VII. PRESENTATIONS

2. Proclamation for Professional Municipal Clerk's Week

Mr. Perkins shared that May 1-7 was Municipal Clerk's Week in Georgia, he read the proclamation and thanked Ms. Baker for her service.

3. Employee Service Recognition for Lynda Owens: 15 Years of Service to the Town.

Brandon Perkins, Town Manager

Mr. Perkins informed Council that beginning this year, employees would be recognized every five years of service. He then recognized Ms. Owens for 15 years of service to the town. He shared that she was also recently recognized for doing a great job in the absence of Ms. Brock while out on maternity leave. He thanked her for her service.

VIII. PUBLIC HEARINGS

4. Public hearing to brief the community on the contents of the 2022 Town of Tyrone Comprehensive Plan Update and to notify the community of the Comprehensive Plan's submission to the Atlanta Regional Commission and Georgia Department of Community Affairs for review. ***Phillip Trocquet, Town Planner***

Mr. Trocquet announced that the public hearing was an opportunity for final public comments for the 2022 Comprehensive Plan update. Before Council was the final draft which allowed Council and the Steering Committee to review and also make final comments. He then reviewed with Council the highlights from 2017 to 2022. Council's comments would be included in the plan when submitted to ARC and DCA.

He shared that the main change encompassed information from the last Census including demographic and economic statistics. The second was assets, challenges, and goals. He gave the example of previously, the comp plan suggested that Pinewood Studios were an asset to the town. Currently, it was amended to state that the town was in close proximity to Pinewood. Small changes such as that were made. He added that the multiuse path discussion had also been highlighted in hopes to begin a cohesive connection of future paths. He stated that within the 5-year update, involved a map of the multiuse path network. It also included 25 mph share the road streets, that golf carts could travel on safely.

Mr. Trocquet informed everyone that in the past, comp plans were updated every 20-years. This was not feasible; things change over time. Now, the plan was updated every 5-years, with 10-years in mind. He added that another highlight was the Short-Term Work Program (STWP) and Capital Improvement Element (CIE). These projects were the larger town projects that were ongoing.

As a part of these major projects was a Report of Accomplishments (ROA). The ROA is reported at the end of every 5 years and asked, had the town accomplished everything it set out to do? He was proud to report that in 2017 the CIE and STWP were established, the ROA was quite extensive, and the town had accomplished much of what was listed. He shared that the CIE and STWP would be revised to coincide with the annual budget.

He then discussed the Future Development Map and how it assisted with how to make certain decisions such as what zoning classifications belong in certain locations. He listed the 6-character areas Estate Residential, Highway Commercial, Community Gateway, Town Center District, Production and Employment, and Traditional Neighborhood/In-Town Residential. With record-breaking public input, some boundaries had been changed. He added that Tyrone's public input measured more successful than cities 10-times our size. He stated that the town also had a very active Steering Committee which also contributed. He recognized Ms. Jessica Whelan, a Steering Committee member that was in attendance. He added that changes had also been made to the Character Areas due to public comments. The biggest changes were to the Town Center District and the In-Town Residential District. The large parcel south of Publix was added to incorporate the largest shopping area and residential neighborhood (Southampton) within the Downtown District. Another change was to expand the Community Gateway area along Highway 74. The change also incorporated heightened landscape and architectural requirements for new development along the corridor.

Mr. Trocquet explained that the preliminary draft before Council meant that staff would take Council's comments along with Planning Commission and Steering Committee comments prior to sending the document to ARC and DCA for their review. The document would later come back to Council for a final vote for adoption.

Mayor Pro Tem Furr opened the public hearing for anyone that wished to speak in favor of the Comprehensive Plan update. No one spoke.

Mayor Pro Tem Furr opened the public hearing for anyone that wished to speak in opposition to the item. No one spoke.

A motion was made to approve the submission of the final draft of the 2022 Comprehensive Plan to ARC and DCA pending a final review from the Town Council.

Motion made by Council Member Campbell, Seconded by Council Member Hill.
Voting Yea: Council Member Howard, Mayor Pro Tem Furr.

IX. OLD BUSINESS

5. Consideration of a proposal from Keck & Wood to provide Master Planning services for the Redwine Park revitalization project, which includes pickleball courts, in the amount of \$5,750.00. - **Brandon Perkins, Town Manager**

Mr. Perkins reminded everyone that Council approved \$350,000 for Redwine Park improvements as part of the citizen-approved 2017 SPLOST.

The initial plan included multi-use courts, playground, and parking lot improvements. Due to the current market rates, the entire project may not be completed. He added that the need to complete SPLOST projects was approaching along with citizen input for the desire for pickleball courts. Bids were taken from qualified firms, and the lowest qualified bidder was Keck & Wood. The goal was to have the firm strategize a plan for the project to be completed in phases according to budget. Tonight's approval would have Keck & Wood begin the draft design to bring back to the next Council meeting and approve the final in July. Phase one would be to focus on pickleball, Council could then pick and choose what items would be in the subsequent phases.

Mr. Perkins stated that in 2017 the issue was brought to Council by a former town manager. The cost for hiring a firm at that time was \$30,000 which was an extremely extensive design. Council denied the request at that time. Now that it was back on the radar, it was time to move forward. Mr. Perkins recommended approval of the \$5,750 Master Planning services to be funded through SPLOST. Council Member Campbell asked if the cost for the plan would come from the \$350,000 SPLOST funding. Mr. Perkins stated that it would. Mayor Pro Tem Furr confirmed that the courts would be located near the concession stand. Mr. Perkins stated that it would, the initial plan would be flipped.

A motion was made to approve the proposal from Keck & Wood to provide Master Planning services for the Redwine Park revitalization project in the amount of \$5,750.

Motion made by Council Member Campbell, Seconded by Mayor Pro Tem Furr.
Voting Yea: Council Member Howard, Council Member Hill.

X. NEW BUSINESS

6. Consideration to Award the 2022 Stormwater Infrastructure Inspection Services Project Number PW-2022-06. ***Scott Langford, Public Works Director and Town Engineer***

Mr. Langford informed everyone that as part of the Clean Water Act's National Pollutant Discharge Elimination System (NPDES) permit, which was run by the United States Environmental Protection Agency (US EPA), which was authorized by the Georgia Environmental Protection Division (GA EPD), the permit regulated point sources that discharged pollutants into waters of the United States. The program also oversees the Municipal Separate Storm Sewer Systems Program (MS4s), which the town was required to comply with. He added that the permit operated under a 5-year cycle, which would expire on December 31, 2022.

He stated that between the time when the former Environmental Specialist resigned, and Ms. Boullion was processed, the stormwater infrastructure inspections fell several months behind. He added that currently, the town had 952 pipes/structures remaining of the 2,778 total that required inspection. The town was in need of outside reinforcement to meet the deadline.

Mr. Langford stated that the funding for outsourcing would come from the General Fund. The project was unforeseen; however, funding was available due to several projects coming in under budget. He then recommended approval of the bid award to ISE for \$11,474.00 contingent on legal review. Mayor Pro Tem Furr asked if the funding could come from SPLOST or LMIG. Mr. Langford stated that the inspections were not associated with either funding source. Council Member Campbell asked for a timeframe. Mr. Langford shared that he felt confident that the project would be completed by the deadline.

A motion was made to award the 2022 Stormwater Infrastructure Inspection Services project number PW-2022-06 to Integrated Science & Engineering in the amount of \$11,472.00.

Motion made by Council Member Hill, Seconded by Council Member Howard.
Voting Yea: Council Member Campbell, Mayor Pro Tem Furr.

7. Consideration to Award the 2022 Asphalt Resurfacing Project Number PW-2022-05.

Scott Langford, Public Works Director and Town Engineer

Mr. Langford informed everyone that the 2022 Asphalt Resurfacing Project's low bidder was Piedmont Paving, Inc. The bid took place on April 27th. He added that this was for the base bid and for alternate patching and repair, totaling \$316,570.12. He explained that they would be repairing a section of the road on Carriage Oaks Drive, Millsford Court, Brunswick Drive, Stonewyk Drive, Park Haven Lane, and Ashland Trail. He added that these were only sections of road and funding was coming from SPLOST, LMIG and any remaining would come from the General Fund. He recommended approval.

A motion was made to award the 2022 Asphalt Resurfacing project # PW-2022-05 to Piedmont Paving, Inc. for the Base Bid and Bid Alternate #1 at the total price of \$316,570.12 contingent upon Legal Counsel's approval of the contract documents.

Motion made by Council Member Campbell, Seconded by Council Member Hill.
Voting Yea: Council Member Howard, Mayor Pro Tem Furr.

XI. PUBLIC COMMENTS: *The second public comment period is for any issue. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

XII. STAFF COMMENTS

Mr. Perkins updated Council on the Shamrock playground equipment. He stated that the bid took place late last summer and most bidders stated that there would be a delay for equipment delivery. Due to the supply chain delay, instead of an early spring delivery, it may be mid-July. Council Member Hill asked if that information was on the town's website. Mr. Perkins stated that the conceptual design was on the new website.

Mr. Perkins wished all mothers a Happy Mother's Day.

XIII. COUNCIL COMMENTS

Council Member Hill recognized her parents who attended the meeting and traveled from Florida.

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session for one (1) item of threatened litigation, and one (1) real estate item.

Motion made by Council Member Howard, Seconded by Council Member Campbell.
Voting Yea: Council Member Hill, Mayor Pro Tem Furr.

A motion was made to reconvene.

Motion made by Council Member Campbell, Seconded by Council Member Howard.
Voting Yea: Council Member Hill, Mayor Pro Tem Furr.

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Campbell, Seconded by Council Member Hill.

Voting Yea: Council Member Howard, Mayor Pro Tem Furr.

The meeting adjourned at 7:51 pm.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: May 19, 2022

Agenda Item Type: Public Hearing

Staff Contact: Phillip Trocquet

STAFF REPORT

AGENDA ITEM:

Consideration of a petition from applicant Teresa Shell for the rezoning of a 2-acre tract at property address 458 Senoia Road from R-12 (Residential 1200 s.f. min.) to C-1 (Downtown Commercial). Phillip Trocquet, Town Planner

BACKGROUND:

Due to a need for unanimous voting because of attendance, the applicant and Staff have requested the tabling of this item to the June 16, 2022 Meeting

FUNDING:

N/A

STAFF RECOMMENDATION:

Staff recommends hearing this item on the regularly scheduled June 16th, 2022 Meeting

ATTACHMENTS:

Click or tap here to enter text.

PREVIOUS DISCUSSIONS:

This item has been advertised for June 16th in accord with Town ordinances and OCGA.



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: May 19, 2022

Agenda Item Type: Old Business

Staff Contact: Brandon Perkins, Town Manager

STAFF REPORT

AGENDA ITEM:

Consideration of a master plan document for improvements, including the addition of pickle ball courts, at Redwine Park as part of the 2017 SPLOST.

BACKGROUND:

At its May 5th meeting, Council approved Staff to move forward with engineering firm Keck and Wood to develop a multi-phase master plan for improvements at Redwine Park. The first phase of the plan was to include the addition of pickle ball courts and a small pavilion. Now, Council is being asked to review the draft master plan and either approve it or provide feedback and suggested edits.

FUNDING:

This portion of the project has already been funded.

STAFF RECOMMENDATION:

Staff recommends review of the draft plan and either approve it as presented or provide feedback/suggested edits.

ATTACHMENTS:

The draft will be sent to Council as soon as it is available. We expect it to be ready Monday or Tuesday.

PREVIOUS DISCUSSIONS:

This item appeared on the May 5, 2022 agenda and funding for it was approved.



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: May 19, 2022

Agenda Item Type: Old Business

Staff Contact: Brandon Perkins, Town Manager

STAFF REPORT

AGENDA ITEM:

Consideration to approve the relocation of the Town's Recreation Staff offices from the Roger Spencer Building at 145 Commerce Drive to the former Town Hall at 881 Senoia Road.

BACKGROUND:

Council approved Staff to relocate the Recreation offices from the Roger Spencer building to the former Police offices at 945 Senoia Road in November 2020. That move did not occur because we were waiting for the facility to be placed on sewer and to have high speed internet service re-established to the location. Both of these tasks have now been completed.

The primary factors behind the request for this move were to 1. Get our two Rec Staff members out of their tiny shared office and also out of the very loud (when exercise classes are in session) Spencer building and 2. Provide them with additional space for classes and programming.

Since the initial request for this move was approved in November 2020, staff has realized that relocating the Recreation offices to the former Town Hall offices at 881 Senoia Road would likely be a better move. That said, the target space at 881 does need some cosmetic work and some other improvements to improve ADA compliance. The Town currently has funding available in the 2017 SPLOST for that purpose. Staff's plan, if this new request is approved, is to have those issues addressed during the next fiscal year (beginning July 2022) and complete the move once the improvements are made.

Staff believes this move will accomplish our initial goals and give Recreation more room to grow in the future. It will also be beneficial to have another occupied Town facility next to the Museum. These two entities will co-exist nicely together.

FUNDING:

Funding is available in the 2017 SPLOST for most of the required ADA improvements. Funding is being added to the General Fund budget request for cosmetic improvements (flooring and paint).

STAFF RECOMMENDATION:

Staff recommends approval to relocate the Recreation offices to the former Town Hall A offices upon completion of all necessary ADA improvements and repairs.

ATTACHMENTS:

None

PREVIOUS DISCUSSIONS:

Previously discussed in November 2020.



PLANNING DATE 05/12/2022
COUNCIL DATE NA

P&Z STAFF REPORT

Section X, Item 6.

PREPARED BY:

Phillip Trocquet, Town Planner
ptrocquet@tyrone.org | (770) 881-8322

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 05122022	Trevor Stubbs, Gemm LLC	Parcel 0726 041, St. Stephens Ct.

SUMMARY & HISTORY

Applicant Trevor Stubbs has submitted an application for site plan approval, landscape plan approval, and architectural approval for parcel 0726 041. Staff has reviewed the proposed site plan and landscape plan for consistency with Town ordinances and traffic flow. The property is small in accommodating the proposed use, but an extended traffic queue and contribution to the Town's Tree bank were incorporated into the design of the site. Although a berm is not shown on the landscape plan, staff has determined the level of landscaping will adequately screen the use and meet the goals of the Quality Growth Overlay. The architectural facade seems to meet the 80% premium material requirement of the overlay. Staff does recommend that the brick veneer remain a natural red or red/brown brick color in continuity with surrounding building; gray is not a primary color used in buildings along the corridor.



EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
C-2	N/A	Vacant/Undeveloped	North: C-2 South: C-2 East: C-2 West: C-2	N/A	14.62

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Commercial Corridor Character area which allows C-2 zoning and uses therein as well as promotes a high standard of architectural and landscaping requirements. Staff recommends that the primary color of the structure be red or red/brown brick consistent with all other structures on the corridor. Blue accents could be permitted although earth tones are highly recommended.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

Based on Technical Review Committee and staff reviews, this site plan and landscape plan are compatible with Town ordinances. Staff recommends that the primary color of the structure be red or red/brown brick consistent with all other structures on the corridor. Blue accents could be permitted although earth tones are highly recommended.

ELEVATION KEYNOTES

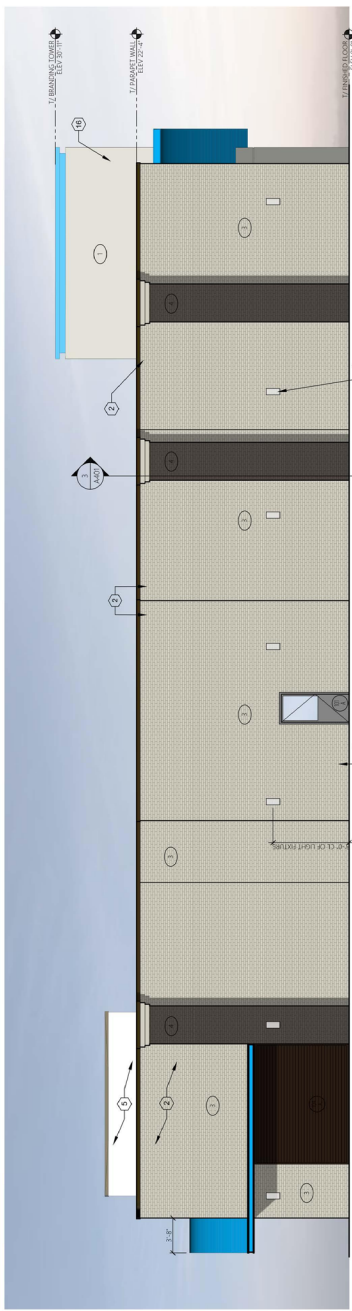
- 1 PRECAST CONC WATERTABLE
- 2 BRICK VENEER
- 3 NOT USED
- 4 STEEL TUBE FRAME AT OVERHEAD DOORS, PAINT TO MATCH SW 7020 BLACK FOX
- 5 TPO MEMBRANE ROOF SYSTEM, REFER TO ROOF PLAN A04
- 6 0.50 X 9.75 X 8.75 PARAPET CORING WITH PRE-FINISHED ALUM METAL COLLAR (W/ 4" X 1" PROF) BRICK/ETL ANCHORED FINISH
- 7 CENTRAL PRE-FINISHED ALUMINUM CONCEALED FASTER SIDING COMPLETE W/ SW FLASHING AND CLOSURES
- 8 PREFORMED PRE-FINISHED ALUM. CORING WITH CONT. HOLD DOWN CLIPS ON EXPOSED SERIAL AT TOWER TO RECEIVE JAMES HARDIE FIBER CEMENT ARTISAN V GROOVE SIDING, 8.25" X 12" PRIMED, PAINT TO MATCH BRICK VENEER, DARK GRAY COLOR SEALANT BETWEEN BRICK AND SIDING
- 9 PREFORMED PRE-FINISHED ALUM. GRAVEL STOP WITH BAKED ENAMEL FINISH AND CONT. HOLD DOWN CLIPS ON FRONT SIDE OF PARAPET
- 10 METER CUT PRECAST CONC WATERTABLE TO FIT SLOPE
- 11 SOWWALL GRAPHIC STRIP FURNISHED BY OWNER INSTALLED BY CONTR.
- 12 ACM PANEL FINISH ON HODS BACKING SYSTEM, REFER TO SHEET A02 FOR ADDITIONAL DETAILS, FINISH BY MANUF.
- 13 NOT USED
- 14 6" DIA PVC DOWNSPOUT, RELEASE MIN 6" ABOVE GRADE
- 15 SOWWALL BEYOND
- 16 SOWWALL LIGHT, REF. FIXTURE SCHEDULE
- 17

GENERAL NOTES

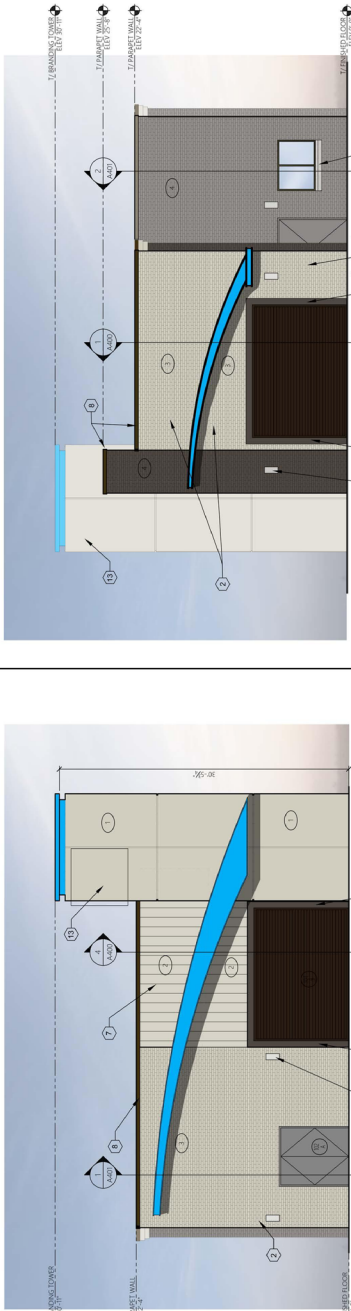
- A. CONTRACTOR TO COORDINATE WITH FIRE MARSHAL FOR REQUIREMENTS OF ADDRESS NUMBER.
- B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO COORDINATE WITH FIRE MARSHAL FOR REQUIREMENTS OF ADDRESS NUMBER. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO COORDINATE WITH FIRE MARSHAL FOR REQUIREMENTS OF ADDRESS NUMBER.
- C. REFER TO I-4 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- D. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY EXCEEDS 24'-0". REFER TO GENERAL STRUCTURAL NOTES ON S300.
- E. REFER TO DOOR AND WINDOW SCHEDULE ON A500 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

EXTERIOR FINISH SCHEDULE

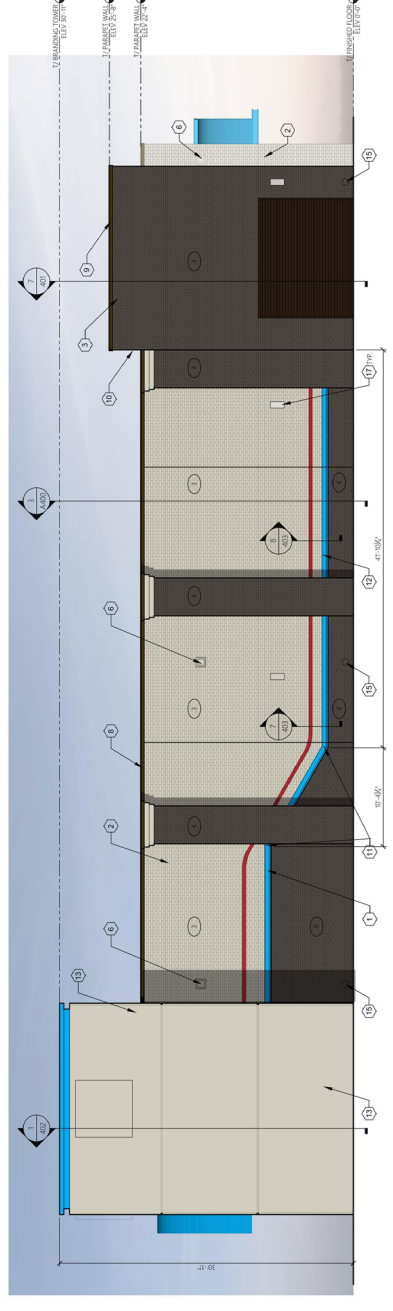
NO.	AREA	COLOR
1	TOWER	BY MANUF. MATCH SW 609, SEDATE GRAY
2	METAL PANELS	BY MANUF. 1160 LIMESTONE
3	BRICK VENEER	MATCH SW COLOR #899, SEDATE GRAY
4	BRICK VENEER	MATCH SW COLOR # 7020, BLACK FOX



1 ELEVATION



2 ELEVATION



3 ELEVATION