



DESIGN REVIEW BOARD
OFFICIAL MINUTES
JANUARY 17, 2025
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
9:00 AM

1. MEETING ANNOUNCEMENTS

2. WORK SESSION ITEMS

Bret Schroder called the meeting to order at 8:30 a.m.

There was discussion of items on today's Agenda.

3. CALL TO ORDER

Bret Schroeder called the meeting to order at 9:00 a.m.

1. Election of Chair and Vice-Chair for 2025

❖ Board Member Schwing offered a motion to elect Richard Kramer as Chair.

- Board Member Corkill seconded the motion.
- Motion carried (4-0-1) (Kramer abstained)

❖ Board Member Corkill offered a motion to elect Frank Schwing as Vice -Chair.

- Board Member Rowen seconded the motion.
- Motion carried (4-0-1) (Schwing abstained)

4. ROLL CALL

• Design Review Board Members present:

- Richard Kramer (Chairman)
- Frank Schwing (Vice Chairman)
- Erik Rowen
- Pat Corkill
- Jennifer Sprayberry

• Staff Present:

- Bret Schroeder, Code Enforcement Manager
- Elle Taylor, Planning + Zoning Coordinator
- Joel Carnow, GIS Specialist/Special Projects Planner

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

1. Public Hearing Procedure

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of December 13, 2024

- ❖ Board Member Rowen offered a motion to approve.
- Vice-Chair Schwing seconded the motion.
- Motion carried (5-0).

8. PUBLIC HEARING

1. DRB250003 26 Thai 210 South Main St

Applicant presented consideration of new signage.

- Property Information.
- Front Wall Sign A.
 - Brushed Aluminum.
 - Customer Paint.
 - LED Back-Lit.
 - Trim.
 - Infrastructure of Sign.
- Side Wall Sign B.
 - Welded Aluminum.
 - Acrylic & Vinyl.
 - LED Internal.
- Back Wall Sign C. – same as Sign A
- Overview of materials.
- Example of Perimeter Mall Location Signs.
- Staff addressed illumination.
- Red Color Sample.
- Timeline.

There was no public comment.

After discussion:

- ❖ Vice-Chair Schwing offered a motion to approve the signs as presented today with the following clarifications – For Sign B, The Blade Sign, the letters will be halo lit, not face lit and any existing holes from current sign or removing of lighting will be patched and the entire area repainted.
- Board Member Corkill seconded the motion.
- Motion carried (5-0).

2. DRB250002 Bound Upward 348 South Main St

Applicant presented consideration of new signage.

- Existing Monument Sign.
- Proposed Monument Sign.
- Proposed Blade Sign.
- Black Awning.
- Sample colors.

There was no public comment.

After discussion by the Board:

- ❖ Board Member Rowen offered a motion to approve with the following conditions: the Applicant will add low evergreen plantings in the existing planter at the base of the monument sign and the Applicant will provide the aluminum substrate to be painted white.
- Board Member Corkill seconded the motion.
- Motion carried (5-0).

3. DRB250001 Hudson Park 193 Canton St

Board Member Corkill recused himself as he has done work on the project.

Applicant presented consideration of exterior elevations and materials.

Streetscape.

Materials & Inspiration.

Color Palette.

No customization from Buyer.

Chair Kramer read Council Conditions.

"6. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with Staff comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. All homes shall have 4-sided architecture, materials, and details with a unique front elevation. All homes shall have a chimney. A minimum of 5 homes on Canton Street or Mayfield Road shall be substantially brick or stone."

- Canton Street Elevation view.
 - Staff showed Landscape Site Plan and Historic Home.
 - Mayfield Road homes not designed but will be similar. Showing a representation.
 - Same materials, roof shingles, etc.
 - Architecture will be different due to lot sizes.
 - Same family but not match identically.
 - Color scheme may not be the same from one house to the next.
 - Individual home palettes have not been selected.
 - DRB usually sees the individual selections, elevations.
 - DRB thought they were approving Lot #1, #2 and #10 at this meeting.
 - DRB liked the Design Guide.
 - Mayfield Lots 4, 5,6 need attention to differentiation.
 - Discussed Lot #1, Lot 2.
 - Not conforming to what previous developer presented.
 - Did not have an updated site plan for all the lots.
 - DRB liked the theme but wanted to see Mayfield Rd elevations. Applicant stated that Lots 1,2,10 will go under a model permit review.
 - Massing looks good.
 - Discussed phasing of building for the development.
 - Lot #2 façade needs more features.
 - Pictures are not meant to be representative of actual homes with elevations.

There was no public comment.

This was considered a cursory review with Applicant to return to DRB for approval.

Board Member Corkill returned to the meeting.

4. DRB240045 244 North Main St.

Applicant presented consideration of new residential construction.

- Rendering Front Panoramic.
- Created different roof styles, gables, decks.
- Front accents are different.
- Brick & Stone materials.
- Hardie board.
- Aerial View of the project not in color.
- Inspiration Pictures.
- Exact colors not decided yet.
- Monument Sign concept.
- Sample brick colors.
- DRB thought they were too similar.
- DRB wants to see elevations with materials.
- Timeline on project.

There was no public comment.

- ❖ Vice-Chair Schwing offered a motion to defer the application.
- Board Member Rowen seconded the motion.
- Motion carried (5-0).

5. DRB240044 201 Marietta Home

Consideration of new residential construction.

This item was postponed by Staff. It was not considered at this meeting.

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 10:41 a.m.