



DESIGN REVIEW BOARD
OFFICIAL MINUTES
MAY 16, 2025
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
9:00 AM

1. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

2. WORK SESSION ITEMS

There was discussion on cases to be presented at today's meeting.

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:00 a.m.

4. ROLL CALL

• **Board Members Present**

- Richard Kramer, Chair
- Frank Schwing, Vice- Chair
- Pat Corkill
- Jennifer Sprayberry
- Richard Owens
- Holly Palmer
- Erik Rowen

• **Staff Members Present**

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

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of April 25, 2025

- ❖ Board Member Palmer offered a motion to approve.
 - The motion received a second from Board Member Owens.

- The motion was approved (5-0-2). (Schwing, Corkill)

8. PUBLIC HEARING

1. DRB250011 Providence Partners Group 204 Marietta St

Applicant presented a review of new construction of office building.

- Revisions from meeting on 3.21.25.
- Substitution for Trident Maples.
- Code on Islands.
- Date on drawing being presented is 4.1.25.

Board Member Palmer and Board Member Rowen recused themselves from the vote as they were not present for the initial hearing on this item.

There was no public comment.

After presentation and discussion:

❖ Board Member Corkill offered a motion to approve the plan as presented but didn't quite make the package dated 4.1.25 Sheet L-101.

- The motion received a second from Vice-Chair Schwing.
- The motion was approved (5-0-2) Palmer, Rowen.

2. DRB250018 55 Roswell St 55 Roswell St

Applicant presented review of signage.

- Monument Sign.
- Location.
- Finishes to match the building.
- Aluminum address letters.
- Masonry Base.
- Aluminum Construction.
- Faux Corten won't rust.
- No lighting.

There was discussion from the Board:

- Ground Cover around the base.
- Depth of Letters.
- "Picture Frame Sign"

There was no public comment.

- ❖ Vice-Chair Schwing offered a motion to approve the monument sign as presented with the following conditions:
 1. Applicant will use applied letters versus vinyl with a minimum 1/8" thickness and scaled up for larger lettering.
 2. On the end of the monument sign facing the street Applicant will add a black panel to create a picture frame effect as discussed and
 3. Applicant will add evergreen base plantings around the monument sign.
 - The motion received a second from Board Member Rowen
 - The motion was approved (7-0).

3. DRB250019 J. Hodge Enterprises 410 North Main St

Applicant presented review of exterior changes.

Change to exterior paint color to soft black.

Trim – pure white.

Door – khaki color.

There was discussion from the Board:

- Landscaping at the base of the building.
- Trim color other than white.

There was no public comment.

After discussion:

- ❖ Vice-Chair Schwing offered a motion to approve the building paint color as submitted with the condition that the trim, gutters, downspouts that were proposed to be painted in white; will be megagreige the same color that is proposed for the door. And for clarity that means everything that is currently white on the building becomes the megagreige color.
 - The motion received a second from Board Member Sprayberry.
 - The motion was approved (7-0).

There was discussion during the motion:

- Ceiling for porch is currently white.
- Code on Railing for the steps.

Chair Kramer called a five minute recess at 10:01 a.m.

Chair Kramer reconvened the meeting at 10:05 a.m.

4. DRB250017 Little Alley Steak/ Salt Factory 102 South Main St

Applicant presented a review of exterior changes of 1900 sf addition to look like existing building.

- Painted Horizontal Wood Siding.
- Gooseneck Light Fixture.
- Storefront window w/Muntins.

There was discussion from the Board:

- Sidewalk Plan.
- **Landscaping.**
 - Brick paver.
 - Dumpster screening.
 - Site & Building Lighting.
 - Replacement of Damaged Plants.
 - Irrigation.
 - Tree Species.
 - Damaged or destroyed Landscaping needs to be replaced.
- **Elevations**
 - Access Ladder to match wall color.
 - Relocation of the meter if possible.
 - Condition of fence.
 - No plans to resurface asphalt.
 - Signage will be in the same location.

There was no public comment.

After discussion:

- ❖ Board Member Rowen offered a motion to approve landscape and Site Plan submission with the following conditions

The Landscape Island adjacent to the Main Street entrance will be widened to accommodate a new pedestrian sidewalk connection from the Main Street sidewalk which will utilize the pavers to match the City sidewalk material and pattern and will continue across the drive to the building entrance

The Applicant will increase the density of the landscaping shown around the dumpster.

All existing landscaping that is damaged during construction will be replaced.

Applicant will provide irrigation as part of the new landscape improvements.

The creeping Fig proposed at the building will be eliminated.

- The motion received a second from Board Member Palmer.
- The motion was approved (7-0).

- ❖ Board Member Rowen offered a motion to approve the building expansion submission with the following conditions:

The existing EFIS cornice will be utilized at the top of the parapet around the new building edition if necessary the Applicant can put metal cap for water intrusion at the top of that.

The access ladder proposed will be painted to match the adjacent wall material and will be strategically located utilizing the least amount of public view and will be approved by Staff.

The existing utility meters will be relocated at the east elevation to accommodate the architectural features of the elevation.

- The motion received a second from Board Member Owens.
- The motion was approved (7-0).

There was discussion during the motion that approval of the building expansion is referring to the documents we looked at today not what was in the packet.

Board Member Owens left the meeting.

5. DRB250015 Continuum-Multi Family 5555 Windward

Applicant presented review of new construction.

- Zoning Conditions.
- Site Plan – Parking is central to the building.
- Street Level Landscape & Hardscape.
- Consistency.
- Art Installation.

There was discussion from the Board:

- Types of retail.
- Ways to engage sidewalks.
- Plantings on both sides of building.
- Ground Cover types.

- Substitute Bermuda grass.
- Concern of mildew from fiber cement board panels.
- Primary Field Materials.
- Walkout balconies.
- Shade structures for pool areas.
- Exhaust fans.
- Staff presented what presented to Council for 1st Floor retail elevations.
- Discussion of tenant level participation in design.
- No uplighting on residential exterior building lights.
- Brick caps.

There was no public comment.

After discussion:

- ❖ Board Member Rowen offered a motion to approve the Landscaping with the following conditions :
 1. Along the Piedmont Spine in front of the retail, provide larger canopy trees, in lieu of specified final selection to be approved by Staff.
 2. On the north side, substitute the Bermuda grass with a shade tolerant ground covering that will thrive more in the shade like a Mondo grass, final selection to be approved by Staff.
 3. The Applicant will reconsider any other shade tolerant landscaping on the north side of the building that will thrive better.
 - The motion received a second from Board Member Corkill.
 - The motion was approved (6-0).

- ❖ Board Member Rowen offered a motion to approve the building exterior with the following conditions:
 1. The kitchen dryer and bathroom exhaust vent and any other make up air vents will be located on balcony returns or balcony soffit ceiling as much as possible. Any vents located on the main façade will be painted to match the adjacent surface material with the location and quantity of these vents to be approved by Staff.
 2. The Applicant will provide precast caps along the sidewalk wall in front of the retail at locations where there are breaks in the wall and entrances into the retail patios to the tenant spaces.

- The motion received a second from Board Member Corkill.
- The motion was approved (6-0).

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 12:26 p.m..