



# DESIGN REVIEW BOARD FEBRUARY 20, 2026

ALPHARETTA CITY HALL  
COUNCIL CHAMBERS  
2 PARK PLAZA  
8:30 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**

**3. CALL TO ORDER**

**4. ROLL CALL**

**5. PLEDGE TO THE FLAG**

**6. ITEMS FROM STAFF**

**7. ITEMS FROM BOARD MEMBERS**

**1. DRB Meeting Minutes of January 16, 2026**

**2. DRB Meeting Minutes December 19, 2025**

**8. PUBLIC HEARING**

**1. DRB260001 Argentis (2B Whole Bakery) 42 Milton Ave  
review signage**

**9. ADJOURNMENT**



*This action summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta Design Review Board Meeting proceedings. Meetings are recorded and available for review at <https://www.youtube.com/user/alpharettagov>.*

1. MEETING ANNOUNCEMENTS

2. WORK SESSION ITEMS

Chair Kramer called the workshop to order at 8:31 a.m.

Chair Kramer adjourned the meeting at 8:50 a.m..

3. CALL TO ORDER

1. Election of Chair and Vice Chair 2026

❖ Vice- Chair Schwing offered a motion to elect Richard Kramer as Chair.

• Board Member Palmer seconded the motion.

• The motion carried (6-0-1(Kramer))

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

• Board Member Rowen seconded the motion.

• The motion carried (6-0-1(Schwing))

2. Welcome new Board Member - Chris Behm

4. ROLL CALL

A. Board Members Present

- Richard Kramer (Chair)
- Frank Schwing (Vice Chair)
- Pat Corkill
- Chri Behm
- Erik Rowen
- Holly Palmer
- Richard Owen

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of 10/17/2025

- ❖ Board Member Owens offered a motion to approve.
  - Board Member Rowen seconded the motion.
  - Motion carried (7-0).

2. DRB Meeting Minutes of 11/21/2025

- ❖ Vice-Chair Schwing offered a motion to approve.
  - Board Member Corkill seconded the motion.
  - Motion carried (7-0).

3. DRB Meeting Minutes of 12-19-2025

This approval was postponed until the next DRB Meeting.

8. PUBLIC HEARING

1. Public Hearing Procedure

2. DRB250042 272 SEED Thompson LLC

Applicant presented a review of new construction.

There was discussion of:

- Site Plan.
  - 7 Homes.
- Zoning Conditions.
- Landscape
  - Difficult to review Landscape without Buildings.
  - Landscape Civil Sheets.
  - Existing Conditions.
  - Tree Removal.
  - Site Layout Plan.
  - Alpha Loop Plan has not been designed yet.
  - Stormwater Design.
- Elevations
  - Will be brought back to DRB.
  - Will have to meet the landscape
  - Lot Specific Elevations..
  - Concept Imagery
- Walls on East and West Side of the property.
  - Homes will be approved before these are built.

- Height
- Brick Veneer
- Visibility of Walls/Railing,
- Park in Common Area over the Stormwater.
- Tree Canopy.
- Driveway Locations.
- Thompson Street Guidelines.
- Front Yards.
- Columns.
- Proposed Railings.
- Hardscape Palette.
- Plant materials.

There was no public comment.

❖ Board Member Rowen offered a motion to approve the Site Plan with the following conditions:

1. Applicant will orient the driveways and garage access at Lot 1 and 5 on the north side of the individual lots in an effort to create more green space on the Thompson Street side of the lot.
2. The handrail at the stairs for Lot 1 will be presented as part of the DRB architectural submission.
  - Vice-Chair Schwing seconded the motion.
  - Motion carried (7-0).

During the motion there was clarification that the Home Footprints listed are placeholders, representative only.

❖ Board Member Corkill offered a motion to approve the landscaping as submitted with the following condition:

1. The hardscape, columns, wall veneer, and any potential stair railing notably for Lot 1 shall be developed and presented at a later date in conjunction with the architecture.
  - Vice-Chair Schwing seconded the motion.
  - Motion carried (7-0).

## 9. ADJOURNMENT

Chair Kramer adjourned the meeting at 10:23 a.m.



Design Review Board Meeting

**UNOFFICIAL** Minutes

December 19, 2025

Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA

9:00AM

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## II. WORKSHOP

- Chair Kramer called the workshop to order at 8:31 a.m.
- Chair Kramer adjourned the workshop at 9:03 a.m.

## III. CALL TO ORDER

- Chair Kramer called the meeting to order at 9:09 a.m.

## IV. ROLL CALL

### A. Board Members Present

- Richard Kramer (Chair)
- Frank Schwing (Vice Chair)
- Pat Corkill
- Jennifer Sprayberry
- Erik Rowen
- Holly Palmer
- Richard Owen

### B. Staff Present:

- Bret Schroeder, Code Enforcement Manager
- Joel Carnow, GIS Specialist/Special Projects Manager

- o Erin Cobb, Administrative Office Coordinator

V. PLEDGE TO THE FLAG

VI. Items from Board Members

1. DRB Meeting Minutes of 11-21-2025  
No action taken.
2. DRB Meeting Minutes of 10-17-2025  
No action taken.

VII. PUBLIC HEARINGS

A. DRB250041 PNC Bank 4195 Old Milton Parkway

Applicant presented review of minor exterior changes.

There was no Public Comment.

After presentation and discussion:

- ❖ Vice-Chair Schwing offered a motion to approve the exterior Elevations and Materials as presented with the following conditions:
  1. IF the windows are replaced, the new windows would either have mullions the same as the current windows or 2 over 1 mullions.
  2. If the brick cannot be matched to infill the door on the west façade, the door will be replaced with a storefront window.
  3. And Staff will have prior approval of the brick selection, before any infill occurs.
- Board Member Rowen seconded the motion
- Rowen offered a friendly amendment with respect to the brick infill , if the brick is replaced, it will be replaced from pilaster to pilaster the central bay façade.
- Vice Chair Schwing and Board Member Rowen accepted the friendly amendment
- The motion was approved unanimously (7-0)
  - Chairman Kramer called a recess at 11:03 a.m.
  - Chairman Kramer called the meeting back to order at 11:17 a.m.

B. DRB250039 Portman Brookside

C. 3625 Brookside Pkwy Applicant presented review of new development.

There was no public comment.

After presentation and discussion:

- ❖ Vice Chairman Schwing offered a motion to approve site plan and photometrics with the condition that applicant work with Staff on the specifics of connection to the Greenway.

- ❖ Board Member Owens seconded the motion.

- The motion was approved unanimously (7-0)
    - Board Member Sprayberry offered a motion to approve landscape with the following conditions:

1. That landscape material is added to screen the pond from Old Milton Pkwy to the North and East side of the pond wall.
2. Reconsider the red bud trees along Old Milton Parkway under the existing canopy.
3. Consider a different understory tree to tolerate the shade in that area on the north side of the building.
4. To add landscape along Brookside to be more layered along the landscape strip and less blocky.
5. To provide screening to the fire lane through the site in that view corridor from Brookside Parkway.
6. To consider changing the Green Giant Arbor vitae to an Evergreen shrub along the north side of C-4 and C-5.
7. To avoid geogrid impacts and potential wall failure in the future, adjust the Landscape Plan to accommodate bioswales that have been designed on site.
8. Lastly, at the south side of the multifamily building, building in pool area, reevaluate the area available for planting between the walls and sidewalk for the tree plantings in that area.

- Board Member Owens seconded the motion.
    - The motion was approved unanimously (7-0)

- ❖ Board Member Rowen offered a motion to approve the exterior elevations and materials as submitted with the following exception:

1. Applicant will return to the Design Review Board to resubmit the North Elevation in its entirety but specifically focused on part one of the North Elevation and will also provide a three dimensional rendering of the elevation in its entirety.
2. Applicant will return to the Design Review Board to present a design for the multi-family unit dryer and bathroom vents with a design solution that doesn't adversely impact the façade architecture.

- Board Member Palmer seconded the motion
  - Vice-Chair Schwing made a friendly amendment that building lighting be submitted to Staff for final approval.
  - Board Member Rowen and Board Member Palmer accepted the friendly amendment.
  - The motion was approved unanimously (7-0)

Board Member Sprayberry left the meeting at 12:28 p.m.

2. **DRB250040 LGE-US 4300 North Point Pkwy**  
Applicant presented review of new construction.

There was no public comment.

After presentation and discussion:

- ❖ Board Member Owens offered a motion to approve the civil and landscape as presented.
  - Board Member Rowen seconded the motion.
  - Board Member Corkill offered a friendly amendment:
    1. The plantings need to mirror on both sides of the entrance and the roundabout notably where damaged or destroyed by work.
  - Board Member Owens and Board Member Rowen accepted the friendly amendment
  - The motion was approved unanimously (6-0)
- ❖ Vice Chairman Schwing made a motion to approve elevation and material as presented with conditions:
  1. The materials for the dumpster enclosure, once selected, will be submitted to Staff for final approval.
  2. The terracotta colored rain screen panel will match the brick on the existing building, which may require a custom color match.
  3. A sample will be field approved by Staff for final approval.
  - Board Member Palmer seconded the motion
  - The motion was approved unanimously (6-0)

## VIII. ADJOURNMENT

- ❖ Chairman Kramer adjourned the meeting at 1:12 p.m.



# DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

*UPDATED: December 3, 2025*

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA  
ALPHARETTA, GA 30009  
[WWW.ALPHARETTA.GA.US](http://WWW.ALPHARETTA.GA.US)

TEL: 678.297.6088  
FAX: 678.297.6071

# INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

## Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

### Site Plan Review

- Legal description of the property
- Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- Site lighting with photometric drawings and compatibility to neighboring buildings and property
- Retaining wall(s) location and materials

### Landscape Review

- Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
  - Size and type of all plant material; including ground covers
  - Seasonal beds

### Signage Review

- Overall site plan drawing indicating locations of ground signs and required setbacks
- Exterior elevations indicating locations of all wall signs
- Individual color drawings of each sign indicated
  - Dimensions
  - Materials
  - Lighting
  - Construction
  - Colors

### Exterior Elevation Review

- Colored exterior elevations with materials notes of all facades of the building(s)
- All exterior material and color samples (Shall be brought to the scheduled meeting)
- Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- Locations of building lighting
- Perspective drawings and renderings

## Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline dates shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic file in Adobe format, containing the entire application; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

### **Drawings submitted must be accurately annotated and labeled.**

Technical drawings (i.e., signs, elevations, site plans) must be drawn to scale).

Photos shall be mounted on 8.5 inch by 11-inch paper and labeled.

**Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.**

# FILING DEADLINES AND MEETING SCHEDULE

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 a.m. and 3:30 p.m. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

## Filing Deadlines

January 2, 2026

February 2, 2026

March 2, 2026

April 1, 2026

May 1, 2026

June 1, 2026

July 1, 2026

August 3, 2026

September 1, 2026

October 1, 2026

November 2, 2026

December 1, 2026

## Meeting Schedule

February 20, 2026

March 20, 2026

April 17, 2026

May 15, 2026

June 19, 2026

July 17, 2026

August 21, 2026

September 18, 2026

October 16, 2026

November 20, 2026

December 18, 2026

January 15, 2027

# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: \_\_\_\_\_

Fee Paid Initial: \_\_\_\_\_

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta  
Community Development/Bret  
2 Park Plaza Alpharetta, GA  
30009

*NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.*

If you have questions regarding this application or the design review process, please contact [Bret Schroeder](#) by calling 678-297-6088.

Business Name: \_\_\_\_\_

Location Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ - \_\_\_\_\_

Contact for All Notifications: \_\_\_\_\_

Contact Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Mobile Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email: \_\_\_\_\_

Contact's Relation to Business: \_\_\_\_\_

This Application For (Check all that apply):

- |  |   |
|--|---|
| <input type="checkbox"/> Addition            | <input type="checkbox"/> Modification to Exterior |
| <input type="checkbox"/> Auxiliary Structure | <input type="checkbox"/> New Construction         |
| <input type="checkbox"/> Color Selection     | <input type="checkbox"/> Signage                  |
| <input type="checkbox"/> Material Selection  |   |

### Application Fees:

Reveivs \$350.00

Signs Review Only \$175.00

Legal Advertising Requirement \$175.00

Reapplication Fee \$100.00

Readvertising Fee \$175.00

Total Due \_\_\_\_\_

This page will be the first page of your completed submittal packet.

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# DESIGN REVIEW BOARD REVIEW CRITERIA

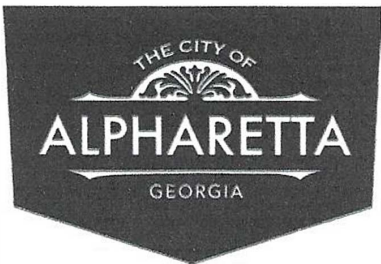
---

How will this proposal be visually compatible with the character of the surrounding areas?

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

Yes

No



# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: D&R Miller Holdings LLC

Physical Address: 980 Birmingham Rd. Ste 501-391

Mailing Address: 980 Birmingham Rd. Ste 501-391

City: Milton State: GA Zip Code: 30004

Owner Telephone: 404 - 580 - 0462 Contact Fax: \_\_\_\_\_

Property Owner Authorization (*Must be completed if the applicant is not the legal owner of the subject property*):

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Daniel A. Miller Date: 12/31/2025

Owner Signature: *Daniel A. Miller*

Property Information:

Address (If Assigned) : \_\_\_\_\_

Tax ID or Map Reference Number: \_\_\_\_\_

Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_ Section: \_\_\_\_\_

Existing Zoning of Property: \_\_\_\_\_ Existing Uses of Property: \_\_\_\_\_

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature: *Misty Cole* Date: 01/02/2026 Print Form

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# DESIGN REVIEW BOARD REVIEW CRITERIA

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Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

*Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).*

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

*Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).*

Please list and describe the Eco District measures that your application includes.

*Eco District Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).*

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# DESIGN REVIEW BOARD REVIEW CRITERIA

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Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Georgian       | <input type="checkbox"/> Shingle        | <input type="checkbox"/> French Colonial        |
| <input type="checkbox"/> Federal / Adam | <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> French Eclectic        |
| <input type="checkbox"/> Greek Revival  | <input type="checkbox"/> Romanesque     | <input type="checkbox"/> French New Traditional |
| <input type="checkbox"/> Neoclassical   | <input type="checkbox"/> Italianate     |   |
| <input type="checkbox"/> Stick          | <input type="checkbox"/> Tudor Eclectic |   |
| <input type="checkbox"/> Queen Anne     | <input type="checkbox"/> Beaux Arts     |   |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

Details:

1.5" Routed HDU with Raised Letters

Single Sided

Painted:  
PMS 4195 C  
PMS 7566 C  
PMS 7604 C

PATTERN: NA

Contact: Toula Argentis

Phone: 470-489-1885

Address: 42 Milton Ave  
Suite B  
Alpharetta, GA 30009

Install  P/U  Ship  Del.  OS

Laminate: NA

Grommets: NA

Size: 114 W x 30" H

Quantity: 1

Revision: 1

File Name: ArgentisHDU\_1



File Path: P:\A\Argentis Gluten Free Bakery\BuildingSignAndVinyl\_50479

**PLEASE READ PROOF CAREFULLY. ONCE APPROVED, PINNACLE CUSTOM SIGNS WILL NOT BE FINANCIALLY RESPONSIBLE FOR MISSPELLINGS OR INCORRECT LAYOUTS.**  
Disclaimer: Due to factory color calibration on computer monitors, the colors displayed are not guaranteed to be the actual colors. In order to approve the actual colors, you will need to request a hard-copy proof that will be printed on the actual material used for your project for an additional fee.

- APPROVED, NO CHANGES REQUIRED
- NOT APPROVED, PLEASE MAKE NOTED CHANGES

\_\_\_\_\_  
CUSTOMER SIGNATURE





# DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

*UPDATED: December 3, 2025*

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA  
ALPHARETTA, GA 30009  
[WWW.ALPHARETTA.GA.US](http://WWW.ALPHARETTA.GA.US)

TEL: 678.297.6088  
FAX: 678.297.6071

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December 18, 2026

January 15, 2027

# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

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Fee Paid Initial: \_\_\_\_\_

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If you have questions regarding this application or the design review process, please contact [Bret Schroeder](#) by calling 678-297-6088.

Business Name: \_\_\_\_\_

Location Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ - \_\_\_\_\_

Contact for All Notifications: \_\_\_\_\_

Contact Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Mobile Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email: \_\_\_\_\_

Contact's Relation to Business: \_\_\_\_\_

This Application For (Check all that apply):

- |  |   |
|--|---|
| <input type="checkbox"/> Addition            | <input type="checkbox"/> Modification to Exterior |
| <input type="checkbox"/> Auxiliary Structure | <input type="checkbox"/> New Construction         |
| <input type="checkbox"/> Color Selection     | <input type="checkbox"/> Signage                  |
| <input type="checkbox"/> Material Selection  |   |

### Application Fees:

Reviews \$350.00

Signs Review Only \$175.00

Legal Advertising Requirement \$175.00

Reapplication Fee \$100.00

Readvertising Fee \$175.00

Total Due \_\_\_\_\_

This page will be the first page of your completed submittal packet.

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# DESIGN REVIEW BOARD REVIEW CRITERIA

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How will this proposal be visually compatible with the character of the surrounding areas?

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

Yes

No



# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: D&R Miller Holdings LLC

Physical Address: 980 Birmingham Rd. Ste 501-391

Mailing Address: 980 Birmingham Rd. Ste 501-391

City: Milton State: GA Zip Code: 30004

Owner Telephone: 404 - 580 - 0462 Contact Fax: \_\_\_\_\_

Property Owner Authorization (*Must be completed if the applicant is not the legal owner of the subject property*):

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Daniel A. Miller Date: 12/31/2025

Owner Signature: *Daniel A. Miller*

Property Information:

Address (If Assigned) : \_\_\_\_\_

Tax ID or Map Reference Number: \_\_\_\_\_

Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_ Section: \_\_\_\_\_

Existing Zoning of Property: \_\_\_\_\_ Existing Uses of Property: \_\_\_\_\_

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature: *Misty Cole* Date: 01/02/2026 Print Form

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# DESIGN REVIEW BOARD REVIEW CRITERIA

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Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

*Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).*

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

*Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).*

Please list and describe the Eco District measures that your application includes.

*Eco District Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).*

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# DESIGN REVIEW BOARD REVIEW CRITERIA

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Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Georgian       | <input type="checkbox"/> Shingle        | <input type="checkbox"/> French Colonial        |
| <input type="checkbox"/> Federal / Adam | <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> French Eclectic        |
| <input type="checkbox"/> Greek Revival  | <input type="checkbox"/> Romanesque     | <input type="checkbox"/> French New Traditional |
| <input type="checkbox"/> Neoclassical   | <input type="checkbox"/> Italianate     |   |
| <input type="checkbox"/> Stick          | <input type="checkbox"/> Tudor Eclectic |   |
| <input type="checkbox"/> Queen Anne     | <input type="checkbox"/> Beaux Arts     |   |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.



# ARGENTIS

GLUTEN FREE BAKERY



**Gluten-Free Bakery**  
Cookies  
Cupcakes, Cakes  
Cinnamon Rolls  
Cinnamon Rolls  
Macarons  
Seasonal pastries