



DESIGN REVIEW BOARD
OFFICIAL MINUTES
MAY 15, 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

A. Board Members Present

- Richard Kramer (Chair)
- Frank Schwing (Vice Chair)
- Chris Behm
- Erik Rowen
- Richard Owen
- Kim Matherly

B. Staff Members Present

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

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. Approve DRB Meeting Minutes of 4-17-26

The Meeting Minutes of 4-17-26 were postponed until the June meeting.

8. PUBLIC HEARING

1. Public Hearing Procedure

Elle Taylor, Planning and Zoning Coordinator, read Public Hearing Procedure.

2. DRB250039 Portman Residential - Design Guide 3625 Brookside Pkwy

Applicant presented a review of Design Guide.

- Will come back to DRB with each site.
- Focused on "threads to tie everything together."
- Renderings.
- Site Material palette.
- Building materials. – 3 bricks are elements to tie everything together.
- Landscape palette.
- Design Features. – nature centric, parklike atmosphere.

- Old Milton Pkwy Entrance.
- Amenities and Brookside Pkwy Entrance.
- Mixed-use Trail.
- Street furniture.
- Graphics and Signage Look and feel.
- Public Art.
- Overstory and Midstory Trees.
- Planters – not sure if they will be irrigated. Plant selections will be drought resistant.

There was discussion from the Board:

- Planters should be irrigated.
- Condition #31.
- Commended using Georgia granite.
- River birch is a messy tree.
- Variety of tree color.
- Landscape Page 20.
- Page 21 Red Maple may need to reconsider.
- Appreciated presentation.

There was no public comment.

- ❖ Vice- Chair Schwing offered a motion to approve the Design Guide with the Applicant to make the corrections discussed today and consider the Landscaping related the tree selections and the plantings that are non-deciduous/deciduous.
 - Board Member Owens seconded the motion.
 - Motion carried (6-0).

3. DRB260009 Tre Fratelli 3 South Main St

Applicant presented a review of signage.

- Restaurant Concept.
- Brought sample letter.
- Opaque front, black with gold trim.
- Individually mount two inches off of the building.
- Challenge of getting electricity to the sign.
- There was discussion from the Board:
- Electrical source.
- Brightness of lights per Downtown Design Guidelines.
- Consideration of an overall background.
- Raceway.
- Clean Repair.

There was no public comment.

- ❖ Board Member Rowen offered a motion to approve signage as presented with the following conditions:
 - Signage will have no visible wiring, conduit or junction boxes.
 - Applicant will add a line to the bottom of the signage, similar in width to lettering across the bottom of the sign to allow for collection of all wiring.
 - The line will have a gold outline to match the rest of the signage.
 - Applicant shall make all connection points for the signage into mortar joints, as much as

possible versus the masonry.

- The Applicant will center the sign over the entrance door.
- Vice-Chair Schwing seconded the motion.
- Motion carried (6-0).

4. DRB260008 Publix 11800 Haynes Bridge Rd

Applicant presented a review of. new exterior paint.

- Presented colors.
- Purpose of repaint is to enhance visual appeal and maintain compatibility of surroundings.
- Scope of work.
- Current conditions.
- 2 Monument Signs.

There was no public comment.

After discussion,

- ❖ Vice- Chair Schwing offered a motion to approve as presented with the following conditions.

On the My Salon façade, Applicant will use color three, off white on the three horizontal panels just above the sign; similarly on the opposite end of the building where the trellis is located, Applicant will use color three as a contrasting color in the same locations where there is a contrasting darker color today.

- Chair Kramer seconded the motion.

- ❖ Board Member Rowen offered a Friendly Amendment to make the accent color incorporate two panels in height instead of one panel in height to create a frame around the accent.

- Vice-Chair Schwing and Chair Kramer accepted the Friendly Amendment.
- Motion carried (5-1) (Behm)

- Chair Kramer called a recess at 10:42 a.m.
- Chair Kramer reconvened the meeting at 10:50 a.m.

5. DRB260002 Mayfair @ Haynes Bridge

Board Members Behm and Rowen were recused as they were not present for the initial presentation of this item.

Applicant presented review of subdivision elevations.

- Streetviews.
- Architecture.
- Site plan.
- Jon Scott Drive.
- Lots 5 & 6..
- Color sample sheets of materials..

There was no public comment.

After presentation and discussion:

- ❖ Vice- Chair Schwing offered a motion to approve the elevations and materials as submitted with the following conditions: on the opposing side elevations of Lots 5 &6 on the second floor towards the front side, Applicant will enlarge the existing small window and add an identical window opposite it towards the corner, similar but not necessarily identical scale to the other larger second floor windows.

- Board Member Richard Owens seconded the motion.
- Motion carried (4-0).

6. DRB230012 Market District 126 North Main St

Review of changes to exterior.

This item was removed by Staff and was not considered at this meeting.

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 11:38 a.m.