



DESIGN REVIEW BOARD SEPTEMBER 18, 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 8-21-26

8. PUBLIC HEARING

1. Public Hearing Procedure

2. DRB260024 Founders Hall 63 South Main St

This item has been deferred by Staff and will not be considered at this meeting.
review elevations and materials

3. DRB260023 Alpharetta Methodist 69 North Main St
review signage

4. DRB260022 Cavender's Boot City 7011 North Point Pkwy
review exterior modifications

9. ADJOURNMENT



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

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1. MEETING ANNOUNCEMENTS

1. Welcome Board Member Martine Zurinskas, appointed by Council Member Reeves.

2. WORK SESSION ITEMS

Chair Kramer called the Work Session to order at 8:30 a.m.

The Board discussed items on today's Agenda.

Chair Kramer ended the Work Session at 8:52 a.m.

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9.00 a.m..

4. ROLL CALL

A. Board Members Present

- Richard Kramer, (Chair)
- Frank Schwing (Vice- Chair)
- Pat Corkill
- Richard Owens
- Erik Rowen
- Jennifer Sprayberry
- Martine Zurinskas

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. DRB Meeting Minutes of July 17, 2026

❖ Board Member Owens offered a motion to approve.

- Board Member Owens seconded the motion.
- Motion carried (5-0-2) (Corkill, Zurinkas)

8. PUBLIC HEARING

1. DRB260020 Crust Pizza 142 South Main

Applicant presented a review of signage.

- Monument sign, Building sign, side sign.
- Existing conditions.
- Proposed signage – “CRUST” Halo lit, Channel letters, gooseneck downlighting.
- Monument sign – Unlit, dimensional letters.
- No color sample of Red.

There was discussion from the Board:

- Matching composite wood or replacing wood panels.
- Per code -Unable to add a sign to back elevation.
- Drive-Thru sign.
- Ground cover.

There was no public comment.

❖ Vice-Chair Schwing offered a motion to approve the sign application as submitted with the following conditions:

- Mounting holes from the old signs will not be visible with final approval by Staff and that applies to the building and monument sign.
- A color sample of the red will be submitted for Staff approval and monument sign base.
- Landscaping will be reviewed and any changes, approved by Staff.
 - Board Member Rowen seconded the motion.
 - Motion carried (7-0).

There was discussion during the motion that intent is to repair the sign(s), if repair is not sufficient, they will need to be replaced.

2. DRB260021 7 Brew Coffee 11378 State Bridge Rd Applicant presented review of new construction

Site Plan

- Tree Removals
- Building Orientation

- Dumpster Relocation
- Grades.
- Curb Cuts.
- Queuing on the parcel.
- Critical Root Zone over the property line.
- Intent is to keep borderline trees.
- Planting Plan.
- Materials Board.
- Brick Sample.
- Upper portion of majority of building is beige brick.
- Hartiboard siding.
- Paint colors.
- Sample of the Roof – standing seam metal roof.

There was discussion by the Board:

- Truck Turnaround & Traffic Circulation.
- Safety.
- Dumpster Enclosure.
- Ordering Process.
- Existing Billboard.
- Limited Disturbance.
- Demo Plan.
- Underground stormwater
- Grease trap location.
- HVAC screening on part of roof.
- Employee Entrance.

Architecture

- 3D Renderings.
- 2D Renderings.
- Materials Board.

There was discussion from the Board:

- Thickness of brick.
- "Wood Material"
- Grout colors.
- No neon lighting.
- Drive-thru area.
- Soffit material.
- Chair Kramer read DRB Conditions of Zoning.:

6. Building shall be substantially similar to the submitted renderings, labeled Exhibit A – Updated Renderings, with final approval by DRB. Neon lighting shall not be permitted on

the building. Elevation fronting State Bridge Road shall appear as a front façade and shall have a tower feature that is currently depicted on the opposite elevation with the final approval by DRB.

7. Foundation plantings shall be required on the north, west and south sides of the building, as approved by DRB.

8. Minimum 20' landscape strip along State Bridge Road shall include a minimum 2' high berm and/or decorative knee wall, with trees and shrubs, as approved by DRB. Berm/knee wall and shrubs shall screen the drive-through lanes and parking from the State Bridge Road.

14. Dumpster enclosure shall be designed with materials and colors that are similar to the primary building and dumpster shall have an opaque decorative metal gate, as approved by DRB.

- Dumpster Enclosure elevations and materials.

Landscape

- Existing Streetscape.
- Grading.
- Intent of landscape Strip Condition..
- Berm.
- Plant Selections.- Needs to be more Commercial than Residential.
- Tree locations and Selections.

There was no public comment.

❖ Vice Chair Schwing offered a motion to approve the Site Plan and Elevation and materials with the following conditions:

- The Dumpster Enclosure will be the BR One brick at the base and BR Two above the same as the building.
- The gate will be a metal gate instead of the cedar that was submitted with final approval by Staff.
- The faux windows on the building will eliminate the mitered corners on the frame to mimic the full brick header that you would normally see on bricked in windows and the infill will be in a herring bone pattern.
- Applicant will add brick column bases using the BR One brick on the drive-thru columns, the soffits, including the drive-thru , will use a faux wood grain material with final approval by Staff.
- The grout for the BR One brick will be the ultra-dark, and the BR Two will be the white grout as shown.
- The electrical enclosure will use a metal gate, not cedar, with final approval by Staff.

- Board Member Owens seconded the motion.
 - Motion carried (7-0).
- ❖ Board Member Sprayberry offered a motion to defer the Landscaping based on the comments we discussed today.
- Vice-Chair Schwing seconded the motion.
 - Motion carried (7-0).

There was clarification during the motion:

- Plantings – consider using plant material that is more suitable to a commercial setting.
- 20 ft Landscape Strip.
- Maximize the screening to the parking by using the elevations that are being proposed.
- Add more vertical screening to the side with the building frontage on State Bridge Rd.
- Reinvestigating the feasibility of some of the tree saves being shown and filling in the landscape if those have to be removed.
- Plantings in Bioretention area.
- More drought tolerant, less disease prone.
- Discussion of Berm – if the Landscape strip is moved out to the sidewalk and raise it a little bit. It is not technically a berm, but it was raised and because we have the change in grade, if landscape strip is moved to the higher end up to the sidewalk area, that's higher so there would be better screening. The effect is achieved because the site sits lower.
- Staff suggested Applicant come back with a section of that to show street/ sidewalk.

- ❖ Vice-Chair Schwing offered a motion to approve the Site Lighting as submitted.
- Board Member Owens seconded the motion.
 - Motion carried (7-0).

Chair Kramer called a recess at 10:43 a.m.

Chair Kramer reconvened the meeting at 10:51 a.m.

3. DRB260019 Madewell Homes 255 Milton Ave

Applicant presented review of new construction.

- Site Plan
- Walls.
- Architecture.
- Material Samples.

There was discussion by the Board:

Grade of site.

- Decorative Wall Details.
- Columns.

- Consistency of Wall Segments.
- Height of Columns and Fencing.
- Hedge selection in front of Wall.

There was no public comment.

There was more discussion from the Board that Metal Roofs on side elevations should match Bronze Gutter.

❖ Vice-Chair Schwing offered a motion to approve the Site Plan, Landscaping, Elevations and Materials as presented with the following conditions: all metal roofs will be bronze to match the gutters. The wall along the driveway on the west side will have stone columns to match the front columns and the home ,with stucco in between the columns to match the stucco on the home. And for clarification, the wall shown on the plans we looked at today on the east end of the sidewalk has been eliminated.

- Board Member Corkill seconded the motion.
- Motion carried (7-0).

4. DRB260017 Elan Luxury Homes 204 Marietta St Applicant presented review of new construction.

Overall Site Plan for 204 and 196 Marietta St. approved by City Council.

Change in Driveway location to meet Council Condition.

Chair Kramer read Council Conditions:

Decorative Wall at front of property.

Topography of property.

Grading.

There was discussion from the Board:

- 10' Landscape Strip to be approved by DRB (behind Landscape Strip on sidewalk which is to be approved by Staff.)
- No established Landscape on Marietta St.- how did Applicant interpret that?
- Wall – where is it seen ?
- Needs to be faced with Decorative Materials.
- New Driveway location.
- Columns and Fencing heights.
- Consistency.
- Marietta St. Streetscape.
- Muhly grass Hedge.
- Accent the wall, not cover it.
- Utility Easement.
- Trees don't satisfy Council Condition as the plan is now.

- Landscape needs to be compatible with 196 Marietta St.
- Possibility of tabling until after 196 Marietta St. is considered.

Board Member Corkill left the meeting at 12:30 p.m.

There was no public comment.

- ❖ Board Member Rowen offered a motion to approve the exterior and site plan with the following conditions: The site wall, and fence and columns along the Marietta Street frontage will maintain the same height relative to the grade and step down as required to follow the grade change along the frontage, the retaining wall on the Old Milton side of the site, the south side has been removed per the Applicant and will be dealt with at grade change. The Chimney, as presented will be revised to be the brick that matches the facades, and the screening of the HVAC shall be designed, with the following materials, brick columns to match the exterior masonry and metal slats prefinished black to match the trim on the building.
 - Vice- Chair Schwing seconded the motion.
 - Motion carried (6-0).

There was discussion during the motion that DRB is not approving the Site Plan.

- ❖ Board Member Sprayberry offered a motion to approve the 10' Landscape Strip we were reviewing today with condition that the European Horn Bema shown within the Landscape Strip are changed to a shade tree, Princeton Elm similar to be sensitive to the proximity to the power lines, also with the condition that the Newly Grass at the front of the wall is changed to a mixture of low growing evergreen and deciduous flowering plantings.
 - Vice-Chair Schwing seconded the motion.

Vic-Chair Schwing offered a Friendly Amendment that specific shade tree selection and placement will have final approval by Staff.

- Board Member Sprayberry and Vice-Chair Schwing accepted the Friendly Amendment.
- Motion with the Friendly Amendment carried (6-0)

5. DRB260018 Elan Luxury Homes 196 Marietta St

Applicant presented review of new construction and landscaping.

There was no public comment.

After discussion from the Board:

- ❖ Board Member Rowen offered a motion to approve the Architecture and materials as presented, with the following condition that the screening of the HVAC shall utilize masonry or stone

material to match the exterior facades.

- Vice- Chair Schwing seconded the motion.
 - Motion carried (6-0).
- ❖ Board Member Sprayberry xx offered a motion to approve the 10' Landscape Strip as shown with the following conditions, that we change the Sugar maple to a more upright shade tree similar to the Princeton Elm to be approved by Staff, consider adding a perennial ground cover to the Landscape Strip along the frontage and then also try to place the trees within the Landscape strip so that they frame the front entrance , instead of being directly in front of the door.
- Board Member Owens seconded the motion.
 - Motion carried (6-0).

2. ADJOURNMENT

Chair Kramer adjourned the meeting at 12:57 p.m.

Front Wall Sign - Option B3

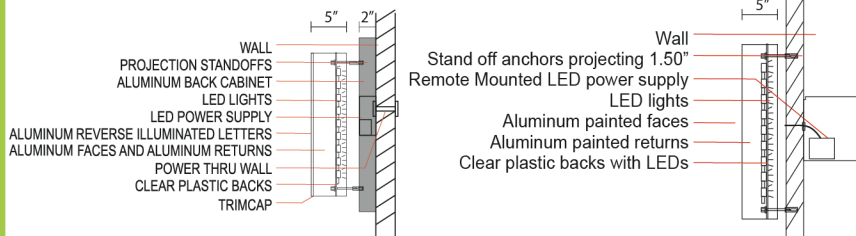
ONE SET OF REVERSE ILLUMINATED CHANNEL LETTERS, ALUMINUM CONSTRUCTION, MOUNTED TO WALL VIA PROJECTION STANDOFFS
 LOGO MOUNTED TO CONTOUR PAN
 PAINTED TO MATCH WALL.

SW 9179 Anchors Aweigh
 SW 7006 Extra White



Minimum stroke on the logo icon is 1.3"
 Minimum stroke on the text is .82"

SECTION DETAILS



Current View



DESIGNED FOR
120v
 Electrical brought
 to within 5FT of
 proposed install
 location by others



Proposed View



Night View



www.BlackDogSignCompany.com
 5510 McGinnis Ferry Road, Suite C
 Alpharetta, GA 30005
 888.885.7446

PREPARED FOR

CLIENT: Alpharetta Methodist
 BILLING ADDRESS: _____

 PHONE NUMBER: _____
 CONTACT: _____
 CONTACT EMAIL: _____
 JOB SITE: _____

ABOUT THIS DRAWING

DATE: 05-12-2026
 REV DATE: 07-29-2026
 PROJECT: EXTERIOR SIGNS
 SCALE: _____
 SQ. FT.: 41.3
 DESIGNER: AM

APPROVAL

☐ YES, APPROVED AS PRESENTED.
 APPROVED BY: _____
 SIGNATURE _____ DATE _____
☐ NOT APPROVED, REQUIRED CHANGES: _____

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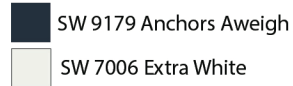
Side Wall Sign - Option B2

ONE SET OF REVERSE ILLUMINATED CHANNEL LETTERS,
ALUMINUM CONSTRUCTION, MOUNTED TO WALL VIA
PROJECTION STANDOFFS
LOGO MOUNTED TO CONTOUR PAN PAINTED TO MATCH WALL.

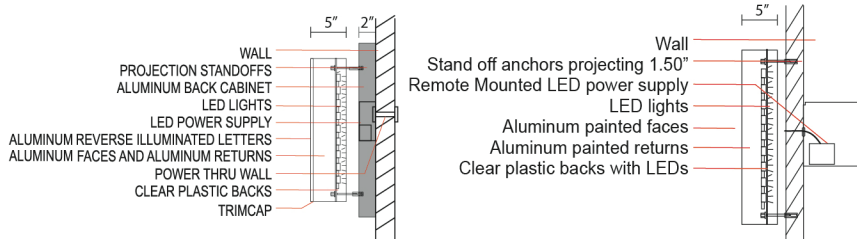


Minimum stroke on the logo icon is 1.5"

Minimum stroke on the text is .67"



SECTION DETAILS



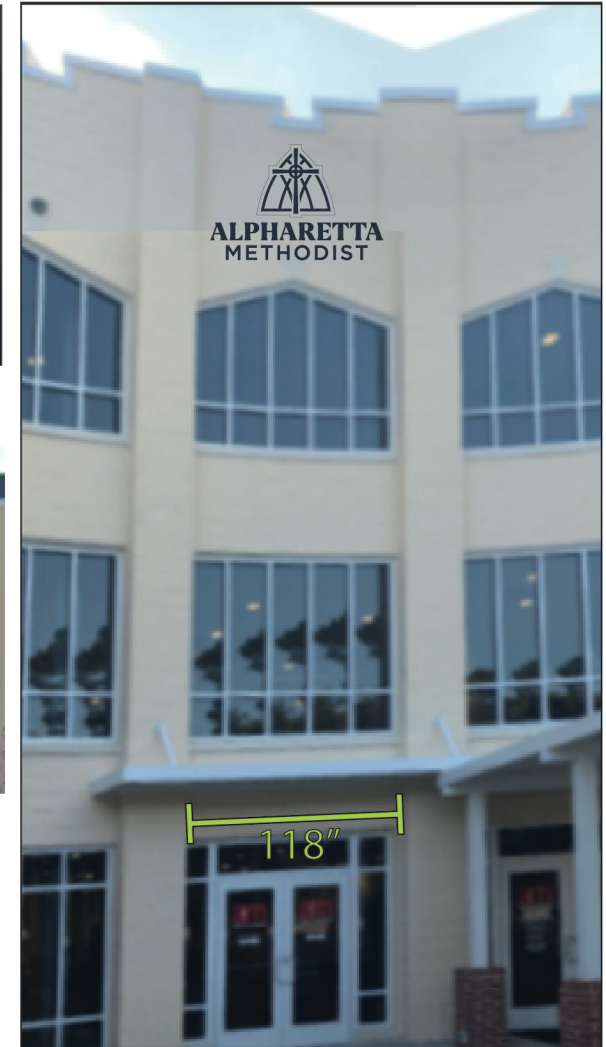
Night View



Current View



Proposed View



DESIGNED FOR
120v
Electrical brought
to within 5FT of
proposed install
location by others



www.BlackDogSignCompany.com
5510 McGinnis Ferry Road, Suite C
Alpharetta, GA 30005
888.885.7446

PREPARED FOR

CLIENT: Alpharetta Methodist
BILLING ADDRESS: _____

PHONE NUMBER: _____
CONTACT: _____
CONTACT EMAIL: _____
JOB SITE: _____

ABOUT THIS DRAWING

DATE: 05-12-2026
REV DATE: 07-29-2026
PROJECT: EXTERIOR SIGNS
SCALE: _____
SQ. FT.: 42.66
DESIGNER: AM

APPROVAL

☐ YES, APPROVED AS PRESENTED.
APPROVED BY: _____
SIGNATURE _____ DATE _____
☐ NOT APPROVED, REQUIRED CHANGES: _____

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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: Cavender's Boot City

Location Address: Mansell Crossing

Mailing Address: 7011 North Point Pkwy

City: Alpharetta State: GA Zip Code: 30022 - _____

Contact for All Notifications: christopher@cavenders.com

Contact Telephone: 214 - 202 - 9478 Mobile Telephone: 214 - 202 - 9478

Fax: _____ - _____ - _____ Email: christopher@cavenders.com

Contact's Relation to Business: Sr. Manager - Store Development

This Application For (Check all that apply):

- | | |
|--|--|
| ☐ Addition | ☒ Modification to Exterior |
| ☐ Auxiliary Structure | ☐ New Construction |
| ☐ Color Selection | ☐ Signage |
| ☐ 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.



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Mansell Crossing, LLC

Physical Address: 7011 North Point Parkway Alpharetta, GA 30022 (Our office 1109 Russell Parkway Warner Robins, GA 31088)

Mailing Address: PO Box 7078

City: Warner Robins State: GA Zip Code: 31095 -

Owner Telephone: 478 - 923 - 4669 Contact Fax: 478 - 923 - 8736

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): Bill Livingston Date: 7/17/26

Owner Signature: Bill Livingston

Property Information:

Address (If Assigned): 7011 North Point Parkway Alpharetta, GA 30022

Tax ID or Map Reference Number: Parcel ID: 12 261006870334

Land Lot(s): District: 10V Section:

Existing Zoning of Property: C5 Existing Uses of Property: Retail Shopping Center

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: Bill Livingston Date: 7/17/26

[Print Form](#)

Page 6 comments regarding how the proposal will be visually compatible with the character of the surrounding areas.

The exterior transformation of this former Party City location is about more than converting a retail space; it is about creating an authentic western destination that reflects the Cavender's brand from the moment customers arrive. By embracing the existing building structure while thoughtfully recladding, repainting, and introducing signature western architectural elements, we are breathing new life into a façade that had become dated and neglected.

Prior to redevelopment, the building suffered from faded and discolored finishes, peeling window graphics, fabric-covered windows, and overgrown landscaping that diminished both its curb appeal and the surrounding shopping center. Our design revitalizes these conditions by restoring the building's appearance, enhancing its architectural character, and integrating timeless western materials and details that reinforce the Cavender's identity.

These improvements not only create a more inviting and memorable customer experience but also add lasting value to the property and the surrounding area. The refreshed façade, improved landscaping, and enhanced architectural presence elevate the overall visual quality of the center while providing a durable, well-maintained exterior that will serve the community for years to come. The result is a building that not only reflects the western lifestyle but also contributes positively to the long-term appeal and value of the development.

7/21/26

7011 NORTH POINT PARKWAY
ALPHARETTA, GA 30022

FRONT (WEST) ELEVATION



CBC LED SIGN (BY CAVENDERS)
CAVENDER'S:
RED FACES/TRIM - BRONZE SIDES
BOOT CITY:
BRONZE FACES/TRIM/SIDES

EIFS BAND / BACKGROUND

DOUGLAS FIR
TO COVER COLUMNS

PAINT MULLIONS BLACK

STORE HOURS / THANK YOU SIGN

SW 6150
UNIVERSAL KHAKI

SW6148 WOOL SKEIN

7/21/26

7011 NORTH POINT PARKWAY
ALPHARETTA, GA 30022

RIGHT (SOUTH) ELEVATION

SIGN: 124sf MAX
SIGNS MUST BE HALO LIT
NO GOOSENECKS OR SCONCES

BANNER = 24sf MAX



CBC LED SIGN (BY CAVENDERS)
CAVENDER'S:
RED FACES/TRIM - BRONZE SIDES
BOOT CITY:
BRONZE FACES/TRIM/SIDES

EIFS BAND / BACKGROUND

DOUGLAS FIR TO
COVER COLUMNS

PAINT MULLIONS
BLACK

125sf CBC AS SHOWN
sf MAX = 125
1:1 sf:linear from street elevation

SW 6150
UNIVERSAL KHAKI

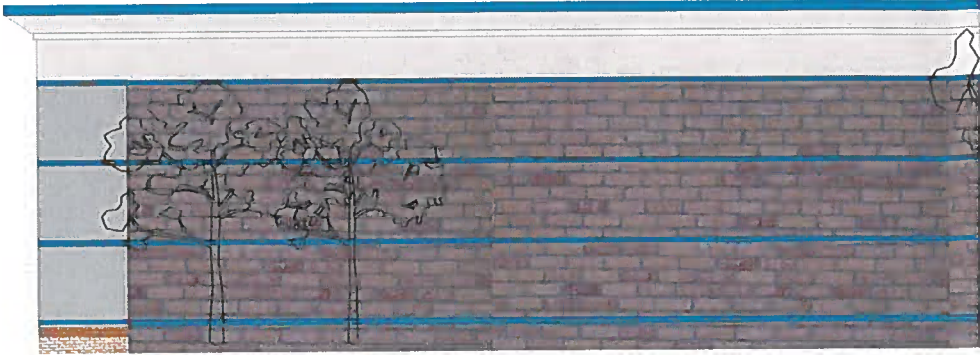
SW6148 WOOL SKEIN

SW6148 WOOL SKEIN

7/21/26

7011 NORTH POINT PARKWAY
ALPHARETTA, GA 30022

EAST (REAR) ELEVATION

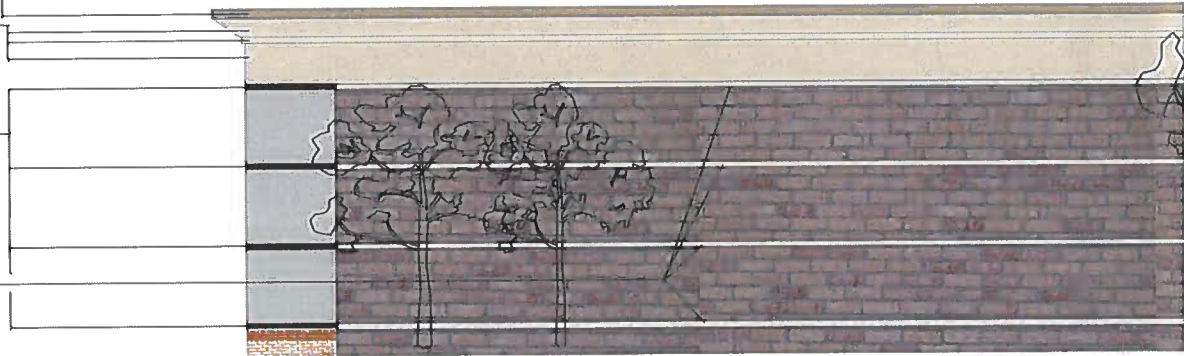


PAINT PARAPET TRIM
SW6150 UNIVERSAL KHAKI

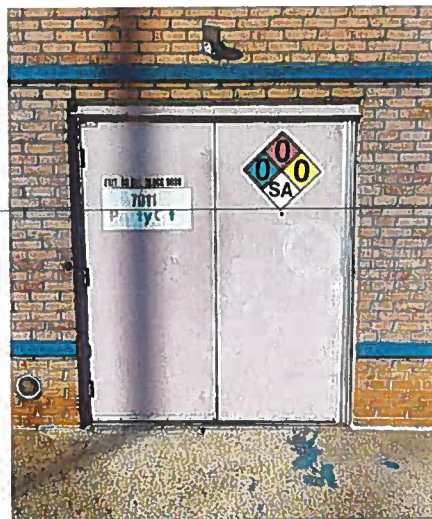
PAINT PARAPET LOWER WALL
SW6148 WOOL SKEIN

PAINT MULLIONS
BLACK

PAINT MULLIONS
SW6148 WOOL SKEIN

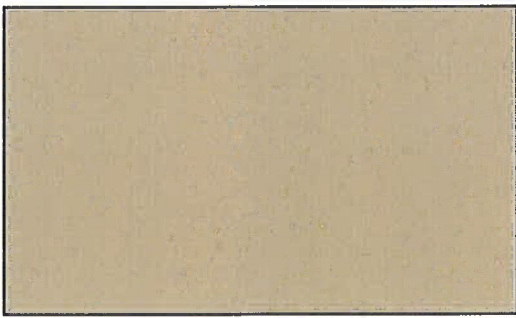


CAVENDER'S RECEIVING
DOOR DECAL



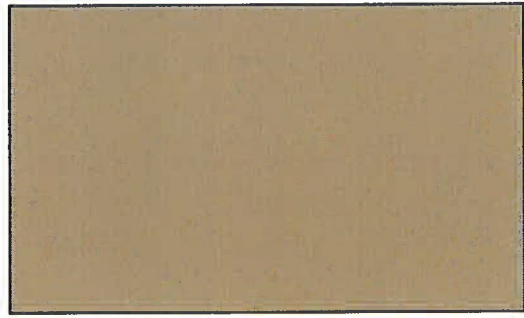
CAVENDER'S®

★ BOOT CITY ★



SW6148

Wool Skein



SW6150

Universal Khaki