



DESIGN REVIEW BOARD JULY 20, 2018

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - o Richard Kramer (Chairman)
 - o Roger Brown (Vice –Chairman)
 - o Holly Palmer
 - o Frank Schwing
 - o Pat Corkill
 - o Tom LeCain
 - o Katie Rocco
- Design Review Board Members Absent
 - o Dick Debban
 - o Kim Matherly
- Staff Present
 - o Matthew Thomas, Economic Development Manager
 - o Bret Schroeder, Zoning Enforcement Manager
 - o Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of June 15, 2018

- ❖ Board Member Rocco offered a motion to approve the minutes
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

VII. PUBLIC HEARING

1. DRB 180039 65 Roswell St townhouses refresh 65 Roswell St

Applicant presented review of exterior elevations

After discussion of:

- o Material Samples
- o Metal cover over upper windows and porches
- o Board & Batten
- o Dark Charcoal windows and doors
- o Centering offset windows on side facing Roswell St
- o Remove porch in front of low building, add landscaping
- o Poles will be 6x6
- o Railings on 1st building
- o Downspouts
- o Previous Gas Lantern will be replaced with electric.
- o Adding railing to left building, Applicant stated it is not needed.
- o Signage will not be needed
- o Landscaping may come back to DRB

- ❖ Vice-Chairman Brown offered a motion to approve the application as submitted today with the clarification that the poles under the decks will be 6x6, the lanterns will not be gas but electric lanterns will be upgraded to look similar to what is presented in the package and the goosenecks are approved in the event Applicant does actually come back with signage
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (7-0)

There was discussion of gutters and downspouts during the motion.

2. DRB 180040 The Copper Fox

10 Roswell St

Applicant presented review of exterior changes

After discussion:

- ❖ Board Member Schwing offered a motion to approve the elevations as submitted with the following clarifications
 1. The bar front will be stacked stone with sample to be submitted to Staff for approval
 2. The awning on the second floor south end of the building will either be removed as shown or may also be black to match the other awnings if it remains
 3. As a clarification, we are not approving at this time signage, planters, outdoor furniture, dumpster or landscaping. Those will come back at a later time.
- The motion received a second from Board Member Brown
- The motion was approved by a vote (7-0)

3. DRB180046 The Providence Group Office Building 2405 Old Milton Pky

Applicant presented review of new construction

After discussion of:

- Site Plan
 - Site Line
 - Elevations
 - Materials
 - Patio Area
 - Signage
 - Landscape
 - Site Lighting
 - Building Lighting
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- ❖ Board Member Schwing offered a motion to approve site plan as submitted with details of trash cart enclosure to be submitted to Staff for approval

- The motion received a second from Board Member Brown
 - The motion was approved by a vote (7-0)
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- ❖ Vice - Chairman Brown offered a motion to approve site line, signage on the building as black individual letter sized to meet code as submitted to Staff and lighting to be submitted to Staff as well
 - The motion received a second from Board Member LeCain
 - The motion was approved by a vote (7-0)
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- ❖ Vice - Chairman Schwing offered a motion to approve elevations and materials as submitted with the following conditions:
 1. Applicant is to submit details of roof top enclosure to Staff for approval
 2. Come back with details of Outdoor Display Area for amenities and the associated landscaping for approval
 3. Deck wood band will be capped in bronze to cover the wood and the railing including the posts will also be dark bronze
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

There was discussion during the motion that the patio returning would only be necessary if they do something "other than nothing."

There was discussion of site lighting

- ❖ Vice - Chairman Brown offered a motion that Applicant will return with building lighting once that is selected.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)
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- ❖ Board Member Corkill offered a Friendly Amendment to withdraw Site Lighting from the motion
 - Vice- Chairman Brown accepted the Friendly Amendment
 - The Amendment was approved by a vote (7-0)
 - The Motion with the Friendly Amendment was approved by a vote (7-0)

- ❖ Board Member Corkill offered a motion to approve landscaping with the condition that patio is adequately screened with evergreen shrub material from the Old Milton Pky view and buffer planting is added along the west property line back of parking where no landscaping on the plan currently exists. Applicant will work with Staff.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

4. DRB180038 5005 Woodward Pkwy redevelopment

Applicant presented review of elevations, site plan, and landscape

After Discussion of:

- Corner Element Cornice – cap seems heavy, consider adding soldier course band, change parapet at corner, bring columns out 4 "
- Consider changes to awning – move up, make brick piece, longer, larger
- Back of elevation seems utilitarian
- Elevation is too plain
- Applicant stated project is budget driven
- Location for Signage
- Signage and Furniture will be brought back to DRB
- Landscaping – Groundcover, shrubs, trees, consider foundation planting on sides of building, row of shrubs at drive-thru aisle, at 2 diagonal parking spaces – remove Princeton Elms, replace with understory trees, remove Knockout Roses from drive-thru area, remove Cherry Tree and replace with 3 new trees
- Screening of retaining wall with Hollies
- DOT timetable

- ❖ Vice-Chairman Brown offered a motion to approve site plan and site lighting as presented today and that we defer elevations and materials with Applicant to return incorporating changes to enhance the architecture of the building such as:
 - Making the storefront more of a dark bronze color
 - Doing the front windows more of a water table so it's not full windows from top to bottom
 - Add stone to the base of the columns
 - Create interest with different variations of the building soldier coursing
 - Create variation in the height of the structure
- ❖ The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

There was discussion during the motion about enhancing the size of the awning and to enhance the depth of the columns.

- ❖ Board Member Corkill offered a motion to defer landscaping and applicant return based on comments discussed which would be the three areas:
 - Corner plantings
 - Existing tree removals
 - The drive-thru planting
- The motion received a second from Board Member LeCain
- The motion was approved by a vote (7-0)

5. DRB180043 Lapeer Seafood Market(Patio) 12 North Broad

Applicant presented review of patio enclosure

After discussion of:

- Landlord Support for addition
- Covers originally designed patio
- Looks like it has been adapted over time
- Knee wall, slider windows
- Wood trim painted to match existing building

- “Human” size scale
- Panels
- Roof material will be transparent, “invisible”
- Owner will have to keep rooftop clean
- Polycarbonate material system

❖ Vice – Chairman Brown offered a motion to approve as submitted today

- The motion received a second from Board Member LeCain
- The motion was approved by a vote (6-1) (Kramer)

6. DRB180021 Phase Learning Hotel (Mayfair @ Webb Bridge)
Webb and Morris

Applicant presented new elevations for Hotel.

After discussion of:

- Site Plan
- Materials
- A/C Grills
- Signage, Lighting, Outdoor furniture will return to DRB

❖ Board Member Schwing offered a motion to approve as submitted today

- The motion received a second from Board Member Rocco
- The motion was approved by a vote (7-0)

VIII. ADJOURNMENT