



DESIGN REVIEW BOARD MEETING

OCTOBER 19, 2018

ALPHARETTA CITY

HALL COUNCIL

CHAMBERS

2 PARK PLAZA

8:30 AM

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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 Katie Rocco
- o Tom LeCain (Alternate)

- Design Review Board Members Absent

- o Dick Debban
- o Kim Matherly (Alternate)

- Staff Present
 - o Kathi Cook, Director of Community Development
 - o Ben Kern, GIS Specialist
 - 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 September 21, 2018

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

VII. PUBLIC HEARING

1. DRB180058 Greenstone Office Building 132 Kimball Bridge Rd

Applicant presented a review of new construction.

After Presentation from the Applicant and discussion:

- Site Plan
 - o Director Cook suggested naming private drive
 - o Deck relationship to Kimball Bridge Rd
 - o Presented sample of modular block for retaining wall
 - o Plaza space to work w/existing trees in back
 - o Connection to adjacent old school site that may be developed
 - o Height of wall
 - o Another wall off Plaza to Deck w/partial exposure
 - o Low side of retaining wall mulch w/loose landscaping
 - o Critical root zone of trees
 - o No Loading dock, flat loading area
 - o Easements along private drive for waterline

- Landscaping
 - o Kimball Bridge Rd section species
 - o L3 Document
 - o Streetscape on Kimball Bridge Rd
 - o Move Street trees to as close to street as possible
 - o Council Condition for screening deck along private drive

- Architecture
 - o History of building
 - o Material Samples
 - o Glazing, mullions, glass
 - o Canopy

 - o Parking Deck Similar to Avalon
 - o Brick band, Concrete, Landscape screening
 - o Finished precast panel where visible
 - o DRB stated Rendering is not accurately correct
 - o Lighting
 - o Corrugated metal panel goes around the entire 6th floor – DRB thought it was unappealing. Applicant did not have sample. Applicant would like to have metal element for industrial/mercantile feel.
 - o Entrance
 - Applicant stated it is an industrial/mercantile building. Entrance is 2 double doors with canopy. Pronounced element.

- Read Council Conditions

- Site Lighting, Corner feature, metal material to accentuate entrance on West Elevation to return to DRB.

- ❖ Board Member Schwing offered a motion to approve Site Plan as submitted today
 - The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (7-0)

- ❖ Board Member Brown offered a motion to defer elevations and materials for Applicant to bring back the metal material and enhance entry feature of the building so we can see it all together at once
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (7-0)

- ❖ Board Member Corkill offered a motion to approve Landscaping with following conditions:
 - o The Applicant work to move the tree plantings closer to Kimball property line
 - o Study the existing Streetscape theme on both sides of this property for street tree theming and planting
 - o Eastside landscaping at the base of wall on deck be enhanced to better screen the wall
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

2. DRB180059 55 Roswell St 55&61 Roswell St

Applicant presented review of new construction

After discussion of:

- Site Plan
- NE Corner of Deck
- Plant Species
- Hardscape Materials
- Possibly expose stairs at North Elevation
- Downspouts
- Active Balconies
- Punched metal with design is underneath balconies
- May use cultured stone for basement
- Historical Home
- Grade will come up at back door
- New stoop on back
- Fireplace
- Reviewed Council Action Summary
- East Elevation storefront design.
- Patio, Hardscape will come back with restaurant
- Monument Sign/Wall Sign to be approved by DRB
- Holiday Lighting needs to be on both buildings

❖ Vice- Chair Brown offered a motion to approve Site Plan as submitted today

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

❖ Board Member Schwing offered a motion to approve elevations and materials as submitted today with the following conditions and clarifications:

1. Revised as shown in meeting today

2. Exclude storefront design
 3. Stone similar to Central City Tavern Building (City Center). Samples to be submitted and approved by Staff.
- The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)
- ❖ Board Member Corkill offered a motion to approve landscaping as submitted today with the following conditions:
1. Exclude patio Courtyard which will be presented at a time of tenant improvements
 2. Front of building tree types should be redone to have a better consistency
 3. Parking Lot Landscape needs to be looked at time of consultation with next door property owner based on comments as far as the ligustrum, large plantings up next to the parking lot
 4. Review plant types under the Oaks, make sure they are consistent with heavy shade
 5. Entry walks shall contain elements of the sidewalks
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (7-0)

There was discussion during the motion that the Patio, Hardscape (Courtyard) will return with Signage, Lighting and Furniture

viii. ADJOURNMENT

The meeting was adjourned at 11:41 a.m.