



DESIGN REVIEW BOARD JANUARY 18, 2019

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 Frank Schwing
 - o Pat Corkill
 - o Dick Debban
 - o Holly Palmer
 - o Katie Rocco
- Design Review Board Members Absent
 - o Kim Matherly (Alternate)
 - o Tom LeCain (Alternate)
- Staff Present
 - o Bret Schroeder, Zoning Enforcement Manager
 - o Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

1. Election of Officers for 2019

- ❖ Board Member Corkill nominated Richard Kramer as Chairman
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (5-0-1) (Kramer)

- ❖ Board Member Corkill nominated Roger Brown as Vice-Chairman
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (6-0)

VI. ITEMS FROM BOARD MEMBERS

1. Design Review Board Meeting Minutes 12.14.18

- ❖ 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. DRB180066 One Alpharetta City 2300 Old Milton Parkway

Applicant presented review revisions and updates:

- East and West Façade
- Front Façade – added cornice, Flemish bond, brick pattern, eyebrow
- Portico projects out to sidewalk
- Applicant does not want to vary parapet height
- Visibility of parking deck- building screens parking deck, will screen with additional landscaping
- Ivy Trellis
- ❖ Vice- Chairman Brown offered a motion to approve the elevations as submitted today subject to the two following conditions :
 1. Applicant to submit to Staff for distribution to the Board an enhancement of the top center of the building facing Old Milton. The intent is to make the upper portion of that center more pronounced to distinguish it from the remainder of the building
 2. With regard to screening the parking deck, Applicant to work with Staff to ensure year round vegetative screening of sides of the deck with the condition that in 18 months Applicant will submit plan for a more permanent solution to the parking deck
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

There was discussion on what was meant by" more permanent solution" in 18 months

2. DRB180058 Greenstone Office Building 132 Kimball Bridge

Applicant presented examples of places exterior materials have been used.

Board Member Debban did not participate/

- ❖ Board Member Schwing offered a motion to approve as presented
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (4-2)(Kramer, Palmer)

3. DRB180065 Twin Oaks II 3450 Old Milton

Applicant presented review of landscape

There was discussion on:

- Timetable for providing more detailed plan to Staff to distribute to the Board
- Criteria for drawings
- ❖ Board Member Corkill offered a motion to defer landscaping based on discussion and the Applicant shall put together accurate landscape drawings based on existing information, new information and Staff will distribute that to the Board for review
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (7-0)

4. DRB180063 Hobby Lobby 6380 North Point Pkwy

Applicant presented review of exterior material changes

- Found brick that closely matches existing brick
- Center existing stone is going away
- Landscape enhancement in front
- Opportunity to upgrade landscape but it is not required
- Paint Sample
- Staff proposed that Staff review the landscaping that will be put back in and discuss with landlord
- ❖ Board Member Schwing offered a motion to approve exterior elevations and materials as submitted today with the condition that the Applicant submit paint samples to Staff for final approval and a request that the Applicant work with Staff and the landlord to upgrade the landscape in front of the building
- The motion received a second from Vice Chairman Brown
- The motion was approved by a vote (7-0)

Any existing landscape that is destroyed shall be replaced.

5. DRB190002 217 South Main St

Applicant presented review of new construction:

- Site Plan
- Merchantile Style
- Provided brick sample
- Signage, photometrics, landscape, lighting to return for review
- Retaining wall
- Dumpster Enclosure should be brick to match the building

❖ Vice Chairman Brown offered a motion to approve

the Site Plan in concept, that we defer elevations and materials to incorporate discussion and suggestions we had today and that on Site Line that Applicant will bring back a Site Line from on South Main from the Devore side.

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

There was discussion during the motion:

Key items for Applicant:

- Bricked in section to have sills, make them look like bricked in windows-adding sills or add glass where possible
- Proportion of the wall and the railing
- Minimize penthouse structure
- DRB wants to ensure that retaining wall is either brick faced or screened with vines, evergreens. DRB is very sensitive as to how it looks.

VIII. ADJOURNMENT