



DESIGN REVIEW BOARD SUMMARY MARCH 15, 2019

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

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in **summary** form. **This is not an official record** of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review*

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

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of February 15, 2019

Minutes were not complete. No Action was taken.

VII. PUBLIC HEARING

1. DRB190009 Chili's 7800 North Point Pky

Applicant presented review exterior changes

After discussion of:

- Reds and beige colors will change
- Showed paint samples
- More earth tones subdued colors
- Red Mulch

❖ Vice Chairman Brown offered a motion to approve exterior elevations as presented today with colors as shown thereon with the guidance that applicant look to change out the mulch if it's red to more of the brown color.

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

❖ Board Member Corkill offered a motion that any landscaping damaged or destroyed as a result of work shall be replaced

- The motion received a second from Vice Chairman Brown
- The motion was approved by a vote (7-0)

2. DRB190010 Chili's 5035 Windward Pky

Applicant presented review of exterior changes

- Doors, windows and elevations being repainted
- Green shingle roof will be replaced
- Awning color changing to black

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

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

❖ Board Member Corkill offered a motion that any landscaping damaged or destroyed as a result of work shall be replaced

- The motion received a second from Vice Chairman Brown
- The motion was approved by a vote (7-0)

3. DRB190014 Never Enough Thyme 8 South Main St

Applicant presented review of exterior changes

After discussion of:

- Patio Covering
- Take Out Window
- Samples of paint colors
- Size of Piers
- Corrugated metal roof
- Drainage from roof
- Fire sprinklers
- Conduit concealment

❖ Board Member Schwing offered to approve the exterior changes as presented today, with the clarifications and conditions that the brick pillars on the patio will be identical in size and shape to the existing pillars on the patio, Applicant will come up with a rain gutter solution to be reviewed with Staff for approval and the left side overhang on the patio will be made symmetrical with the right side overhang.

- The motion was seconded by Vice Chairman Brown
- The motion was approved by a vote (6-1) (Corkill)

There was discussion during the motion on how the conduit will be hidden.

4. DRB190013 Fulton Science Academy 3035 Fanfare

Applicant presented review of landscape plans and additional parking

- A company has been hired for landscape maintenance
- Additional event parking
- Tree Species
- ❖ Board Member Corkill offered a motion to approve First Applicant work with Staff on the landscaping outside of the new addition currently where there is shown no landscaping that we discussed in our meeting, Second the Applicant work on mirroring or blending the landscaping directly opposite of the asphalt drive drop off.
- The motion was seconded by Board Member Palmer
- The motion was approved by a vote (7-0)

5. DRB190005 Truck & Tap

Applicant presented changes to rooftop deck and roof cover addition. The cedar wood will look like cedar in from of building

- ❖ Vice Chairman Brown offered a motion to approve as presented today
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

6. DRB190012 Encore Commons 100 & 200 North Point Center East

Applicant presented review of new construction

After discussion of:

- Site Plan
- Doors face toward Encore Pky. Applicant will reorient/relocate
- Additional Monument Sign
- Elevations of two buildings
- Presented samples of materials
- Building Signage location

- Site Study
- Main front faces parking lot
- Wall/Curb architectural treatment
- Lighting
- Bike Racks
- Relocated Elms
- Gray Concrete Paving Material
- North side of 5 section needs planting
- Sign Criteria Package

- ❖ Board Member Rocco offered a motion to approve new construction as reviewed today including the lighting.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-1) (Corkill)

There was discussion that they will use a mortar that closely matches the brick and that the motion covers elevations, materials and lighting.

- ❖ Board Member Schwing offered a motion to approve the site plan as submitted with the following conditions that the dumpster areas are screened with landscaping and dumpster closest to Encore Pky will be turned 180 degrees so that the opening faces away from Encore Parkway
- The motion received a second from Board Member Palmer
- The motion was approved by a vote 7-0)

There was discussion on materials of dumpsters matching existing brick.

- ❖ Board Member Corkill offered a motion to approve that foundation planting around the building shall be added as discussed and any landscape wall material shall be veneered and not be plain gray concrete as the renderings show and the applicant look at the use of the purple pixie lorapetaleum due to failures
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

7. DRB190011 Manhattan NY Deli and Bagels 4160 Old Milton review

Applicant presented signage appeal to Staff decision

After discussion:

- White Panel needs to be removed
- Not sure what is behind the white panel. It may be a brick façade.
- Franchisee wants largest sign allowed.
- Does not want a smaller sign above the door
- Some DRB Members felt it needs to be simplified
- Raceway will be painted to match brick. Staff will inspect.
- Multi-colored faded umbrellas
 - ❖ Board Member Corkill offered a motion to approve as submitted with the conditions white panel above the front door is removed and Applicant will work with Staff to refurbish what may or may not be behind that white panel
 - The motion received a second from Board Member Schwing
 - The motion was approved by a vote (4-3 (Brown, Palmer Rocco)

Dick Debban left the meeting.

8. DRB190001 The Maxwell 220 South Main St

Applicant presented review of new construction

After discussion of:

- Site Plan
- DOT Changes
- Landscape Plan
- Wall
- Brick Pavers
- Reference to materials on Exterior Elevations
- Renderings with wall
- Back of house items will be concealed
- Red Brick
- Amount of Hard coat Stucco allowed in Downtown Code
- Jewel box is Fiber Cement Lap siding
- Aluminum Canopies on parapets
- Site Line Study

- ❖ Board Member Schwing offered a motion to approve elevations and materials as submitted.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (6-0)

- ❖ Board Member Corkill offered a motion to approve Landscaping as submitted today with the following conditions that the exterior site retaining walls have brick pileasters added to break up the solid stucco veneer, the brick pavers at the corner of Devore and Hwy 9 extend into the entrees of the corner park area as discussed, dumpsters shall be screened with evergreen shrubs or trees.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (6-0)

- ❖ Board Member Schwing offered a motion to approve elevations and materials as submitted.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (6-0)

There was discussion of "dead area" behind the bank and along road to Hwy 9. City will require it be stabilized. City will ask to seed that area.

VIII. ADJOURNMENT