



DESIGN REVIEW BOARD SUMMARY

JUNE 21, 2019

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
 - Richard Kramer (Chairman)
 - Roger Brown (Vice –Chairman)
 - Pat Corkill
 - Holly Palmer
 - Katie Rocco
 - Frank Schwing
 - Kim Matherly (Alternate)

- Design Review Board Members Absent
 - Dick Debban
 - Tom LeCain (Alternate)

- Staff Present
 - Kathi Cook, Director of Community Development
 - Bret Schroeder, Zoning Enforcement Manager

- Elle Taylor, Planning and Zoning Coordinator
- Tracy Ward, Downtown Consultant

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of May 17, 2019

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

VII. PUBLIC HEARING

1. Designs for North Point by Director Cook

**2. DRB190024 LGE Community CU 2855 Old Milton
Pky**

Applicant presented review of signage and awnings.

- Provided Sample of blue color for monument sign
- Handed out a new packet at meeting

After discussion:

- ❖ Board Member Rocco offered a motion to approve canopies to match the Troy University Canopy as well as the Signage presented in the original package which is the navy background with the illuminated white lettering
 - The motion received a second from Corkill
 - The motion was approved by a vote (7-0)

3. DRB190029 Honeybaked Ham

7601 North Point Pky

Applicant presented Review of exterior modification with signage.

After Discussion:

- Flagship Store
- New Brand Image
- Wood frame removed
- Awnings – provided color sample
- Brick pillar used to separate two lease spaces at downspout now
- Painted brick opulent white, presented color
- Applicant proposed only painting white to brick pillar
- Staff stated that they were told entire building would be painted white. Staff clarified previous discussions.
- DRB looks at it as one building not two tenants.
- Looked at existing brick
- Staff stated column should be more centered or proposed two symmetrical columns
- Applicant stated lease line is at center of building
- Staff stated gables aren't symmetrically placed
- Applicant wants to have flexibility to have Applicant choose paint for their side
- Applicant proposed to add demising brick column, paint entire back, HoneyBaked side and leave front and side for other tenant
- Possibility of adding demising column to the back of the building
- Pig stenciled and painted directly on back of building – external goose neck lighting (2)
- Orange vinyl overlay, Illuminated cabinet sign on front elevation
- Sunbrella awnings
- Adding a window for possible to go orders
- Staff struggled with pure vacuum faced cabinet sign as being outdated, does not think it matches rest of building. DRB agreed.
- Orange color on cabinet sign is not translucent. It will be white glow at night.
- Staff's opinion is that this style of sign would not be encouraged for North Point Overlay
- Discussed different options for sign
- Staff recommended an orange background with pin mounted halo lit channel letters. Mounting flat panel on wall.
- Monument sign

❖ Board Member Schwing offered a motion to approve building elevation, painting changes, under the condition that the entire building be painted consistently, approve

the lighting as presented, the monument sign and the painted pig on the back of the building

- The motion received a second from Rocco
- The motion was approved by a vote (5-2) (Brown, Kramer)

There was discussion during the motion that they don't have to have to build 2 columns. There was discussion that dumpster was not in the motion. Staff said since it is attached to building, we do not need another motion.

Kramer and Brown did not like painted brick.

- ❖ Board Member Schwing offered a motion to defer the building sign
 - The motion received a second from Vice-Chair Brown
 - The motion was approved by a vote (7-0)

4. DRB190022 Burlington Stores 7731 North Point Pky

Applicant presented facade changes

After Discussion:

- Color and wood Sample
 - Trees
 - Break point for painting
-
- ❖ Board Member Palmer offered a motion to remove this item from the table
 - The motion received a second from Vice-Chair Brown
 - ❖ . Board Member Rocco offered a motion to approve the exterior elevations as presented in the package with modification of making sure that the sage return is on both sides and the stucco and brick sides, the brick to be the Urban Jungle and the stucco to be the Relaxed Khaki as well as the 3 side doors to be Urban Jungle.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)
 - ❖ Board Member Schwing offered a Friendly Amendment that the painting on the front will continue up to the adjacent storefront.
 - The motion received a second from Board Member Palmer
 - Board Member Palmer accepted the Amendment
 - The Friendly Amendment was approved by a vote (7-0)
 - The motion with the Friendly Amendment was approved by a vote (5-2) (Brown, Kramer)

Brown and Kramer did not like the painted brick.

- ❖ Board Member Corkill offered a motion City Staff shall review the existing landscaping with the possibility of adding pots and refreshing existing landscape plantings. Any damaged or destroyed landscaping shall be replaced.
 - The motion received a second from Vice-Chair Brown
 - The motion was approved by a vote (7-0)

5. DRB190018 Starbucks 11740 Haynes Bridge Rd

Applicant presented review of new construction

After discussion:

- Amount of Fig
 - Island Plantings
 - Work with Staff on Gingko
 - Size of Pavers, base on Patio. Patio is not pervious pavers.
 - Location of Bike fixtures
-
- ❖ Vice Chair Brown offered a motion to approve exterior elevations as presented today including therein, the furniture, trash container, bicycle racks, and planters on the patio. We approve the site line study as presented today and finally the Applicant will submit the building light cut sheet to Staff for final approval.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

Staff clarified that the DRB approved of the color of the brick per Council Condition #2.

- ❖ Board Member Corkill offered a motion to approve landscaping on the condition that the Applicant work with Staff on the appropriate patio tree based on the soil conditions and the planter size and that the Applicant look at the spacing of the fig based on the actual mature spread of the plant.
 - The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (7-0)

Staff clarified that Signage will need to be considered by DRB.

6. DRB190020 Buffalo Wild Wings

10890 Haynes Bridge

Applicant presented review of follow up landscape and lighting.

Board Members Matherly and Schwing did not participate in consideration of this item as they were not present for the first hearing.

After discussion of:

- Lighting
 - Landscape changes from previous submittal – replaced Camelia with Dogwood, added Vintage Jade on outside perimeter, added dogwoods to planters
 - Planters finish is same as building
- ❖ Board Member Corkill offered a motion to approve landscape and lighting as submitted today.
- The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-0)

7. DRB190027 41 Milton Ave

Applicant presented review of remodel of existing building

After discussion:

- Materials
- Back view
- Juliette Balconies on front and awnings on front
- Cast Iron Railing
- Staff stated signage on the renderings is appropriate for the building.
- Balconies on back
- ❖ Board Member Rocco offered a motion to approve remodel of existing building as reviewed today including materials
 - The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (6-1) (Palmer)

There was clarification that the intent of the motion was for what was presented today.

Palmer preferred windows on front.

9. DRB190025 1858 Athletics

3355 North Point Pkwy

Applicant presented review of new construction

After discussion:

- Elevations
 - Existing Landscape
 - Block out parking space to connect at North Point Pky
 - Lighting
 - No sidewalk in back of site
 - No HVAC on roof. Locate inside dumpster enclosure
 - SE Elevation faces retaining wall
 - What could be developed next to SE Elevation
 - Signage painted on wall, lit.
 - NW Elevation no depth differentiation now
 - Tower Feature
 - Front of building is actually the side of the site (NW elevation)
 - NE Elevation faces corner of site
 - Side of building is not attractive, possibility of adding windows or awning. But it is not visible except to Zaxby's drive thru.
 - Lighting
 - Discussion of egress.
- ❖ Board Member Schwing offered a motion to approve as submitted
- The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (6-1) (Kramer)

Kramer did not like painted brick

**10. DRB190026 Northwinds Summit Multi-Family and retail
*review new construction***

Deferred by Applicant- was not considered

VIII. ADJOURNMENT