



DESIGN REVIEW BOARD SUMMARY OCTOBER 18, 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

Board Members Present:

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill
- Holly Palmer
- Katie Rocco
- Frank Schwing
- Kim Matherly (Voting Alternate)
- Tom LeCain (Non-Voting Alternate)

Staff Present:

- Bret Schroeder, Zoning Enforcement Manager
- 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 20, 2019

- ❖ Board Member Schwing offered a motion to approve with corrections
- The motion received a second from Board Member Rocco
- The motion passed by a vote (7-0)

VII. PUBLIC HEARING

1. DRB190040 Q u i k Trip 4975 Windward Pkwy

Applicant presented review of new construction

- **Landscape:**
 - Types and locations of trees
 - Did not like “Hodge Podge” trees wanted a consistent grouping, theme
 - Need more balance and rhythm to the corner
 - Shrub spacing – need consistent hedge throughout. Staff stated there was prediscussion with Applicant on Hwy 9 due to GDOT improvements. There is a requirement at a parking lot to have 2’ hedge. Applicant may have been using wall as part of that. DRB does not want to see asphalt, cars, pumps at this 3’ level. Need consistent hedge, trees need to be grouped
 - Did not like overall landscape plan
 - Discussed result of interruption of Willow Oaks
 - Need Annual Color at base of monument sign
 - Need Plantings behind the Alpharetta wall and at the ends to highlight the wall.
 - **Elevations**
 - “Alpharetta Wall” brick monument wall at ROW. Staff will work with Applicant
 - There will not be a rail
 - GDOT Improvements for Intersection _ Applicant eliminated GDOT proposed wall
 - Small Modular block Knee Wall 24” at highest
 - Cornice on Canopies
 - Underground Stormwater
 - Air/Water Station
 - Dumpster brick to match building
- ❖ Vice – Chair Brown offered a motion to approve site plan as presented today
 - The motion received a second from Board Member Rocco
 - The motion passed by a vote (7-0)
 - ❖ Vice – Chair Brown offered a motion to approve site lighting as presented today including photometrics.
 - The motion received a second from Board Member Matherly

There was discussion that the poles in the tree islands were not approved and site lighting was not shown.

- Vice – Chair Brown withdrew the motion.
 - Board Member Matherly accepted
- ❖ Vice – Chair Brown offered a motion to approve the photometrics as presented today
- The motion received a second from Board Member Palmer

There was discussion that the photometrics will change.

- Vice – Chair Brown withdrew the motion.
 - Board Member Palmer accepted
- ❖ Board Member Schwing offered a motion to approve site lighting as presented today including photometrics with final review and approval by Staff to address the lights in the tree islands per code
- The motion received a second from Board Member Palmer
 - The motion passed by a vote (7-0)
- ❖ Vice – Chair Brown offered a motion to approve Building and Monument Signs as presented today
- The motion received a second from Board Member Rocco
 - The motion passed by a vote (7-0)
- ❖ Board Member Schwing offered a motion to approve elevations and materials as submitted today with the following clarifications:
1. Applicant will work with Staff on the details of brick wall on the corner
 2. Applicant will submit brick samples to Staff for final approval with the understanding that the colors will be similar to the Quik-Trip on Old Milton
 3. The Dumpster gates will be the same as Old Milton in that they will be opaque
 4. Roof unit screening also will be opaque
 5. The Canopy will be the canopy shown in the meeting today; the one with the brick columns and the enhanced canopy
- The motion received a second from Board Member Rocco
 - The motion passed by a vote (6-1) (Corkill)

Corkill voted no as there was no material sample to review.

- ❖ Board Member Corkill offered a motion to defer Landscaping based on comments per discussion
- Comments regarding tree types, and grouping, a landscape hedge, monument sign

planting, buffer screening of dumpsters and I would urge that the landscape designer is here for the next meeting to present the landscape plan

- The motion received a second from Board Member Matherly
- The motion passed by a vote (7-0)

Board Member Corkill clarified it includes all the comments during the meeting as well not just those included

2. DRB190046 Karen's Fabrics 23 South Main St

Applicant presented review of exterior changes

Applicant proposed a color change for the exterior of the building. It is currently brick.

- Would like to update the front of the building by painting it a neutral gray
- Trim will be Pure White
- Jim Parsons, Landlord, has approved the color
- Business next door is painted charcoal gray
- Rocco likes the diversity of the brick as it is.
- Kramer believes diversity of the colors helps distinguish Karen's Fabrics from neighboring businesses
- Doors are currently a "Williamsburg, slatey blue"
- DRB stated almost everything else is painted
- Corkill stated he is torn because he likes the current brick
- Matherly stated it goes with brick at Liberty Hall
- Applicant stated the proposed paint color is lighter than Currahee
- DRB asked why Applicant wants to paint the brick
- Jim Parsons, Landlord, came forward to speak
 - o Brick Building is very old, may start crumbling. This is a protective coating as much as for aesthetics
 - o Other such as Norcross, Duluth have painted their old brick.
 - o Orange, Recession Brick
 - o Schwing referred to the elevations in City Center as being developed with different materials on storefronts for variability.
 - o Parsons stated there are actually 5 buildings now being used as 4.
 - o Palmer stated painting the brick may complement

the bench in front of store

- DRB clarified that proposal is to leave doors the color they are right now, mullions will be painted white.
 - ❖ Board Member Corkill offered a motion to approve the paint color as submitted today.
 - The motion received a second from Vice Chair Brown
 - The motion failed by a vote (3-4) (Kramer, Matherly, Schwing, Rocco)

There was discussion during the motion:

- o Corkill - It's almost like the real brick doesn't belong there because everything else is painted.
- o Schwing – we have enough painted on that strip right now
- o Palmer – building to the right is Stucco, not brick. And the whole top part of Smokejack is not brick. The whole top part is wooden.
- o Kramer – there has got be more of a contrast from Currahee Brewing and Digital Scientist than the color that is being presented today. Brick now gives it enough contrast to make it stand out.
- o Palmer -there is “plenty of contrast”

There was discussion after the motion:

- That it may be difficult to contrast with painted brick since building to the left is dark and building to the right is light.
- Matherly asked if a sealant could be put on the brick to keep it from crumbling.
- Parsons stated the period style of the brick is not very attractive. This building had a different storefront on it 25 years ago. He did a project with the City to redesign the building. They pulled the storefront off and this is what they found underneath. They decided to keep it. That brick has potholes in it from signs, etc., can't be patched because it can't be matched.
- Rocco stated if there was a way to seal it and preserve it, that is a cool story.
- Parsons stated they are trying to sharpen the look
- Schwing stated it is historic. He likes that it is the only building there that has historic brick.

- Parsons stated that Currahee painted to make it look new and attractive for rebranding and it was effective. If not now then when?
- Applicant stated painting it would also help the leaks in the ceiling. It has ruined her carpet inside. There is dust from the mortar. Sealants are not the thickness of a paint.

Chairman Kramer called for a recess.

Chairman Kramer reconvened the meeting

4. DRB190045 The Drake House Retail 26 Old Roswell

Applicant presented review of exterior changes;

- Provided paint samples
- Dividing into two suites
- Added a column
- Changing style of windows
- Adding two doors to the left (replacing windows with doors)
- Rooflines will not change
- Dumpster Enclosure
- String Lights mounted on wood or steel poles
- Porch pendant, goose neck lights – consider making them fan lights.
- Fencing will be removed
- DRB did not like white gooseneck
- Location of Tenant Signage

❖ Board Member Corkill offered a motion to approve building elevations, materials and colors as submitted today

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

❖ Board Member Schwing offered a motion to approve the building lighting as follows of 3 fixtures shown the middle fixture in black will be used in the peaks and will be

a larger size than next to the doors, the light next to the doors will be the one on the right but in a black finish and the porch pendants as shown and for clarification my motion does not include the patio lighting at this time

- The motion received a second from Board Member Matherly
- The motion passed by a vote (7-0)

❖ Board Member Corkill offered a motion to approve patio and porch string lighting that the Applicant work with Staff on the installation and location noting that the support poles shall be dark painted black.

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

5. DRB190043 North Point Business Center 10800 Haynes Bridge

Applicant presented review of new construction

There was discussion on:

- Applicant did not have awning sample
- Applicant presented metal canopy sample
- Dumpsters
- Bike Locker
- Ecco Points
- Bike Repair Station
- Bike Racks
- Typical wall section for main elevation (Building 200)
- Site Lighting
- There was no cut sheet for building lighting
- Applicant stated each building will have different fixtures
- Steps on corner need to be more inviting, wider
- Material of wall will mimic Bocado Burger at Avalon
- Wall will not require a railing
- Highest point of wall 5'
- 12' sidewalks narrow to 8' near trees

Landscaping:

- Corner View

- Theme, Plantings
- Canopies will grow together
- Street tree requirements – maples, elms, ginkgos, blue atlas cedars, willow oaks
- Species in reduced planting space between wall and sidewalk
- Applicant has met with City Arborist
- Parking Lot Tree Species
- Streetscape along private drive – willow oaks, ginkgo, armstrong red maples
- Board Members Corkill and Le Cain offered to work with Staff on the Landscape Plan since this is first redevelopment project.
- Council Conditions

Signage:

- First round of tenants may not have a Sign Package. Sign Package may be developed based on the first five tenants

Elevations:

- Movement on the front of the building
 - ❖ Board Member Schwing offered a motion to approve materials and elevations as presented today with the following clarifications.
 1. Applicant will work with Staff on the final footprint of the buildings to ensure appropriate movement on the front elevation and it will be substantially similar to the rendering shown today
 2. The Blue Canopies shown on the renderings will be black
 3. Applicant will work with Staff on the cap for the retaining wall since we didn't have that detail today
 4. The Bike lockers will be black not blue
 - The motion received a second from Vice – Chair Brown
 - The motion passed by a vote (7-0)
- ❖ Vice – Chair Brown offered a motion to approve the site plan as presented today with one condition that Applicant works with Staff to find a way to enhance or make more inviting or enlarge the steps from North Point Parkway up to Building 200
 - The motion received a second from Board Member Corkill
 - The motion passed by a vote (7-0)
- ❖ Board Member Schwing offered a motion to approve site lighting as presented today

- The motion received a second from Vice- Chair Brown
- The motion passed by a vote (7-0)

❖ Board Member Corkill offered a motion to conceptually approve the landscape plan as submitted today and the Applicant work with Staff and distinguished Design Review Board members to revise the landscaping based on comments today.

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

6. DRB190048 The Mortgage Firm 159 North Main St

After presentation by the Applicant and discussion from the Board:

- 7. DRB190047 Stonewalk Alpha III LLC 11740 Haynes Bridge Rd**

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- ❖ Vice Chair Brown offered a motion to defer
- The motion received a second from Board Member Palmer
- The motion passed by a vote (7-0)

8. DRB190049 Greenstone Office Building 132 Kimball Bridge rd.

Applicant presented review of changes to new office building

- Presented Material Samples

After discussion:

- ❖ Board Member Corkill offered a motion to approve the change in building materials per the elevations submitted today
- The motion received a second from Board Member Rocco
- The motion passed by a vote (7-0)

9. DRB190050 Lapeer Seafood 12 North Broad St

Applicant presented review of exterior furniture

- 5 tables and lighting
- White marble tops with metal base
- Black metal chairs -Zina Article chairs

After discussion:

- ❖ Board Member Corkill offered a motion to approve as submitted
- The motion received a second from Vice Chair Brown
- The motion passed by a vote (7-0)

VIII. ADJOURNMENT