



DESIGN REVIEW BOARD JANUARY 15, 2021

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

I. WORKSHOP

1. Bret Schroeder is inviting you to a scheduled Zoom meeting.

Topic: January Design Review Board

Time: Jan 15, 2021 08:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/93845551429?pwd=VUNqOGtvTm1mQjR1YzBwYWVhXWkVwdz09>

Meeting ID: 938 4555 1429

Passcode: 133300

One tap mobile

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Dial by your location

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Meeting ID: 938 4555 1429

Find your local number: <https://zoom.us/j/93845551429>

II. CALL TO ORDER

1. DRB Virtual Meeting Procedures

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

1. Elections of Chairperson and Vice chairperson
2. September 18, 2020 Minutes
3. November 20, 2020 Minutes
4. December 18, 2020 Minutes

VI. ITEMS FROM BOARD MEMBERS

VII. PUBLIC HEARING

1. 09:10 - 09:25 DRB210002 Cornerstone Bank 41 Marietta St
review signage

2. 09:25 - 09:45 DRB21001 On The Border 10575 Davis Dr
review exterior modification and signage

VIII. ADJOURNMENT



DRB Virtual Meeting Procedures

BOARD PROCESS

- The Board Chair will oversee the meeting and provide these procedures as part of the call to order.
- Due to ongoing efforts to encourage "Social Distancing", this meeting will be conducted virtually via the Zoom video conferencing platform.
- The Zoom video conferencing link will be provided at the top of meeting agenda, which will be posted to the City website the week prior to the meeting as is standard practice.
- Bret Schroeder, Zoning Enforcement Manager will run the meeting as the Meeting Monitor
- During the Meeting, all Applicants & Members of the Public should turn their video off
- The Meeting Monitor will allow Board Members, Applicants and Members of the Public access into the meeting from the "Waiting Room"
- Attendees should press the hand raising button when they wish to speak and the Meeting Monitor will call on them one by one.
- Motions by The Board must be clear and concise.
- Once a Motion has been made and seconded, the Chair will announce who made and seconded the motion. He will then name and call on each Board Member for a vote.
- This meeting will be conducted in accordance with adopted rules and procedures, according to the City Code.
- Once the public hearing for a specific case is complete, the case will be closed and the next agenda item will be taken up, similar to the procedure for a regular in-person meeting.

APPLICANT PROCESS

- The applicant will designate speakers ahead of the meeting to provide its presentation to the board.
- The applicant will be identified by case number and name and will only be permitted to present during its specific case.
- The length of the applicant presentation is at the Chairman's discretion. It is recommended the applicant presentation be limited to 15 minutes not including discussion by the Board.

PUBLIC COMMENT PROCESS

- Members of the public are invited and encouraged to participate in the virtual meeting but are reminded to conduct themselves with the same professionalism and demeanor as the board with each member of the public limited to a maximum of 3 minutes of comment per case.
- Members of the public wishing to speak, option above, will need to "raise their hand" in the Zoom chat tool to be acknowledged by the Meeting Monitor and have their audio unmuted.
- The public is asked to indicate SUPPORT, OPPOSITION, or QUESTION and the case number of the item they are speaking on to ensure staff is able to manage reading comments into the record, responding to questions, and unmuting speakers. There will be a 3 minute limit per speaker allowed.

****The recording of the Zoom virtual meeting will be posted to the City's Agendas and Meetings webpage here:**

<https://www.alpharetta.ga.us/government/meeting-manager-portal>



DESIGN REVIEW BOARD SUMMARY
SEPTEMBER 18, 2020

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

Elle Taylor, Planning & Zoning Coordinator called the meeting to order at 9:15 a.m.

- ❖ Board Member Corkill nominated Frank Schwing as Chair for this meeting.
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (5-0-1) (Schwing)

III. ROLL CALL

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

Staff Present:

- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator
- Tracy Ward, Historic Consultant

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of July 17, 2020

- ❖ Board Member Owens offered a motion to approve.
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (6-0)

VII. PUBLIC HEARING

1. DRB200032 Ivy Brook Academy 61 Canton St

Applicant presented review of monument sign

- ❖ Board Member Corkill offered a motion to approve as submitted today with the condition that they add evergreen plantings around the base of the sign to match existing and the Applicant work with Staff on adding the address to the sign.
- The motion received a second from Board Member LeCain
- The motion was approved by a vote (6-0)

Board Member Rocco left the meeting at 9:26 a.m.

2. DRB200031 264 North Main St

Applicant presented review of exterior changes

After discussion:

- ❖ Board Member Corkill offered a motion to approve the paint as submitted today.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0)

There was discussion during the motion that shutters will be stained natural cedar or clear.

- ❖ Board Member Corkill offered a motion that shutter color shall be stained the natural cedar color and the applicant work with Staff on final determination of final color.
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (5-0)

- ❖ Board Member Owens offered a motion to accept the general concept of the landscape with the recommendations we have made regarding placement of using the sunshine Ligustrum with a dark liriopse, suggest not using the narrow, tall plant on the corner and use a tall open type of Japanese Maple in front.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0)

Staff suggested that "Bloodgood" Maple be planted.

3. DRB200034 Chick Fil A 2720 Old Milton Pkwy

Applicant presented a review of new drive lane canopies.

After discussion and presentation:

- ❖ Board Member Corkill offered a motion to approve canopies as submitted today with the conditions that bollard color will match the existing bollard color and the heater and fan units shall be a dark .
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (5-0)

- ❖ Board Member Corkill offered a motion Applicant will work with Staff on the landscaping. Any damaged or destroyed shall be replaced. Any tree removal shall be accessed for viability before and after.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0)

4. DRB200036 Davis Group 0 Davis Dr

Board Member Rocco returned to the meeting at 11:20 a.m.

Applicant presented review of new 3 building project

After discussion of:

- Site Location and Existing Site Photos
- Site Plan
- Signage
- Foundation Wall
- Visibility of Walls
- Street parapet elevation
- Site Line from walls looking up

- Landscape Plan
 - Needs elements that carry over
 - Plantings in Islands need to be simplified
 - Work with Arborist on Spacing of plantings
 - Underplanting issues – Limit sun loving plants, Turf Bermuda Sod
- Storage Building
 - Office building feel
 - Material samples and location on buildings
 - Glazing percentage on Spandrel
 - Height on metal parapet tops
 - Mechanical screen wall needs fenestration
 - Parapet wing walls shall appear as complete 4 sided
- Daycare Building
 - Maximum length of stucco on rear as it relates in North Point Guidelines
 - Daycare Building Design
 - Main Entrance for users faces parking lot, Storage facility
 - Left side elevation faces Davis Dr.
 - Playground location is pushed as close to building as possible
 - Material Board
 - Provide Site Line Study to Staff
 - Ensure rooftop wing walls appear complete
- Site Lighting
- Landscape Plan
 - Plant material screen wall
 - Arborist to review shrubs under trees
 - Check for future shading to not allow plants to die
 - Street Trees theme
 - Landscape retaining wall details

- ❖ Board Member Owens offered a motion to approve site plan as submitted.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-0-1)(Rocco)

- ❖ Board Member Corkill offered a motion to approve the materials and elevations on the Storage Building with conditions:
 1. Applicant work with Staff on the glazing percentages per the Guidelines
 2. Work to lower the heights on metal parapets proportionally
 3. Add fenestration to Mechanical screen wall as discussed during the meeting
 4. Wing walls on the parapets shall appear to be complete and not as a false storefront on all 4 sides
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (5-0-1)Rocco

- ❖ Board Member Palmer offered a motion to approve the elevations for the Office Building as noted in the handout today with the following exceptions:

North Elevation 1st floor dark metal wall, the first floor be brick be painted a dark color or a dark color brick that matches second floor brick color

Any furniture that is on the outside patio be approved by Staff

 - The motion received a second from Board Member Owens
 - The motion was approved by a vote (5-0-1)(Rocco)

- ❖ Board Member Corkill offered a motion to approve the Daycare Elevations and materials as submitted today with the following conditions
 1. Applicant shall provide a site line study
 2. Work with Staff noting that parapet wall shall not appear as a wing wall/ storefront wall.
 3. Applicant work with Staff on materials specifically stucco meeting the Design Guidelines
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (5-0-1)(Rocco)

- ❖ Board Member Owens offered a motion to approve the Landscape planting plan with three conditions

Consider plantings for the mechanical screen wall to soften it

Review with City Arborist condition of shrubs, planted near trees

Review areas where future shade might preclude growth of plants

- The motion received a second from Board Member Palmer
 - The motion failed by a vote (2-3-1)(Rocco)
 - The Motion failed
-
- ❖ Board Member Corkill offered a motion to defer Landscaping based on comments today regarding shade trees vs sun shrubs, perennials, street tree theme and the landscape retaining wall on Davis near Westside
 - The motion received a second from Board Member LeCain
 - The motion was approved by a vote (4-1-1)(Owens)(Rocco)

1. DRB200033 First Baptist Church Alpharetta 44 Academy St Applicant presented review of new exterior and landscape

There was discussion of:

- Glazed Material Canopy
 - Staff Stated it is not Historic
 - Applicant stated there are precedents for it
- West Façade Landscape
- East Façade
 - Remaining as is for most part
 - Portico going from 1 canopy to 2
 - Maintain brick with updated trim
 - "Double height glazing"
 - Low sloped roof on pathway
- DRB felt front looks more contemporary
- Applicant stated white has friendlier connotation, ecclesiastical feeling
- Removal of Mansard roof
- Arch will stay
- New roof is taller

- Front window frames
- Some DRB members did not want painted brick
- Downtown Consultant
 - Needs to feel 100 -140 years old
 - Fenestration misses the intent of the guidelines
 - Would prefer Lime wash
- Lighting Plan
- Phases of Construction
 - Phase I -Top of building, steeple
 - Phase II – Redesign of East Lot, Relocation of Flag Pole (18 months away)
 - Phase III – 24 -36 months away
- Steeple- Electrical inside steeple to glow and up lighting
- Landscape Plan
- Patio Furniture
- Neoclassical glass canopy
- Historical details in the Commons
- Staff gave direction on up lighting

❖ Board Member Palmer offered a motion to approve Phase 1 :

Replacement of roof on main the sanctuary building and auditorium

Approval of steeple in packet with the condition that is painted white as shown today and any up lighting is approved by Staff

- The motion received a second from Board Member Owens
- The motion was approved by a vote (6-0)

❖ Board Member Palmer offered a motion to defer Phase II and Phase III and remainder of project including landscape

- The motion received a second from Board Member Rocco
- The motion was approved by a vote (6-0)

2. DRB200030 Surcheros 91 South Main St

Board Member Rocco was not present for this item.

Applicant presented review of new exterior and landscape

After discussion of:

- Site
 - Exterior Elevations
 - Material Samples
 - Drive thru canopy
 - Roof plan
 - Downtown Guidelines
 - Building inspiration "Citizen Soul" building
 - Landscape Plan
 - Better trash enclosure
 - Metal cable system for vines
- ❖ Board Member Palmer offered a motion to approve the elevations and materials, the 2nd elevation that was shown in meeting without Nichiha, with 2 garage doors on the side, all metal cable railing, flat awning over drive-thru and car canopy (the 2nd version)
- The motion received a second from Board Member Owens
 - The motion was approved by a vote (5-0)

Murals are not part of this approval

- ❖ Board Member Owens offered a motion to approve the landscape plantings as presented today
- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (5-0)

Clarification: Screen, trash enclosure with evergreens, metal cables for the vines

- ❖ Board Member Corkill offered a motion to approve the site furniture as submitted today.
- The motion received a second from Board Member Owens
 - The motion was approved by a vote (5-0)

There was discussion that the pots should be like Minnie Olivia's – galvanized tub with drainage, seasonal landscaping.

VIII. ADJOURNMENT

Chairman Schwing adjourned the meeting at 3:16 p.m.

DRAFT



DESIGN REVIEW BOARD NOVEMBER 20, 2020

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

I. WORKSHOP

II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:04 a.m.

III. ROLL CALL

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

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of

a) September 18, 2020 Minutes

No action was taken.

b) October 16, 2020 Meeting Minutes

- ❖ Board Member Palmer offered a motion to approve
- Board Member Owens seconded the motion
- The motion was approved (7-0)

VII. PUBLIC HEARING

1. DRB20038 City Alpha Loop mural

Kim Zane, Cultural Services Manager, presented a review of mural to meet conditions set by Council

- Removed "Alpharetta".
- 3 panes with muted flowers.
- View of Mural from Alpha Loop .
- View towards Academy Park with Evergreens.
- DRB discussed "Alpharetta" verbiage. It was not the DRB who did not like it.

Public Comment:

1. Nancy Meeker, 12330 Dancliff Trace

Concerns:

1. Flowers are not muted. She would like the colors toned down.
2. Topography related to Academy Park Townhomes and visibility of Murals. Mural is visible from her property.
3. Graffiti

There was discussion that the DRB approved colors last month.

Graffiti paint will be applied.

Evergreen screen will block view of wall as they grow

- ❖ Board Member Palmer offered a motion to approve the three panels as presented today
- Board Member Owens seconded the motion
- The motion was approved (7-0)

2. DRB200040 Pulte Group 299 Concord St (Old Milton @ Park St)

Applicant presented review of a change in approved elevations for the Foundry

Board Member Rocco was excused from participation as she was not present for initial review.

- Issue of scale. Handed out copies of perspective of buildings.
- Streetscape of 3 story vs 4 story. Difference in height is 3'11" in rooftops
- Architectural modifications to 3-Story Townhome added gables, dormers, metal roof, siding break, decorative windows to elevations
- 3-story vs 4-story streetscape height difference of 3'-11'
- Staff read Zoning Conditions. Staff is concerned with scale.

- There was discussion of height of wall and proportion of 40' building on Old Milton Parkway
- DRB thought side facing Old Milton Parkway still looks like the side elevation of a house.
- DRB does not think it is an appropriate view from the right of way.
- DRB had requested more brick not siding.
- Does not meet condition of looking like a front of a building. Needs more depth.
- Significant drop from retail to townhomes.
- Staff showed photo of site.
- DRB suggested "step in buildings "or increase roof pitch.
- Staff stated details on 4- story buildings are significantly greater than 3-story.
- Applicant stated building height is 3' taller than retail. (finished floor).
- Details were in roof system of 4-story building were removed for 3-story building.
- Goal is not to get to retail elevation in height, but detail needs to look more like front.
- Revise sides to brick material.
- Architect walked through elevation. Showed photo. Discussed roof pitch.
- Page 35 & 36 in packet
 - o Roof area from will be visible from Old Milton Parkway shows no detail.
- Discussion of making roof look like a pyramid or false windows to add depth.
- Discussion of what makes it a "front".
 - o Wraparound porch
 - o Larger windows
 - o Shutters
 - o Faux windows with recessed brick
- Staff showed Page 34 of packet showing front and side.
- Discussion of Height being less of an issue than side of building.
- View of townhomes across from retail.
- ❖ Board Member Corkill offered a motion to defer the elevations as presented today based on DRB comments
 - Vice Chair Brown seconded the motion
 - The motion was approved (6-0)

Board Member Rocco returned to the meeting.

3. DRB200042 On the Border

10575 Davis Dr

Applicant presented elevations and colors.

After discussion:

- Proposed Colors.
 - Dumpster Enclosure.
 - Clean up Chimney Fixture
 - Suggested changing Landscape plantings that evoke southwest feel.
 - Painted white is getting tired in Alpharetta. May not look like Southwest. May need accents.
 - Testing this color theme as a prototype.
 - Signage will be brought back.
 - No changes to lighting.
- ❖ Board Member Corkill offered a motion to approve exterior colors as presented today in the color samples which do differ from what is in the submittal package.
- Board Member Schwing seconded the motion
 - The motion was approved (5-2)(Palmer, Owens)

There was discussion during the motion was the to approve elevations and colors. Gates of dumpster enclosure will be brought back to Staff and building will be power washed.

Chairman Kramer called a short recess at 10:14 a.m.

Chairman Kramer reconvened the meeting at 10:30 a.m.

4. DRB200039 191 Roswell St

Applicant presented review of exterior modifications

After discussion:

- ❖ Board Member Schwing offered a motion to approve elevations and materials as presented
 - Vice Chair Brown seconded the motion
 - The motion was approved (7-0)
- ❖ Board Member Rocco offered a motion to approve what was presented today for Landscape plan, Signage and Lighting and they will work with Staff on the 5' section near the path.

- Board Member Owens seconded the motion
- The motion was approved (7-0)

There was discussion during the motion that Applicant agreed to work with Staff to clean up Alpha Loop section along the property .

- ❖ Vice Chair Brown offered a motion to approve the Site Plan.
- Board Member Schwing seconded the motion
- The motion was approved (7-0)

5. DRB20043 Thai Rickshaw Restaurant Group 1495 Alpharetta Hwy

Applicant presented review of new colors and exterior changes

- Colors and Locations on Elevations.
- White and Dark gray.
- Etched glass.
- Covered patio Cedar wood underneath.
- Copper Planters as barrier in patio area.
- Functioning Roof top system.
- Propose to enclose the upper area (pergola roof) – Wood beam on the top with metal beam. Cedar siding.
- There was discussion on cedar being on tower. New Cedar will be painted to match. Applicant did not have actual color sample. DRB wants to see actual color. Applicant stated it will be dark walnut.
- Staff stated he had discussed with Applicant what needed to be done. Landscape plan does not show the planters. Elevations do not match.
- Applicant did not bring color and material samples as directed by Staff.
- Discussion of windows.
- Aluminum window frames will remain.
- Staff Stated he would not approve signs currently as there are two signs side by side that are different.
- Consider painting sign directly on the building with lighting.
- Staff stated Monument Sign cannot be a box sign on the wall.
- DRB liked “writing” on monument sign.
-

- ❖ Board Member Brown offered a motion to approve the elevations and color changes

incorporating the “cracked pepper” and the etched glass. The cedar which would be on the roof the signage and as shown on the pics in the packet and applicant is also incorporating copper planter boxes as shown in the packet as well.

- Board Member Rocco seconded the motion
- The motion was approved (6-1) Palmer

There was discussion during the motion:

- On pergola roof and whether it was wood or metal and size of metal post, lights, fans will be removed and replaced with 2 LED lights. Applicant said they will leave beams for structure with metal roof on top, cedar underneath, fascia removed. Front will be sodded. No fence on front.
- DRB wanted to see Architect’s drawing for clarity.
- Maintenance and potential disrepair of pergola.
- ❖ Board Member Schwing offered a motion to defer the signage with Applicant to consider comments
- Board Member Palmer seconded the motion
- The motion was approved (7-0)
- ❖ Board Member Owens offered a motion with the landscape planting plan that it be coordinated with the illustration that is on the screen now so that it defines where the planter is because the planter is not indicated on the Landscape planting plan plus the furnishings that it be deferred until they can bring it back.
- Board Member Palmer seconded the motion
- The motion was approved (7-0)

There was discussion during the motion:

- The monument sign should be brought back as part of the landscape plan and show planting around it.
- Landscape Plan is vague.
- Staff stated Landscape Plan is just the front around the patio. Other dead or dying Landscaping is being removed and replaced with exact same landscaping.
- Reconsider species (gardenias) in planters with something more planter friendly.

Chairman Kramer called a lunch recess at 12:11 p.m.

7. DRB200044 Carriage Kia of Alpharetta 10955 Westside Pkwy

Applicant presented review of new construction

Landscaping

- DRB asked there an established street tree program on Westside Pky. Staff stated the only thing would be the Self Storage. There is no Street Tree Program at the Self Storage. There is a row of trees. Staff stated it should probably be a 25' Elm.
- Discussion of location of GA Power Easement.
- Better Design than "Code".
- Discussion of Tree Islands and parking islands.
- Screening of Outside Storage.
- City Arborist has approved latest plan.
- Discussion of species of trees in the island.
- DRB did not like Zelkovas.

Elevations

- Green creeping vine on north facing elevation.
- Actual wall is not green. It is a mesh wall.
- Materials and colors on elevations.
- DRB not fans of split face block. They would prefer cast stone a little darker.
- Staff stated that split face rock is higher end product. Staff would like them to use more architectural details on front. Applicant stated it is economical.
- There is no stucco on front.
- DRB liked cast stone base makes sense on front. Perhaps turn the water table base. Bull nose Cap.
- Rooftop units not visible.

Signs

- Locations.
- Monument Sign.
- Wall Signs.

Dumpster

- Needs screening.
- Staff requested that it be moved from the front to corner.

Photometrics

- Footcandles.
- Front side brighter.
- Rest of building is security lighting.
- Slope averages a 6' difference.

There was no public comment

After discussion:

- ❖ Board Member Schwing offered a motion to approve site plan with the condition that the Applicant relocate the dumpster to the back corner of the lot as discussed
 - Board Member Rocco seconded the motion
 - The motion was approved (7-0)
- ❖ Board Member Schwing offered a motion to approve elevations and materials as presented with the exception that the Applicant will use a cast stone with a bull nose cap on the front and two sides in place of the split face block
 - Board Member Rocco seconded the motion
 - The motion was approved (7-0)

There was discussion during the motion that the cast stone should be a little darker hue.

There was discussion of reducing foot-candles at front of building.

- ❖ Vice Chair Brown offered a motion to approve the photometrics with the exception that at the property line, the foot candles need to be down to 1.0 or less
 - Board Member Palmer seconded the motion
 - The motion was approved (7-0)
- ❖ Board Member Owens offered a motion to approve the Landscape plan with the items to be discussed with Staff that we brought up
 - Board Member Corkill seconded the motion
 - The motion was approved (7-0)

There was discussion that the items were:

1. Zelkovas
2. Climbing Vine
3. Maples

- ❖ Vice Chair Brown offered a motion to approve the monument signage and building signage as submitted today
- Board Member Palmer seconded the motion
- The motion was approved (7-0)

8. DRB200045 Loyal Q and Brew 3655 Old Milton Pkwy

Applicant presented review of new patio area

After discussion:

- ❖ Vice Chair Brown offered a motion to approve the changes to the elevations and materials on the building as presented today
- Board Member Palmer seconded the motion
- The motion was approved (7-0)

There was discussion that furniture will be approved by Staff.

9. DRB200046 STACK Data 3250 Webb Bridge Rd

Board Member Corkill did not participate in consideration of this case as he is the Landscape Architect for the project.

Applicant presented exterior modification to materials

- Provided sample of precast material for addition of panel to be added to right side
- Staff stated areas presented were not the correct areas that meet the minimal condition to be met by Council.
- Discussion of Condition #12.
- Staff showed photo presented to Council
- Applicant stated this photo was drawn to facilitate a discussion over what a Council Member was referencing, not as a commitment by Stack as to where they would put materials
- Staff stated they believed the areas highlighted in the photo is where Council thought the material would be placed. Council agreed and gave final decision to DRB. Staff stated if DRB wanted those two areas need an additional "water table kind of look" to it . DRB can request more.
- Applicant disagreed with Staff
- Applicant discussed form liner material. Concrete panel that molds to material and is painted Adds texture to imitate the stone.
- More Discussion of highlighted areas presented to Council
- Applicant presented option to replace the vertical metal panel

with a gray brick

- Applicant discussed that this is not an average data center, aesthetically.
 - Applicant discussed visibility of panels from Webb Bridge Rd
 - Soffit will still be metal panel
 - Complimentary mortar color
 - Applicant would likely flexibility in scaling the panels
- ❖ Board Member Schwing offered a motion to approve the elevation that is shown where the metal panels are replaced with a gray brick with the sample to be submitted to Staff for final approval
 - Vice Chair Brown seconded the motion
 - The motion was approved (6-0)

There was clarification during the motion that the material will be traditional brick. DRB clarified the intent is traditional brick construction. Applicant agreed and requested that sample be submitted to Staff for confirmation of color.

10. DRB200047 Alpharetta Outfitters 79 South Main St

Applicant presented roof material selection. Applicant provided sample.

After discussion:

- ❖ Vice Chair Brown offered a motion to approve as submitted
- Board Member Owens seconded the motion
- The motion was approved (7-0)

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 2:22 p.m.



DESIGN REVIEW BOARD DECEMBER 18, 2020

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

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I. WORKSHOP

II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:17 a.m.

1. Virtual Board Meeting Procedures

III. ROLL CALL

1. Richard Kramer, Chair
2. Roger Brown, Vice-Chair
3. Frank Schwing (Chair for The Davis Group)
4. Pat Corkill
5. Richard Owens
6. Holly Palmer
7. Katie Rocco
8. Tom LeCain (Voting Alternate)
9. Kim Matherly (Alternate Absent)

Staff Present:

- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

Chairman Kramer called a moment of silence for Healthcare workers in the pandemic.

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

VII. PUBLIC HEARING

1. DRB200036 Davis Group 0 Davis Dr

Applicant presented a review of new 3 building project

Board Member Schwing was Chairman for this item. Chairman Kramer, Vice-Chair Brown and Board

Member Rocco did not participate as they did not participate in initial review on September 18, 2020.

Site Plan

- Staff asked for review of center island and landscaping around the monument signs
- Loading Area. Applicant agreed to adding an extra parking spot
- Staff stated it needs to be a neat looking area

Landscape

- Modified to address City Arborist Comments
- Area to the right of office building - walls were removed
- Office building shifted out of landscape strip
- Added Overstory trees
- Species of trees to be similar theme of what is along Davis Dr.
- Removed some plantings to allow room for

trees

- Add shaded and sun tolerant species to islands
- Additional screening in front of storage building
- Lower flowering, plantings – shrubs and grasses around monument signs consistent with adjacent properties. DRB requested Evergreen plantings around monument signs. Applicant agreed to work with Staff
- Discussion of masonry trash enclosure with opaque, metal screen with locking mechanism screened by plantings. DRB did not like Nelly Stevens Holly in front of enclosure. Applicant agreed to remove Hollies and add a vine growing. Board Member Corkill stated they would need support for Caroline Jessamine.

Revisions to Office Building

- Two colors of masonry
- Added a story
- Different heights
- Defined entrance on North Elevation . High visibility
- North side articulation
- Patio behind North Elevation
- Canopy
- Updated proportions
- West End- Staircase is integrated into the building

There was discussion from DRB

- Staircase - Maintenance stone & sidewalk. DRB stated elevation and plan view are not the same. Applicant stated maintenance stone will be underneath the stairs. Slide #24 – do stairs stick out past the building? Applicant said no. DRB requested landscaping (shrubs) under stairs to soften the area.

Public Comment:

Shawn Rasmus ,Owner of Extra Space Self Storage

Concerns:

1. Loading in front of building does not meet Code. He was not allowed to have loading in the front
2. Davis Dr. has not been installed yet, are curb cuts already approved
3. Mass grading – he was not allowed to mass grade

Staff stated Davis Group will be required to follow the current code.

Staff believes loading area has been addressed by the Applicant.

Davis Dr. is a funded CID project. Staff does not know timeline.

Staff believes they would be okay with one entrance

Applicant addressed comments:

- o Building does not face Westside
- o Accesses have been coordinating with CID. Plan is to break ground in Spring 2021.

Signs

- Multi- tenant sign
 - Vertical Storage signs on each end of Building
 - Daycare and Office Building will be Horizontal
 - Lettering has not been determined. Applicant will do whatever Staff proposes. DRB prefers raised letters
 - Increased brick base around monument sign. Applicant requests 18" based on height of sign
 - Planting around base
- ❖ Board Member Owens offered a motion to approve Site Plan as presented this morning.
- The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-0)

There was discussion during the motion that the size of the loading dock and parking space is a code issue and will be addressed at LDP.

❖ Board Member Corkill offered a motion to approve Landscape with the following conditions.

1. Add evergreen accent planting around the base of monument signs as discussed.
2. Trash enclosure screening – work with Staff to change out hollies with something more appropriate for the space.
3. The vine planting at the green walls change to clinging vines.
4. At the office building staircase, add appropriate shade plantings under the stairs in lieu of maintenance stone.

- The motion received a second from Board Member Owens
- The motion was approved by a vote (5-0)

❖ Board Member Owens offered a motion to approve the revised elevations and materials for the Davis Group Office Building.

- The motion received a second from Board Member LeCain
- The motion was approved by a vote (5-0)

❖ Board Member Corkill offered a motion to approve Davis Group signage with the Conditions that work with Staff on the size of the sign which includes the height and larger brick base and implementation of raised letters

- The motion received a second from Board Member LeCain
- The motion was approved by a vote (5-0)

2. DRB200043 Thai Rickshaw 1495 Alpharetta Hwy

Applicant Presented changes to exterior from last month

Landscaping

- Rendering matches Landscape Plan around patio area
- Discussed species of plants around patio area in copper planters
- Planters are connected to form a barrier
- Area will be irrigated
- Replacing dying or damaged landscaping

everywhere else

- Monument Sign – located in corner, replace dead or dying hollies around the base

Elevations

- Canopy - Existing trellis will be removed. Pergola It will be enclosed w aluminum siding to match rooftop. Underneath will be cedar stained nut brown with fans and string lights
- Presented Lighting, fans and furniture and table top
- Staff showed structure on the screen (10:48)

Signage

- Building sign and monument sign will match
- Laser cut backlit metal wall sign w halo effect
- 2 building signs at same height above the ground

There was no public comment.

- ❖ Board Member Brown offered a motion to approve the fans, the furniture and the lights as presented in the packet.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)
- ❖ Board Member Palmer offered a motion to approve the building monument and wall signage as presented today
 - The motion received a second from Board Member Owens
 - The motion was approved by a vote (7-0)
- ❖ Board Member Owens offered a motion to approve the landscaping as presented this morning
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

3. DRB200048 Cornerstone Mortgage 41 Marietta St r

Applicant presented review of rooftop screening

Board Members Corkill and LeCain did not participate as they were not present for initial review.

- Changed to rooftop units
- Proposing adding a 3-sided dark screen around RTU's
- Presented Equipment screen Louver attached to the unit
- Applicant does not know current access to the roof
- Awnings are black so screen will be painted black to match
- Cornice is a metal cap
- Showed front view from the street, not visible from other sides

There was no public comment.

- ❖ Board Member Schwing offered a motion to approve as presented and for clarification V2TH prefinished aluminum in a matching black color
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (6-0)

4. DRB200049 Vas Kouzina 58 Canton St

Applicant presented review of exterior changes

- Showed overview of patio
- Plans to cover square 20 x 20 area with awning
- It will anchor through existing building
- Showed awning system in other locations
- Eventually will have fans and heaters but not at the present time
- Café Patio string lights. Did not have an example.
- Discussion of vent. Staff believes it is a fresh air intake. Fire Marshall will want to confirm
- Material above patio area beige, stucco material as well as post. DRB does not want it to look like an afterthought.
- Staff showed where the structure would come out on the building. Will not come

out past brick front. It will not be visible from the street.

- Staff recommended potted plants at base.
- DRB suggested bricking up to enclosed brick area in front of building
- Canopies will be "refabricated"
- Staff stated Furniture doesn't need to be approved if it is only other covered area otherwise will have to be approved by DRB unless it is black iron.

There was discussion on:

- Proposed Parts of building that are maroon will be painted blue to match the awning color
- DRB prefers white similar to window frames of residential
- DRB not comfortable with blue awning in the development
- Applicant stated HOA approved the color.
- Showed "capri" color. Greek theme.

There was no public comment.

- ❖ Board Member Schwing offered a motion to approve the patio cover with the following conditions and clarifications :

1. Applicant will install a brick base at the columns the same height as the adjoining wall in a matching brick.
2. String lights will be consistent with those used elsewhere in DT.

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

- ❖ Board Member Palmer offered a motion to approve canopy colors as presented today. Which is a capri color.

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

The intent was that this pertains to two fabric awnings that are currently black

- ❖ Board Member Palmer offered a motion regarding the maroon red surround, that the color be changed to match the white or off-white color that is currently around the windows
- The motion received a second from Board Member Rocco

There was discussion that DRB wanted off white as color.

- Board Member Palmer withdrew the motion
- Board Member Rocco accepted
- ❖ Board Member Palmer offered a motion regarding the maroon red surround, that the color be changed to the off-white color accent color of the building
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (7-0)

5. DRB200050 NP2(North Point Business Center) Sign package 10800 Haynes Bridge

Applicant was not present for review of sign package

- Staff noted they prohibited fabric Awnings and Balloons
- DRB liked the sign package.
- Staff stated photos should represent the intent of the package

There was no public comment.

- ❖ Board Member Palmer offered a motion to approve the package as submitted today
- The motion received a second from Board Member Owens
- The motion was approved by a vote (7-0)

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:15 p.m.



Cornerstone
Mortgage Group, LLC

Sample of materials used for monument sign



Entire side wall of building is: 64ft long by 19ft 6in from level ground to top of the roof.

logo is
204" wide



Cornerstone
Mortgage Group, LLC

logo is
40" tall

10ft. from
ground





Sample of signage request



ON THE BORDER



Facade Enhancements

Building colors

Signage

Murals

Stone

SIGNAGE

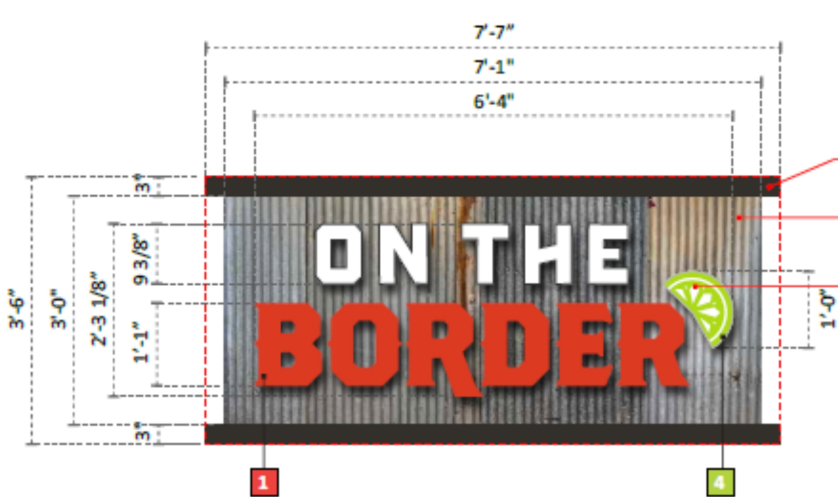
- Installation of building and monument signs to conform with new On The Border sign design
 - Utilize acrylic face in lieu of open face faux LED to comply with local ordinance



Signage - Entry



Signage - Monument



B1 B2 D/F ALUM. CABINETS WITH CHANNEL LETTERS SCALE: 1/2" = 1' - 0"
TWO (2) REQUIRED - MANUFACTURE & INSTALL 26.54 SQ FT

ALUM. TOP AND BOTTOM CAPS P.T.M. BUILDING CANOPIES. (T.B.D.)

D/F ALUM. CABINET FAUX RUST FINISH CORRUGATED METAL BACKGROUND T.B.D.
(DFW TO PROVIDE PAINTED SAMPLE FOR CUSTOMER APPROVAL)

PCL's - PAINTED ALUM. RETURNS WITH TRIMCAPS AND
WHITE 7328 ACRYLIC FACES.
INTERNALLY ILLUMINATED WITH WHITE L.E.D.
- LIME AND "BORDER" TO HAVE 2406 WHITE FACES WITH DIGITALLY
PRINTED GRAPHICS.
INTERNALLY ILLUMINATED WITH WHITE L.E.D.

CABINET TO ACCOMMODATE TO EXISTING 5 1/2" O.D. SUPPORT. CUT
SUPPORT AS NEEDED TO ACCOMMODATE NEW CABINET HEIGHT.



Signage - Monument



Addition of stone below windows



