



DESIGN REVIEW BOARD
MEETING SUMMARY
MAY 21, 2021
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
8:30 AM

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I. WORKSHOP

Chairman Kramer called the workshop to order at 8:32 a.m.

Bret Schroeder, Zoning Enforcement Officer, provided a brief overview of each case on the agenda for May 21, 2021.

Chairman Kramer adjourned the workshop at 9:03 a.m. and called for a brief recess.

II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:10 a.m.

III. ROLL CALL

Board Members Present:

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

Staff Present:

- Bret Schroeder, Zoning Enforcement Officer
- Lauren Shapiro, Planning + Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

Bret Schroeder announced that Lauren Shapiro will now serve as the new Planning and Zoning Coordinator for the City of Alpharetta's Community Development Department.

VI. ITEMS FROM BOARD MEMBERS

Chairman Kramer announced that he and Vice-Chair Brown were not present at the 2020 meeting where DRB200033 First Baptist Church of Alpharetta originally presented, and as such, they will both recuse themselves. At that previous meeting, Frank Schwing acted as Chair of the Board for that case and will serve again as Chair for DRB200033 First Baptist Church of Alpharetta at this meeting.

Board Member Palmer announced that she will need to leave the meeting by 1:00 P.M.

1. Approval of Design Review Board Meeting Minutes from March 19, 2021 and April 16, 2021.

The Board discussed a few changes to the minutes for March 19, 2021 and April 16, 2021.

March 19, 2021 Minutes:

- Third motion for Shake Shack: the walls for the dumpster are black with a cast stone cap.
 - Motion for 10 Roswell Street: should be "string lighting" instead of "stream lighting."
 - Fourth motion for Julio Kones Kia: should be to "approve landscape screening on the side of the building near the service and parking area as well as in the parking lot island between the entrance and the building."
 - Hennessey Jaguar Land Rover should only have two motions, and should be:
 - To approve elevations materials and signage as submitted (Frank / Palmer) approved 7-0.
 - To approve landscape as submitted (Corkill / Palmer) approved 7-0.
- ❖ Board Member Owens offered a motion to approve the minutes from March 19, 2021 with the amendments as discussed today.
- Board Member Schwing seconded the motion.
 - The motion was approved (7-0).

April 16, 2021 Minutes:

- The Board determined why the vote count changed from 6-0 to 7-0 and then back to 7-0 towards the end of the meeting on April 16, 2021.
 - Board Member Corkill presented The 1858 case, so the total vote count was only for 6 Board Members.
 - All Board Members present voted during TBB122.
 - Board Member Palmer left at the end of the voting for TBB122 and before the presentation of JP Carey, so she did not participate in the voting for JP Carey's case.
- ❖ Vice-Chair Brown offered a motion to approve the minutes from April 16, 2021.
- Board Member Owens seconded the motion.
 - The motion was approved (7-0).

Chairman Kramer announced that he and Vice-Chair Brown will recuse themselves for the first case DRB200033 First Baptist Church of Alpharetta, and Board Member Schwing will serve as Chair for this case only.

VII. PUBLIC HEARING

1. DRB200033 First Baptist Church of Alpharetta located at 44 Academy Street: Review exterior

Board Member Schwing served as Chair for this public hearing item only.

Board Member Schwing announced that he and Board Member Rocco visited the site prior to this meeting and offered a few changes to the Applicant.

Applicant Presented:

- **Review of exterior:**
 - Trim will be refurbished and repainted. New elements will be precast, and the paint will be color matched to the precast.
 - Columns are constructed of a heavy fiberglass material and will stay as existing.
 - Sconces will be updated to look consistent throughout the project
- **Commons Façade**
 - This is the portion of the exterior that will see the most changes.
 - More traditional look with low slope, simplified metal awnings.
 - Metal storefront
- **Chapel**
 - Refurbish and update sconces.
 - Side awning on the side door located on the right of the building will be changed to a low sloping metal awning.
 - Custom lighting on the sides of the building will be 30 inches tall and a black or bronze color.
 - Windows and doors would be the same color.
- **West Façade**
 - This is the only area where there is a sloping roof (mansard) and want to put a parapet on the roof.
 - Windows will stay as they currently exist.
 - This building will be a partial limewash. Board Members Schwing and Rocco saw the limewash option prior to this meeting and both thought that the lighter limewash color looked good.
 - This is a secondary entry, and the Applicant would like to coordinate this area with the Commons Façade.
 - Roof material will be TPO (membrane roofing/rolled roofing). The trim is a metal cap flashing and will be a tan color to match the precast.
- **East Façade**
 - The Church has a lot of issues with the porte cochere on this side of the building. Alpharetta Christian Academy uses this covering for student drop off and pick up. The existing structure does not cover pedestrian traffic during inclement weather, and the Applicant seeks to update this covering.
 - Grading issues at the entrance will be adjusted on this façade.
 - Traditional look with paired columns underneath the roofing structure that would be tall enough for a church bus. Applicant would like to create a two lane drop off area.
 - Awning on the door of the East Façade will match the awning used on the Commons side of the building.

Design Review Board Discussion:

- Awnings in the commons area: some Board Members like the flat awning, some Board Members like the sloped awning. The Architect prefers the flat awning so they can use a thicker gaged material.

- Window frame and door is the light gray color.
- Trim is a precast or a color that will match the precast.
- Idea of having a cast stone cap instead of metal at the top of the West Façade
 - Applicant shared there is a lot of expense on this area because the precast is heavy and would likely need steel. Applicant preferred to not use a fake pre-cast.
- Board asked about the height of the roofline on the West Façade and possibility of being seen from the parking lot. Applicant explained that the mansard portion will come off and brick will be added to the top of what is left remaining to come close to matching the height of the existing mansard.

Applicant Presented Landscape Plan:

- Considered matching or coordinating the landscape from the residential area down the street.

Design Review Board Discussion:

- Abbreviations in the landscape plan do not relate back to the table
- There is no restriction on how large the street cutouts can be; suggested having as much room for large plantings as possible.
- There is a planting (hydrangea limelight) to the left of the sign and it is blocking the sign.
- Signs seem to be very long and deep into the Commons Façade; suggested having a pedestrian sized sign.
- Wooden benches
 - Applicant wanted to have a warmer, softer material for the space since everything in the area is stone. Benches would be plain cedar.
- Poles
 - Applicant stated that these poles are existing banner poles and will be kept and refurbished.
 - Board would like them to be black.

Applicant Presented Signage:

- First Baptist Church Monument Sign
 - Long sign with the full name of the church
 - Materials will match the building: precast with American slate with pin mounted charcoal letters.
- Alpharetta Christian Academy Sign
 - Same materials and similar structure as the FBC monument sign.
 - No plantings at the base of this sign.
- Applicant has also discussed lighting the John 14:6 quote on the front of the Commons Façade.

Design Review Board Discussion:

- Lighting of the signs
 - Applicant intends to light from the bottom ledge of the monument sign.
- Furniture in the commons area
 - Applicant has considered adding in white metal patio furniture
- Variance needed in order to have 2 signs. Bret Schroeder commented that the design can be approved by the Board but would be conditional upon the approval of the variance.
- Wood benches as the only brown element on the patio/commons area.
- Planters on the pilasters will need to have some sort of a drain system.

- ❖ Board Member Owens offered a motion to approve elevation, materials, colors and lighting as presented.
 - Board Member Palmer seconded the motion.
 - The motion was approved (5-0).

There was discussion during the motion that the flat metal awning is the awning style approved by the Board and preferred by the Applicant.
- ❖ Board Member Rocco offered a motion to approve signage as presented.
 - Board Member Palmer seconded the motion.
 - The motion was approved (5-0).
- ❖ Board Member Corkill offered a motion to approve landscape with the following conditions:
 1. The furnishings, including the pots on the pilasters, shall be submitted to Staff for review;
 2. The sign poles (labeled as "Poles") shall be black; and
 3. The street planters shall be elongated longitudinally to maximize planting space for the street trees.
 - Board Member Owens seconded the motion.
 - The motion was approved (5-0).

Board Member Schwing called for a brief recess.

During this time, Board Member Schwing stepped down as Chairman for this matter, and Richard Kramer has resumed his role as Chairman.

2. DRB210027 Gracious Home located at 10 Cumming Street: Review exterior and signage

Applicant Presented:

- Four signs (monument sign, over the door sign, sign on the stone wall, and North Main hanging sign)
- Building
 - Changing the trim and building wall paint color to Wind's Breath (white) and the shutters will be black.
 - Going to strip doors and paint with a natural stain.
- Landscaping
 - Installing low maintenance shrubs and a new irrigation system.
 - Applicant hopes to install most of their landscaping but may have to wait until DOT is finished with their current project.
- Lighting
 - Two 22" lights will light the pathway for the ramp area.
 - Up-lighting LED lights shining onto the building.
 - Wall mounted lights will be upgraded to a newer model but will be of the same design.
 - Gooseneck light above the door will be removed.

Design Review Board Discussion:

- Redundant to have one sign close to another sign.
 - Applicant wants to have a mounted sign on the masonry/stone wall near the patio.
- Bret Schroeder commented that this home is on the Historic Properties List.
- Wall materials and height of wall in front of the home.
 - Applicant shared that the current walkway will be made into a patio will be 16 inches high off the grade and will be about 9 feet by 9 feet. The patio will be constructed of

- concrete with a border of brick surrounding it.
 - Wall for the brick will match the existing brick and the cap will be brick as well.
- Sidewalk widening on Cumming Street since the Applicant's landscape plan shows about 3 feet.
 - Bret Schroeder commented that the sidewalk will probably be about 8 feet.
 - The Board suggested to clarify with Staff about the sidewalk before installing anything, because the Applicant may lose some landscape area due to the sidewalk.
- None of the signs will have lighting except for monument sign.

❖ Vice-Chair Brown offered a motion to approve paint colors as presented, including the following:

- 1. Doors shall be stripped to natural stain;
- 2. Shutters shall be painted with SW7020; and
- 3. Trim and façade shall be painted with Wind's Breath.
- Board Member Palmer seconded the motion.
- The motion was approved (7-0).

❖ Vice-Chair Brown offered a motion to approve building and monument signage as presented, using the 4026 gold pantone for the letters and border and 2182 blue pantone for the background.

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

There was discussion during the motion about having staff review how the sign will be installed and bracketed, and the wrought iron bracket for the hanging sign will match what was presented in the Agenda Packet.

❖ Board Member Corkill offered a motion to approve landscaping and lighting as presented.

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

There was discussion during the motion about the fact that the lanterns are not specified in the plan, but the lanterns shall be similar to the lanterns that currently exist on the home.

3. DRB210024 Warm Waves Coffee located at 52 North Main Street: Review signage

Applicant Presented:

- Applicant will share the monument sign with Flatlands
- Hanging sign off the back of the building is at least 7 feet from the ground
- Signage above the door
- None of the signs will be lit.
- The signs will be constructed of sand blasted high density urethan board.
- Applicant brought a paint stirrer to display color selection.
- Applicant hopes that once the Main Street construction project is completed Warm Waves Coffee can build a better sign in the future.
- Applicant asked Landlord to repair any holes inside of the building and remove nails and repair holes from the awnings that will be removed on the exterior of the building.
- Pressure washing patio and adding mulch to the front area
- Sconces by the front door will stay the same
- Opening in June

Design Review Board Discussion:

- Placement of Flatlands and Warm Waves Coffee signage on the Monument sign.
 - Applicant is asking the Landlord to move the Warm Waves Coffee signage to the top of the monument sign and have Flatlands move their sign to the bottom since the monument sign is on the property of the building.
 - Building needs a power wash. Applicant shared the building will be power washed next week.
 - Awnings
 - Applicant will remove the awnings, painting trim, and replacing rotted wood.
 - The Board commented that if the Applicant / landlord changes the color of the trim it will need to be approved by Design Review Board.
- ❖ Board Member Rocco offered a motion to approve the signage with the colors as presented and to approve the removal of the awnings.
- Board Member Palmer seconded the motion.
 - The motion was approved (7-0).

4. DRB210029 Starbucks located at 11740 Haynes Bridge Road: Review signage

Applicant Presented:

- Reverse channel letters and perpendicular mounted signs
- Applicant proposed a decorative bracket for hanging sign as displayed in the Agenda Packet.
- 2 Building Signs
- Colors: green = Starbuck's green, white, and black

Design Review Board Discussion:

- On the building side, the letters will be halo lit.
- ❖ Board Member Schwing offered a motion to approve signage as presented with the clarification of the decorative bracket.
- Vice-Chair Brown seconded the motion.
 - The motion was approved (7-0).

5. DRB210026 Former Fuddruckers located at 6390 North Point Parkway: Review landscape plan

Applicant Presented Landscape Plan:

- Currently between tenants and would like to re-landscape the property to make the site more presentable
- Plan will focus on the landscape around the parking lot
- Remove some of the trees on North Point Parkway
- Applicant would like to plant dwarf plants (plants not more than 24" tall) that will be easier to maintain over time. Staff commented that this would be a question for the City's Arborist, and likely would not be allowed by Ordinance.
- Landscape around signage will be replaced with low ground cover.

Design Review Board Discussion:

- Width of the 8-foot sidewalk to affect Applicant's landscape plan
- If moving forward with the case, The Board would decide on a partial landscape plan since the tree removal on North Point Parkway cannot be approved today because of the sidewalk construction.
- Any plantings without irrigation will disappear and not sure that the irrigation system works
- Any tree plantings in the parking lot island will have to be dripped or water bagged

- Planting theme
 - Applicant shared that they do not have a theme and trying to use as many native plants as possible. Further, the variety of plantings selected was intentional.
- Suggested using more black gum, but the Applicant is concerned with the percentage of types of trees required for this property.

Staff Discussion:

- Staff commented that removal of trees in the parking lot islands would be something that could seek the Board's approval since it is not attaching to the issue of the sidewalk construction.
 - Staff commented that they would want to speak with the City Arborist about losing a parking spot and expanding the size of one of the parking lot islands.
- ❖ Board Member Corkill offered a motion to defer landscape as submitted and based on comments regarding the theme behind the trees and plantings and the variety of planting and that the Applicant return to the client regarding the periphery work, such as sidewalk and tree removal.
- Board Member Palmer seconded the motion.
 - The motion was approved (7-0).

There was discussion during the motion about the following:

- Staff has reviewed, but the City Arborist has not yet reviewed the landscape plan.
- Irrigation issues
- There are complicating factors, but it would be an enhancement to the area, and is just missing some of the information in order for the Board to make a decision.
- The Applicant asked if they needed to provide proof of irrigation or include in the landscape plan. The Board commented that the City is not going to look at irrigation, but as a good practice as a business owner, it would be wise to make sure the irrigation works or else it would be a waste of money. The Board also shared that the Applicant could assert it in the landscape plan that there is irrigation.
- If the Applicant does not intend to construct the sidewalk now, then include it in the plan as a future phase of the landscape plan.
- Examples of locations to plant additional trees.

6. DRB210023 NLB Services located at 221 Roswell Street: Review exterior painting

The Applicant was not present for this public hearing item. Bret Schroeder presented information for this public hearing item.

Staff Presented:

- Applicant intends to paint the building the same exact color as the building next to it.
- Applicant provided 2 paint samples: Dover White + Custom Color for black
- Applicant will paint roof, gutters, doors, downspouts, and everything on the building identical to the other building next door.
- Applicant wants to paint the entire building and the roof.

Design Review Board Discussion:

- Recommendation for the Applicant to clean up the dumpster in the back of the area, as it is currently a chain link fence with plastic slats.
- ❖ Board Member Schwing offered a motion to approve the paint colors as submitted with the clarification that the building will be painted identical to the adjacent building, and a condition that

the Applicant replace the dumpster doors and paint them black.

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

There was discussion during the motion about clarifying that everything on the NLB Services building will be painted to match the adjacent building; gutters, mullions, and downspouts will be painted black.

Chairman Kramer called for a recess.

7. DRB210025 Windward Promenade located at 875 North Main Street: Review painting of buildings

Applicant Presented:

- Seeking approval to repaint the buildings in order to maintain a good relationship with their tenants and to draw attention to the buildings by creating a new look.
- Three separate buildings close to Highway 9 with a larger parking area behind the buildings.
- The existing buildings need a few repairs (bird holes/tenants trying to patch and later match the paint of the building).
- Currently a “dated” maroon brick color and seeking to create something bright and fresh.
- Colors presented (Benjamin Moore):
 - Light Gray = Rodeo (paint color for brick)
 - Medium Gray = Graystone (paint color for signage band and definition of buildings)
 - Dark Gray = Iron Mountain (paint color for base of columns)
 - White = Classic Gray (paint color for trim and archways)
 - Black awnings, black railing on patio, and black stairs
- Phase One – everything is painted, except for the brick
- Phase Two – everything is painted, including the brick
- Applicant intends complete the entire project at one time

Design Review Board Discussion:

- The colors brought to the meeting (Benjamin Moore) are the colors to be used.
- Lower wall will be built as part of the DOT project
- Chairman Kramer and Board Member Palmer like Phase One over Phase 2.
- Board Member Schwing likes the updated color palette.
- By not painting the brick, the architectural design of the building will remain.

- ❖ Board Member Schwing offered a motion to approve the paint colors as presented for phase one.
 - Board Member Palmer seconded the motion.
 - The motion was approved (7-0).

Board Member Palmer left the meeting at the conclusion of the voting for Windward Promenade and before the Lazy Dog presentation.

8. DRB210028 Lazy Dog located at 10800 Haynes Bridge Road: New construction review elevations, materials, landscaping

Bret Schroeder presented renderings of the adjacent buildings to be constructed next to Lazy Dog.

Applicant Presented:

- Full-service bar and sit-down restaurant built from the ground up
- There will be pedestrian access between Lazy Dog and the adjacent buildings.
- Building will have a covered patio with a firepit and Adirondack chairs.

- Heavy timbers will be used on the exterior and interior of the building.
- Enhanced the rear elevation from what they presented at the last meeting (sconces, wood siding, rock material)
- Exterior elevations made of wood, stucco, and stone, with warm neutral colors on the building
- All restaurants have the tower feature, except for 3.
- Applicant desires to keep this building in line with their branding from Jackson Hole, Wyoming, and any deviations would need to go back to the owner for his approval.
- Prefer not to change the footprint of the building.

Design Review Board Discussion:

- Site plan for Lazy Dog has already been approved.
- Color palette is very southwestern.
- Two large rectangles on the East Elevation are stucco
- Architecture theme on this corner does not seem to go with the theme established for this area. This is a very prominent corner with high visibility, and this rendering does not compliment the architecture in the area. Building doesn't need to be copied, but it would need to compliment.
- This is the style that the Applicant uses in most of their other restaurants, but curious to know how much flexibility the Applicant would have to adjust that to compliment the area (examples: squaring out the tower, complimentary brick to stone, adding bricks to the infills in the center on East Elevation).
- There have been about 4 restaurants on this corner and would like this restaurant to stay.
- As the Applicant comes up with new ideas send them over or meet with a couple of Board Members on the side to get some feedback.

Staff Discussion

- Consider adding brick to the East Elevation
- The Applicant has not told the Board how this building will compliment the other buildings in this site.
- This is a very specific style of architecture that does not compliment the other buildings in the area.
- Staff comments were provided on landscape, including the suggestion to watch materials used because of the sun and shading. Staff liked the interesting plant materials and the evergreen materials.

- ❖ Board Member Schwing offered a motion to defer elevation, materials, and landscaping for the Applicant to address suggestions from the Board and Staff.
 - Vice-Chair Brown seconded the motion.
 - The motion was approved (4-2).

9. DRB210030 South State Bank located at 11760 Haynes Bridge Road: review of signage

Applicant Presented:

- Center State Bank has merged with South State Bank, and the Applicant is changing the signage to South State Bank.
- Monument Sign has non-illuminated dimensional letters
- Building Sign has reverse lit channel letters. The signs currently installed are above Code and Applicant will be bringing the sign down within the allowable square footage to meet the Code. Mounting holes will be repaired to install the new signage.
- Replacing directional signs, ATM wall surround, towers, and clearance towers
- Pantone Colors: 136C = Gold and 288 = Blue

Design Review Board Discussion:

- Sign is not centered above the canopy.
- The Board does not like the gold frame on the monument sign.

- ❖ Vice-Chair Brown offered a motion to approve all building signage as presented and to approve the monument sign with the condition to remove the gold surrounding banner from the monument sign.
 - Board Member Corkill seconded the motion.
 - The motion was approved (6-0).

There was discussion during the motion about the yellow/gold surround on the ATM.

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 1:40 p.m.