DESIGN REVIEW BOARD MEETING MINUTES

JULY 16, 2021

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

OFFICIAL MINUTES

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I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

II. WORKSHOP

Chairman Kramer called the workshop to order at 8:41 a.m.

Board Members Palmer and Matherly left the meeting, since they were not present during the previous public hearing for Lazy Dog.

Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for July 16, 2021.

Lazy Dog:

- Updated materials
- Signage location has changed
- Tower and tower illumination
- Landscape

Board Member Palmer returned to the meeting.

Former Fuddrucker's – 6360 North Point Parkway

- Landscaping: last meeting there was no consistency with plantings
- Leaving trees on corner so they do not have to construct the sidewalk according to North Point Guidelines
- Parking island tree plantings and size

Board Member Matherly returned to the meeting.

Crabapple Landscaping:

- Monument sign

Fulton Science Academy:

- Adding a 30 x 70 greenhouse to campus
- View of greenhouse from the street
- Potential landscaping around the greenhouse
- Fence and gate added to complex

Bank of America:

- Building modification to bring the building design up to date
- Downtown consultant believed that this is an improvement

Stonewalk II:

- Old Alpha Soda complex (have already torn down the sunroom)
- Adding to the building (same height and depth)
- Removing parking and modifying landscape
- Staff is working with the owner and they are working to get streetscape that will compliment Shake Shack's streetscape.
- Fabric awning over the main door and a hard awning over the patio
- Adding windows on the side of the building
- Addition has a rooftop unit

Chairman Kramer adjourned the workshop at 9:13 a.m. and called for a short recess.

III. CALL TO ORDER

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

IV. ROLL CALL

Board Members present:

- Richard Kramer, Chair
- Holly Palmer
- Frank Schwing
- Richard Owens
- Katie Rocco
- Kim Matherly, Alternate

Board Members absent:

- *Roger Brown*
- *Pat Corkill*
- *Thom LeCain, Alternate*

Staff present:

- Bret Schroeder, Code Enforcement Manager

- Lauren Shapiro, Planning + Zoning Coordinator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

- Board Member Rocco will serve as the incoming President of the Rotary Club.

1. Approval of the Design Review Board Meeting Minutes from June 18, 2021.

- ❖ Board Member Owens offered a motion to approve the Design Review Board Meeting Minutes from June 18, 2021.
  - Board Member Rocco seconded the motion.
  - The motion was approved unanimously (6-0).

VIII. PUBLIC HEARING

1. DRB210036: Crabapple Landscape, located at 72 Marietta Street, review signage

Paul Frank, with Appen signs, presented this item.

- Sign and Cedar monument post that is 6.5 feet high and 10 feet from the road
- Double sided HDU sign painted green, red, and black
- This building is for the customer service center

Design Review Board questions and discussion:

- Irrigation
  - Applicant shared that they do not believe there is irrigation on this property.
- Black Eyed Susans will die in the winter
- Likely to change out the flowers to something seasonal; assuming they will keep it watered and not want to have an empty space.
- Seasonal color would be good
- Normally would want to see evergreen around monument signs
- Evergreen gives the option to change what is on the inside of the evergreens

There were no public comments for this item.

- ❖ Board Member Rocco offered a motion to approve signage and landscape, as presented today, with the requirement that the Applicant keep the landscaping beautiful, green, and watered.
  - Board Member Owens seconded the motion.
  - The motion was approved unanimously (6-0).

2. DRB210026 6360 North Point Pkwy, review landscape plan

Board Member Matherly left the meeting, as she was not present during the first public hearing of this item.

Ridley Haley, landscape architect, presented this item.

- Removing existing trees in parking lot which are heavily sheared and topped.
- Bringing landscape up to code by adding in 24-inch high screening around the road
- Only tree removal is in the parking lot islands, and those are being replaced with a 2-inch caliber tree.
- Client does have tenant for this location, and something may happen with the building itself, but that is being handled separately by an architect.

Design Review Board questions and discussion:

- What are the new trees and the consistency?
    - Applicant shared that we are not adding in any trees on the frontage, and we cannot have more than 25% of one species. There are a few different varieties of maples and elms and those are grouped together.
    - Maples are in one area by the monument.
- Limitation on the variety of trees that can be used; not concerned because the site is surrounded by a lot of trees, and the variety will add interest.
- There is a narrow space by the Princeton Elm tree on the left side of the plant (not comfortable with the small amount of space here and it looks like it needs more area for the tree).
    - Applicant shared that the tree is healthy, even though unattractive. With permission, we would like to move it outside of the island but did not want to get into conflicts of enlarging the parking lot island. We thought it would be okay to put the new tree in the exact same spot as the old tree.
- Idea of removing a parking space for a larger parking lot island

There were no public comments for this item.

- ❖ Board Member Owens offered a motion to approve the proposed landscape with the understanding that the planting space for the Princeton Elm on the southside tree island be enlarged to at least the minimum required by code.
    - Board Member Palmer seconded the motion.
    - The motion was approved unanimously (5-0).
    - There was discussion during the motion about whether the Applicant will need to apply for additional permits. Staff mentioned that any site work under 1,000 square feet will not require another permit.

Board Member Palmer left the meeting as she was not present during the prior public hearing of this item. Board Member Matherly was still not present during this case.

3. **DRB210028 Lazy Dog 10800 Haynes Bridge Rd, review new construction and landscape**

Jared Taylor, with Lazy Dog, presented this item.

- Landscape will have a similar plan palate as the shopping center and Chick-fil-a. Applicant has hired Steve Manley Architects for landscape.

Michael Bozeman, with Steve Manley Land Design, presented landscape.

- More evergreen plant materials
- Substituted 6 different plant materials; all of which are evergreens.
- Some of the Chick-fil-a materials are being put into this site.
- Red Twig Dogwood was replaced with Oregon Grape Holly (purple symbols).
- Blue Star Juniper was replaced with the Japanese Holly Fern.
- 2 large oaks are providing a lot of shade and some plant materials might not have made it because of that shade

Design Review Board questions and discussion:

- This is a complicated plan
- Board Member Owens was pleased with the interest and creativity of the original planting plan and mentioned that this will be a fun dynamic.
- Colorful and a great variety of plants and visual interest

Dwayne Mitchell and Jared Taylor, with Lazy Dog, presented architecture: materials and elevations:

- Standing seam metal roof on the tower
- Changed the building color, and also pulled colors from the mural on the building next door
- Corten steel planters on the patio
- Added brick and wood to two sides of trash enclosure
- East Elevation
    - Moved the 'Lazy Dog' sign lower on the building (under the oak tree) with the dark brick rectangle frame behind the sign inside the stone
    - Stucco is a lighter color than what was presented last time
    - Dark brick is around the trash enclosure
    - Parapet is the dark deep raspberry color
    - 3D Walk Around Perspective
        - The 'X' shown in the packet is an open space that is in the service yard. This is a black wired mesh. There is not air conditioning in the service yard area which holds the trash enclosure, CO2, deliveries, and water heater. Wall sconces will go around the perimeter of this portion of the building.
        - The mesh is a 1x1 tight grid black mesh, recessed with a black frame
- Blonde stain is used on the patio
- Dark stain is on the panels on the North Elevation and would be a better alternate than the blonde stain
- Did not want to have too much stone because it looked too heavy
- Grout will match stone and will be .5 inch
- Incorporated metal canopies from the "station building" within the guideline packet
- Tower will have a flat standing seam metal roof, clear glass, incandescent LED lamp (light does not move). The light just glows. Instead of Lazy Dog stone, it has the gray stone and canopies with a metal kicker to match the North Point guidelines. Wood storefront and stone all the way down.
    - Showed example of lit up tower from Allen, Texas
- Signage as shown on the building elevations and there is a sign package

    - 2 types of accent lighting (landscape/trees and accent lights behind the kickers on the building)
    - There is lighting underneath the parapet at night
    - Letters are internally illuminated on the tower and on the service side – the lower sign on the east elevation will be illuminated from the landscape lighting.
- Dark stain = WD3
- Not going to use stain colors WD2 and WD1, 5, and 6

Design Review Board questions and discussion:

- Love the stone choice
- Like the sign being brought down on the East Elevation
- Idea of using stone behind the sign instead of the brick on the three panels on the East Elevation and instead of stucco, add stone between the windows
- Brick versus stone
    - Chairman Kramer likes the brick and stone on the main side with the new lazy dog logo and does like the stone on the right side of the east elevation for the service area instead of the dark brick and adding stone between the windows on the east elevation
    - Board Member Rocco likes the dark brick, as it adds an accent and believes that more stone would make it look more Coloradan. It also matches the adjacent buildings.
    - Board Member Owens likes the new elevation because there is a contrast and likes the wainscoting.
- North Elevation and idea of continuing stone wainscoting on the service side. There is landscaping in front of this area, not planters.
- Sloped walls on the tower feature and if it is appropriate or not for this area. Taking your word for it that you will not be able to see the tower.
- Board Member Rocco thought it first looked like a light house and thought it might be a seafood place.

Staff discussion

- Staff did not like the orange-y wood that is on the trim and liked the dark stain.
- Idea of taking the stone wainscoting all the way around the perimeter of the service yard and keeping the brick infill.
- Idea of infill the dark brick between the windows on the East Elevation instead of the stucco.
- Lazy Dog sign on the North Elevation because landscaping might not be seen from traffic / pedestrians – might consider bringing the sign down.
    - Applicant would like to do a site line study on this area
    - Staff commented that this can be included in the signage
- Service yard – are there any details on the service doors / gates? This faces the parking lot and what most people would look at.
    - Applicant shared that the doors will have wide channels (4-inch)

There were no public comments for this item.

- ❖ Board Member Owens offered a motion to approve landscape plan as presented.
  - Chairman Kramer seconded the motion.
  - The motion was approved unanimously (4-0).
- ❖ Board Member Schwing offered a motion to approve the elevation and materials, as presented, with the following changes:
  1. On the East side, Applicant will use the dark brick in place of the stucco in the middle of the windows and continue the stone wainscot across the right side of that elevation;
  2. On the North Elevation, Applicant will continue the stone wainscot across that elevation as well;
  3. The tower lighting will be muted, accent type lighting, not emanating out of the tower;
  4. Applicant will use the darker stain on wood trim, which is WD3 (not WD1, 5, and 6).
  - Board Member Rocco seconded the motion.
  - The motion was approved unanimously (4-0).
  - There was discussion during the motion that on the North Elevation, the stone wainscoting will not go on the wooden portion, just the brick infills.

Chairman Kramer called for a short recess at 10:47 a.m.
Chairman Kramer reconvened the meeting at 10:52 a.m.
Board Members Rocco and Matherly rejoined the meeting.

4. **DRB210034 Fulton Science Academy 3035 Fanfare Way, review greenhouse and exterior property fencing**

Shawn Hamlin, BRPH Architect, and John Stevenson presented this item.

- Educational greenhouse and decorative fencing on Fanfare Way
- Fence
  - The gate and fencing will coordinate with the front of the main building entry. Tan brick, darker horizontal accents, limestone color cast stone.
  - Three elements to entry gates, two main automated gates.
  - Operating hours the gates would be open and there would be card access during off hours for pedestrians and cars
  - 6 foot – black aluminum fence
- Greenhouse
  - Elevation difference in the area where the greenhouse will be located
  - Plantings on the embankment will not be disturbed
  - Heard the comments about the masonry base and we agree that is something that we can work with the manufacturer to accomplish.
  - The material is a luxand sheet and does not yellow over time, but it will need to be cleaned over time.
  - This is a premanufactured greenhouse, so the only construction portion will be installation of water, electric, gas, and concrete slab.
  - Installed something similar at Denmark High School.
  - The greenhouse is not completely clear because you want to be able to disperse some lighting in the greenhouse.

Design Review Board questions and discussion

- Any issues for fire?
  - Staff commented that there would not be an issue for fire.
- Security issues or just being proactive?
  - Applicant shared that the school is being proactive. It is hidden by landscape, so they just want to have additional security.
- Fence on inside or outside of tree line?
  - Applicant shared that the fence is outside of the tree line in most cases, but it may encroach in some places. There will be a need to remove and supplement. Some trees will interfere with the placement of the fence.
- Applicant will need to coordinate with the Arborist to make sure they are not damaging trees or utilities.
- Installing a lot of fence; about half a mile
- Luxand does not yellow, but it does craze. Crazing is like a microfracture in the luxand; it looks like it has been blasted with something.
  - Applicant shared that it is more of a visual problem than a structural problem. If it does craze, it is not going to be as noticeable.
- Assume that the school will keep the outside of the greenhouse tidy and clean
  - Applicant shared that the problem with greenhouses is that if they are not attended to, the stuff that is supposed to be inside the greenhouse is left outside of the greenhouse.
- What will the school grow?
  - Applicant shared that it is associated with the STEAM program
- Not sure it is worth the expense for the stone base
  - The landscape screening will screen the greenhouse and you won't be able to see the greenhouse as much from the road / sidewalk

Staff questions and discussion

- There would need to be a conversation about the construction of this so it would not interfere with traffic (walking path and car turn around)

There were no public comments for this item.

❖ Board Member Rocco offered a motion to approve what was presented today in regards to the greenhouse, as well as, the exterior property fencing, and the applicant will work with the arborist if there is any change in the greenery.
  - Board Member Owens seconded the motion.
  - The motion was approved unanimously (6-0).
  - There was discussion during the motion as to whether or not the stone masonry base would be required. The Board said that it was out and no longer being added to the base of the greenhouse.

5. DRB210033 Bank of America 244 South Main Street, review exterior modifications, site plan, landscape plan

Jeff Metz, Little Architecture Firm as a third-party consultant for JLL, presented this item.

- Site plan now includes a drive-up ATM machine, stack of 4 cars, re-pavement of about 50% of parking, extensive landscaping, and new Devore Road.
- ❖ Proposing to eliminate drive up canopy that is no longer being used and patch the stucco band behind the canopy, add a new location for a night drop box on the front of the building, paint brick (Charcoal Gray), and paint stucco (Arctic White – Bank of America Standard Color). The metal panels on the front entrance will match the Arctic White paint.
- ❖ Panels will only be on the main entrance; the side of the building on Devore Road will not change.

Design Review Board questions and discussion:

- Separate ATM building is already gone
- Any painted white brick?
  - Applicant shared that there will be white painted brick (Arctic White) around the windows on Devore
- Chairman Kramer shared that he is not a fan of painting brick, but there are a lot of patched areas on this building where the brick does not match. This is a good compromise to bring consistency to the building.
- Finishes to ATM Kiosk
  - Applicant shared that it is a metal enclosure in a cool gray color instead of a red box. There is no brick on this kiosk.
- Will there be any damage to existing landscape?
  - Applicant shared that there will not be damage to the landscape, but there is a row of bushes in which they will remove in order to gain access to the walkup area for the night drop box.
  - Chairman Kramer said that the Applicant will need to work with Staff on this.
- Monument sign is currently red brick.
  - Applicant shared that this was proposed by the sign company in the last Design Review Board meeting. We are not touching anything with the monument sign.
  - Board shared that this monument sign base needs to match the building. Charcoal color since the sign is white. The signage is fine, but the base needs to match the building.

There were no public comments for this item.

- ❖ Board Member Owens offered a motion to approve the exterior modifications and colors, as presented today, to approve the sign with a condition that the red brick presented earlier for that sign will be the dark gray color, and if there are any impact or adjustments that need to be made for what has been previously approved, then the consultant will work that out with City Staff.
- Board Member Palmer seconded the motion.
- The motion was approved unanimously (6-0).

6. DRB210035 Stonewalk II 11760 Haynes Bridge Rd, review exterior modifications, site plan, landscape plan

Stuart Reese, Align Design Associates, presented this item.

- Adding 2,600 square feet and an exterior patio. The addition will be the same footprint as the current building, and the patio will take some of the existing parking spots.
- The transformers will be relocated to the left corner of the building towards Old Milton Parkway, and landscape screening will also be added.
- Dumpster is already there and will remain.
- Stormwater: there will be no above ground detention.
- 3 Roof Top Units and will match the existing building. Roof does slope from front to back so they will not be seen from the front of the building. There is also a 4-foot parapet wall.
- Same color on the building (functional gray) and using the same canopy that was previously approved.
- Adding storefront for the restaurant and for the patio.

Pete Bilson, landscape architect, presented landscape.

- All existing landscape will remain in place, except for the area where the new part of the building will be constructed.
- Transformer and patio will have landscaping around it – azaleas next to the patio and 12-feet tall emerald green around the transformer for screening
- There is a peach tree in the back of the building
- Can work with Staff to put in a tree near the parking lot island since it needs a little help. We can put a tree there and some shrubs.

Design Review Board questions and discussion

- Materials for patio
    - Applicant shared the following:
        - Black standing seam metal room
        - Brick base columns to match functional gray with an iron fence (completely enclosed)
        - Iron fence so that landscaping could weave in and out of it.
        - Standard black aluminum or iron fence with rails on the top; want to be able to see the landscaping and have the safety aspect since parking is right next to the patio.
        - Likely poured cement for the floor of the patio. Could be stained cement or pavers, but really depends on what the tenant would prefer. Tenant did not want to have a large patio.
- Windows
    - Applicant shared that we want to keep the windows up higher since there are going to be tables along the front entrance
- Cooler or roof-hoods – where are these items located? Concerned with not wanting to see rooftop units or mushroom caps.
    - Applicant shared that the kitchen will be in the back half of the building. The old Alpha Soda had 8-10 mushroom caps and they are in the back 10-15 feet of the building where the roof is sloping. The kitchen equipment will be in the back of the building and will be roof mounted, not wall mounted. The

tenant's signing is contingent on this approval, so owners has not seen the interior plans yet. The condensing unit will be either on top of the unit or on the roof.

- Concern about outdoor patio during winter and not visually appealing plastic enclosures
    - Applicant shared that they could put that in the lease agreement with the tenant, as the owner of the property also does not want to put up tacky plastic screening. Can also add in the lease that if the tenant wants to get approval of a patio enclosure, they will need to come before DRB to get approval.
    - Staff commented that they may also want to put in a gas stub, so they do not end up with tall patio heaters
- The tree is more important than the low planting around the tree; want to make sure that the tree does not suffer or fight the low planting for water.
- On the east side of the building there are trident maples, do you have room to use more of a shade tree?
    - Applicant shared that there is no tree there currently and likes to use trident maples in the parking lot.
- Will the area around the patio be irrigated?
    - Applicant shared there is drop irrigation around the existing part of the property, so it will be irrigated.
- Any building lighting on the end?
    - The bank wanted to have their own lighting, but the canopies on this end of the building will have recessed LED lighting.

There were no public comments for this item.

- Board Member Schwing offered a motion to approve site plan, elevation, and materials, as presented, with the clarification that the patio fence will be powder coated aluminum with double top rail, and the Applicant will work with staff on the patio surface finish when that is determined.
    - Board Member Rocco seconded the motion.
    - The motion was approved unanimously (6-0).

- Board Member Owens offered a motion to approve the landscape planting as presented today with the consideration that were existing is indicated that assurance will be given that specific material will thrive and flourish where it is, and if it needs any attention, we want to see that enhanced.
    - Board Member Palmer seconded the motion.
    - The motion was approved unanimously (6-0).

IX. ADJOURNMENT

Chairman Kramer adjourned the meeting at 11:56 a.m.