



DESIGN REVIEW BOARD MEETING MINUTES AUGUST 20, 2021

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

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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 8:31 a.m.

Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for August 20, 2021.

Hamilton Hotel Tenant Signage:

- Commonality = bracket
- 3 signs similar in materials and design

Henderson Commons:

- Painted the entire center, including the rock.
- Board was not thrilled with an all-white look
- Some tenants already have plants or pots
- 2 dumpsters have a lot of pallets stacked up
- A row of cedars was planted near the loading dock to block in the view of the dumpsters
- Idea of adding color around the base to make it stand out
- Back of the building is not painted – it is a dark maroon color

Taffer's Tavern Blade Sign:

- Perpendicular blade sign – originally applied for a variance to make a larger sign
- They have 2 signs currently
- Do not like the shape or apostrophe
- Idea of scalloped top and bottom instead of round
- Location: Parking lot corner and Main Street

Chick-fil-a:

- Adding canopy structure for the drive-thru area and landscaping upgrades

Foundation Social Eatery:

- Covered patio and front entry pathway into courtyard / patio
- No signage today

TPA 400 Lakeview Parkway

- Refined the multifamily building (details, lighting)

Regions Bank

- Old BB&T building – taking down the building and putting up a taller structure
- Will not have a large traditional canopy on the ATM
- Not a huge fan of the green on the ATM – looks like a gas pump
- Monument sign blocks vision for cars coming out of the drive thru
- Removing parking for landscape

Chairman Kramer adjourned the workshop at 9:00 a.m.

III. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:06 a.m.

IV. ROLL CALL

Design Review Board Members present:

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill
- Richard Owens
- Katie Rocco
- Kim Matherly, Alternate

Design Review Board Members absent:

- *Frank Schwing*
- *Holly Palmer*
- *Tom 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

1. Approval of the Design Review Board Meeting Minutes from July 16, 2021.

- Board Member Owens offered a motion to approve the Design Review Board meeting minutes from July 16, 2021.
 - Board Member Rocco seconded the motion.
 - The motion was approved (5-0-1; Vice-Chair Brown abstained from the vote, as he was not present at the July 16, 2021 meeting).

VIII. PUBLIC HEARING

**1. DRB210041 Hamilton Hotel tenant signage 35 Milton Ave
review signage**

Patti Huxford, with Option Signs, presented this item.

- Hamilton Hotel tenant signage (3 tenants)
- Unified signage for pedestrians
- HDU signage
- The Fulton Public House sign will have an image laid into the material
- Colors will be within a palate complimentary of the downtown district (historic, not bright colors)
- Bracket is unique; signs will be hung at the same height along the building

Design Review Board questions and comments:

- Is there a size?
 - Applicant commented that it is 8 square feet
- Are the brackets all one color? Is the tip a different color?
 - Applicant commented that it is a rendering error; the bracket is all one color.
- The individual sign rings holding the sign at the base of the bracket – what is the material holding the sign?
 - Applicant commented that we do not want to the sign to swing. Signs will not swing back and forth during a regular wind, but in an 80-mph wind, the sign would move. Chains do not work.
- Is this the placement or a reference?
 - Applicant shared that this is just a reference since the building is so long. The signs will be spread out.
- Will future tenants use the same bracket?
 - Applicant shared that is the goal.

Staff questions and comments:

- Patti Huxford was on the committee and a big help in creating the Downtown Signage guidelines.
- What is the color of the lights / awnings / framing for the awnings? What is the lighting color?
 - John Boniface shared that the storefront material is a dark bronze (almost black) and the light fixtures are black.
- Would prefer to see the bracket as black.

There were no public comments for this item.

- Vice-Chair Brown offered a motion to approve signage as presented today.
 - Board Member Rocco seconded the motion.
 - The motion was approved (6-0).

Kim Matherly exited the meeting, as she was not present during the original Henderson Commons case presentation in 2020.

2. DRB200019 Henderson Commons 735 North Main St review exterior changes

Barry Gold, representing the landlord Henderson Commons, presented this item.

- Building was painted and the owners did not know that they needed to come before DRB for approval and a code violation was issued.
- Presented different options:
 - Option #1: Painting 3 lower sections (meaning the lower parapet elevations, except for Lumber Liquidators) in the colors Shoji White and Perfect Greige.
 - Option #2: Add additional planters (showed the current planters already in the storefront section at the property and the tenants are taking care of those). Could add new plants / planters at the columns.
 - Showed image of a black square planter (ideal to match the awning)
- 9 months out of the year the visibility is blocked by the trees because the building sits back further from the road.
- Over 1,000 participants signed a petition saying that they love the look of the building. There were 5 tenants that wanted to come to the meeting today.
- Went before City Council in January to get an outparcel building approved. Part of the zoning conditions was brought up about the paint of the building and Council added a condition that we needed to put potted plants in front of the building before we can get a CO.
- Okay with adding 6 different sets of pots (almost 10 or 12 different pots along the area)
- Dance studio has had their planters out for 7 months and that is the third change of the plants.
- Agreeable to painting all of the bottoms (including on Lumber Liquidators side) if we are going to do just the bottom section to match the existing, but not the stacked stone as an accent color, just the bottom and not the lower parapet. Does not want to paint the water table and the parapet.
- Painting the bottom of Lumber Liquidators and not the top parapet; concerned about what that will look like. The bottom near the front door is painted white.
- Ethan Underwood, Zoning Attorney, commented on the pots:
 - According to the zoning condition there should be pots / shrubs approved by DRB. I would suggest that if you said one pot and shrubs was adequate that would satisfy the conditions. I would suggest that condition gives you great flexibility as to how that is satisfied. We are trying to avoid me going back with the Applicant to City Council to modify a zoning condition.

Design Review Board questions and comments:

- How many total planters across the frontage?
 - Applicant shared that currently there are 6 and would like to add 3 more (total of 9).
- Who takes care of planters and do they want to?
 - Applicant shared that the tenants currently take care of the planters and they are the ones who added them without his approval.
- Who will take care of the new planters?
 - Applicant shared that he has discussed adding planters with the tenants, and the owner of Lumiere Salon said that was great, because she wanted to have planters anyway. The tenants are going to order and maintain them, he is just going to purchase them.
- Is the idea to soften the columns? What is the idea behind the planters? Why do you want them?
 - Applicant shared that he does not want to put planters in, but it was a recommendation from the City; he wants to leave the building exactly the way it sits.
- There are planters in front of another part of the building that are square with holes in the bottom (in front of Leather Creations). There are 3 or 4 different styles of planters. Planters are not a permanent solution, so we need to look for something more permanent. When almost all of the building has been painted, you have muted the architectural character that the building presents. We cannot get the character back to where it was, but how do we get character in it to make it not looked washed out?
- 1,000 signatures saying that they liked the building painted white; do you have those with you?
 - Applicant shared that he did not bring them today; Lisa had them on a Zoom meeting but were also provided to Bret last year.
- Board Member Rocco said that she does not love the planter idea, it looks messy. Adding the accent color at the very bottom would look nice.
 - Applicant shared that he looked at that with his designer (like Alpha Soda building) and the designer did not think that it looked great, but Applicant did, and it would tie into the stacked stone.
- Board Member Owens said that if we used planters, it would work better to have a grouping of planters in strategic places instead of just putting them in front of the pilasters.
 - Applicant shared that the planters will not look good in front of the stacked stone; they will get lost.
- Arrangement of 3 different size planters will add variety in front of the columns.
- You could pull this off without planters
- Pots are not a permanent fix, but are an enhancement to the center so we could go with some repainting and some pot arrangement
- If plants start going south, I am going to condition it to have it replaced.
- I am not sure that you want two pots in front of each door and more pots at the columns. You might want a more simplified look / less busy.
- We are trying to bring more color to the building and that was the idea of matching the water table to the parapet.

- Anywhere where the water table was painted white, now becomes Perfect Greige of the entire center.
- You are just painting the water table, not the entire building.
- Will paint the upper parapet to the right of the main Lumber Liquidators door / sign.
- We are trying to find a win-win because this entire building was painted white without approval from the City. We are trying to find a solution that makes it look nice, because the Board would likely not have approved an all-white building.
- It is Zoning Condition and we cannot change zoning, so the pots have to go in.

Staff questions and comments:

- Lauren Shapiro, Planning + Zoning Coordinator, announced that the minutes from the City Council Meeting of January 25, 2021, in reference to CU-20-08 Peach Coffee Roasters / Henderson Commons, under the Staff Conditions, Condition #7 reads: "To soften the look of the existing painted brick building from North Main Street, pots planted with ornamental trees and shrubs of various sizes and colors shall be provided along the frontage of the main shopping center building. Pots shall be of a material and color that is compatible with the shopping center, with final approval by DRB."
- DRB is looking for various sizes in the planter groupings (3 at a minimum). Looking at the same pot or similar style. Staff can handle that.

There were no public comments for this item.

- ❖ Board Member Rocco offered a motion to approve color on the building on the cornice and parapet as well as the painted brick water table currently painted white to be painted the Perfect Greige color.
 - Board Member Owens seconded.
 - Board Member Rocco offered to withdraw her original motion.
 - Board Member Owens removed his second from Board Member Rocco's original motion.
 - The motion was withdrawn from the table.
 - There was discussion during the motion about Board Member Rocco's terminology of cornice and what she believed has or has not been painted.
- ❖ Vice-Chair Brown offered a motion to approve the exterior elevation change as presented in HC Exterior Elevations 2021-07-30 A1.0 plus Applicant will paint the water table on the center in those areas that are already painted white.
 - Board Member Corkill seconded the motion.
 - The motion was approved (4-1 with Board Member Rocco in opposition).
 - There was discussion during the motion about the Lumber Liquidators building and how the lower parapet section should be painted. If painted the Perfect Greige it would look like that part of Lumber Liquidators is a separate tenant, so it would be best to keep it white. The painting will look just like the drawing on that elevation listed in the motion. Staff commented that the Applicant will need to show a final

drawing of what the paint will look like. Staff also commented that we will have no other white at the bottom of the building. The sign permits for tenants in the building would be allowed to move forward. The Applicant requested that the work be completed (painting) by October 31, 2021.

- ❖ Board Member Corkill offered a motion to approve regarding the pots, that the Applicant shall install various sized pots, suggesting 3 sizes, and the pots should be a consistent style and color, and the groupings should be approved by Staff; if any plantings start to decline or die, the plants shall be replaced to the original planting conditions.
 - Board Member Owens seconded the motion.
 - The motion was approved (5-0).
 - There was discussion about whether a specific color should be established for the plantings, but that the color should be the same. The Applicant will come up with a plan and then submit that to Staff. The one building elevation should be revised to reflect the motion on the painting, so that Staff has a copy of that.

**3. DRB210042 Taffers Tavern 33 South Main
review blade sign**

Applicant was not present, and no presentation of this item was made before the Design Review Board.

Chairman Kramer called for a short recess at 10:08 a.m.

Chairman Kramer reconvened the meeting at 10:13 a.m.

Board Member Matherly rejoined the meeting.

**4. DRB210038 Chick-fil-A 4285 State Bridge Rd
review exterior**

Jason Rozier, with Chick-fil-A, presented this item:

- Installation of a canopy; using the Chick-fil-A nation wide standard canopy.
 - Health and safety of team members in the drive-thru area (rain, heat, cold); there will be lighting and fans installed and will work to keep the team out of the elements.
 - Chick-fil-A can be a nightmare for other tenants because their drive-thru can block traffic and the canopy can help manage the traffic
- Canopy is exposed steel and the same brick that is used on the building
- Landscaping:
 - There was one car accident that affected a tree and other weather events that affected the landscaping
 - Steve Manley is the designer for landscaping

Design Review Board questions and comments:

- This proposal looks as though it was designed as part of the building.
- This is better than the white tent.

Staff questions and comments:

- The City Arborist has visited the site and has looked at the proposal.

There were no public comments for this item.

- ❖ Board Member Rocco offered a motion to approve the exterior canopy, as presented today.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (6-0).
- ❖ Board Member Owens offered a motion to approve landscape enhancement for this site, as presented on L1.0.
 - Vice-Chair Brown seconded the motion.
 - The motion was approved unanimously (6-0).

**5. DRB210039 Foundation Social Eatery 55 Roswell St
review exterior changes**

AI3, architecture and interior design firm, presented this item:

- Foundation Social Eatery has been around since 2013 (originally off Holcomb Bridge Road)
- Creating an exterior patio space by covering the patio and moving over the entryway (year-round outdoor fireplace)
- Keeping existing doors on Roswell Street (taking out sidewalk and adding in planting)
- Archway area with planting for guests to enter through
- Signage is only a proposed option and will be brought to another DRB meeting; these graphics are only showing the location of signage.
- Petite FSE is a French bistro area (red color similar to logo)
- Adding artistic painting on the sidewalk – mural will be black
- Standing seam roof + wood structure; posts are 6x6; beam is 6x12
- Patio enclosure is a tight plastic and will look like glass (phantom shade system)
- There will be fans and heaters inside of the patio and stools on the outside bar table area.
- Existing awning attached to the left-hand side of the building will remain untouched. The roof of the patio ends just under it (slopes down)
 - The color of the roof is very close to the existing color, but not sure if it is a complete match.
 - The existing and the proposed roof are within 1 foot of each other.
 - No objection to removing the current canopy, but the Applicant does not own the building.
- The owner of the building has seen the proposed exterior changes to the building.

Design Review Board questions and comments:

- Explain the elevation:

- Stucco is currently a lighter color and FSE is proposing a darker color (PT-02)
- Window trim painted dark, too.
- Existing doors will remain, but the sidewalk to them will be removed and landscaping will be added in.
- Doors will be painted PT-02.
- Fabric awning with a metal frame
- The archway:
 - The existing brick piers are closer to Roswell Street.
 - There is gas supply to the piers
 - Vines
 - Looking to paint the arch post a dark green (PT-07)
 - Working on the details for growing the vines.
- Materials may have been identified incorrectly; a little confusing
 - There is a brick low wall behind the planters and the brick will match the existing.
- Fireplace must be a certain distance from roof structures
- Will have to flash into the building for the new canopy
- It may be worth asking or conditioning that the Applicant ask the owner about removing the canopy.

Staff questions and comments:

- If the planting on the arch is not going to happen, it should not be green, either natural, steel, or the outdoor patio material.
- Is the brick just on the front side of the patio?
 - Applicant shared that the "L" of the patio will be brick, even on the inside of the patio.
- The canopy above another patio roof might look like it is patched.
- Idea of expanding the existing canopy instead of building a new canopy underneath it.

There were no public comments for this item.

- ❖ Board Member Owens offered a motion to approve the formulation of the space and the structure and the surrounding that has been presented this morning.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (6-0).

Board Member Matherly left the meeting, as she was not present for previous public hearings involving this case number for TPA 400 Lakeview Parkway.

6. DRB210031 TPA 400 Lakeview Parkway review updates to landscape and multi family

Landscaping:

- Faux landscape materials have a five-year warranty.
- Applicant presented a sample of artificial landscape option for monument sign.
- The Board shared that the artificial landscaping should be one species, preferably boxwood, and a member of Staff should take a picture of the artificial landscaping once installed, so it will be easy to determine when and if it needs to be replaced.

Multifamily building:

- Lighter color brick inserted into the corner elements
- Corbelling above the retail area – kind of like an upside-down stair
- Corrugated tin is gone and horizontal band will be made of brick (was previously siding)
- Transition detail = dark black around gray paneling
- Corner of building will be apartments and the area without windows will be bathrooms or closet space

Design Review Board questions and comments:

- The white brick on the corner of the building is very drastic.
- What City Council saw in December 2019 is different than what we are seeing today. We are trying to follow what City Council saw and interpret that.
- Will need to defer elevations

Lighting presentation:

- Towers having the highest hierarchy of lighting
- Blue having the next hierarchy
- Purple = entrance way
- Green = balcony
- Tower elements: vertical elements are lit top to bottom half to shine up and create emphasis on vertical; linear recessed lighting along the brick detailing
- Balconies will have a glow
- Modern fixtures and decorative sconces
- Balcony with square wall sconces controlled within the unit (one light)
- Step lights on the terrace feature for the townhomes

- ❖ Board Member Rocco offered a motion to approve lighting package, as presented today.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (5-0).
- ❖ Vice-Chair Brown offered a motion to defer elevations and for Applicant to return to focus on City Council's original rendering.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (5-0).

Chairman Kramer called for a brief recess at 11:55 a.m.

Chairman Kramer reconvened the meeting at 12:00 p.m.

Board Member Matherly rejoined the meeting.

7. DRB210037 Regions Bank 11790 Haynes Bridge Rd review new construction

Mark Naylor, with The Roberts Group, presented this item:

- Removing existing building and building a new bank branch.

- Site Plan: removing all parking on Haynes Bridge Road and adding in landscaping that will coordinate with Shake Shack; continuing the theme, but varying the materials (crabapples and redbuds)
- Bank will be 2,200 square feet.
- No canopies in the drive-thru; creating a custom drive thru area made of the same materials from the building; will be more historic looking
- Building will be further from Old Milton because it is smaller and gives more landscaping
- No trash area or dumpster
- Nothing on roof; fully screened in with an enclosure and we use offsite shredding
- Trying to save Georgia Power transformer
- Normally, the bank would like a lot more lighting, but we are complying with the ordinance; want to add downlighting without big bright tall poles
- All concrete is plain concrete
- Pervious pavers with an underground gravel detention lot.
- Reduced parking from 34 to 16 parking spaces
- ATM inside of vestibule
- For safety / money side of the building there are no windows there and that is on the drive thru side. Small window for the drive thru teller, but in general it is smaller and more compact.
- Added a corbel at the top for different heights in the building
- Graphite Black and Titanium Gray (like to stay in color range as much as possible)
- The drive thru canopies will be custom and will match the lighter gray of the building
- Windows and doors would be anodized black.
- Where the night deposit and drive thru windows are located, there is a darker brick and a "faux" infill is the lighter brick in a parquet pattern (also on the front of the building)
- Canopy is a darker brick with a lighter canopy.
- Band = Canopy thickness at the same elevation
- ATM is illuminated where it says "Regions" and there is a green panel with "Regions" on the back side of the ATM (visible to the car in the other lane in the drive thru).
- The panels on the drive-thru are not recessed because of function (distance from car to be able to reach the side of the building).
- Using a lighter mortar color
- Will defer signage

Design Review Board questions and comments:

- Rectangles / lighting in same islands as the trees
 - Applicant shared that they cannot put lighting in the detention structure – we are fine to work with Staff on this – these are pole lights
- Not a fan of junipers on the sidewalk area; does not rejuvenate
- Like the color of the brick

Staff questions and comments:

- Idea of bringing the infill located in the drive thru another brick width in so that you can get more of a "feel" of the bricks

There were no public comments for this item.

- ❖ Vice-Chair Brown offered a motion to approve site plan in concept.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (6-0).
- ❖ Board Member Owens offered a motion to approve the landscape plan, as presented today, subject to approval of the City Arborist.
 - Board Member Corkill seconded the motion.
 - Board Member Corkill offered a friendly amendment to the motion to eliminate Juniper (needs to be a different plant) and to be specific on the variety of trees.
 - Board Member Owens accepted the friendly amendment.
 - The motion with the friendly amendment was approved unanimously (6-0).
- ❖ Board Member Rocco offered a motion to approve exterior elevations and materials, as presented today.
 - Board Member Corkill seconded the motion.
 - The motion was approved unanimously (6-0).
- ❖ Vice-Chair Brown offered a motion to approve light standards and photometrics, as in the package today.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (6-0).
 - There was discussion during the motion about pedestrian lighting (no lighting is shown on the plan), and the Applicant agrees to add that.

IX. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:51 p.m.