# Design Review Board Meeting
## November 19, 2021
## Department of Community Development

ALPHARETTA CITY HALL | 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 12:30 p.m. The meeting will resume at 1:00 p.m.*

## II. WORKSHOP

- Chairman Kramer called the meeting to order at 8:31 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for November 19, 2021.
- Chairman Kramer adjourned the workshop at 9:01 and called for a short recess.

## III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:08 a.m.

## IV. ROLL CALL

- Design Review Board Members present:
  - Richard Kramer, Chair
  - Roger Brown, Vice-Chair
  - Pat Corkill
  - Richard Owens
  - Holly Palmer
  - Frank Schwing
  - Katie Rocco
- Design Review Board Members absent:
  - Tom LeCain, Alternate
  - Kim Matherly, Alternate
- Staff
  - Bret Schroeder, Code Enforcement Officer

- Alexandra Callum, Planning + Zoning Coordinator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

A. Approval of the Design Review Board Meeting Minutes from September 17, 2021.

❖ Board Member Schwing offered a motion to approve.
  - Board Member Rocco seconded the motion.
  - The motion was approved unanimously (7-0).

B. Approval of the Design Review Board Meeting Minutes from October 15, 2021.

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

VIII. PUBLIC HEARING

A. DRB210052 / 20 North Main Street / Mercantile Social

- The applicant, Joe Rampino, came forward to present this item.
  - Only the letters are illuminated.
  - The new sign is going over the same spot as the old sign, and it is the same dimensions.
  - The goal is for the sig to catch customers' eyes in the dark.
  - This will be the only building sign.
  - It is the same vinyl transfer as the previous sign.
- The Design Review Board discussed the following:
  - There were no discussion points/ public comments for this case.

❖ Vice-Chair Brown offered a motion to approve the signage as presented today.
  - Board Member Owens seconded the motion.
  - The motion was approved unanimously 7-0.

B. DRB210056 / 54 Roswell Street / Pamelot Farms

- The applicant was not present for the November meeting. The item was not heard or considered by the Design Review Board.

C. DRB210057 / 363 South Main Street / Parkland Communities

- The applicant, Jim Jacobi, came forward to present this item.
  - The building is his future office building.
  - The front elevation faces South Main Street.

- The darker brick will be the accent- he wants it to have an old downtown feel.
- The applicant confirms he will not be painting the brick.
- The color will be an Urbane Bronze, which is a dark grey. It blends in with the windows.
- There will be nothing unsightly on the roof.
- There will be diamond accents on the darker brick.

❖ Board Member Owens offered a motion to approve the presentation.
  - Board Member Palmer seconded the motion.
  - There was discussion on the following: Does this include architects and windowpanes? Does this include the window changes that were recommended by the consultant and the diamond accents?
  - Board Member Schwing offers a friendly amendment that the applicant will adjust the windowpanes per the city architect's comments and submit the building's light fixtures to staff for final approval.
  - Board Members Owens and Palmer accept the friendly amendment.
  - The motion was approved unanimously (7-0).

- Public Comments:
  - There were no public comments for this item.
- Chairman Kramer adjourned the meeting for a short recess at 9:41 a.m.
- Chairman Kramer called the meeting to order at 9:52 a.m.

D. DRB210058 / 0 Haynes Bridge Road / Brock Built Homes

- The applicant, Alan Brock, came forward to present this item.
  - This is a 24-acre site at Haynes Bridge Road/ Morrison.
  - The Alpha Loop runs through the site.
  - There are 140 townhomes in the plan.
  - The plan includes lots of street trees being planted.
  - The landscaping will be maintained by the HOA_ detached homes may be able to maintain their own lawns.
  - The three pillars shown are arches- they are designed to be within the property.
  - The pond will be a dry detention pond and will be 10-12 feet deep at the lowest point.
  - The plan is to have on street parking- this is a traffic calming feature.
  - The goal is to tighten down the roads, so the project doesn't become a cut through.
  - The goal is for people to access the site from the alpha loop.
  - The roundabouts are tabled, meaning there is a ramp up and a ramp off. The roundabouts can handle emergency vehicles, delivery trucks, sanitation, and moving trucks.
  - The commercial area is set up for box truck deliveries.
  - The applicant is working to make the water area an area for kids to play in, but they won't slide in to Haynes Bridge Road.

- The materials and look are locked in, but the applicant is willing to come back for finalizations if needed.
- They are still finalizing the grading plan and utility location.
- They are three months away from submitting an LDP.
- There will be a soft barrier to create the private yards,
- Trees are willow oak trees, winter cane hawthorne, and evergreen anchors.
- The shrubs below the oaks are hollies.
- In reference to condition 21- they are not using a barrier; they are using landscaping.
- The hedge would have to have decorated columns.
- The City approves of the street light fixture. They are trying to make it 80 feet between each fixture.
- The HOA would not allow townhomes to build fences on their own. They want a uniformed look.
- The streetscape is what needs to be approved.

- The Design Review Board discussed the following:
  - We want to make sure the shrubs underneath the trees can handle shade.
  - Is the city okay with the light fixtures and the distance between them?
  - We would suggest using a gingko tree- something pleasant for the residents when the leaves fall.

❖ Board Member Schwing offered a motion to approve the site plan as presented and conceptually approve the overall design concept as presented.
  - Board Member Owens seconded the motion.
  - The following was discussed during the motion: Yes, conditions 21 and 29 will be separate.
  - The motion was approved unanimously (7-0).

❖ Board Member Corkill offered a motion to approve the plans per conditions 21 and 29 with the condition on 21 that due to the applicability of the design condition, there should be a hedge WITHOUT a decorative column along Haynes Bridge Road and Morrison, and the percentage of the trees should be per the tree removal plan as approved by staff. Per condition 29, we approve the street plan as presented today. The landscape plans for the commercial areas shall come back.
  - Board Member seconds the motion.
  - The following was discussed: Are you addressing the removal of the low wall and decorative fence? My motion was to have a hedge WITHOUT decorative columns.
  - The motion was approved unanimously (7-0).

- Chairman Kramer adjourned the meeting for recess at 11:17 a.m.
- Chairman Kramer called the meeting to order at 11:23 a.m.

**E. DRB210055 / KB Venture Partners / 154 Kimball Bridge Road**

- The applicants, Micah Hall, Danielle Katz, Adam, and Mark came forward to present this item.
  - We want to tactically upgrade the building while keeping the origin intact.
  - The applicant wants to incorporate play in the outdoor space.

- The project is a new ground up office building.
- There would be a softer landscape concept- less hedge and structure landscaping.
- It's a tight site, but it works out well.
- The top level of the parking deck is at grade.
- Trying to create passive circulation.
- Creating pockets of activity zones.
- There will be colored bands to allow for signage opportunity for individual tenants.
- There will be a rooftop sign that references the site.
- The gym is a two-level building with no windows on the front.
- We want to match the existing windows and add more to have natural daylight.
- Along the front of the classroom portion, we are adding an outdoor area meeting space.
- The lower level may be a site property amenity.
- Also installing an elevator on the side of the gym.
- This a podium plan- on the lower level of the office building, there will be parking, service, and trash underneath the building.
- The original brick is in pretty good condition.
- We want to add quirky style "recess" to the outside.

- The Design Review Board discussed the following:
  - Would you consider putting vines on the border wall?
  - Is this a multi-phase project?
  - Are you planning on displaying the history of the school?
  - Make sure to engage the landscape contractor to cut landscaping at the proper time.

❖ Board Member Rocco offered a motion to approve the elevation and materials as presented.
  - Board Member Palmer seconded the motion.
  - Board Member Owens offered a friendly amendment that the applicant provides screening for the rooftop and provide details to staff for approval, and the applicant will come back with specific details for graphics.
  - Board Member Rocco and Palmer accepted the friendly amendment.
  - The motion was approved unanimously (7-0).

❖ Board Member Owens offered a motion to approve the concept for landscape plans as presented today- we know there will be more refinement based on the comments today to manage the blend of evergreen shrubs to compliment and be complimented by the perennials.
  - Board Member Corkill seconded the motion.
  - The following was discussed: Can we approve it conceptually and have them meet with staff to address the conditions specifically? Are we comfortable with staff reviewing the conditions?
  - The motion was approved unanimously (7-0).

- Chairman Kramer adjourned the meeting for recess at 12:36 p.m.
- Chairman Kramer called the meeting to order at 1:02 p.m.

F. DRB210053 / Hampton Inn / 10740 Westside Parkway

- The applicant, Leslie Belimer, came forward to present this item.
  - We are seeking a complete refresh of the building.
  - We want it to feel fresh and modern and clean.
  - We are not expanding the footprint of the hotel.
  - The applicant is wanting to add an 1800 square foot covered patio, which is an extension of the lobby.
  - We are proposing to cover the existing brick with new paint finish, as well as new brick and aluminum wood siding.
  - This is the new branding look, and we interpreted it for this specific property.
  - A metal seal will bridge the transition between the new material and existing windows.
  - Both side elevations are the same.
  - The signage will be changed slightly from Hampton Inn to Hampton Inn and Suites.
  - There will be landscaping upgrades- this can be dealt with through their LDP.
- The Design Review Board discussed the following:
  - Why did you choose to efface the building?
  - Will anything be done to the shingles on the main roof.
  - Is there any exterior lighting? The applicant is adding building façade lighting. The landscape lighting will be upright the building.

❖ Board Member Schwing offered a motion to approve the elevation and materials with the following conditions:

1. The applicant will repair the retaining wall at the entrance road and match it to the building.
2. The applicant will apply efface to the dumpster enclosure and install new doors, which ill be submitted to staff for approval.
3. The applicant will submit a landscaping plan to staff for approval.
   - Vice-Chair Brown seconded the motion.
   - The motion was approved 6-0-1, with Board Member Corkill recusing himself.

## IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 1:38 p.m.

Respectfully submitted,

*Alexandra Callum*

Alexandra Callum, Planning + Zoning Coordinator