



Design Review Board Meeting

December 10, 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 12:00 p.m. The meeting will resume at 12:30 p.m.

II. WORKSHOP

- Chairman Kramer called the meeting to order at 8:41 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for December 10, 2021.
- Chairman Kramer adjourned the workshop at 9:00 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
 - Pat Corkill
 - Richard Owens
 - Holly Palmer
 - Katie Rocco
- Design Review Board Members absent:
 - Roger Brown, Vice-Chair
 - Frank Schwing
 - 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 November 19, 2021.

- ❖ Board Member Palmer offered a motion to defer the November 19, 2021 minutes until next month's meeting.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (5-0).

VIII. PUBLIC HEARING

A. DRB210056 - Pamelot Farms - 54 Roswell Street

- The applicant, Jim Savorski, came forward to present this item.
 - One monument sign in the front yard.
 - Sign will be six feet tall.
 - There will not be any lighting on the sign.
 - The background is white, and the letters are black.
- The Design Review Board discussed the following:
 - Are you willing to support painting the post black? The applicant agrees.
 - What is the amount of time the sign will be here? This is undetermined, but it is meant to be temporary- more than likely 1-2 years.
 - Staff is willing to work with the applicant on adding some annuals or a raised bed at the bottom of the sign, so the sign doesn't stand alone.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Palmer offered a motion to approve the sign as presented with the following changes:
 - a. Change the post to black
 - b. The applicant will work with staff to create an annual bed underneath using modular block.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (5-0).

B. DRB210043 – The Cooler – 10800 Davis Drive

- The applicants, John Bardis, Mike Bardis, Ronnie Jackson, and Steve Jacobs came forward to present this item.
 - There were discrepancies last time about the coloring and drawings.
 - We brought live photos as well as renderings of what the exterior decking will look like and how it blends into the live offices.
 - The offices are perpendicular to Westside Parkway.
 - The decking attached to the second floor is what is seen from Westside Parkway.
 - We intend to have decorative covering and landscaping.
 - There is no glass where the railing is. There is cabling underneath. It is the same as the existing railing.
 - The condensing units will be moved to another location- on the top of the building where they can't be seen.

- Our intention is to match the colors exactly.
- The applicant states they were told to come back with colors and materials for the Westside view. They state they were told to match the front of the building.
- We are not removing or adding stone to the building.
- The Design Review Board discussed the following:
 - Is it going to be dark bronze or light tan? The applicant states it will be exactly like the other side. The trimming will be charcoal.
 - Board Member Rocco- so this will **not** match the stone.
 - Is it a tan split face block?
 - The railing was an issue last time because it could be a hazard to somebody on that deck- they should be made vertical.
 - What color is the frame of the building?
 - Have you hired an architect? The applicant confirmed yes.
 - This Board has not reviewed these colors and materials previously- a permit was issued, but this Board has not seen this before September.
 - Board Member Corkill explains the Board needs to see which colors are going on the building. They need to physically see the colors.
 - If you are moving the HVAC units, we need to review that. You are taking what is down below and moving them? We can look at it in the future, but you would need to get a permit to replace the units.
 - Code Enforcement Manager Bret Schroeder- The permit was submitted as interior work, not exterior. This is the first we're hearing of a phased project.
 - What is the pitch of that roof?
 - The roof doesn't appear that it meets with the building.
 - The architect needs to define what materials and colors are being used.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rocco offered a motion to defer both the exterior as well as the landscaping.
 - Board Member Corkill seconded the motion.
 - The following was discussed during the motion: Board Member Rocco suggested to the applicant to take these comments back to the architect. They could also make an inspiration board.
 - The motion was approved 4-0-1, with Board Member Owens recusing himself because he was not present for the first hearing on September 17, 2021.

C. DRB210059 – Village Park Milton Phase II – 555 Wills Road

- The applicants, Brian Henderson, Steve Markey, and Francia Lozano came forward to present this item.
 - We are ready to extend 17 cottages at the lower end.

- There will be 13 cottages built now, and four post completion- this is to give space for construction.
- The main building expansion will come later.
- We will be enhancing the area along Highway 9, or we will lose the curb cut.
- We are waiting for leases to expire at the business center before we start phase II- looking at March 2022 for the building to be entirely empty.
- There are variations of the exterior finish- all will receive the same roof and siding.
- People like the two bedroom the most- that's why we are building 17 more.
- The Design Review Board discussed the following:
 - The existing building that will remain- what does the end look like after demolition? A blank brick wall will remain after demolition.
 - Number six has an aerial bridge? That's part of the later phase.
 - Is the forty percent brick condition consistent with the cottages you have now? Yes.
 - To clarify- it is forty percent overall, not individual buildings.
 - Where is storm water detention happening? It is to the rear of the cottages.
 - Are there any dumpsters/recycling? No, the residents will have individual bins.
 - Are we looking at the renderings from 2/9/2020, based on condition 3? Yes.
 - Having alternating trees seems odd.
 - Code Enforcement Manager Bret Schroeder- should we just defer the landscaping for now until we can set it the next time they come?
 - Code Enforcement Manager Bret Schroeder- we can relay to the LDP team what it is we are wanting.
 - Is your density based on individual units? Manager Bret Schroeder says no, but each unit is required a tree. They are not parceled into individual lots.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rocco offered a motion to approve the elevation and materials as presented today.
 - Board Member Corkill seconded the motion.
 - The motion was approved 4-0-1, with Board Member Palmer recusing herself.
 - ❖ Board Member Owens offered a motion to approve the site plan as it has been discussed this morning.
 - Board Member Rocco seconded the motion.
 - The motion was approved 4-0-1, with Board Member Palmer recusing herself.
 - ❖ Board Member Corkill offered a motion to approve the landscaping as submitted with the following conditions:
 - a. Condition 10: regarding street tree location and size- shall be conceptually approved with final design based on our comments today- this excludes phase two due to the construction of GDOT and their final site conditions.
 - Board Member Owens seconded the motion.
 - The motion was approved 4-0-1, with Board Member Palmer recusing herself.

IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 10:50 a.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator