



Design Review Board Meeting
January 21, 2022
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. SWEARING-IN OF TERESA RHODES AND PAT CORKILL

- Mike Stacy, the City attorney, swore in Board Members Teresa Rhodes and Pat Corkill to serve on the Design Review Board.

III. WORKSHOP

- Chairman Kramer called the meeting to order at 8:38 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for January 21, 2022.
- Chairman Kramer adjourned the workshop at 9:03 and called for a short recess.

IV. CALL TO ORDER

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

V. ELECTION OF THE CHAIR AND VICE-CHAIR

- ❖ Board Member Schwing offered a motion to nominate Board Member Kramer as Chair of the Design Review Board.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (7-0).
- ❖ Board Member Corkill offered a motion to nominate Board Member Schwing as Vice-Chair of the Design Review Board.
 - The motion was seconded by Board Member Palmer.
 - The motion was approved unanimously (7-0).

VI. ROLL CALL

- Design Review Board Members present:
 - Richard Kramer, Chair
 - Frank Schwing, Vice-Chair
 - Pat Corkill
 - Teresa Rhodes

- Richard Owens
- Holly Palmer
- Katie Rocco
- Tom Lecain, Alternate (did not vote)
- **Design Review Board Members absent:**
 - Kim Matherly, Alternate
- **Staff**
 - Bret Schroeder, Code Enforcement Officer
 - Alexandra Callum, Planning + Zoning Coordinator

VII. PLEDGE TO THE FLAG

VIII. ITEMS FROM STAFF

IX. ITEMS FROM BOARD MEMBERS

A. Approval of the Design Review Board Meeting Minutes from November 19, 2021.

- ❖ Board Member Owens offered a motion to approve the November 19, 2021 minutes, contingent on the conditions and corrections presented.
 - Board Member Rocco seconded the motion.
 - The motion was approved 6-0-1, with Board Member Rhodes recusing herself because she was not at the November meeting.

B. Approval of the Design Review Board Meeting Minutes from December 10, 2021.

- ❖ Board Member Palmer offered a motion to approve the December 10, 2021 meeting minutes, subject to changes.
 - Board Member Rocco seconded the motion.
 - The motion was approved 6-0-1, with Board Member Rhodes recusing herself because she was not at the December meeting.

X. PUBLIC HEARING

A. DRB220001 Leg Up Recovery – 305 South Main Street Suite 101

- The applicant, Dan Wells, came forward to present this item.
 - Simple sign- it is not lit.
- The Design Review Board discussed the following:
 - Are they individually pin mounted? Each letter is stud mounted.
 - We have nothing to do with the other side of the building.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rocco offered a motion to approve the sign that was presented today for the sign on the left side of the building.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (7-0).

B. DRB220003 201 & 205 Marietta Street Houses

DEFERRED: This item has been deferred by the applicant. This item will not be heard or considered during the January 21, 2022 Design Review Board meeting.

C. DRB220002 Julio Jones Kia – 10945 Westside Parkway

- The applicant, Steve Ellis, came forward to present this item.
 - The LDP is approved.
 - The base is a stone base.
 - The landscaping plan has not changed.
 - There is a center level and top level for the cars- the cars will not be seen on top.
 - The windows are angled. We are trying to go in a similar motion with the black.
- The Design Review Board discussed the following:
 - The transition from the black façade- it wraps the corner and just stops in an odd location. Is the black portion set off from the façade of the building? Yes.
 - Is the panel lit in any manner? The sign is silver during the day, and it will glow white at night.
 - Is the sign parallel to the street front, or is it angled? There is a slight angle at the entrance.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Owens offered a motion to approve the exterior elevation and materials as presented today.
 - Board Member Rhodes seconded the motion.
 - The motion was approved unanimously (7-0).
 - ❖ Board Member Palmer offered a motion to approve the signage as presented today.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (7-0).

Chairman Kramer adjourned the meeting for a short recess at 9:50 a.m.

Chairman Kramer call the meeting to order at 9:55 a.m.

D. DRB210060 Midgard Self Storage – 11425 Morris Road

- The applicant, Steve Ellis, came forward to present this item.
 - This is accessed through the traffic signal by the Waffle House.
 - It has been a difficult site to develop.
 - There is 360-degree access around the building.
 - We will be doing some level of storm water management.
 - It is 20 feet below the off-ramp location.
 - The building has very grey tones.

- The modular block will be seen from Old Milton Parkway, not the right of way.
- We are trying to preserve as many trees as we can.
- The faux roll up doors are a blue color.
- The columns will be painted brick.
- Units are accessible from the interior of the building.
- The faces of all the walls are facing away from the street.
- The Design Review Board discussed the following:
 - How does the building sit in relation to the building next to it? It is close to 400's on ramp. With relation to the existing building, it's 75 feet lower in elevation.
 - Are you demoing the portion on Morris? It's off-property.
 - I'm not sure of the survivability of the trees based on shade along the entrance road. That's something we will look in to. You can schedule a meeting with the city arborist.
 - Would it be better to establish a street tree/shrub program? There are guard rails and power lines.
 - Are there any retaining walls? No.
 - Are the bottom and top the same since they are both brick?
 - Maybe you can establish a screen where the loading would be under the cover.
 - Painting the walls would be better than blacking the windows out.
 - To get the office look, something should be done on the west elevation.
 - You could add something that looks like glass, but you can't see through it.
 - Is there illumination inside each unit? It depends on the size of the unit.
 - What is screening the dumpster? Large shrubs, and the wall material screening the dumpster is painted brick.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the elevation and materials today with the following conditions:
 1. The faux roll up doors will be replaced with inset brick in the lighter brick color lined up with the EFIS panels above.
 2. On the west elevation, the applicant will install matching windows on the top floor on the left side to match the windows on the right side of the building.
 3. Behind the windows will be a wall painted a neutral color but allowing some illumination through the windows.
 4. Any doors visible behind the windows will be painted a neutral color.
 5. The dumpster will have a brick enclosure with painted metal doors to match the building, with final approval by Staff.
 - Board Member Owens seconded the motion.
 - The following was discussed following the motion: instead of a neutral, they need to be painted the wall color.
 - Board Member Palmer offered a friendly amendment: the wording should be changed to say:

“Walls and doors that can be seen must be a painted a matching neutral color, with final approval by Staff.”

- Vice-Chair Schwing and Board Member Owens accepted the friendly amendment.
- The motion was approved 6-0-1, with Board Member Rocco recusing herself because she had to leave the meeting.
- ❖ Board Member Corkill offered a motion to approve the landscaping plan with the following conditions:
 1. The planting on the west side (the back side) shall be a double row of evergreens to screen. Evergreens shall be at an eight-foot minimum height at the time of planting.
 2. The applicant shall work with Staff regarding the tree planting along the entry road for proper species of shade, overstory, and understory.
 3. The applicant shall work with Staff at the time of certificate of occupancy to review the areas of buffer gaps and the necessity to plant in the gaps.
 - Board Member Rhodes seconded the motion.
 - The motion was approved 6-0-1, with Board Member Rocco recusing herself.

Chairman Kramer adjourned the meeting for a short recess at 11:16 a.m.

Chairman Kramer called the meeting to order at 11:20 a.m.

E. DRB210043 The Cooler – 10800 Davis Drive

Note: Board Members Rhodes and Owens were not present for previous meetings regarding this item, so they recused themselves and did not vote on the item.

- The applicant, Ronnie Jackson, came forward to present this item.
 - The siding comes in set colors and will match the existing.
 - There are two big A/C units screened by the fence.
 - The second floor is used for lounging.
 - All the materials match regarding the balcony to the rest of the building.
 - The cladding can be deeper if need be.
- The Design Review Board discussed the following:
 - Note: the diagram has a slight inaccuracy.
 - Is the balcony totally enclosed? Yes.
 - Is there a fence along the wall? Yes.
 - There should be a site line study done at the Westside Parkway entrance.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the elevation and the materials with the clarification that:
 1. The bronze cladding around the floor level of the balcony lines up with the dark horizontal band on the building.
 - Board Member Palmer seconded the motion.

- The motion was approved 4-0-3, with Board Members Rocco, Rhodes, and Owens recusing themselves.
- ❖ Board Member Corkill offered a motion to approve the landscaping with the following condition:
 1. The applicant works with Staff on site lines visibility and existing versus new on the plans.
 - Board Member Palmer seconded the motion.
 - The motion was approved 4-0-3, with Board Members Rocco, Rhodes, and Owens recusing themselves.

XI. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 11:44 a.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator