



Design Review Board Meeting
February 18, 2022
Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA
8:30 AM

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I. MEETING ANNOUNCEMENTS

II. WORKSHOP

- Vice-Chair Schwing called the workshop to order at 8:35 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for February 18, 2022.
- Vice-Chair Schwing adjourned the workshop at 8:59 and called for a short recess.

III. CALL TO ORDER

- Vice-Chair Schwing called the meeting to order at 9:06 a.m.

IV. ROLL CALL

- Design Review Board Members present:
 - Frank Schwing
 - Teresa Rhodes
 - Holly Palmer
 - Katie Rocco
 - Thom LeCain, alternate
 - Kim Matherly, Alternate
- Design Review Board Members absent:
 - Richard Kramer, Chair
 - Pat Corkill
 - Richard Owens
- 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 January 21, 2022.

- ❖ Board Member Rocco offered a motion to approve the January 21, 2022 meeting minutes.
 - Board Member Palmer seconded the motion.
 - The motion was approved unanimously (6-0).

VIII. PUBLIC HEARING

A. DRB220005 / 10 North Broad Street / Nauti Dog Grill

- The applicants, Michelle Doyle and Holly Palmer, came forward to present this item.
 - Everything is staying the same on the front.
 - The doors are being painted Salty Dog- Sherwin Williams color
 - The shutters will also be Salty Dog.
 - The shutters are permanently fixed- they don't close.
 - The sign is a take on the Top Gun logo.
 - The blue part is the same color as the trim around the doors and windows.
 - The red is called Showstopper.
 - We want to do a bracket like the Yoga Studio.
- The Design Review Board discussed the following:
 - Have you considered painting the sign on the building? The brick is very bumpy- it isn't smooth.
 - Even though the brick is bumpy, it could still make it look more old- more of a downtown look, more character.
 - You could possibly do a vinyl sticker and apply it to the brick.
 - The sign would probably fade with it being painted.
 - The only thing Staff felt needed a change was the shape of the background. Maybe the board would consider letting you work with Staff on the shape.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rhodes offered a motion to approve the design for the shutters, paint colors, outdoor seating, the building sign, and the logo with the following condition:
 1. The applicant will work with Staff to discuss the shape of the sign.
 - Board Member Rocco seconded the motion.
 - The motion was approved 5-0-1, with Board Member Palmer recusing herself because she presented.

B. DRB220004 / 925 North Point Drive / Chuck E Cheese

- The applicant, Carlos Alvarado, came forward to present this item.
 - 2.0 prototype- brand new colors, signage, and materials.
 - Discussed colors from bottom to top
 - "Eyebrow" is an aluminum structure with LED lighting- doesn't provide shade.
 - The brick columns are staying the same.

- The signage is incorrect in the packet. The applicant provided an updated image with samples.
- The diamonds are coming off the building.
- The front door is dark bronze.
- We are going with a 36 square foot logo.
- The letters will be internally illuminated with a white LED.
- It's in line with the same size of the current logo.
- The shrubs shown are what is currently there.
- The face of the mouse is flat, but it will stand out from the LED can.
- The Design Review Board discussed the following:
 - Is the pattern on the building painted? That is correct- it's not extra layers.
 - Are you painting the material at the base? The plan is for it to be painted, but we can keep as is.
 - The location of the brick may be a problem if it's painted. You may get black mold. It would need to be pressure washed if it is left unpainted.
 - Are you replacing the light fixtures? Yes- it is shown in the packet. We can leave that to Staff for final approval.
 - What's the construction of the mouse? It is internally lit as well.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rocco offered a motion to approve the building colors, elevations, and signs as presented today with the following conditions:
 1. There will be no painting to the brick or water table, and it will be pressure washed.
 2. The applicant will work with Staff for approval on lighting.
 - Board Member LeCain seconded the motion.
 - The motion was approved unanimously (6-0).

C. DRB220007 / 241 South Main Street / SJ Market Holdings

- The applicant, Dave Filipowicz + Josh, architect for the applicant, came forward to present this item.
 - DoorDash and Uber have been congesting the downtown area in front of Smoke Jack.
 - We are ready to expand the catering to do business drop-offs.
 - We want to pull the delivery stuff away from downtown Alpharetta and brand off Smoke Jack.
 - We want to get rid of the old roof style by removing the arch ways.
 - We're trying to make the windows feel taller than they are.
 - Right now, we are just going to paint the brick.
 - The smoker room has clad wood.
 - The popup (screen wall) is existing EFIS- it will be repainted a darker tone.
 - If we must reframe the roof, we will probably replace the windows and extend them up.

- The railing is black .
- The front door would be wood with glass.
- Signage isn't being presented today, but the intent is for it to be painted.
- There will be string lights on the patio.
- The dumpster is not attached. It is currently brick, and it will be painted the darker color.
- This has been to the City architect, and he has approved this last elevation.
- The intent is to keep the trees along Roswell Street.
- We will comply with the street tree ordinance to plant more trees along the street.
- We would put some shrubbery around the dumpster.
- We can look at shrinking the patio a couple of feet to add landscaping.
- The fixtures are being updated- the poles and bases are remaining there.
- The Design Review Board discussed the following:
 - Which part faces the main road? The side with the patio.
 - Is there any greenery around the patio? No- you can put a little strip there.
 - Where are you at on your parking count? We are well above it.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Palmer offered a motion to approve the materials and colors as submitted today and approve the elevations, either option, with the following clarification:
 1. The dumpster must be painted a darker color.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (6-0).
 - ❖ Board Member Palmer offered a motion to approve the site plan and the landscape plans, with final approval by Staff.
 - Board Member LeCain seconded the motion.
 - The motion was approved unanimously (6-0).

Vice-Chair Schwing adjourned the meeting for a short recess at 10:30.

Vice-Chair Schwing called the meeting to order at 10:37.

D. DRB220008 / Mayfair on Main / 217 South Main Street

- The applicant, John Boniface, came forward to present this item.
 - We took great care in what the new entrance to downtown looks like.
 - To the north side of our entrance, there's an existing tree we were able to save.
 - There are 24 homes- 11 townhomes and 13 detached.

- The homes are Neo-Classical.
- There are 3 stories with a rooftop deck -no more than 44 feet high.
- All homes will have a classical entrance, rooftop terraces, and a chimney.
- The homes fronting South Main and Devore will have courtyards with a low wall and iron fence on top.
- All the homes will have retaining walls on the rooftop decks- sound will be blocked by the wall.
- There are 5 elevations designed.
- The homes will not be white- they'll be a pale tan/pale grey.
- There'll be blues and greens for the doors.
- The retaining wall will be like the water table of the homes.
- The painted brick has a little bit smoother texture than the colored brick.
- The Design Review Board discussed the following:
 - You're really looking for approval of colors and architectural standards, correct? Yes.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Palmer offered a motion to approve the elevation and materials as presented today.
 - Board Member LeCain seconded the motion.
 - The motion was approved unanimously (6-0).

E. DRB220006 / 2650 Northwinds Parkway / The Bailey

- The applicant, Brandon Willis, came forward to present this item.
 - Holistic medicine .
 - There are existing trees planted, but we will introduce some fresh planting along the alpha loop.
 - There will be coffee shops, restaurants, hotel, and retail.
 - There's an enormous amount of bedrock on the property.
 - We are trying to be considerate of the Alpha Loop Master Plan.
 - We want to create nature and outdoor experiences.
 - There will be a Zen garden- separated, upper-level detached garden to create a wellness experience.
 - We want to create natural lighting where we can.
 - The loading dock will be screened from Northwinds Parkway.
 - Incorporating some additional planting along Kimball Bridge to help as a traffic buffer.
 - There will be an underground stormwater pond.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rhodes offered a motion to approve the conceptual materials, elevation, and site plan as presented.
 - Board Member Rocco seconded the motion.

- The motion was approved unanimously (6-0).

IX. ADJOURNMENT

- Vice-Chair Schwing adjourned the meeting at 11:57 a.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator