



Design Review Board Meeting
March 18, 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. 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 March 18, 2022.
- Chairman Kramer adjourned the workshop at 9:05 and called for a short recess.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:12 a.m.

IV. ROLL CALL

- Design Review Board Members present:
 - Richard Kramer, Chair
 - Frank Schwing
 - Pat Corkill
 - Richard Owens
 - Holly Palmer
 - Katie Rocco
 - Teresa Rhodes
- Design Review Board Members absent:
 - Tom Lecain, Alternate
 - Kim Matherly, Alternate

- **Staff**
 - Bret Schroeder, Code Enforcement Manager
 - Alexandra Callum, Planning + Zoning Coordinator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

- The Taste of Alpharetta will be held on May 12, 2022.
- GDOT has agreed to close Highway 9.
- The event will encompass City Center and most of what we had before.
- Canton Street will stay open for the hotel.
- The street will close the day of around 5am
- Elle Taylor is now the new City Clerk for the City of Woodstock.

VII. ITEMS FROM BOARD MEMBERS

A. Approval of the Design Review Board Meeting Minutes from February 18, 2022.

- ❖ Board Member Owens offered a motion to approve the meeting minutes of February 18, 2022.
 - Board Member Rhodes seconded the motion.
 - The motion was approved unanimously (7-0).

VIII. PUBLIC HEARING

A. DRB220014 / Vas Kouzina / 58 Canton Street

- The applicant, Billy Liakakos, came forward to present this item.
 - The request is for a patio enclosure.
 - We want to enclose the patio because of weather.
 - The cords and hardware are on the exterior.
 - There are propane heaters now- there is a gas heater put up.
 - In the winter, it will stay down.
 - We want to install black fans.
 - There is room for ceiling fans.
- The Design Review Board discussed the following:
 - Are the rolls on the outside? Yes.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Corkill offered a motion to approve the rollup curtains with the following conditions:

1. The cords and hardware are reversed from the image shown and presented to be on the inside of the structure.
2. Any fans or other pertinences shall not be seen from the street.
 - Board Member Palmer seconded the motion.
 - During the motion, the Design Review Board discussed the following:
 - We were suggesting ceiling fans, but you'll see them from the street.
 - I just think it should be hidden better. It's not part of the application, but it was discussed.
 - The color was submitted black.
 - The motion was approved unanimously (7-0).
- ❖ Board Member Corkill offered a motion to remove the prior condition for a brick base on the columns.
 - Board Member Palmer seconded the motion.
 - The motion was approved unanimously (7-0).

B. DRB220010 / Bay Equity Home Loans / 145 North Main Street

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

C. DRB220012 / Wendy's / 4307 State Bridge Road

- The applicant, Nan Wilcox, came forward to present this item.
 - This is a remodel project for an existing Wendy's.
 - It is an exterior remodel and, this will bring it to the new national look.
 - For the existing patio, we will remove the top and replace it with a new cover.
 - We will use some railing that looks like wood.
 - The silver is on the patio.
 - The light fixtures will be silver and replaced with LED fixtures.
 - The side awnings are being removed.
 - The metal coping is going to silver.
 - The trim above the existing brick will be painted.
 - The columns will be brought down so it doesn't block the view.
 - The silver band will be all the way around the top.
 - We are proposing a monument sign.

- The brick base will match the existing brick of the building.
- The cameo will be internally lit, but not from the back.
- The word Wendy's will not be internally lit but lit from the back.
- This is a higher-level sign than the traditional Wendy's sign.
- There are five signs right now- we are proposing three
- We are not changing the photo metrics.
- The landscape plan is a full refresh.
- There are currently ten trees- five are in poor condition, three are in fair condition, two are in good condition. We will keep the two.
- Trees and shrubs will be sized to meet city requirements.
- Elms are going in on the streetscape- there are no other elms. Right now, it's mailing maples and oaks.
- There's a long gap between the corners without any trees. The trees that are there are in poor condition.
- We are trying to keep one existing maple- for consistency we could remove it and replace it.
- The Design Review Board discussed the following:
 - I'm struggling with the silver. The applicant provided samples.
 - The color of the hopsack for the EFIS appears greyer in the elevation. We could take the hopsack higher if need be.
 - You could have them paint up to the actual metal.
 - The new geometry you have for this building is exciting.
 - Anything that gets damaged or destroyed should be replaced with new landscaping.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the elevation and materials as presented.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (7-0).
 - ❖ Vice-Chair Schwing offered a motion to approve the signage as presented today.
 - Board Member Palmer seconded the motion.
 - During the motion, the Design Review Board discussed the following:
 - We glossed over the sign. The brick is going to match the existing brick.

- I don't prefer red on red. We can change the brick base if need be.
 - The motion was approved 6-1, with Board Member Corkill opposed.
- ❖ Board Member Corkill offered a motion to approve the landscaping plan with the following condition:
 1. The existing landscape shall be replaced with new plantings if damaged or destroyed.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (7-0).

Chairman Kramer adjourned the meeting for a short recess at 10:21 am.

Chairman Kramer called the meeting to order at 10:26 am.

D. DRB220015 / Adora Day Care / 5750 North Point Parkway

- The applicant, Victor Talley, came forward to present this item.
 - We were planning to match the brick of the existing building, but it's difficult to match it exact. So, we are proposing the paint the building.
 - We will pressure wash and clean up the building.
 - The EFIS at the top would be maintained and matched with the wings.
 - Everything shaded in the pictures will be new architecture.
 - The storefront is silver.
 - All the paneling will be matched with the new windows.
 - If you feel there isn't enough contrast, we can work on that.
 - Our addition is going to be where the teller line was.
 - If you're driving on North Point, you will see the wings of the building, which are set back.
 - The playgrounds will be beside the wings.
 - The sign is at the existing area where the bank sign was.
 - The doors that lead to the playground are the only things we're adding.
 - We are not changing the sign size- just adding the Adora logo.
 - We will backlight it or floodlight it depending on regulations.
 - There will be one monument sign and one building sign.
 - It's very wooded on the side of North Point Parkway.
 - Most of the landscaping has been pruned severely.

- We could dress up the corner a little bit more.
- There's a couple of ways we could make it look fuller.
- The junipers on the property are doing well.
- We will remove the pine straw and replace with shredded mulch.
- This isn't typical pick up and drop off- parents come in the building, so it's more of a process.
- Both playground areas will have fences- we are considering seven-foot opaque fences, which will hide most of the playgrounds.
- The Design Review Board discussed the following:
 - Can the brick match be approved by staff?
 - I don't think you'll notice the playgrounds from the road- maybe slightly from Rock Mill Road.
 - Washing the front building is part of the plan.
 - We're glad to see an empty building being repurposed.
 - What age students are coming here? Toddler to 4 years old.
 - What's the material on the tower?
 - Natural light will flow into the building from the windows on the tower.
 - Brick will surround the new HVAC units.
 - What is code as far as the shrubs that were pruned? How do you plan to enforce that? It's a local owner, not a national owner. We can fill in with some smaller plants.
 - I think there's a lot of opportunity to improve the landscaping.
 - I think the monument sign needs to move so that the corner can look better.
 - The sign can go up to 10 feet.
 - They could do another sign at the Rock Mill side.
 - There's not a requirement to screen playground equipment – we just want to make sure it blends, and they continue the landscape.
 - What is your requirement for safety at playgrounds? Safety is number one priority, but we also want to have an elegant look with the fence.
 - Is the city open to something other than a seven-foot wood wall? Yes. I think a black fence is more elegant than a wood fence.
 - The HVAC units are in the playground area- we need to make sure it isn't a safety issue.
 - What's your preference for height? We want six-foot with a flat rail on top.
 - What are the materials for the dumpster enclosure? It will match what is existing on the

building.

- Do they have enough parking? I am not sure- it will get evaluated in their LDP.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the elevation and materials as presented today with the following conditions:
 1. The brick for the addition will match the brick and the mortar of the existing building, with final approval by Staff.
 2. The dumpster enclosure materials will match the existing building with a black metal door.
 - Board Member Rocco seconded the motion.
 - During the motion, the Design Review Board discussed the following:
 - The dumpster doors need to be opaque.
 - The paint that was presented is off. That will be a fallback for a later discussion.
 - The motion was approved unanimously (7-0).
 - ❖ Board Member Owens offered a motion to approve the landscaping as presented with the following conditions:
 1. Each corner is enhanced to dress up the appearance of the site.
 2. The northern entry corner will include the sign to be moved there.
 - Board Member Rhodes seconded the motion.
 - The motion was denied (2-5, with Board Members Kramer, Schwing, Corkill, Rocco, and Palmer in opposition).
 - During the motion, the Design Review Board discussed the following:
 - Board Member Corkill- I would like to see it come back because of the fencing.
 - With the North Point changes that are coming, it would be good to add a bench to enhance that corner.
 - Staff should push that agenda on corner enhancements.
 - ❖ Board Member Corkill offered a motion to defer the landscaping based on comments today, which include:
 1. The fence design needs to be generated and presented.
 2. The corners need to be enhanced.
 3. The sign location needs to be discussed.
 - Board Member Palmer seconded the motion.
 - The motion was approved (6-1, with Board Member Owens in opposition).

- ❖ Board Member Palmer offered a motion to approve the building signage and monument signage with the following condition:
 1. The monument signage background needs to be a cream color that matches the building.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (7-0).

E. DRB220016 / Bocado Burger / 2820 Old Milton Parkway

- The applicant, Brian Lewis, came forward to present this item.
 - We want to update the paint color of the structure.
 - We are wanting to change to Sherwin Williams Alabaster.
 - We want to lower the lattice to a four-foot level.
 - The texture of the brick maintains a warehouse feel.
 - People will notice there is a change if the building color is different.
- The Design Review Board discussed the following:
 - Wouldn't you want to go a little higher to block the traffic? Personally, I want people to see people eating. Sometimes people don't even know if we're open because they can't see.
 - We want more visibility and appeal to draw people in since the building isn't in the walkway of Avalon.
 - Painting it this bright of a color is almost a disservice to the building because you have unique brick.
 - We blend in so much- I'm trying to stand out more.
 - Is your sign currently painted on the building? Yes.
 - There is a richness and realness that could be lost by painting the brick. I see an opportunity to take the brick and really make a statement. Have you considered putting accents on the windows?
 - What about an art design? I am open to that.
 - How about the wood being Alabaster white? I don't know if the alabaster matches the mortar.
 - You can put a logo in the mural if it doesn't go over square footage.
 - Maybe you can bring some Midtown into it.
 - If you paint where the sign is, that's the vertical wood slats. You're proposing to paint that alabaster? Yes.
 - I would keep the top black.

- We will eventually drop Burger from the name and just be Bocado.
- On the patio paint, any wood painted is alabaster? Yes.
- Is the roof dark metal? Yes, and it would stay that way.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rocco offered a motion to deny the painted brick building as presented, but propose that:
 - The red wood sections of the building be painted the Alabaster color and leave the under part of the roof on the patio. The posts will be painted the dark color to match the rood and cornice of the building, and the applicant will work with Staff or the Art Committee on creating artwork/ a sign.
 - Board Member Corkill seconded the motion.
 - During the motion, the Design Review Board discussed the following:
 - What about painting the lattice and lowering it? Yes, and they're not keeping any red.
 - The motion was approved unanimously (7-0).

Chairman Kramer adjourned the meeting for a recess at 11:54 am.

Chairman Kramer called the meeting to order at 12:27 pm.

F. DRB210058 / The Gathering / 0 Haynes Bridge Road

- The applicants, Matt Brock and Tyler Ahrens, came forward to present this item.
 - There is a council condition for hedges. It was changed along Haynes Bridge Road to all hedges.
 - There are some formal areas.
 - There is a little more greenspace between frontage and traffic.
 - The plan book is more of a materials package, not necessarily how it will be used .
 - This plan is underneath the power lines- any landscaping under there will have to be removable.
 - There's a lot of droops from the power lines.
 - We still want to add a swing, but we must consider the droop.
 - The first fall and water return will disappear through river stones or beach pebbles.
 - You can't actively integrate with the water.

- The gathering panels to the left and right are 45 degrees.
- It will be designed to be non-slip.
- This has been audited to the interested parties for commercial. There won't be wild cards.
- Most exteriors are selected by us.
- This book is also made so the HOA can reference back to it.
- The Design Review Board discussed the following:
 - Is this going to be part of your LDP? Yes.
 - You'll be developing the streetscape, not the tenants? Yes, the street scape will already be conditioned.
 - Will the flat roofs stair step? Most of them will.
 - We're adjusting the site to give GA power access to certain areas.
 - The lighter grey lots on the site plan are the detached homes.
 - Do any of the plans have elevator opportunities? The townhomes will not, but the detached all do.
 - The elements that are out on the street- is that part of the design guide? Yes, because it gives the theme of the area

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rhodes offered a motion to approve the design standards book as presented today.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (7-0).

G. DRB220009 / Suvidha International Market / 670 North Main Street

- The applicant, Jeff Lohman, came forward to present this item.
 - The applicant is expanding to the other tower.
 - They want to move the doors.
 - They want to duplicate the covered walkways.
 - The design is brick with stone bases with a shed type of shingle roof.
 - They feel like the current sign is hidden- this will let them put the sign above the new entrance.
 - We want a column look.
- The Design Review Board discussed the following:

- You're creating a roof situation where there isn't one now, but there is on the other two sides? Yes.
- You are adding stone to the actual storefront? Yes.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the modified elevations as presented today with the following changes:
 1. The cultured stone columns on both sides of the sign will be changed to EFIS.
 2. The EFIS below the new cornices will be painted the lighter color to match the cornice.
 3. It will be delineated with a bump out.
 - Board Member Corkill seconded the motion.
 - The motion was approved unanimously (7-0).

H. DRB220013 / SEDG Investments / 122 Marietta Street

- The applicant, Chris Sedgwick, came forward to present this item.
 - We are trying to add a bathroom.
 - It's already been painted, but we haven't done the addition.
 - I wasn't aware I had to go to DRB.
 - I've been to Arts Commission and HPC.
 - It's intended to be subtle with a design element.
 - We are required a 5' landscape strip.
 - It's a 10' strip in the back.
- The Design Review Board discussed the following:
 - What is the other property going to be used for? It will be a bakery, but it's not my property.
 - The bathroom will be on the backside, correct? Yes.
 - Would you be willing to consider looking at the maximum size and justifying it on the right end where people see it? Yes.
 - We appreciate you taking an older building and refreshing it.
 - The city architect felt the back needed windows.
 - How many signs will this building be allowed to have? One.
 - Is the restroom for public use? No, it's personal. We use this as a workshop.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Corkill offered a motion to approve the elevations and materials as presented today with the following conditions:
 1. The city architect's comments need to be addressed.
 2. The signage will be addressed by city Staff.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (7-0).
 - ❖ Board Member Corkill offered a motion to approve the landscaping as submitted.
 - Board Member Palmer seconded the motion.
 - The motion was approved unanimously (7-0).

I. DRB220011 / Regions Bank / 11790 Haynes Bridge Road

- Bret Schroeder, Code Enforcement Manager, presented on behalf of the applicant because the applicant had to leave the meeting.
 - There are two wall signs and one monument sign.
 - They meet the downtown code.
 - The two wall signs are going on the tower of the building.
 - Brick structure will encompass the whole sign.
 - The brick is the same as the building.
 - The sign is not lit.
 - The building signs are halo illuminated.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve.
 - Board Member Rhodes seconded the motion.
 - The motion was approved unanimously (7-0).

IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 2:08 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator