Design Review Board Meeting
April 22, 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 8:32 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for April 22, 2022.
- 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 9:07 a.m.

IV. ROLL CALL

- **Design Review Board Members present:**
  - Richard Kramer, Chair
  - Roger Brown, Vice-Chair
  - Frank Schwing
  - Pat Corkill
  - Richard Owens
  - Holly Palmer
  - 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 March 18, 2022.

❖ Board Member Rocco offered a motion to approve the meeting minutes of March 18, 2022.

- Board Member Owens seconded the motion.
- The motion was approved unanimously (7-0).

VIII. PUBLIC HEARING

A. DRB220015 / Adora Day Care / 5070 North Point Parkway

- The applicant came forward to present this item.
  - We redesigned the sign based off comments from the first meeting.
  - The sign is located on the drive cut on the north end of the site.
  - The only difference between this and the previous plan is that we added two monument locations.
  - We also added some landscaping around each of the signs.
  - The entrance on North Point Parkway has a bunch of junipers with yellow sweet flag.
  - Along the frontage is north maiden grass which will line the existing shrubs.
- The Design Review Board discussed the following:
  - Is the grass in good condition? It's stable. It was wintertime when I was last out there.
  - This is a noticeable improvement.
  - Would you cut it down a little bit on top as it grows? It will probably be pruned 4-5 feet.
  - We can do a flat top fence if needed.

Public Comment:

- There were no public comments for this item.

❖ Vice-Chair Schwing offered a motion to approve the site plan.

- Board Member Corkill seconded the motion.
- The motion was approved unanimously (7-0).

❖ Board Member Corkill offered a motion to approve the landscaping with the condition that they also add new sod at the corner as discussed.

- Board Member Owens seconded the motion.
- The motion was approved unanimously (7-0).

B. DRB220017 / CIP Mansell Commons / 993 Mansell Road

- The applicants, Laurel Highbrooke + Mackenzie Smith, came forward to present this item.

- The first step is cleaning up the asset, then painting.
- It is currently a putty tan color.
- There are 30 tenants- 16 acres + 9 buildings.
- We want to clean up the buildings and roofs and do metal repairs.
- The base color is Greek Villa.
- The color Argos is for the dock port.
- We're not ready to deal with lighting just yet.
- It will take about two months to complete the project.

- The Design Review Board discussed the following:
  - I would encourage doing more permanent awning styles for outdoor activity.

Public Comment:

- There were no public comments for this item.
  - ❖ Board Member Rhodes offered a motion to approve the color scheme as presented today for the exterior color, roof color, and dock port color.
    - Board Member Owens seconded the motion.
    - The motion was approved unanimously (7-0).

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

- The applicant, Tripp Johnson, came forward to present this item.
  - The plans are to completely paint everything.
  - We are adding a stoop at the front porch.
  - We want to relocate the ramp coming in and add a new roof.
  - There will be all new landscaping.
  - The ramp runs the length of the center of the property.
  - The monument sign is going away, but it is being replaced.
  - The brick will be painted the grey color.
  - The trim will be black.
  - The gutters will be a bronze color.
  - The doors will be sanded down and stained.
  - The roof is a charcoal grey.
  - The stoop would be bronze metal, and the spindles will be black metal.
  - The windows are being painted the trim color.
  - We don't want the sign to be completely orange.

- The Design Review Board discussed the following:
    - Are you keeping the shutters the same color? If we can. We do have it budgeted in for all new shutters though.
    - If you do the railing black, it will help the building to stand out and the ramp to go away.
    - What if you were to gable the area?
    - Have the shingles been replaced already? No, nothing exterior has been updated.
    - It doesn't seem there's much balance to the landscaping.
    - There's no planting in front of the boulders.
    - You should plant something along the walkway that's low growing.
    - You should maybe lose the boulders entirely.
    - Let there be something consistent along the front that gives you a stage for the building, not little pockets.
    - Is it possible to add the address to the sign and add landscaping around the sign?

Public Comment:

- There were no public comments for this item.
    - ❖ Board Member Palmer offered a motion to approve the elevations and materials with the following conditions:
        1. The building and trim will be painted with the colors presented today.
        2. The chimney will be painted the house color, and the chimney trim will be painted black.
        3. All railings will be metal.
        4. The porch floor and stairs will be similar to the doors and the shutters.
        5. The door will be similar to what was presented today.
        6. The gutters will be a bronze color.
            - Board Member Rocco seconded the motion.
            - The motion was approved unanimously (7-0).
            - During the motion, the Board discussed the following:
                - He mentioned the windows would be painted. Do we assume this?
                - We had discussed gabling the new porch roof. That's something I would like to see, as opposed to a flat roof.
                - It's difficult to know what a gable would like look. How does that work with the existing roof? You keep it the same slope as the existing roof.
                - The flat roof just looks plain for the style of the house.
            - Vice-Chair Schwing offered a friendly amendment that the porch roof be gabled and shingled to match the rest of the rood versus the black flat roof that was presented today.
                - Board Member Palmer does not accept the friendly amendment.
            - The motion was approved unanimously (7-0).

- ❖ Board Member Schwing offered a motion to approve the monument sign as presented with the following conditions:
    1. The applicant will add a hanging sign with the address.
    2. The posts are in a cedar color that matches the doors and the shutters.
    3. The sign background color will be the same as the building color with a raised frame that will match the trim color.
    4. The letters will be raised.
    5. The words "Bay Equity" will be in white.
    6. Home loans will be the orange color presented or white.
        - Board Member Rocco seconded the motion.
        - During the motion, the Board discussed the following:
            - Do we need to say anything about sign location or lighting for Staff? If we have questions, we'll bring it back.
        - The motion was approved unanimously (7-0).
- ❖ Board Member Corkill offered a motion to defer the landscaping for this item.
    - Board Member Palmer seconded the motion.
    - The motion was approved unanimously (7-0).

Chairman Kramer adjourned the meeting for a short recess at 10:34 a.m.

Chairman Kramer called the meeting to order at 10:39 a.m.

D. DRB220019 / Angela Krause Lincoln / 1575 Mansell Road

- The applicants, Steve Ellis, Sarah Spencer, + Kenny Bogan, came forward to present this item.
    - We are adding a service reception to the rear of the existing.
    - The storm drain runs under the building. We will relocate the drain.
    - The entire back of the building and sides are white stucco.
    - It will match the existing building.
    - One sign is the service sign.
    - We will be removing six existing trees.
    - 28.5 inches are going to be removed, but we are replacing with 30 inches.
    - There will be silver letters on the building.
- The Design Review Board discussed the following:
    - Are you removing a certain density and replacing? Yes.
    - Does anyone that parks south have to walk through this area? We did provide two walkways on either side of the new expansion.

Public Comment:

- There were no public comments for this item.
    - ❖ Board Member Owens offered a motion to approve the planting plan with the following advisement:
        1. Regarding plants that might need more shade and would be shaded out.
            - Board Member Corkill seconded the motion.
            - During the motion, the Board discussed the following:
                - I am suggesting we approve what you have and address the conditions down the road.
            - The motion was approved unanimously (7-0).
    - ❖ Board Member Rocco offered a motion to approve the elevations and materials as presented today.
        - Board Member Rhodes seconded the motion.
        - The motion was approved unanimously (7-0).

E. DRB220020 / Amana Academy / 285 South Main Street

- Board Member Corkill recused himself because he is the landscape architect for this item.
- The applicant, Matthew Geiger, came forward to present this item.
    - There is a large green space to the property.
    - This project will not only provide more green space for the students but will also help with traffic during drop off and pick off.
    - We want to add a synthetic turf field.
    - We will be removing all the dying trees and replacing them.
    - There are 13 large scale tree planters.
    - The best trees out there are oaks.
    - There is no current irrigation – we'll be introducing water bags.
    - The greenspace will be artificial turf.
    - The crosswalk will be charcoal grey and limestone grey mix.
    - On the site plan, they want to protect the front of the walk-in areas.
    - There is a series of bollard that will go on both sides.
- The Design Review Board discussed the following:
    - Can you explain how the parents will drive through this plan?
    - Are there any images for the picnic benches? That has been retracted, but we will do trees and pine straw. If they do benches, they will go through Officer Schroeder.
    - The bollards are steel.
    - Does the synthetic wood decking have an actual cedar look?
    - Are there any changes to site lighting? We must go through LDP after this. There could be comments

that we need enlarge them or move a light pole. The plan right now is to keep the existing lighting.

- Make sure the islands have enough space for the trees.
- The square planters have a good tree selection. Can you add a foot to each planter to give the tree more space to grow?
- Is your bio retention area based on calculations? It's based on drainage calculations, which is one inch per hour infiltration rates
- Could we take out of the planters to make some wider? Making them wider isn't a great option because of the size of the area. It would impact the drive by.
- What's on the front end? There is 3.5-foot wall matching the material of the steps. The idea is for an opportunity for plaques of donors or signage for the school. We would work with Alpha Sign and go through necessary routes to get that approved
- Are the steps up and down? On the north side yes. To the south, they step down to the synthetic turf. On the back side, there's just a flat wall.
- Could you bump the planter boxes out 6-8 inches? It wouldn't be a straight 70 long 3-foot wall. There would be some movement there. It needs something other than a flat concrete wall
- It would improve the play area space to move the flagpole area elsewhere

Public Comment:

- There were no public comments for this item.
  - ❖ Vice-Chair Schwing offered a motion to approve the site plan and landscaping changes with the following conditions:
    1. The applicant will enlarge the tree planters by making them rectangular.
    2. The tree planters will also extend out about six inches from the wall on the south side to break up the wall.
    3. The applicant will connect the walkway to the paver area as discussed today and removing the stairs between the last two planters and connect through the bio retention area.
    4. The applicant will add some temporary signage or plaque on the wall on the east side, with final approval by Staff.
       - Board Member Palmer seconded the motion.
       - During the motion, the Board discussed the following:
         - Could the design team get together to solve the crosswalk situation?
       - The motion was approved 6-0-1, with Board Member Corkill recusing himself because he presented the landscaping plan for this item.

F. DRB220003 / 201 + 205 Marietta Street

** Note: the Board only heard 201 Marietta Street at this meeting. **

- Board Member Corkill recused himself because he is the landscape architect for this item.
- The applicants, Fergal Brady and Jonathan Lovett, came forward to present this item.
  - This is a luxury city home enclave at the end of Marietta Street
  - It will be a neoclassical style.

- There would be a symmetrical composed façade.
- There will be white brick on all sides.
- There will be grey asphalt shingles.
- The trim would be white.
- The front door and the porch ceiling will be a medium stain.

- The Design Review Board discussed the following:
  - What is the material for the front steps? It will be concrete pebble. What you see from the street will be brick.
  - Is there a railing on the porch? No.
  - What are the light fixtures? Gas designed fixtures with dark bronze uniformity.
  - It would be nice to enhance that front walkway- maybe give it a bit of a European look.
  - There's a future pool, correct? Yes.

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 Palmer seconded the motion.
    - The motion was approved 6-0-1, with Board Member Corkill recusing himself because he is the landscape architect for this item.

G. DRB22018 / Davidson Homes / 217 North Main Street

- Officer Bret Schroeder presented this application because the applicant was not present.
  - The applicant is taking over the building of 217 South Main Street.
  - Instead of the solid look door, there is a fiber glass door.
  - The HOA will mandate it.
  - There will be steel windows with premium vinyl.

Public Comment:

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

IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 11:58 a.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator