Design Review Board Meeting
June 17, 2022
Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA
8:30 AM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Design Review Board, but not quoted or paraphrased. This document includes limited presentation by Design Review Board and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

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 8:35 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for June 17, 2022.
- Chairman Kramer adjourned the workshop at 9:20 and called for a short recess.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:26 a.m.

IV. ROLL CALL

- **Design Review Board Members present:**
  - Richard Kramer, Chair
  - Richard Owens
  - Katie Rocco
  - Frank Schwing
  - Teresa Rhodes
  - Kim Matherly, alternate
- **Design Review Board Members absent:**
  - Pat Corkill
  - Holly Palmer
  - Thom LeCain, 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 May 20, 2022.

❖ Board Member Owens offered a motion to approve the meeting minutes of May 20, 2022.

- Board Member Rocco seconded the motion.
- The motion was approved unanimously (6-0).

VIII. PUBLIC HEARING

A. DRB220023 / Texaco / 2190 Old Milton Parkway

- The applicants came forward to present this item.
    - There will be rock on the bottom and sides of the monument sign.
    - The sign will be in the same location as it is now.
    - It will be externally lit.
    - It will be acrylic with stacked elements. The circle and star will be the most dimensional.
    - The gas canopy will be in black ACM.
    - The canopy lights will be changed to LED.
    - There will be stone at the base of the building.
    - The word Texaco will be on the canopy.
- The Design Review Board discussed the following:
    - What are you doing with the dumpster in the background? It will be painted to match the building.
    - We will paint the old emissions building to match the new colors of the building.
    - Maybe you could do the emissions building the lighter grey.
    - The light pole will stay but will have a new LED light.
    - The roll up doors will be painted the color of the body.
    - If you can get "Food Mart" in the glass panel, you can add it.

Public Comment:

- There were no public comments for this item.

- ❖ Board Member Owens offered a motion to approve the landscaping as presented, based on the revisions from prior comments.
    - Board Member Rhodes seconded the motion.
    - The motion was approved 5-0-1, with Vice-Chair Schwing recusing himself because he was not present for the May 20, 2022 meeting where Texaco was first heard.
- ❖ Board Member Rocco offered a motion to approve the exterior elevations and materials as presented today, considering the comments regarding the emissions building, the dumpster, and the colors.
    - Board Member Owens seconded the motion.
    - The motion was approved 5-0-1, with Vice-Chair Schwing recusing himself because he was not present for the May 20, 2022 meeting where Texaco was first heard.
- ❖ Board Member Rhodes offered a motion to approve the monument signage as presented today.
    - Board Member Rocco seconded the motion.
    - The motion was approved 5-0-1, with Vice-Chair Schwing recusing himself because he was not present for the May 20, 2022 meeting where Texaco was first heard.

B. DRB220026 / Surreal / 92 Milton Avenue, Suite 300

- The applicant came forward to present this item.
    - Our location is currently in Roswell, but we are now the new tenant at this building.
    - The signage falls in line with the company's branding guidelines.
    - Black and white are the primary colors.
    - All three bay doors are part of the new suite, so we centered it over the middle door.
    - There will be halo lighting behind the letters.
    - The background will be white, and the border and letters will be black.
    - We are using the same company that did the previous tenant's sign.
- The Design Review Board discussed the following:
    - Why is it being mounted two inches from the wall? The back board would not be halo lit – just the letters. They'll be lit from behind.
    - The backer board will be slightly off set from the brick. This lets the water run behind the backer board.
    - We should blend the modern business with the historic downtown feel some.
    - The thinness of the border helps.
    - Is the scale of the sign accurate? Yes.
    - The border should be extruded as far as the letters.

- What would you accept the border to come out to? Four inches.
- How thick are the letters? Three inches.
- The frame will extend at least an inch past the letters.

Public Comment:

- There were no public comments for this item.
  - ❖ Vice-Chair Schwing offered a motion to approve the sign as presented, with the following conditions:
    1. The sign frame will stand out at least one inch past the back board.
       - Board Member Matherly seconded the motion.
       - The motion was approved unanimously (6-0).

C. DRB220024 / Amazing Development Partners C-Store / 9900 Westside Parkway

- The applicants came forward to present this item.
  - There is a 40–50-foot elevation difference on the site.
  - The stairs can be used to get up to the C-store level.
  - The restaurant will be on the lower level, and the C-store above.
  - There is a two-tiered retaining wall system.
  - The first wall 8 feet, and the second wall 8-10 feet.
  - We broke it up to put landscaping in the middle to help screen.
  - There are sweet bay magnolias in the upper bay.
  - The owners will want to be able to see through landscaping in case anyone tries to take gas.
  - These signs on the elevations are placeholders for public art installations.
  - There are height issues with the site.
  - The brick is a combination of a black and Belfast grey .
  - The owner would like to keep as much as he can of the overall design.
  - The tower would have reflective glass.
- The Design Review Board discussed the following:
  - The landscaping should maybe be a little away from the patio.
  - Do stone steps meet code?
  - What's the separation between the patio and the plaza? It's all on the same plain – separated by railing.
  - Will they need a tree island? Technically, yes. According to Code, you must have a

tree in your patio.

- There will be a rail on the top of this wall.
- Is the site being irrigated?
- There should be some lower-level screening in the parking lot.
- As we redesign, there will be more turf shown on the plan.
- You're planning on coming back with more refined plans, correct? Yes.
- Is there an opportunity to put seating?
- Are the knockout roses high maintenance? Yes- they can be hit or miss.
- Whoever manages needs to know how to correctly manage the landscaping.
- Do you feel the upper storefronts have enough signage? The trees you're planting can grow up to 30 feet.
- The glass on the tower – shouldn't it be regular glass?
- This can be changed out to be more consistent with brick.
- Is everyone okay with the overall structure? We are okay with the massing.
- The dark spots with the black brick – are they in plain? Yes.
- The corner materials are stone.

Public Comment:

- There were no public comments for this item.
  - The applicant consented to all motions on this item.
  - ❖ Vice-Chair Schwing offered a motion to approve the site plan as presented, with the understanding that the details of the plaza patio and access to the public sidewalk will come back for approval.
    - Board Member Owens seconded the motion.
      - During the motion, the following was discussed by the Board:
        - Did we say we needed engineering on the retaining wall? That'll go through the LDP process.
    - The motion was approved unanimously (6-0).
  - ❖ Board Member Owens offered a motion to defer the approval of the landscape plans to the next meeting.
    - Board Member Rocco seconded the motion.
    - The motion was approved unanimously (6-0).
  - ❖ Board Member Rhodes offered a motion to defer the decision and approval for elevations and materials until next meeting.
    - Board Member Rocco seconded the motion.
    - The motion was approved unanimously (6-0).

D. DRB220028 / First Watch / 5035 Windward Parkway

- The applicant came forward to present this item.
    - This is the old Chili's building on Windward.
    - We are not changing the structure, just materials.
    - There will be stacked stone where the old signage was.
    - Since we're taking out some landscaping in the front, we can relocate to the patio area.
    - The cornice is grey.
    - The metal on top of the metal roof will be iron ore
    - The base of the building is origami white.
    - The lower area below the windows will be grey.
    - The dumpster has some damage that we will fix and paint.
    - The extended cook line can serve to go and dining at the same time.
- The Design Review Board discussed the following:
    - The patio would need to be barriered somehow, but it can be with landscaping.
    - You want to try to make the patio more inviting.
    - Is the patio year-round? We're not putting anything to enclose. There will be ceiling fans.
    - Any landscaping that is damaged will be replaced.

Public Comment:

- There were no public comments for this item.
    - ❖ Vice-Chair Schwing offered a motion to approve the elevations, materials, and signage as presented today, with the following conditions:
        1. The green shingle roof will be replaced with a dark standing seam metal roof.
        2. The applicant will repair or replace any landscaping that is damaged, dead, or dying with similar material and size.
            - Board Member Matherly seconded the motion.
            - The motion was approved unanimously (6-0).

Chairman Kramer adjourned the meeting for a recess at 12:01 p.m.

Chairman Kramer called the meeting to order at 12:32 p.m.

E. DRB220029 / Georgia Banking Company / 5225 Windward Parkway

- The applicant came forward to present this item.
    - There is currently a lot of red and beige.
    - We want to paint the exterior bright white with some dark grey.
    - The colors are Webb grey and Chantilly lace.
    - They are GBC standard colors.
    - They are installing a lot of colorful landscaping, which would pop more on the white than the grey.
    - We are taking out some shrubs and adding some colorful flowers.
    - The monument sign is going in the same place as the current sign.
    - The base is stone.
    - There are two building signs proposed.
- The Design Review Board discussed the following:
    - How do we add a little more interest to the elevation? The alternate adds more grey.
    - This building is very tired and doesn't have much embellishment.
    - With the gray on the top and the white on the bottom – maybe the gray should be below the windows.
    - The side where the drive thru is – it's so long, so it's a lot of white. Maybe you could accent it and make it gray to add some more color.
    - It feels washed out with so much white.
    - Do you have the authority from the bank to say yes to a different variation of where the colors go? Yes.
    - There could be grey columns with a white top in the drive thru.
    - Can Staff look at landscaping? Yes.
    - The base of the sign should probably be brick and then painted the grey.
    - I wouldn't want to see the sign any taller than the Truist sign across the street .
    - Is the property irrigated? You'll have to have irrigation for all the seasonal landscaping.
    - What are you doing with the dumpster enclosure? The same painting as the building with the gray.

Public Comment:

- There were no public comments for this item.
    - ❖ Vice-Chair Schwing offered a motion to approve the elevations and materials as presented, with the following conditions:

1. The applicant will paint the water table below the windows grey all around the building.
2. The drive-thru columns will be grey.
    - Board Member Rocco seconded the motion.
    - The motion was approved unanimously (6-0).

- ❖ Board member Rocco offered a motion to approve the two building signs and the monument sign as presented today.
    - Board Member Matherly seconded the motion.
    - Vice-Chair Schwing offered a friendly amendment that the base be done in brick and painted the grey, and the sign will be no higher than the Truist sign on the adjacent street corner.
    - Board Members Rocco and Matherly accepted the friendly amendment.
    - The motion was approved unanimously (6-0).
- ❖ Vice-Chair Schwing offered a motion to defer approval of the landscaping to Staff.
    - Board Member Rhodes seconded the motion.
    - The motion was approved unanimously (7-0).

F. DRB220027 / Connor's Steak and Seafood / 5045 Windward Parkway

- The applicant came forward to present this item.
    - We will replace anything that has been damaged or died on the property.
    - We are losing 10 parking spaces by adding the extension in the back.
    - There are three locations of proposed signage.
    - The dimensions of the signage will almost match the existing.
    - The paint would be for the trim and EFIS.
    - We are replacing existing storefront gloss.
    - We are proposing to leave the wood boards and just paint them.
    - We are raising the roof to square off at the top of the peak.
    - The dumpster gates would be left and painted.
    - New cornice will match the existing cornice.
    - We are adding a stone base.
    - The existing monument sign that we are proposing to update will have the same location and dimensions.
    - The sign will be halo lit.
- The Design Review Board discussed the following:

- The landscape is far from "high end". The trees are fine, but we think the landscaping needs an upgrade. We can't require it, but it's a suggestion.
- The trim you're proposing is very close to the main body of the building. Maybe you should darken the tone of it a little bit.
- Is the crepe myrtle a single stem? It can be.
- The base must be as wide as the sign.

Public Comment:

- There were no public comments for this item.
  - ❖ Vice-Chair Schwing offered a motion to approve the elevations and materials as presented, with the following condition:
    1. The applicant will replace the colony grey with a slightly darker shade in the same warm tone to get more contrast in the body color, with the proposed colors submitted to Staff for approval.
       - Board Member Rocco seconded the motion.
       - The motion was approved unanimously (6-0).
  - ❖ Board Member Owens offered a motion to approve the landscape plan, with the comment made for the landscape architect to consider a ground cover that will be more shade tolerant, and the applicant will replace all dead, dying, and damaged landscaping.
    - Board Member Rhodes seconded the motion.
    - The motion was approved unanimously (6-0).

G. DRB220030 / A & A Chapman Holdings / 152 Marietta Street

- The applicant came forward to present this item.
  - The vision is for an aesthetic building – the upstairs is the owner's practice, and downstairs would be retail.
  - The front of the building has three entrances.
  - The size of the building was not impacted by removing the parallel parking.
  - We calculated those 15 spaces would be needed.
  - There would be a small lobby with an elevator and stairs.
  - We would be bringing the building up to the street scape
  - The bottom half will be made of stone.
  - There will be a water table with a ledge.
  - There will be a four-inch metal coping at the top.
  - The sill and header will be stone.

- The stone comes to an end at the corner pier.
- The ceiling heights are pretty tall.
- There are ten existing trees on the property.
- The sidewalk across the street is brick. We are not sure how our sidewalk will be developed yet.
- We are sticking with mostly native plants on the site.

- The Design Review Board discussed the following:
  - Does the number of spaces impact the size of the building? We are discussing a reduction of 176 square feet.
  - Do you have underground storm water detention? Yes.
  - The building is not overdone.
  - Condensing units need to be hidden.
  - You could provide some railing on the rooftop for some screening.
  - Would you be open to some type of green roof on the back to screen?
  - There's not a lot of space for a monument sign, so we thought of using the recess area between the two entrances. An aesthetically pleasing sign that shows the different tenants.
  - They can have one sign per tenant.
  - Blade signs could be a good alternative.
  - The landscaping is being affected by the double row of parking.
  - The dumpster enclosure will be in brick, correct? Yes. It will be screened and will have a gate on the front. The doors will be solid and black.

Public Comment:

- There were no public comments for this item.
  - ❖ Vice-Chair Schwing offered a motion to conceptually approve the site plan, with final approval by Staff.
    - Board Member Matherly seconded the motion.
    - The motion was approved unanimously (6-0).
  - ❖ Board Member Rocco offered a motion to approve the elevations and materials as presented, with the following condition:

    1. The doors on the dumpster will be black, and the brick will match the building.

    - Board Member Owens seconded the motion.
    - During the motion, the Board discussed the following:
      - The condensers will be on the roof or outside. So, it's a given you can't have them shown, right?

- How do you access the roof? A hatch that is accessed by the stairwell.

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

❖ Board Member Owens offered a motion to approve the landscape plan based on today's comments, with final approval by Staff.

- Board Member Rocco seconded the motion.
- The motion was approved unanimously (6-0).

H. DRB220031 / Luci's Steakhouse / 5805 Windward Parkway

- The applicant came forward to present this item.
  - There will be private dining rooms and a nice patio.
  - We want to paint the building to match the concept and the surrounding buildings.
  - The color is Tony Taupe.
  - The metal will be black.
- The Design Review Board discussed the following:
  - Have you discussed with the owner the possibility of removing the paint? We did, but it's difficult to remove .
  - You need to take a paint color and accent the herring bone patterns.
  - It seems like the applicant needs to come up with more options and come back next month.
  - I would highly recommend improving your landscaping.
  - Taupe is a warmer shade – it looks greyer in the shade but more yellow in the sun. I would prefer to see this go greyer.

Public Comment:

- There were no public comments for this item.

❖ Board Member Owens offered a motion to defer the item, and the owner and applicant represent all four elevations and to bring a landscape plan that will show how plantings will be replaced and enhanced.

- Board Member Rhodes seconded the motion.
- The motion was approved unanimously (6-0).

IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 2:37 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator