Design Review Board Meeting
September 16, 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 8:42 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for September 16, 2022.
- Chairman Kramer adjourned the workshop at 9:13 and called for a short recess.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:20 a.m.

IV. ROLL CALL

- **Design Review Board Members present:**
  - Richard Kramer, Chair
  - Pat Corkill
  - Katie Rocco
  - Teresa Rhodes
  - Frank Schwing
- **Design Review Board Members absent:**
  - Richard Owens
  - Holly Palmer
  - Thom 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

VII. ITEMS FROM BOARD MEMBERS

A. Approval of the Design Review Board Meeting Minutes from July 15, 2022.

- Board Member Rocco offered a motion to approve the meeting minutes of July 15, 2022.
  - Board Member Rhodes seconded the motion.
  - The motion was approved 4-0-1, with Board Member Corkill recusing himself because he was not present for the July 15, 2022 Design Review Board meeting.

VIII. PUBLIC HEARING

A. DRB220037 / Taco Bell / 106 South Main Street

The applicant was not present for the September 16, 2022 Design Review Board meeting. The item has been deferred to the October 21, 2022 Design Review Board meeting.

B. DRB220038 / Chick-Fil-A / 2720 Old Milton Parkway

- The applicant came forward to present this item.
  - We want to install a door into the drive thru area.
  - We are replacing the current drive thru window.
  - We would like to replace the existing glass on the two bay windows to the left.
  - We want to put glazing on the windows above.
  - There is a very high ceiling internally, and we plan on dropping the ceiling down.
  - We are expanding the drive thru cockpit area.
  - We will be putting a team member door in as well.
- The Design Review Board discussed the following:
  - I do not know that the spandrel glass and the film will look the same.
  - Why don't you just out spandrel glass on the three windows above? *We are not planning on replacing those windows.*
  - Why don't you put film on the areas you are doing spandrel? *We are needing to move forward with this project, so whatever you would like to see, we are willing to do.*
  - Is there no spandrel on the building now? *No.*
  - I think the windows need to match.
  - Maybe everything below should be spandrel, and everything above needs to be the film.
  - What about a black opaque film on all the windows? *We would not have black on the team area.*
  - Do you have to drop the ceiling in the employee area?
  - The other glass has a reflectivity. *Putting the film on the other side will maintain that.*

- What is happening with the tormax door? *The glass is clear, and the materials match the canopies on the building.*

Public Comment:

- There were no public comments for this item.
  - ❖ Vice-Chair Schwing offered a motion to approve the changes to the item, with the following conditions:
    1. On the north elevation, going left to right:
       a. The first window will be transparent.
       b. The second will be transparent or black out, applicant's choice.
       c. Windows three and four will be blackout film.
       d. Windows five through seven will also be blackout film.
    2. On the south elevation:
       a. Regarding the three arches on the left, the current film will be replaced with blackout film.
       b. The window with film currently on the right side will go back to transparent, and the film will be removed.
       - Board Member Corkill seconded the motion.
       - The motion was approved unanimously (5-0).

- Chairman Kramer adjourned the meeting for a short recess at 9:55 a.m.
- Chairman Kramer called the meeting to order at 9:59 a.m.

C. DRB220039 / Parkway 400 Office Buildings / 11740 Amber Park Drive

- The applicant came forward to present this item.
  - This is a twelve-acre parcel.
  - It currently has a curb cut off Northwinds.
  - There is a tree save area we are hoping to maintain.
  - There are two office building, 60,000 square feet each.
  - The utility services for each building will be hidden and well screened.
  - There will be retaining walls along Northwinds and the northern part of the property.
  - The materials for the dumpster will match the proposed materials for the building.
  - The style is traditional loft – it is meant to be traditional with some contemporary.
  - The buildings are identical.
  - We kept the window expression the same and the spacing of the mullions.
  - The brick has a white coating, but the red does show through.
  - We are using a clear glass with a slightly grey tint.

- There is no specimen tree removal, and we meet density with the remaining trees.
- We incorporated a two-foot stone strip around the bottom of the building.

- The Design Review Board discussed the following:
  - How tall will the wall be*? It varies from the road entrance, and the top height will be eight feet on the roadside.*
  - There was mention of site access from Amber Park Drive. Is that being discussed?
  - Are you putting a railing at the top? *Yes.*
  - Just to the rear of the north building, there is a large common area. The thinking is that would be great amenity space instead of walking across the parking lot.
  - You could build a trail along the wall for access to the amenity space
  - Is the trail currently used?
  - There is a vehicular connectivity wish with the site next door. Has that been explored with the owners that they want that? *We prefer not to have it because it would put a heavy strain.*
  - It seemed contemporary until you showed the brick
  - The size of the panes looks a little big for traditional, and there is no water table.
  - I like the brick, but I would like to see the clear glass reduced
  - Are you anticipating for HVAC rooftop units? *Yes, and to accommodate, we have a tall parapet around the building.*
  - Is there any thought on signage for tenants?
  - You have wall mounted light fixtures? *Yes.*
  - Are there any vines on the wall? *No*
  - Half of the landscaping will die off in 5-6 years when the trees get bigger, so I encourage you to look at that.
  - Are the sites irrigated? *Yes, they will be.*
  - Is anything accenting the entries? *There should be small ornamental trees.*
  - Are the light fixtures the same as the Evans building? *Yes.*
  - Is anything highlighting the roundabout?
  - What is the plan for putting trees where the existing landscaping is? *We want to carry the buffer from the Evans site, and we have placed the evergreen plantings at the easement.*

Public Comment:

- There were no public comments for this item.
  - ❖ Vice-Chair Schwing offered a motion to approve the site plan as presented today.
    - Board Member Corkill seconded the motion.
    - The motion was approved 4-0, with Board Member Rocco not voting because she had to leave

during the presentation.

- ❖ Vice-Chair Schwing offered a motion to approve the elevations and materials as presented, with the following conditions:
  1. The applicant will submit the brick detail to Staff for final approval, including the soldier courses above the windows.
  2. The applicant will add a water table to the brick section, like the Evans building.
  3. The utility dumpster enclosure will match the building.
     - Board Member Rhodes seconded the motion.
     - The motion was approved 4-0, with Board Member Rocco not voting because she had to leave during the presentation.
- ❖ Vice-Chair Schwing offered a motion to submit the photometrics to Staff for final approval.
  - Board Member Rhodes seconded the motion.
  - The motion was approved 4-0, with Board Member Rocco not voting because she had to leave during the presentation.
- ❖ Board Member Corkill offered a motion to defer landscaping based on the following comments:
  1. The wall materials need to be clarified.
  2. Landscaping shall change based on discussion, which includes screening of the wall.
  3. The roundabout and sidewalks be adjusted as discusses.
  4. The south planting strip will be field adjusted based on existing conditions, and that area will be fully irrigated.
     - Vice-Chair Schwing seconded the motion.
     - The motion was approved unanimously (5-0).

- Chairman Kramer adjourned the meeting for a short recess at 11:25 a.m.
- Chairman Kramer called the meeting to order at 11:32 a.m.

D. DRB220040 / South of Wills – Harrison Design / State Highway 9

- The applicants came forward to present this item.
  - This is a townhome development of 55 homes on 5.5 acres.
  - The tree survey has been done. We are still looking at some specimen trees.
  - We are terracing the site down.
  - There will be a tree save frontage along Main Street.
  - There will be a small amenity area.
  - There is a pedestrian entry from the streetscape with a stairwell.
  - We wanted to create a rhythm and pattern to the individual units.
  - There would be limestone, stucco, and brick siding.

- Building 100 has steps and a front porch for the homes.
- We have an idea of plants we want to use, but we do not have a detailed plan yet.
- The roofs will not have any mechanical units. All units will be screened.
- There are balconies and porches on the rear and front.
- The patios aren't typical size where there will be a significant amount of furniture.
- There will be limestone, stucco, and brick siding.
- The ground level is a brick base.
- The brick will be a factory applied finish to give it a look as though it has been there for years.
- The limestone will be at front entrance doors.

- The Design Review Board discussed the following:
  - Are there any council conditions regarding the elevations facing streets?
  - Are the elevations near the body shop lower? *Yes, the body shop is higher at that point.*
  - Is the intent to have a sidewalk along the entire circumference? *Yes.*
  - The downtown consultant had only a few comments, and they have already been addressed.
  - Is there a wall and fence along Main Street? *Yes.*
  - Is the intention to use only siding at the top level? *Yes. You will not see one unit in all stucco.*
  - Do these units have elevators? *No.*
  - What will you do with satellite dishes and such on the rood? *The city cannot regulate the utilities.*
  - Are there any plans to enclose the patios? *We are looking at screened privacy fences separating each unit.*
  - Are there any plans for path lighting? *There more than likely will be.*

Public Comment:

- There were no public comments for this item.
  - ❖ Vice-Chair Schwing offered a motion to approve the site plan as presented today.
    - Board Member Rhodes seconded the motion.
    - The motion was approved unanimously (4-0).
  - ❖ Vice-Chair Schwing offered a motion to approve the elevation and materials as presented today, with the following conditions:
    1. The applicant will use the brick option that was presented.
    2. All buildings will have elevations substantially like buildings 100 + 200.
    3. Building 200 options that were presented are approved.
    4. The pool pavilion will be brick instead of limestone or stucco.
       - Board Member Corkill seconded the motion.
       - The motion was approved unanimously (4-0).

- Vice-Chair Schwing offered a motion that the applicant will work with Staff on photometrics.
    - Board Member Corkill seconded the motion.
    - The motion was approved unanimously (4-0).
- Vice-Chair Schwing offered a motion to defer the landscaping.
    - Board Member Rhodes seconded the motion.
    - The motion was approved unanimously (4-0).

IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 12:42 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator