



Design Review Board Meeting
July 15, 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 8:33 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for July 15, 2022.
- Chairman Kramer adjourned the workshop at 8:51 and called for a short recess.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:03 a.m.

IV. ROLL CALL

- Design Review Board Members present:
 - Richard Kramer, Chair
 - Frank Schwing, Vice-Chair
 - Richard Owens
 - Holly Palmer
 - Katie Rocco
 - Teresa Rhodes
 - Kim Matherly, Alternate
- Design Review Board Members absent:
 - Pat Corkill
 - 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 June 17, 2022.

- ❖ Board Member Rocco offered a motion to approve.
 - Board Member Rhodes seconded the motion.
 - The motion was approved unanimously (7-0).

VIII. PUBLIC HEARING

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

- The applicants came forward to present this item.
 - We are allowing for more pedestrian interconnectivity with this updated plan.
 - The building was shifted one foot on this plan.
 - It is the same plan, just with better grading function.
 - We added brackets to the front and top along with some cornice crown.
 - There is an intermediate rail due to the width of the stairs.
 - There will be brick siding with a dark grey color.
 - The awnings will be industrial, more of a heavy steel than light aluminum.
 - We added sod line where the grade works.
 - We also adjusted the trees per staff recommendations.
 - The plaza has been enlarged to show the flow.
- The Design Review Board discussed the following:
 - What is in the middle? A walkway, and there is one on the south as well.
 - What is the material of the four-foot wall that is non retaining that goes above the patio? It has not been decided yet.
 - What about the patio materials? What pavers are you using? The intent is to match the streetscape corners.
 - Are the pavers more of a brick orange? Yes. You need to think about what that would look like next to the grey building.
 - I like that it is more pedestrian friendly.

- The Board looked at the Downtown Consultant's comments.
- The applicant confirmed they agree with all the Downtown Consultant's comments.
- I am okay with the arch on the windows.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the building elevation and materials, with the following conditions and clarifications:
 1. Per city consultant comments, the clock tower and C-store entrance height will be lowered.
 2. Mullions will be added to all the storefront windows.
 3. The faux windows on the towers will be eliminated, and the top herring bone pattern will be extended down to the sill level of the upper windows.
 4. The brick detail over the C-store door will be removed.
 5. The brick colors are Belfast grey for the body and velour black for the accent.
 6. The applicant will reduce the number of cornice brackets by about 1/3.
 7. The doors will be matched on the patio side of both buildings.
 - Board Member Rocco seconded the motion.
 - The motion was approved 6-0-1, with Board Member Palmer recusing herself because she was not present when the item was originally heard on June 17, 2022.
 - ❖ Vice-Chair Schwing offered a motion to approve the landscaping as presented, with the following conditions:
 1. The applicant will add some cherry trees to the landscaping on Westside Parkway.
 2. The applicant will add a tree to the corner patio plaza area.
 3. Parking lot screening will be added to the six spaces facing Encore on the right side of the property.
 4. Hardscape will be submitted for staff approval, including the following:
 - Material for the patio wall
 - Detail of the patio boundary
 - Fountain detail
 - Patio plaza material
 - Patio furniture
 - Board Member Owens seconded the motion.
 - The motion was approved 6-0-1, with Board Member Palmer recusing herself because she was not present when the item was originally heard on June 17, 2022.
 - ❖ Vice-Chair Schwing offered a motion to approve the gas canopy as presented, with the following conditions:
 1. The canopy will follow the Chevron level one canopy standard.
 2. The canopy pillars will be in Belfast Grey.
 - Board Member Matherly seconded the motion.

- The motion was approved 6-0-1, with Board Member Palmer recusing herself because she was not present when the item was originally heard on June 17, 2022.

Chairman Kramer adjourned the meeting for a short recess at 10:53 a.m.

Chairman Kramer called the meeting to order at 11:03 a.m.

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

- The applicant came forward to present this item.
 - The applicant brought in three options.
 - The top cornice is the dark color (iron ore).
- The Design Review Board discussed the following:
 - Are the light fixtures being painted the iron ore? No, they are being painted dark brown.
 - The light fixtures should be dark.
 - The stone should be painted one of the two colors to match the building.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rhodes offered a motion to approve the option #3 as presented, with the following conditions:
 1. The water table will be painted the iron ore color.
 2. The canopy over the patio will be painted the iron ore color.
 - Board Member Rocco seconded the motion.
 - The motion was approved 5-0-1, with Board Member Matherly not being present and Board Member Palmer recusing herself because she was not present when the item was originally heard on June 17, 2022.

C. DRB220032 / Alpharetta Commons / 4305 Old Milton Parkway

- The applicant came forward to present this item.
 - The applicant presented the four color choices for the project:
 1. City Loft
 2. Requisite Grey
 3. Dovetail
 4. Urbane Bronze
 - It is not in the budget to paint the back, just the front and sides.

- The Design Review Board discussed the following:
 - The pictures we see do show the back being painted right, correct? Yes, but you can see a before picture, and there is not much of a difference.
 - Are you painting the kink at the Taco Mac? Yes.
 - It is refreshing that you are painting materials that receive the paint and do not obliterate.

Public Comment:

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

D. DRB220033 / Peachtree Immediate Care / 870 North Main Street

WITHDRAWN: This item has been withdrawn by Staff. It was not heard or considered during the July 15, 2022 Design Review Board meeting.

E. DRB220034 / False Mirror, LLC / 5815 Windward Parkway, Suite 202 + 203

WITHDRAWN: This item has been withdrawn by Staff. It was not heard or considered during the July 15, 2022 Design Review Board meeting.

IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 11:18 a.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator