



DESIGN REVIEW BOARD NOVEMBER 17, 2023

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
8:30 AM

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 ITEMS

III. CALL TO ORDER

IV. ROLL CALL

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of October

VIII. PUBLIC HEARING

1. DRB230048 Delbar Holdings 4120 Old Milton Parkway

IX. ADJOURNMENT



Design Review Board Meeting October 20, 2023

Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA | 8:30AM

This action 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. This is not an official record of the Alpharetta Design Review Board Meeting proceedings. Meetings are recorded and available for review at <https://www.youtube.com/user/alpharettagov>.

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 AM and a break is scheduled at 12:00 PM, if needed. The meeting will resume at 12:30 PM.

II. WORKSHOP

- Chairman Kramer called the workshop to order at 8:33 a.m.
- The Commission discussed the following items during the workshop:
 1. North Georgia Replacement Windows (Maxwell Road signage)
 - a. Build on Mansard Roof
 - b. Monument Sign
 2. Dr. Chapman – Office Conversation
 - a. Two story at rear – One story at the front
 - b. Landscaping changes
 3. Continuum
 4. 51 Thompson Street
 - a. Haynes Bridge Road + Thompson Street (round-a-bout)

- Chairman Kramer adjourned the workshop at 9:22 a.m.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:40 a.m.

IV. ROLL CALL

- Design Review Board Members present:
 - Richard Kramer (Chairman)

- Frank Schwing (Vice Chairman)
- Erik Rowen
- Teresa Rhodes
- Richard Owens
- Pat Corkill
- Holly Palmer
- **Staff Present:**
 - Bret Schroeder, Code Enforcement Manager
 - Lauren Shapiro, City Clerk
 - Nikisha Mistry, GIS Specialist/Special Projects Planner

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

- City Clerk, Lauren Shapiro, came forward to present an overview of the open records act as well as instructions for new city email addresses for each of the board members.

VII. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes 9-15-2023

- ❖ Vice Chairman Schwing offered a motion to approve meeting minutes from September 15, 2023, with the following changes:
 1. Change Board Members to Commissioners throughout the minutes.
 2. The motion on item 5, Standard at Alpharetta should read halo lit sign, not halo lite sign.
 - Board Member Rowen seconded the motion.
 - The motion was approved unanimously (7-0)

VIII. PUBLIC HEARING

1. DRB230043 North Georgia Replacement Windows

- This item is brought forward for consideration of signage for the business.
- The property is located at 11460 Maxwell Rd and is legally described as being in Land Lot 0691, 1st District, 2nd Section, Fulton County, Georgia.
- The General Contractor and Business Owner for the project, Ted Kirk, came forward to present this item.
- Mr. Kirk asked to not have to fill in the bottom part of the monument sign stating that it is a safety concern and will block traffic coming from the parking area and the front

of the building driving from the opposite side of the road.

- **Design Review Board discussed the following:**
 - Board Member Owens discussed the applicant taking the sign information and repackaging it into a more contained rectangle.
 - The applicant plans on painting the exterior as well as planting additional landscaping.
- **Public Comment:**
 - No Public Comment
- ❖ Vice Chairman Schwing offered a motion to approve DRB230043 North Georgia Replacement Windows as presented with the following conditions:
 1. With the sign on the left side of the building the applicant will add a prominent black frame to sign with final approval by staff.
 2. On the monument sign the applicant will add a low masonry base with cap and evergreen landscaping around the base, additionally the masonry base needs to tie into any future plans to add a water table to the building with final approval by staff.
 - Board Member Palmer seconded the motion.
 - The motion was approved unanimously (7-0)

2. DRB230044 A&A Chapman Holdings

- This item is brought forward for consideration of a new commercial development.
- The property is located at 152 Marietta St and is legally described as being located in Land Lot 0694, 1st District, 2nd Section, Fulton County, Georgia.
- The applicant Dr. Jean Chapman; Civil Engineer Michael Woodruff; Landscape Architect Sara Spencer; and the Building Architect Alexandra Gauge came forward to present this item.
- **Design Review Board discussed the following:**
 - The Board inquired about the trash trucks or medical waste trucks being able to access the dumpster.
 - Chairman Kramer verified with the applicant that the rooftop HVAC units will not be visible from the road.
- **Public Comment:**
 - No Public Comment

- ❖ Board Member Rhodes offered a motion to approve DRB230044 A&A Chapman Holdings landscape plan labeled LR1, the exterior elevations and materials as presented with the following condition:

1. The rooftop HVAC units are not visible from the sightlines.

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

- Chairman Kramer adjourned the meeting for a 5-minute recess.

3. DRB230045 Continuum Alpharetta

- This item was brought forward for consideration of the Design Guide for new development.

- The property is located at 5555 Windward Pkwy and is legally described as being located in Land Lot 1186, 1187, 1190 & 1191 2nd District, 2nd Section, Fulton County, Georgia.

- The following representatives of this application came forward:

- George Corbitt
- Joe Buker
- Bob Senn
- Gray Stiles
- Lindsey White
- Cate Triplett
- Abigail Bruning

- Chairman Kramer adjourned the meeting for a 5-minute recess.

- **Design Review Board discussed the following:**

- Chairman Kramer inquired about the schedule of construction. The first phase (A, B & C as seen in the presented colored masterplan) are the existing buildings; (D, H, & K) will consist of single family residential and corner retail space. The second phase still needs additional time on the phasing. The surface parking will remain in the G and E area unless they are disturbed by the roadways.

- **Public Comment:**

- No Public Comment

- ❖ Vice Chairman Schwing offered a motion to approve DRB230045 Continuum Alpharetta Design Guide as presented, with the applicant to consider the comments from the board.

- Board Member Corkill seconded the motion.

- The motion was approved unanimously (6-0); Board Member Owens left the meeting prior to voting.

4. DRB230046 Avalon Village

- This item was brought forward for consideration of a new mixed-use development.
- The property is located at 2385 Old Milton Pkwy and is legally described as being located in Land Lot 0748, 1st District, 2nd Section, Fulton County, Georgia.
- The applicant Dr. Eskandari; Engineer Bruce Falari; and Landscape Architect Kelly Green came forward to present this item.
- **Design Review Board discussed the following:**
 - The Board discussed the retaining wall facing the neighboring property.
 - The Board confirmed that the property will have the proper turning radius for trash service and that the applicant has thought through the location of HVAC units which will be located on the backside of the townhomes.
 - The Board discussed details regarding the landscape plan and exterior of the townhomes and commercial parcels, as well as concerns regarding Council conditions that prevented windows from reaching the ground. The applicant agreed to changing the windows.
 - The Board voiced concerns about the Right-Side Elevation not complying with Council's conditions for four side architecture. The applicant agreed to add recessed brick panels to this area in order to comply with Council conditions.
 - The applicant confirmed that all the awnings will be made of metal not fabric.
- **Public Comment:**
 - No Public Comment
- ❖ Vice Chairman Schwing offered a motion to approve DRB230046 Avalon Village site plan as presented to City Council and as reviewed during this meeting.
 - Board Member Rhodes seconded the motion.
 - The motion was approved unanimously (6-0)
- ❖ Vice Chairman Schwing offered a motion to approve DRB230046 Avalon Village office retail building as presented with the following conditions:
 1. Stucco formed cornice will be off-white with final approval by staff.
 2. Applicant will continue water table below all store front windows.
 3. Right side elevation will have faux brick in windows added down the front

section.

4. Building lighting will be submitted to staff for approval.

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

❖ Vice Chairman Schwing offered a motion to approve DRB230046 Avalon Village townhome elevations as submitted with clarification that the applicant may substitute brick for siding with the final brick selection to be approved by Staff.

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

❖ Board Member Corkhill offered a motion to approve DRB230046 Avalon Village landscaping with the following conditions:

1. Streetscape trees shall meet and match existing in the area.
2. Site retaining wall shall be subject to Staff approval based on DRB discussion.
3. Clinging vines on retaining wall shall change to something like Boston ivy or other material more compatible with recent climate conditions.

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

- Chairman Kramer adjourned the meeting for a 5-minute recess.
- Board Member Palmer did not return after the break.

5. DRB230047 Peach Cobbler 6, LLC DBA Verzachi Bar & Restaurant

- This item was brought forward for consideration of new exterior elevations at existing building.
- The property is located at 2375 Mansell Rd and is legally described as being located in Land Lot 0656, 1st District, 2nd Section, Fulton County, Georgia.
- The applicant came forward to present his updated site plans and designs.
- **Design Review Board discussed the following:**
 - The Board discussed concerns about the sign on the building being up lighted.
- **Public Comment:**
 - No Public Comment

❖ Board Member Rhodes offered a motion to approve DRB230047 Peach Cobbler 6, LLC DBA Verzachi Bar & Restaurant exterior elevations and materials as presented during this meeting.

- Board Member Corkhill seconded the motion.
- Vice Chairman Schwing offered a friendly amendment to replace dying

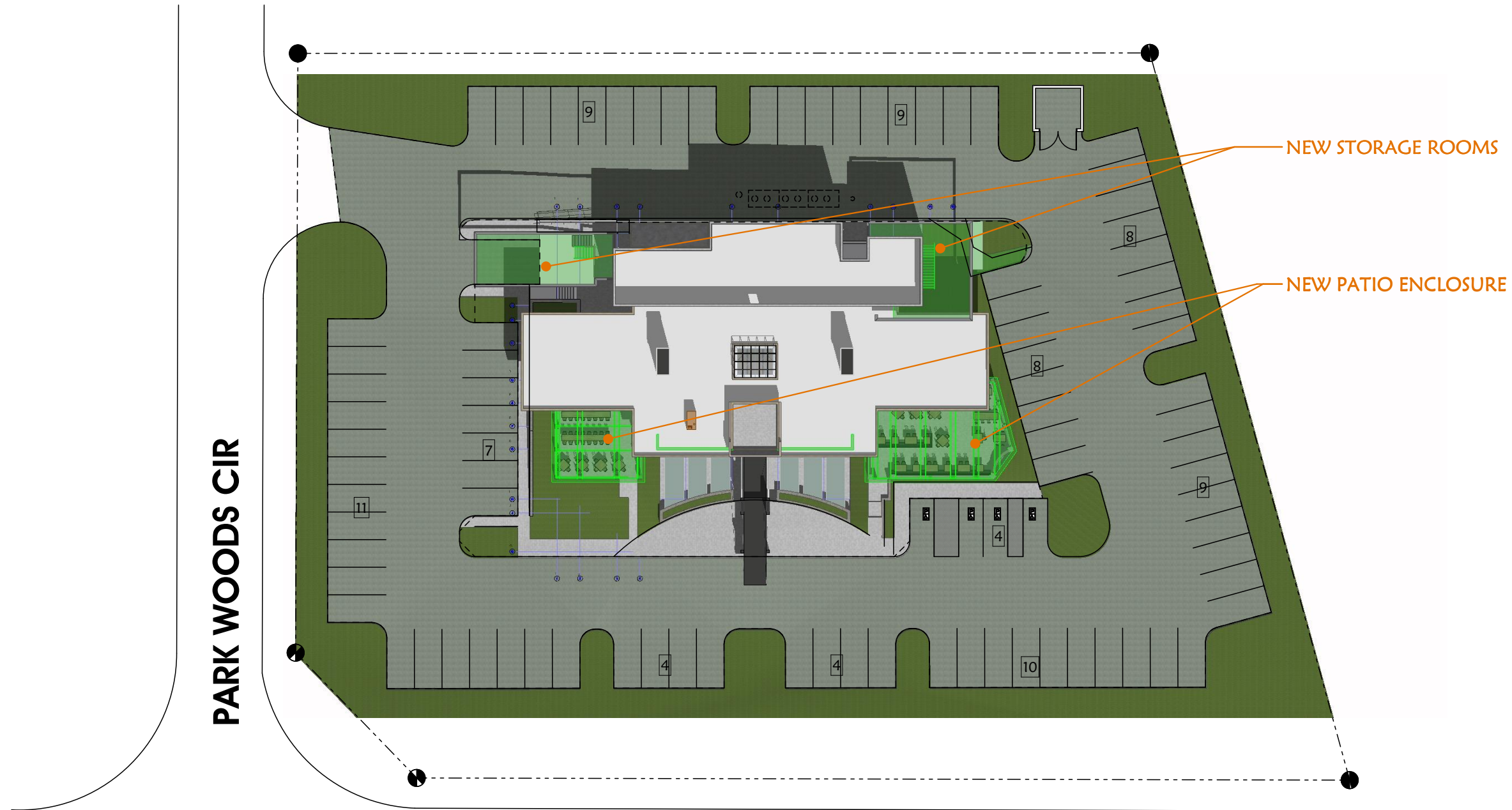
- landscaping.
- Board Member Rhodes and Board Member Corkhill accepted the friendly amendment.
- The motion was approved unanimously (5-0); Board Member Palmer was not present during voting.

6. DRB230040 Thompson Street Park Consideration of a New Residential Development

- This item is brought forward for consideration of a new residential development.
- The property is located at 132 Brook and 51 Thompson St and is legally described as being located in Land Lot 748: 1st District 2nd Section Fulton County Georgia.
- Clint Walters and Lisa Murphy with the Providence Group; Amanda Blue with Main Street Designs, and Landscape Architect Alan Brunswin came forward to present this item.
- **Design Review Board discussed the following:**
 - The Board confirmed that the HVAC units will be shielded from view. Additionally, the front sidewalks will be brick banded and the back sidewalks will be brushed concrete.
 - Chairman Kramer confirmed that the applicant is meeting all Council conditions.
- **Public Comment:**
 - No Public Comment
- ❖ Vice Chairman Schwing offered a motion to approve DRB230040 Thompson Street Park (aka Park Walk) elevation and materials, site plan, entry drive trees, and the corner amenity area as presented with the following conditions:
 1. Any minor variations to elevation and materials that may occur in the future will be reviewed by Staff for final approval.
 2. The curved wall on the amenity park will be adjusted per the discussion.
 - Board Member Corkhill seconded the motion.
 - The motion was approved unanimously (5-0)
- Chairman Kramer thanked Chairman Rhodes for her service on the Design Review Board and wished her success in her future endeavors.

VIII. ADJOURNMENT

- ❖ With there being no further items to consider or discuss, Chairman Kramer adjourned the meeting at 4:44 p.m.



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'

OLD MILTON PKWY

SITE PLAN



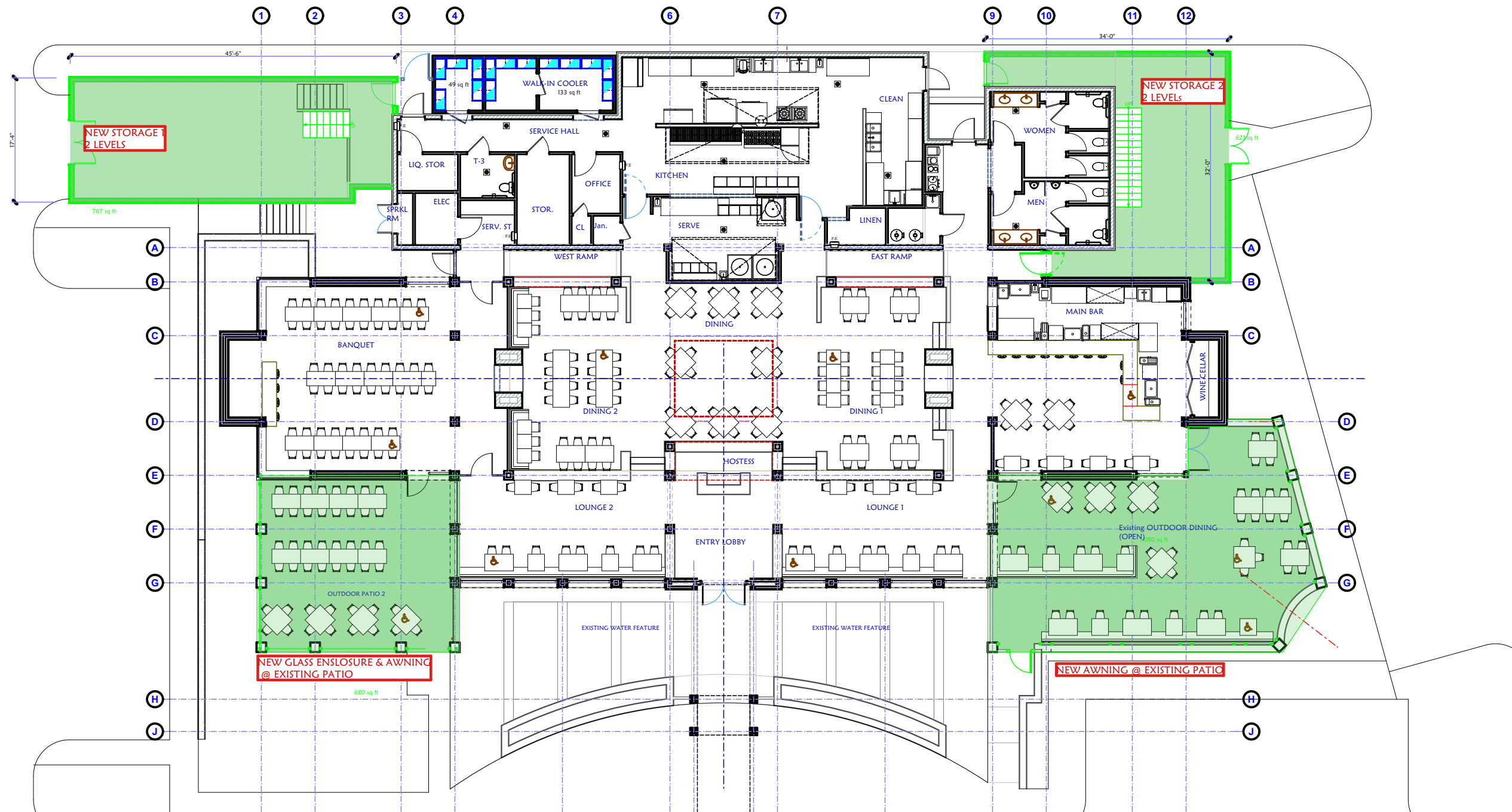
A-1.1

9/28/2023

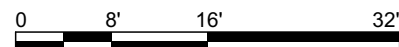
Delbar Middle Eastern Restaurant
4120 OLD MILTON PKWY ALPHARETTA, GA 30005



Architect
KSi
design group
678-438-4759, KSIdesign@outlook.com
©COPYRIGHT- 2023 - This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group



SCALE: 1/16" = 1'-0"



First Floor Plan

A-1.2

9/28/2023

Delbar Middle Eastern Restaurant
4120 OLD MILTON PKWY ALPHARETTA, GA 30005



Architect
KSi
design group
678-438-4759,
KSIdesign@outlook.com

©COPYRIGHT- 2023 - This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group



ADDITIONS



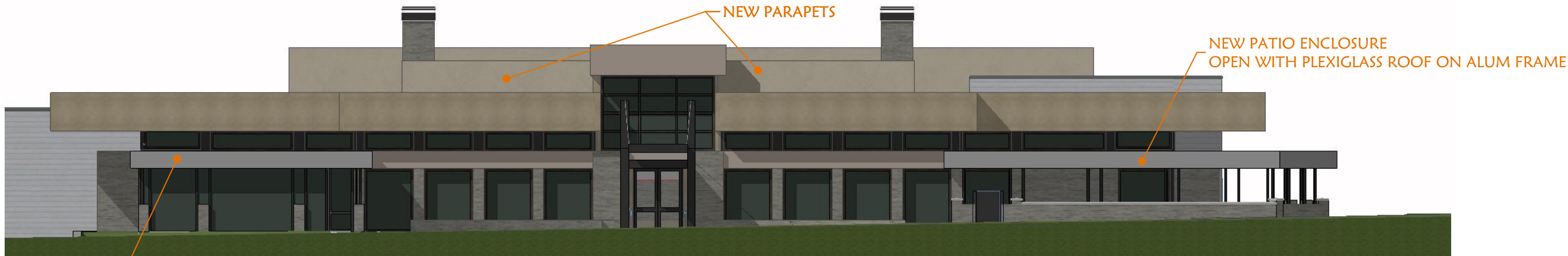
A-1.4

9/28/2023

Delbar Middle Eastern Restaurant
4120 OLD MILTON PKWY ALPHARETTA, GA 30005

Architect
KSi
design group
678-438-4759, KSIdesign@outlook.com

©COPYRIGHT- 2023 - This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group



1

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

NEW PATIO ENCLOSURE

ALUM. FRAME STOREFRONTS TO MATCH EXISTING
ROOF- PLEXIGLASS ON ALUM FRAME

NEW PARAPETS

NEW PATIO ROOF COVER



2

FRONT VIEW-RIGHT

SCALE: 1:203.44

ELEVATIONS



A-1.5

9/28/2023

Delbar Middle Eastern Restaurant
4120 OLD MILTON PKWY ALPHARETTA, GA 30005



Architect
Ksi
design group
678-438-4759, KSIdesign@outlook.com

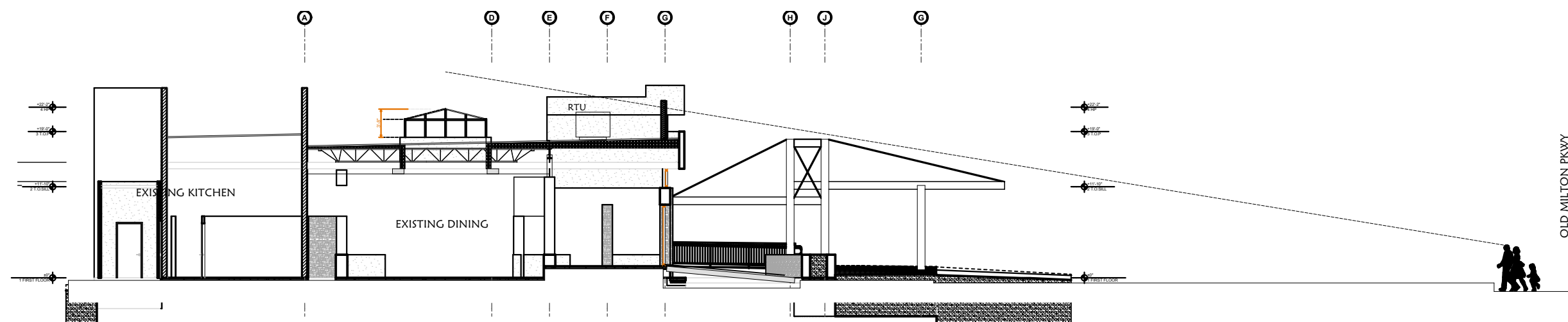
©COPYRIGHT- 2023 - This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group



1 FRONT ELEVATION

SCALE: 3/32" = 1'-0"

NEW PATIO ENCLOSURE
ALUM. FRAME STOREFRONTS TO MATCH EXISTING
ROOF- PLEXIGLASS ON ALUM FRAME



2 SITE LINE PROFILE

SCALE: 1/16" = 1'-0"

ELEVATIONS/SITE LINE



A-1.6

9/28/2023

Delbar Middle Eastern Restaurant
4120 OLD MILTON PKWY ALPHARETTA, GA 30005



Architect
KSi
design group
678-438-4759,
KSidesign@outlook.com

©COPYRIGHT- 2023 - This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group