Design Review Board
OFFICIAL Minutes
December 15, 2023
Community Development
City Hall
8:30 a.m.

The public is advised that the following minutes are not a verbatim transcription of business presented at the Design Review Board Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours or viewed online at https://www.youtube.com/user/alpharettagov.

I. MEETING ANNOUNCEMENTS

II. WORKSHOP ITEMS

Chairman Kramer called the Workshop to order at 8:32 a.m.

The Commission discussed the following items during the workshop:

1. **Homewood Suites by Hilton** 10775 Davis Dr. proposed exterior changes.
    - Change to 3 paint colors on all four sides.

2. **Fifth Third Bank** 4303 State Bridge Rd proposed new construction.
    - Site Plan
    - Not an outparcel so upgrades are not required but Applicant is being cooperative with suggestions.
    - Dumpsters
    - Examples of other sites
    - Going to dark anodized system, per Staff comments.
    - Elevations
        - Double row soldier course.
        - Cornice.
        - All four sides need to be attractive.
        - Needs foundation plantings.
        - Rear Elevation may be a good place for a mural.

3. **Truck & Tap** 30 Milton Ave proposed exterior roof changes.
    - Continue Roof cover over the rest of the usable roof top area.
    - Brackets

Chairman Kramer adjourned the workshop at 8:47 a.m.

III. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:04 a.m.

IV. ROLL CALL

- **Design Review Board Members present:**
    - Richard Kramer (Chairman)
    - Frank Schwing (Vice Chairman)
    - Erik Rowen
    - Richard Owens
    - Pat Corkill
    - Holly Palmer
    - Jennifer Sprayberry

- **Staff Present:**
    - Bret Schroeder, Code Enforcement Manager
    - Elle Taylor, Planning + Zoning Coordinator
    - Nikisha Mistry, GIS Specialist/Special Projects Planner

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

Staff thanked the DRB for their work in 2023.

VII. ITEMS FROM BOARD MEMBERS

DRB thanked Staff for their work in 2023.

1. **DRB Meeting Minutes of November 17, 2023**
    - ❖ Board Member Palmer offered a motion to approve.
    - Board Member Rowen seconded the motion.
    - Motion carried (7-0)

VIII. PUBLIC HEARING

1. **DRB230049 Homewood Suites by Hilton** 10775 Davis Dr
   consideration of exterior changes

Applicant presented color samples:

- SW37 Morris Room Gray - Base
- SW7035 Aesthetic White - Trim, patios, balcony
- SW6258T Tricorn Black - Railings, Roof

There was discussion of:

- Metal Roof
- Longevity of paint

There was no public comment.

- ❖ Board Member Palmer offered a motion to approve as presented.
- Board Member Owens seconded the motion.
- Motion carried (7-0)

2. **DRB230050 Fifth Third Bank** 4303 State Bridge Rd
   consideration of new construction

Applicant presented:

- Aerial View
- Parcel Location
- Bronze Mullion Package
- Front and Side elevations showed foundation plantings.
- "Coffee Shop" style interior
- Blue Green Band panels - colored metal solid panels with reveal system.
- Material Samples
- Drive – Thru Elevation
- Rear Elevation
  - Discussion of brick header or recess in the brick to give character- Landscaping is not a permanent solution.
  - Internal roof drainage.
- DRB preferred double soldier course to single.
- Rooftop units not visible.

- EFIS Cap of parapet "steps out "
- DRB discussed amount of ACM Blue Green Panels and how far they "stick out".
- DRB liked signage on Canopy.
- No samples of light fixtures. Most likely similar to ones shown at Ohio location.
- Landscaping:
  - Width of planting space
  - Monument sign location
  - Plant Schedule

    DRB discussed:
    - parking lot species chosen will not do well in parking lot.
    - Southern Sugar Maples not allowed.
    - No Street trees.
    - Trade majority of grasses for evergreens on front & side elevations.
    - Trash Enclosure- need to choose species with survivability. Grasses need to be accents.
    - No submittals for furniture & bike racks.
    - Back side of building needs species sustainability. Use less Hydrangeas and balance with Evergreens.

There was discussion on:

- Handicap Ramp on Crosswalk.
- EV Charger location.
- Security issues of Bank
- Signage veneer should match the building.
- Photometrics
- Light Fixtures will be LED. They may be different than Publix.
- Existing Islands
- Publix Lighting

There was no public comment.

Board Member Rowen offered a motion to approve the Elevations with Conditions, storefront will be medium bronze anodized as well as the canopy fixtures, intermediate soldier course to be 2 courses high and constructed proud of brickfield, the top cornice to be stepped EFIS to match the color of the cast stone base, with a bronze metal parapet cap, the rear elevation will be enhanced by recessed masonry faux window with detailing to be approved by Staff, all drainage to be internal including the canopy drainage, with brass overflows at the base of the building, the exterior wall pack lighting will be similar to the Ohio branch presented to DRB, the Landscape approval will be deferred, the Applicant will provide ADA compliant ramp to the building entrance, the site furnishings including the bench, trash cans, bike rack will be approved by Staff, the dumpster enclosure and transformer will be adequately screened by

plantings on center that will grow together, the site lighting poles will be resubmitted with the landscaping deferred presentation, and the Site Plan is approved as presented.

Vice- Chair Schwing seconded the motion.
Motion carried (7-0)

There was discussion during the motion about relocation of light pole.

Chair Kramer called a recess at 10:18 a.m.

Chair Kramer reconvened the meeting at 10:23 a.m.

3. DRB230051 **Truck & Tap** 30 Milton Ave
consideration of exterior roof changes

Applicant presented:
Existing Roof Top Patio
Proposed Roof Top Patio
Want more substantial permanent structure matching existing architecture.
NE & NW Perspectives using existing steel columns with extensions.
Wood-stained expresso color structure will match what is there now.
Site Line Study
Tilted Roof will not be visible.
Gutter System- internal roof drains and gutter system on the alley side. May need diverters.
Heaters – gas heaters will be mounted up high and angled down. Will follow code on height.
No plans for screens at this time.
Ceiling Fans w/misting system.
Structural capacity
No change to access to rooftop.

There was no public comment.

- Vice Chair Schwing offered a motion to approve elevations and materials with the following condition Applicant will submit any heaters, fans, misters, and their installation details to Staff.
  - Board Member Corkill seconded the motion.
  - Motion carried (7-0)

IX. ADJOURNMENT

With there being no further items to consider or discuss, Chairman Kramer adjourned the meeting at 10:34 a.m.