



JANUARY 19, 2024

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

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1. MEETING ANNOUNCEMENTS

Richard Kramer called the Workshop to order at 8:35 a.m.

2. WORK SESSION ITEMS

- 235 Cricket Lane Applicant has worked with Staff and Downtown Consultant on revisions.
- F45 signs will not have face illumination.
- Eddie V's Prime Seafood is in the Northpoint Overlay.

3. CALL TO ORDER

Richard Kramer called the meeting to order at 9:05 a.m.

4. ROLL CALL

- Design Review Board Members present:
 - o Richard Kramer (Chairman)
 - o Frank Schwing (Vice Chairman)
 - o Erik Rowen
 - o Pat Corkill
 - o Holly Palmer
 - o Jennifer Sprayberry
 - o Kim Matherly
- Staff Present:
 - o Bret Schroeder, Code Enforcement Manager
 - o Elle Taylor, Planning + Zoning Coordinator
 - o Nikisha Mistry, GIS Specialist/Special Projects Planner

5. Election of Officers for 2024

- ❖ Board Member Schwing offered a motion to elect Richard Kramer as Chair.
 - Board Member Plamer seconded the motion.
 - Motion carried (6-0-1) (Kramer abstained)

- ❖ Board Member Corkill offered a motion to elect Frank Schwing as Vice-Chair.
- Chair Kramer seconded the motion.
- Motion carried (6-0-1) (Schwing abstained)

6. PLEDGE TO THE FLAG

7. ITEMS FROM STAFF

8. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of December 15, 2023

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

9. PUBLIC HEARING

1. DRB240002 235 Cricket Lane

Board Member, Jennifer Sprayberry, recused herself from the vote as her firm is working on the project.

Tori Young, Applicant, presented consideration of new downtown residential home.

- Discussed conversations with City Architect.
- Site Plan
- Stormwater System
- Height of retaining wall 5- 10'.
- Grading Changes
- Provided a letter signed by Architect Diane Bolivar stating that she had performed an informal review of the plans. Her opinion is that the design contains architectural elements of Tudor Eclectic and Shingle Architecture style which are approved architectural styles in the Downtown Overlay.
 - Tudor Eclectic elements:
 - o Front facing gable with wing.
 - o Nested gable front porch.
 - o Main house hipped roof.
 - o Massive chimneys.
 - o Curved front door.
 - o Eyebrow dormers.
 - o Stone, stucco.
 - Shingle Architecture Style:
 - o Stone water table.
 - o Wood shingles.

- o Some examples use lap siding in the bottom floor, and it transitions to shingles above.

Elevations-

- Provided updated Elevations.
- Paved Concrete Sidewalks
- Sample of Iron-ore stone
- Discussed Roof
- Columns on fence will be dark brick. Did not provide a sample.

There was discussion from the Board:

- Roof slopes are different.
- Needs more continuity.
- Water Table.
- Copper Light Fixtures.
- Fence
- Decorative gate near front door.
- Columns
- Wall facing Right of Way
- Materials
- View from Haynes Bridge Rd
- Birds eye view from sidewalk
- Wall that neighborhood sees.
- No "breakups" for retaining walls.

Landscape:

- Scott Morrissey presented.
- Meets Landscape strips and streetscape requirements.
- Foundation plantings.

There was discussion from the Board:

- Pistachio tree viability.
- Consistency with streetscape.
- Sod or ground cover instead of muddy grass.
- Vines to buffer wall.

There was no public comment.

- ❖ Vice - Chair Schwing offered a motion to approve Site Plan and Elevations & Materials as presented with the condition that the Applicant will submit actual sample of white brick and details of design to Staff. Brick will be a lighter color brick, not painted, that complements the stone and stucco colors on the house.
 - Board Member Corkill seconded the motion.
 - Motion carried (6-0)

- ❖ Board Member Corkill offered a motion to approve landscape with conditions that streetscape trees shall be consistent with others on Cricket Lane. Include ground materials at wall. Elms instead of Pistachio Tree for Cricket Lane theme, Vines, or something on streetscape of 6' wall to buffer and scale. Reduce the amount of muddy grass and replace with evergreen material.
 - Board Member Rowen seconded the motion.
 - Motion carried (6-0)

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

Chair Kramer reconvened the meeting at 10:15 a.m.

Board Member Sprayberry returned to the meeting.

2. DRB240004 F45 Training 11740 Haynes Bridge Rd

A1 Signs, Inc. presented consideration of signage for the Applicant.

There was discussion:

- 3" fabricate stainless steel letters and logo on both signs.
- Front and side of building.
- Halo illuminated with white LED light.
- Channel Letters.
- No raceway.
- Provided sample.

There was no public comment.

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

3. DRB240001 La Parrilla 865 North Main St #10

Norwood Architects presented consideration of exterior changes for the Applicant.

- Proposed new entrance 7 sign with tower element.
- Existing patio, patio enclosure to remain.
- Banding, vinyl graphics to be removed.

- **Front Elevation**
 - New standing seam metal roofing to match existing.
 - Stucco corbel width on each side.
 - New gutters w/downspouts to match.
 - New signage.
 - New brick column and EIFS capital profile to match existing.
 - Planters will remain.

- **Right Side Elevation**
 - New storefront infill to match existing after door demolition.
 - Existing sidewalk to remain.

- **Rear Elevation**
 - New steel columns.
 - Interior floor to be flush w/ sidewalk.
 - New light fixtures.
 - New Entry doors.
 - New gate.
 - New brick column.

There was no public comment.

- ❖ Vice Chair Schwing offered a motion to approve as presented with the condition that in the area of existing entrance black awnings will remain and storefront to replace existing door will extend to the ground.
- Board Member Corkill seconded the motion.
- Motion carried (7-0)

4. DRB240005 Original Chop Shop 10920 Haynes Bridge Rd #100

Applicant presented consideration of exterior changes.

- Site Plan.
- Renderings of elevations.
- Samples of materials for enhanced parapet.
- Pilasters.
- Replace awnings w/metal canopy.
- Corner extremes – infilling w/clear story windows, aluminum canopy.
- Ceiling.
- White gooseneck lighting.
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There was no public comment.

- **Board Member Rowen offered a motion to approve as presented with the following conditions:**
 - 1. Storefront mullions match existing.**
 - 2. Applicant will bring back furnishings for Staff approval.**
 - 3. Any damaged or dying landscape will be replaced.**
- **Vice Chair Schwing seconded the motion.**
- **Motion carried (7-0)**

5. DRB240005 Eddie V's Prime Seafood 11405 Haynes Bridge Rd

Applicant presented consideration of new construction.

- Site Plan
- Background on Eddie V's Prime Seafood
- Architecture from other locations
- 100 parking spaces secured from neighbor.
- Underground Stormwater
- Screening of dumpsters.
- Grease traps to be replaced.

Landscape

- Pavers under porte-cochere will be stamped concrete.
- Material for sidewalk area and vehicular drop off will be concrete.
- No Leland Cypress. Use Green Giant or Arborvitae.
- DRB recommended swapping locations of carissa holly and foundation grass on the westside.
- External irrigation.

Elevations and Materials

The Applicant did not have enough details. DRB provided cursory review.

- Porcelain tile in entry area need more specifics on size.
- Metal black canopy material.
- More details on soffits.
- More details on lighting.

There was no public comment.

- ❖ Board member Corkill offered a motion to approve the site plan and landscape as presented with the conditions power wash existing retaining walls, remove Leland Cypress from Landscape Plan, and flip locations of carissa holly and foundation grass as discussed. Landscaping will be irrigated.
- Board Member Palmer seconded the motion.
- Motion carried (7-0)

10. ADJOURNMENT

Chair Kramer adjourned the meeting at 12:10 p.m.