DESIGN REVIEW BOARD
FEBRUARY 16, 2024
OFFICIAL MINUTES

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

1. MEETING ANNOUNCEMENTS

Chair Kramer called the Workshop to order at 8:30 a.m.

2. WORK SESSION ITEMS

There was discussion on cases to be considered at the meeting.

Cal Estate Holdings

- Paint Color.
- Landscape Plan.

Taco Bell

- Elevations, Furniture, Lighting.
- Signage – how is it lit?
- Share lighting with Starbucks.
- Staff approves of lighting plan.
- Wall between Starbucks & Taco Bell has no safety rail.

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:00 a.m.

4. ROLL CALL

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

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

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of January 19, 2024

- **Vice Chair Schwing offered a motion to approve.**
  - **Board Member Palmer seconded the motion.**
  - **Motion carried (7-0)**

8. PUBLIC HEARING

1. DRB230050 Fifth Third Bank 4303 State Bridge Rd

Dana Baker and Craig Moss presented consideration of new landscape.

- Tree Preservation Plan.
- Updated Landscape Plan.
- Relocated dumpster.
- Buffer near Drive Thru area.
- Added parking lot island.
- Carissa Hollies and Needlepoint Hollies for screening on Old Milton Parkway.
- Changed species to be more in line with neighboring properties.
- Addressed conflicts with Lighting.
- Added additional trees.
- Provided photos of species.

There was discussion:

- Dumpster size, location, and screening.
- North and back side need better screening.
- Distance between sidewalk on north side of site.
- Spacing of Carissa Hollies.
- Change Catmint to something heartier such as, Black-eyed Susan.
- Irrigation.
- Consider a softer Evergreen species than Needlepoint next to the pedestrian walkway.
- New parking island is out our jurisdiction. Applicant is working with the developer of the project.
- Site Lines.
- Site Lighting near Drive Thru – shifted to ensure it will not interfere with tree canopy.
- Photometrics

There was no public comment.

- **Vice Chair Schwing offered a motion to approve the landscaping with the following conditions:**

1. **Applicant will provide better screening for the dumpster with final approval by Staff.**
2. **Applicant will tighten the spacing on the Carissa Hollies along State Bridge Rd.**
3. **Applicant will select a different material, something more hearty for planting around the Publix sign - the suggestion was to replace the Catmint with Black-eyed Susan.**
4. **Applicant will select a material that is softer, less spikey than the Needlepoint Hollies along the walkway with final approval by Staff.**

- **Board Member Rowen seconded the motion.**
- **Motion carried (7-0)**

2. DRB240007 Main Street Mortgage Brokers 159 North Main St

Tammy Albright presented consideration of new signage.

- Existing Monument Sign.
- New Logo matches color of front door.
- New Logo.
- Monument Sign prepped.
- Sign Details.
- Ground Covering.
- Showed nearby signs.
- Provided color samples of 3 colors.
- Painted aluminum letters protrude out 2 inch offset. Color is “baked on” for a cured, factory finish.

There was discussion of planting around the base of the sign.

- Base of monument sign now matches the building.
- Staff showed Landscape planned approved by Council with future Landscape Plans to be approved by Staff.
- Applicant’s plan is to keep pebble rock and add seasonal landscaping.
- Low monument base.
- Shady area.
- Staff showed Council Condition #4 “Landscape plan shall be submitted and approved by Staff and shall be exclusive of overhead utilities and utility easements. If landscape material is removed during Hwy 9 construction, property owner shall be required to reinstall any lost vegetation.”
- Staff stated that Board may make recommendations for what can go around the monument sign with approval by Staff.
- Board suggested species to use as ground cover.
- GDOT completion of Hwy 9 construction.

There was no public comment.

- **Board Member Rowen offered a motion to approve the new signage with a suggestion related to landscaping at the base of the sign. Applicant will review possible ground cover such as mondo grass or liriope, to be approved by Staff at the completion of the DOT construction.**
- **Board Member Palmer seconded the motion.**
- **Motion carried (7-0)**

3. DRB240008 Cal Estate Holdings 390 North Main St

Board Member Corkill recused himself as he designed the Landscape Plan.

Tara Davis, architect, presented consideration of new exterior colors and landscape.

- Business use will be an art gallery.
- Front door will remain.
- 2 swing doors will be replaced.

There was discussion:

- Options for lead glass doors.
- Provide Paint colors.
- DRB clarified that building has already been painted.
- DRB wishes stone had not been painted.
- Parapet cap painted Iron Ore.

Applicant continued presentation:

- Exterior has already been painted “Simply White” color without DRB approval.
- Windows, facia, and trim have been painted “Iron Ore” color without DRB approval.
- Applicant requested to retain the white on the brick and to paint the front with” Brassica”, muted purple color to relate to the branding.
- Would like to paint the stacked stone and arch, keeping the windows and door frames “iron ore” keeping brick and triangular face in the front “Simply White” for contrast.
- Existing Landscape.

There was more discussion:

- DRB unsure of purple color.
- Tone down colors of porte-cochere. Use a color between Iron Ore and Calluna colors instead of Brassica.
- Are colors in Historic color palette?
- General up lights in Landscape.
- Replacing existing chandelier with simple black sconce.
- Landscape

- Client wants Symmetry and refinement.
- Framing of front entrance.
- Existing plant beds.
- Paved gray stone circular area and benches.
- Planning decorative vase feature in the center.
- Plant species.
- Mulch.
- Site plan proposed. with landscape area.

- Retaining wall
- High elevation change
- Staff presented photo from September 2023 showing silt fence has been removed and new pole has been set.
- Circular area has been built up to account for grade change.
- Staff suggested a set of stairs that would come from the garden to the wall.
- Staff suggested possible mural on the wall to be approved by Cultural Arts Commission after construction.
- Staff showed Heritage color palette with muted colors.
- Considering building signage and monument signage.
- Two rollaway trash bins behind the building.
- Stormwater area to be updated.
- Uplighting around perimeter of front garden beds.
- Gray square cobblestone area.
- Concrete benches.
- Cement vase.

There was no public comment.

❖ **Vice- Chair Schwing offered a motion to approve the Elevations, Materials and Landscape as presented today with the following conditions**:

1. **Applicant will attempt to keep the leaded glass and repair it, if possible, with final review and approval by Staff and**
2. **Applicant will explore a walkway, and stair to the public sidewalk with Staff once the GDOT construction is done.**

- **Board Member Palmer seconded the motion.**

- **Board Member Rowen offered a Friendly Amendment for the Applicant to consider modifying the color, which is called Brassica, to a gray tone which complies with the Heritage color palette, to be approved by Staff.**

- **Vice-Chair Schwing did not accept the Friendly Amendment.**

- **Motion carried (4-2) (Kramer, Rowen)**

Board Member Corkill rejoined the meeting,

Chair Kramer called a recess.at 10;05 a.m.
Chari Kramer reconvened the meeting a1 10:12 a.m.

4. DRB240009 Taco Bell 10850 Haynes Bridge Rd
consideration of exterior changes

Brandon Duffy presented for the Applicant.

- Add brick to front elevation.
- Adding exterior patio with umbrella and patio seating.
- Paint building a similar color.
- Add a new walk-in box.
- New Menu Board, Clearance Bar and Canopy.
- Revamp the lights with LED lights.
- Replace light bulbs or fixtures on exterior of building, new branding, new paint, refresh any damaged sidewalks.
- Upgrade the Landscaping, add shade trees.

There was discussion:

- Façade is Stucco.
- Adding brick and painting brick to match the building.
- Patio is non-existent. today.
- Showed location of L shaped fencing.
- Showed furnishings.
- Location of shade tree.
- Staff: requested addition of seating on existing concrete benches along the fence and maintain egress.
- Tree is needed in Parking Lot Island adjacent to the patio to provide shade.
- Light pole.
- Staff will choose tree and location to fulfill requirement.
- Ground Cover may have to change.
- Applicant did not have actual paint samples. Stated existing palette is similar.
- Showed location of Walkin Cooler on Site Plan.
- DRB would like some level of masonry material.
- Ape applied LED perimeter lighting – edge of fascia hidden by Z metal flashing. Allows purple lights to reflect on the top portion of the building to provide a “glow”.
- DRB prefers softer white light.
- Wainscoting on cooler.

- Color of cooler will be Enduring Bronze.
- Existing Stone w painted brick above.
- Recessed area over store front will be purple with band above it.
- Front Elevation – Bronze color Awnings remain.
- Applicant proposed possible murals as part of sign package to be approved by Cultural Arts Commission.
- Georgia Petite Hawthorne.
- Site is irrigated.
- Color specified for order point Canopy – illuminated, bronze color post, white overall plain, unbranded canopy,
- Digital menu with speaker post.
- No face-lit signs allowed.
- Showed photo with umbrella color.
- Taco Bell Custom color purple umbrella color to match color on building.

There was no Public Comment.

❖ **Vice- Chair Schwing offered a motion to approve the Elevations, Materials as presented with the following conditions**:

1. **The elevations and materials on the walk-in cooler will match the existing building.**
2. **The LED perimeter lighting will be white or no lighting at all would also be acceptable Not purple.**
3. **The color brainstorm bronze as submitted will actually be enduring Bronze; because we don't have a sample of that, Applicant will submit a sample to Staff for approval.**

- **Board Member Le Cain seconded the motion.**
- **Motion carried (7-0)**

There was discussion about the cooler during the motion.

❖ **Vice- Chair Schwing offered a motion to approve the Landscape, Patio, and Furniture with the following conditions**:

1. Applicant will add benches along the fence to the south side of the patio.
2. Replace tree in the parking lot island in the northeast corner of the building that was previously removed, species and caliper of the tree to be approved by Staff,
3. Applicant will add additional landscape screening around the walk-in cooler with final approval by Staff.

- **Board Member Le Cain seconded the motion.**
- **Board Member Corkill offered a Friendly Amendment regarding the landscaping per his comment that the Indian Hawthorne is replaced with something else that would be better in this climate.**
- **Vice-Chair Schwing accepted the Friendly Amendment.**

- **Motion with the Friendly Amendment carried (7-0).**

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 10:58 a.m.