



1. MEETING ANNOUNCEMENTS

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

2. WORK SESSION ITEMS

Eddie V's Prime Seafood

- Staff will approve Signage.
- Exterior Elevations & Materials.

Daltex

- Painting of Façade, Signage & Roof
- Liked Existing Elevations of Urban Hardware.

Hen Mother Cookhouse

- Painting and new Signage

The Providence Group Townhomes on Old Milton Parkway

- DRB would like Herringbone feature on Chimney Cap.

Chick-Fil-A

- Staff prefers "Avalon" brick. Brick proposed is close.
- Green Screen.
- Outside Lighting.
- Tree Canopy may limit landscaping on one side.

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:00 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 Richard Owens
- o Holly Palmer
- o Jennifer Sprayberry

- **Staff Present:**

- o Bret Schroeder, Code Enforcement Manager
- o Elle Taylor, Planning + Zoning Coordinator
- o 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 February 16. 2024**

❖ **Vice Chair Schwing offered a motion to approve:**

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

8. **PUBLIC HEARING**

1. **DRB240004 Eddie V's Prime Seafood 11405 Haynes Bridge Rd**

Board Member Owens abstained as he was not present at last month's meeting when this item was initially discussed.

Applicant presented consideration of elevations and materials for new construction.

- First Eddie Vs in Georgia
- Brought materials board.
- Floor Plan
- **Southwest Elevation**
 - Smooth cement panels.
 - 2 sizes of porcelain tile.
 - Detail of welded element with LED light strips.
 - Selfie Wall" – Step and Repeat Wall.
 - Stucco behind metal screen to give a higher texture.
 - DRB suggested more uniform finish on Stucco.
- Under Canopy – perforated, backlit ceiling panel (grid of circles) to provide a glow and highlight entry moment. The other material is hearty soffit. Provided sample of what it looks like.
- Porte Cochere
- Tower.

- **Northwest Elevation**

- Faces the parking lot.
- Dumpster Enclosure.
- Roof Drainage.
- Downspout painted black.
- Site line study shows HVAC equipment is not visible.
- DRB requested Applicant review view from Haynes Bridge side.

- **Northeast Elevation**

- Washed by Soffit lighting.
- Applicant did not include exterior light fixtures in package – Black satin finish, rectangular.
- Landscape Lighting.

There was no public comment.

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

- 1. Applicant will be especially careful to avoid rooftop mechanical systems being seen from Haynes Bridge Road.**
- 2. Applicant will submit cutsheets for light fixtures including the landscape lighting to Staff for final approval.**

- **Board Member Corkill seconded the motion.**
- **Motion carried (6-0-1) (Owens)**

Board Member Owens rejoined the meeting.

2. DRB240010 Daltex Alpharetta (Alpharetta Crossing) 11770 Haynes Bridge Rd

Applicant presented consideration of exterior paint changes.

- History of property.
- Aerial overview of existing.
- Proposes to keep it uniform to match neighboring businesses.
- Alabaster White- shops.
- Passive Gray – Corner Stores, Columns.
- Urban Bronze – Roof, Anchors, Flashing.
- Provided actual samples of materials.
- Showed proposed locations of different colors on existing elevations.
- Red brick – Alabaster.
- Light brick and rings around columns – passive Gray.
- Parapet Cap – Passive Gray.

There was discussion from the Board:

- Some areas may need a refresh, but DRB prefers variety, does not like whitewash of shopping

- center.
- Prefer differentiation of storefronts.
- Perhaps color between Passive Gray and Urban Bronze to break up long strip center.
- Alabaster and Passive Gray are too similar.
- Like existing Urban Hardware façade.
- Use Urban Hardware color in the center.
- Opportunity for variety instead of all white.
- Like proposed roof.
- Perhaps Viva Chicken color.
- Maintenance of light color.
- Medallions.
- Staff suggested final approval so that Applicant would not have to come back to DRB in 60 days.
- DRB wants to break up the length of the center with contrasting colors and possible introduction of an intermediate tone to create more variety.
- Red Brick planters.
- Timeline of project.
- Discussion of signage.
- Water Table color.
- DRB suggested tiles be thematically cohesive.

There was no public comment.

- ❖ **Vice Chair Schwing offered a motion to conceptually approve the paint changes as discussed today with final approval by Staff, considering the suggestions of the Board which include:**

More differentiation in the storefronts by using a more contrasting color than the passive. The suggestion being to consider the gray background that is on the Urban Hardware sign; Also, to consider retaining some of the existing brick, the suggestion was on Urban Hardware, perhaps that's the place to retain the brick without painting it; and that the City Architectural Consultant will also look at this to consider his comments.

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

There was discussion during the motion that the medallions, planters, and signage were included in the discussion.

- **Motion carried (7-0)**

Chair Kramer called a 5-minute recess and reconvened the meeting at 10:19 a.m.

3. DRB240014 Hen Mother Cookhouse 50 South Main Street

Applicant presented consideration of exterior changes.

- History of Business.
- Presented renderings.
- Color samples of Light Buff and Kennebunkport Green.
- No architectural changes are proposed.
- No change to roof is proposed.

There was discussion from the Board:

- Consider painting water table Kennebunkport Green.
- Railings will be Kennebunkport Green.
- Gutters will be painted Kennebunkport Green.
- Roof Screening color.

- Signage
 - Monument Sign -Colors, Logo
 - Building Sign – Layout view, may add another light.

There was no Public Comment.

- ❖ **Board Member Rowen offered a motion to approve the exterior design and signage with the following condition.**

Applicant will revise the color of the water table on the South Elevation and other areas as needed to the Kennebunkport Green with final approval by Staff.

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

4. DRB240013 The Providence Group Old Milton Parkway Townhomes

Applicant presented consideration of new construction.

- 24 Townhomes.
- Color Site Plan.
- 1 access.
- Stormwater pond location.
- Stream buffer.
- Trash pickup.
- Pervious pavers and guest parking.
- Site slope.
- Property line follows the stream.
- Sewer easement.
- Walls on the property.
- Site Map with color schemes.
- 3 schemes are neutral colors.
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- Same plan constructed at Thompson St. Townhomes.

Scheme A

- Mosswood Brick pared with Avondale and is duplicated 3 times within the community on the front building, building diagonal from in and on the building at the very back of the community.
- Homesites. 1-4, 19-21, 13-15
- Fronts Old Milton Pky.
- Have Chimneys.
- Georgian Architecture.
- Architectural Control through HOA.
- Materials Board
 - Door colors Urbane Bronze & Mediterranean brick colors will alternate on the buildings.
 - Roof Color – Weathered Wood.
 - Siding color – Maison Blanche.
 - Trim color – Greek Villa
 - Windows – Black
 - Gutter/Metal- Urbane Bronze
 - o Cedar accents – Charwood
 - o True Jack Arch accurate to Historic buildings.

- o AC Units location in the back.
 - o Lighting.
- Council Condition #2 Exhibit A Chimney and Pilasters were added.

Scheme B

- Homesite 22-24 and 9-12
- Brick – Newcastle Gray & Bradford Hall Tudor.
- Mortar Colors – likely Southern Ivory.
- Aesthetic Chimneys – traditional, cap painted Urbane Bronze.
- Ventless Fireplaces.

Scheme C

- Homesite 16-18
- Internal Buildings

There was discussion:

- DRB suggested adding detail to Chimney. Applicant stated they are meant to be historically, architecturally correct.
- No exterior vents.

There was no public comment.

❖ **Vice Chair Schwing offered a motion to approve elevations and materials as presented with the following conditions:**

- 1. Applicant will add a Herringbone detail to the brick on the bottom section of the chimney with final approval by Staff.**
 - 2. And if Applicant does add exterior Light Fixtures, they will be the same as Towns on Thompson and the address plaques will be the same as Towns on Thompson.**
- **Board Member Rowen seconded the motion.**
 - **Motion carried (7-0)**

There was discussion during the motion concerning the proposed detail addition to the chimney.

Chair Kramer called a 5-minute recess and reconvened the meeting at 11:30 a.m.

5. DRB240003 Chick-Fil-A 4285 State Bridge Rd

Applicant presented consideration of new construction.

- Scrape & Rebuild project.
- Proposed Site Plan.
- Isolated Drive-thru improves distance for the stacking as well as separates it from the parking.
- Pickup Window at Porte-cochere.
- Both Lanes will be used in peak times.
- Location of access points.
- Employee Parking.
- Staff suggested that Applicant consider traffic congestion issue with City Staff.
- Dumpster Location.

- Outdoor Seating.
- Main Entrance Location.
- Council Condition #8 – Low Wall is 4' Purpose is to screen cars in drive-thru.
- DRB liked expansion of dine in parking.
- Site Lighting Photometric Plan.
- All new light LED fixtures.
- Landscaping Plan
 - Exceeds Requirements.
 - "Beefing up" on State Bridge Rd.
 - Saving trees on southern property line.
 - Chair Kramer read Landscaping Council Conditions 5-9.
 - Theme.
 - Tree Islands.
 - Condition #9 – Carolina Jessamine on black, wire Greenscreen Trellis on the porte cochere.
 - Staff stated intent of greenscreen was to screen the openings. Chick-Fil-A would like those openings visible for safety and security of Staff. They do not want plants in front of that opening.
 - DRB agreed openings work well.
 - Showed conceptual rendering of elevation with greenscreen.
 - Downspouts.
 - Height of Greenscreen 10'8 ".
 - DRB concerned with that particular vine growing on the north side of the building.
 - Rock Mulch cannot be in planting beds. Need specifics. It can't be used as mulch.
 - Discussion on putting decorative herringbone feature columns in case vines don't fill in.
 - Consider Arborvitae or taller Holly instead of Dwarf Yaupon Holly on South Elevation.
- Lighting
 - Exterior - 3ft tall Bronze Wall Sconces on outside.
- Floor Plan of the Building
 - Materials – Brick is Spalding Tudor. Matches Avalon.
 - Dark Bronze Paint Color.
 - Read Council Condition #2.
 - Elevations
 - West Elevation (Facing Parking & Main Entry) brick element with Herringbone & Stacked Bond Border
 - Low Levels of windows are transparent. Higher levels are frosted to conceal ceiling.
 - Spandrel glass.
 - Site Line Studies
 - Conceptual Rendering with Brick Sample.
 - Staff requested that ordering canopy columns match patterned columns in pickup area.
 - Condition #7 foundation plantings will be 2-3 planters on front elevation of the building.

There was no public comment.

❖ Vice Chair Schwing offered a motion to approve the site plan as presented with the suggestion that applicant look at relocating or eliminating the parking lot entrance exit on the northwest corner of the site due to the complexity of traffic flow at that intersection with final review and approval by Staff and consultation with the City's traffic engineer.

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

- ❖ Vice Chair Schwing offered a motion to approve the elevation and materials as presented with the following conditions:
 1. The columns on the drive-thru ordering and pickup areas will have a decorative herringbone brick detail; for clarification the brick selection is the Spalding Tudor brick as presented.
 2. And the transoms will be spandrel glass versus frosted in the areas where they were shown as frosted glass.
 3. And the transom in the play area will be clear glass, if possible.
- Board Member Rowen seconded the motion.
- Motion carried (7-0)

- ❖ Vice Chair Schwing offered a motion to approve landscaping as presented with the following conditions:
 1. Carolina Jessamine vine on the drive-thru pick up will be eliminated now that we are going to have decorative brick detail on the columns.
 2. Applicant will put in taller dumpster screening which meets Condition #13 from City Council. The suggestions that were made were Emerald Green Arborvitae or Nelly Stephens Holly.
- Board Member Corkill seconded the motion.
- Board Member Corkill offered a Friendly Amendment Applicant that add per Condition #7 foundation planters in the front elevation of the building as discussed.
- Vice Chair Schwing accepted the Friendly Amendment.
- The motion with the Friendly Amendment carried (7-0)

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 12:35 p.m.