



DESIGN REVIEW BOARD

OFFICIAL MINUTES

APRIL 19, 2024

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

2 PARK PLAZA

8:30 AM

1. MEETING ANNOUNCEMENTS

The Design Review Board Workshop began at 8:30 a.m.

2. WORK SESSION ITEMS

There was discussion by the Board on the two items on the Agenda.

3. CALL TO ORDER

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

4. ROLL CALL

1. ROLL CALL

- Design Review Board Members present:
 - o Richard Kramer (Chairman)
 - o Frank Schwing (Vice Chairman)
 - o Pat Corkill
 - o Richard Owens
 - o Holly Palmer
 - o Erik Rowen
 - 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 March 15, 2024

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

8. PUBLIC HEARING

- ##### 1. DRB240016 South Main Kitchen 9 South Main St
- consideration of exterior furniture

Applicant presented:

- Example of proposed green chair.
- Examples of variation in materials of chairs of nearby businesses.
- Composite Material.
- Planters.
- 2 Sunbrella Umbrellas in Pistachio color.

There was no public comment.

There was discussion from the Board that Staff ensure the color of umbrellas work with the color of the chairs and if not, the fallback would be the other color.

- ❖ Board Member Palmer offered a motion to approve the green chair, the planters, and table and the green umbrellas as presented today. If the green umbrellas don't complement the green chairs, we'll go with the beige umbrellas.
- Board Member Corkill seconded the motion.

There was discussion during the motion if the plants in the planters are not kept alive, the planters could not remain empty. Staff stated that could be included in the motion although it is difficult for Code Enforcement to monitor.

- ❖ Board Member Corkill offered a Friendly Amendment that the plants should be kept alive and thriving or they be removed.
- Board Member Palmer accepted.

During the motion, The Applicant stated that if the green chairs are not available, she would like to fall back on the beige chair.

Board Member Palmer withdrew her motion.

- ❖ Board Member Palmer offered a motion to approve the green chairs as presented today; if they are not available the beige chair that's in the black style that's presented today, the green umbrellas, if they do not match the green chairs, the beige umbrellas, the black planters which shall always have plantings in them; they should not be empty, and the tables are presented today.
- Board Member Corkill seconded the motion.
- Motion carried (7-0)

There was discussion during the motion if the beige chairs are used, Applicant will use beige umbrellas.

2. DRB240017 The Garren 154 Kimball Bridge Rd consideration of new construction

Applicant presented:

- Overview of project.
- Site Plan.
- Existing Gym Photos.
- Inspiration Architecture.

- Design has been approved by City Consultant.
- Civil Strategy.
- Property Location and Information.
- Phase 1 and Phase 2 Site Plans.
- Timeline of building of project.
- Intent to create a unique Class A experience, Suburban Office Space.
- No change to Existing school building.
- Landscape strategy will remain the same.
- Leasing Office in Phase I Buildings.
- Elevations:
 - Storefront window system with applied muntins to match the window that is on the school building.
 - Graphic Mural placeholder, artwork, to be determined.
 - Prominent Stair Tower.
 - Red Brick.
 - Metal Panels.
 - Cast in place Stone coping & header.
 - Steel plate surround.
 - Mechanical Screening.
 - Exterior stair.
 - Graphic Mural placeholder, artwork.
 - Main Entrance.
 - Main Parking Area.
 - Small parking Area off of Kimball Bridge.
 - Same footprint with addition of "rectangle"
 - Mutton pattern will match School Building.
 - Same Metal panels as School Building.

There was discussion that DRB likes the brickwork and may not want to conceal it with a mural.

- Materials and Specifications.
 - Material Palette
 - Aerial View Rendering
 - Site Line

There was discussion:

- New gym will be Office use.
- Window System floor to ceiling clear glass.
- Building Lighting will be done mostly Phase II.

There was no Public Comment.

- ❖ Vice-Chair Schwing offered a motion to approve elevation and materials as presented today.
- Board Member Rowen seconded the motion.
- Motion carried (7-0)

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 10:03 a.m.