



DESIGN REVIEW BOARD
OFFICIAL MINUTES
JUNE 21, 2024

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

1. MEETING ANNOUNCEMENTS

2. WORK SESSION ITEMS

Chair Kramer called the Work Session to order at 8:33 a.m.

The Board discussed the cases on this Agenda.

3. CALL TO ORDER

4. ROLL CALL

- **Design Review Board Members present:**
 - Richard Kramer (Chairman)
 - Frank Schwing (Vice Chairman)
 - Pat Corkill
 - Richard Owens
 - Holly Palmer
 - Jennifer Sprayberry
- **Staff Present:**
 - Bret Schroeder, Code Enforcement Manager
 - Elle Taylor, Planning + Zoning Coordinator
 - James Drinkard, Assistant City Administrator

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of May 17, 2024

- ❖ **Board Member Owens offered a motion to approve.**
- **Vice- Chair Schwing seconded the motion.**
- **Motion carried (6-0).**

8. PUBLIC HEARING

1. DRB240023 Surety Bond Girls

Applicant presented consideration of a new signage in the Downtown. The property is located at 365 Brady Place and is legally described as being in Land Lot 0693, 1st District, 2nd Section, Fulton County, Georgia.

- Proposed Monument Sign #1.
 - Rendering.
 - Location.
 - Color Samples – SW6840 Exuberant Pink, SW7066 Gray Matters, SW6992 Inkwell.
 - Capped Posts.
 - Crown Molding on top of sign.
 - 4x4 Uplit existing lights.
 - Groundcover, Planter seasonal flowers.
- Blade Sign
 - Location
 - Rendering

There was discussion from the Board:

- Add azaleas along the fence.
- Manage annuals flowers seasonally.
- Landscaping at base of sign.

There was no public comment.

- ❖ Board Member Owens offered a motion to approve the sign with the condition that the planting within the sign would be regularly changed out and maintained with the watering that you said you have so that all of that works together and I close that motion.
- Board Member Palmer seconded the motion.
- Motion carried (6-0).

Chair Kramer clarified during the motion that this was for the monument sign.

- ❖ Board Member Palmer offered a motion to approve the blade sign as submitted.
- Board Member Corkill seconded the motion.
- Motion carried (6-0).

2. DRB240022 The Tipsy Spoon

Tyler Cook, Applicant, presented consideration of a new signage in the Downtown. The property is located at 64 North Main St and is legally described as being in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

- Color Scheme to match nearby businesses – Dark Brown background, historic dark cream border.

- Provided color samples.
- Single, recessed, carved, background, raised letters and border.
- Double-sided.
- Address letters on posts.

There was discussion from the Board:

- Sign structure looks temporary.
- Needs to be more substantial.
- Remove horizontal supports.
- Showed “Southern Porch” sign.
- Possibility of Arched sign.’
- Caps on posts.
- No Building Sign.
- Add evergreen plantings, Boxwoods, Clarissa Hollies.
- Apparatus (existing lights) on sides of sign. Staff will work with Sign Company to address.

There was no public comment.

❖ Vice- Chair Schwing offered a motion to approve the monument sign as presented with the following conditions:

1. Applicant will modify the support structure based on comments today which may include caps on the posts, and rod supports vs. the horizontal wood supports shown. Final approval of the wood structure will be by Staff.
2. Applicant will add evergreen landscaping at the base of the sign, boxwoods were suggested, final approval by Staff.
3. Applicant will repair sign lighting as needed.

- Board Member Palmer seconded the motion.
- Motion carried (6-0).

Chair Kramer called a five-minute recess at 9:39 a.m.

Chair Kramer reconvened the meeting at 9:44 a.m.

3. DRB240020 Campania

Applicant presented consideration of a new patio addition. The property is located at 800 North Main St and is legally described as being in Land Lot 1111, 2nd District, 2nd Section, Fulton County, Georgia.

- Overview of project.
- Semi enclosed patio.
- Enclosure system.
- Color samples.
- Storefront door.

- Double hung windows.
- Location of retaining wall.
- Light pole.
- Renderings.
- Stone base.

There was discussion from the Board and Staff:

- Existing Railing on second floor.
- Existing black metal railing on first floor.
- Existing furniture in parking lot will be removed and relocated.
- Remove pervious pavers around Elm tree.
- Expand open space around the tree.
- Remove white picket fences.
- Patio addition needs to look like it is part of the building.
- Pressure treated skirt just shy of the ground, will be stained special walnut.
- Wall section at Patio.
- Base of treated column- stone veneer goes to grade.
- Air Conditioning/Heaters.
- Entrance to patio.
- Windows.
- Fabric enclosure system on the inside.
- Landscaping – space between new structure and existing wall and to the left of that space. Low shrubs, fragrant ground cover. Staff will look at it.

There was one public comment in favor.

❖ Vice Chair Schwing offered a motion to approve the patio addition as presented today with the following conditions:

1. The patio railing will match the existing railing in the front of the building.
2. Current parking lot seating and fencing will be removed.
3. Applicant will expand the open space around the tree and the island in the front with final approval by Staff.
4. Applicant will submit a Landscaping Plan to Staff for approval that will address the approximately 2' landscape strip along the side of the patio.
5. Relandscape the area at the end of the patio structure between the retaining wall and the building.

- Board Member Owens seconded the motion.

There was discussion during the motion about the light pole and the wall.

Board Member Corkill offered a Friendly Amendment that damage to the existing retaining wall shall be repaired or replaced to match the existing; if the material cannot match then the wall shall be rebuilt to materials per Staff approval.

- Vice Chair Schwing and Board Member Owens accepted the friendly amendment.
- Motion Carried (6-0).

4. DRB240024 418 North Main St

Applicant presented consideration of an exterior remodel and paint. The property is located at 418 North Main St and is legally described as being in Land Lot 1180, 2nd District, 2nd Section, Fulton County, Georgia.

- Elevations
 - Board & Batten Siding.
 - Body Color - SW 6385 Dover White.
 - Window Trim and doors in rear Black.
 - Front Door – SW 6514 Respite.
 - No shutters.
 - Painting is done.
- Front stoop minimal existing hand rail will be improved.
- Mask the meter.
- Monument Sign
 - Elevation Views
 - Map View
 - Sign Description
 - Black background, white letters.
 - Unlit
 - Double-sided
 - Provided sample of black color.
 - Location of sign.
 - Base structure.

There was discussion from the Board:

- Liked simplicity
- Needs low Evergreen landscaping at base.
- Base matches building color.
- Stucco finish base.
- No Building signage at this time.

There was no public comment.

- ❖ Vice Chair Schwing offered a motion to approve the exterior remodel and paint as presented with the following conditions and clarifications:
 1. To clarify, there will be no shutters on the building.
 2. The front stoop railing will be replaced as similar to what was shown in the rendering today with final approval by Staff.
 3. Applicant will screen the gas meter facing the street with final approval by Staff.
- Board Member Palmer seconded the motion.

- Motion Carried (6-0).
- ❖ Vice Chair Schwing offered a motion to approve the monument sign as presented today with the condition that Applicant will add evergreen landscaping at the base and plant it per industry standards so that it will thrive with final approval of plant selection by Staff.
- Board Member Corkill seconded the motion.
- Motion Carried (6-0)

Chair Kramer called a 5-minute recess a 10:42 a.m.

Chair Kramer reconvened the meeting at 10:47 a.m.

5. DRB240025 VyBez LLC

Applicant presented consideration of exterior changes in the Downtown. The property is located at 124 Devore Rd and is legally described as being in Land Lot 0693, 1st District, 2nd Section, Fulton County, Georgia.

- Elevations.
 - Enclose the patio area.
 - Paint white.
 - Provided sample.
 - Replace existing awning.
 - Change front door to brick to match the building.
 - Bricking in vestibule.
 - PVC, woodgrain face of canopy.
 - Aluminum, prefabricated Patio with retractable windows.
 - Outside condensing unit in back.
 - Floor mounted fans.
 - Planters.
 - No live entertainment.
 - Concrete floor with coating replacing asphalt.
 - Staff liked gray color.
 - Plants on uncovered area.
 - Drainage.
 - Dumpster enclosure.
 - Moving kitchen door to the side of the building.
 - 6 ' sidewalk..
 - Rooftop unit screened.

There was discussion from the Board:

- Tree requirements.
- Railing on patio.
- South Elevation base to fencing Sheet A2.
- Black rectangular planters.
- Building Sign.

- Option #1 – backlit letters on main canopy.
- Option #2. – on wall.

There was no public comment.

- ❖ Vice Chair Schwing offered a motion to approve the exterior changes and building sign as presented with the following conditions:
 1. An alternative paint color in a shade gray would be acceptable or the color as presented today. If the Applicant chooses to use a shade of gray, Staff will have final approval.
 2. Applicant will provide a landscaping plan for the end of the patio for Staff approval.
 3. The dumpster enclosure will be bricked to match the building on the side and back with gates on front. Style and material to be approved by Staff. The dumpster enclosure will have landscape screening with approval by Staff.
 4. For clarification the canopy is going to be a PVC wood grain as shown to the Board today vs. the aluminum shown in the submittal.
 5. The plantings in the planters around the patio will be maintained and irrigated.
 6. The Building Sign is subject to final approval by Staff.
- Board Member Owens seconded the motion.
- Motion Carried (6-0)

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 11:17 a.m.