

MINUTES

City of Milton Design Review Board Regular Meeting December 4, 2007, 6:00 PM

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Commission Members Present: Buck Bell, Kathi Cook, Eddie Moore,
Michael Stevens

Late arrival: Thorton Kirkland (6:15 p.m.)
Terry Herr (6:45 p.m.)

Not Present: Alex Paulson

City Staff: Michael Tuller, Community Development
Angela Rambeau, Community Development

CALL TO ORDER

CHAIR BUCK BELL:

Called meeting to order. State there was a quorum.

PLEDGE OF ALLEGIANCE

APPROVAL OF MEETING MINUTES:

MOTION AND SECOND: Kathi Cook made a motion to approve the November, 2007 meeting minutes. Eddie Moore seconded the motion. **VOTE:** (4-0). Motion passed unanimously.

CHAIR BUCK BELL:

- Called for a motion and second for approval to read a position statement to staff and audience.

MOTION AND SECOND: Kathi Cook made a motion to allow the reading by the Chair of the position statement to Board and audience. Eddie Moore seconded the motion. **VOTE:** (4-0). Motion passed unanimously.

MEETING AGENDA:

1. Call to Order
2. Approval of November, 2007 meeting minutes
3. Demo, 16030 Hopewell Road
4. Demo, Montessori School, Morris Road, Bobby Shayan
5. Temporary buildings, Birmingham United Methodist Church, Walter Dean
6. CVS, Highway 9, Zach Middlebrooks
7. Crabapple Mercantile, Crabapple Road, J. T. Adams
8. Courtesy review—RZ07-011, John McMillan
9. Courtesy review—RZ07-018/U07-009/VC07-010, Ken Morton
10. Courtesy review—U007-007/VC07-012, Jennifer Arnold
11. Courtesy review---RZ07-020/VC07-015, Pegaah Firoozi
12. Other business
13. Adjournment

CHAIR BUCK BELL:

- Read the position statement to board and audience stating it was a clarifying statement of the Design Review Board's responsibilities and understandings of the Board in accordance with the City of Milton's Zoning Resolution, Chapter 2 Administration, Article 3 of the City of Milton's Ordinance 12, Section 12. Chair asked Board to accept this document and statements as a position for which they perform under.

MOTION AND SECOND: Kathi Cook made a motion to accept the statement of purpose that was read by Buck Bell. Eddie Moore seconded the motion. **VOTE:** (4-0) from quorum. Also have 2 proxy votes from Terry Herr and Alex Paulson. Motion passed unanimously.

CHAIR BUCK BELL:

- Called the first case, Demo Permit for 16030 Hopewell Road.

APPLICANT DANIEL McKINLEY, 2765 Woodwin Road, Doraville, GA.

- Demo of the abandoned house being presented.

KATHI COOK:

- Will another house be built there or for future development?

APPLICANT DANIEL McKINLEY:

- Future development.

CHAIR BUCK BELL:

- Called for any community comment.
- There was none and no other Board discussion.

MOTION AND SECOND: Kathi Cook made a motion to approve the demolition of the abandoned house located at 16030 Hopewell, subject to the applicant identifying specimen trees and preserving those trees and staying out of the critical root zone. Eddie Moore **seconded** the motion. **VOTE:** (4-0). Motion passed unanimously.

CHAIR BUCK BELL:

- Called the next case, Demo, Montessori School, Morris Road.

THORTON KIRKLAND

- Arrived at 6:15 p.m. and joined the Board.

APPLICANT J. C. CHARKHIAN, 471 Barnsdale Drive, Marietta, GA 30068.

- Applying for demo to build a Montessori School on property.

CHAIR BUCK BELL:

- Clearing the barn and rest of property for the Montessori School?

CHAIR BUCK BELL:

- Have school plans been approved for the development?

STAFF MIKE TULLER:

- School has been approved. There is a second phase to be brought forward.

KATHI COOK:

- Anything historical about the barns?

STAFF MIKE TULLER:

- Was an old cotton gin there, but now a hazard to community's well-being and is in total disrepair.

CHAIR BUCK BELL:

- Asked about any specimen trees on property.

APPLICANT J. C. CHARKHIAN:

- There are a few specimen trees but not many.
- City Arborist has come out to property.

CHAIR BUCK BELL:

- Called for any community comment.

J. T. ADAMS, 15690 Hopewell Road, Milton, GA:

- If any historical significance to the cotton mill, would be interested in speaking with owner about preserving what could be, independent of the property.
- As separate matter, trying to help form the Milton Historical Society.
- Want to preserve what we can that has historical significance.
- Would like to photo graph the cotton mill, perhaps relocate it and recreate it somewhere else in the future.

CHAIR BUCK BELL:

- Asked applicant if he was amenable to this proposal to preserve the cotton mill and applicant affirmatively stated.
- Would request parties to get together as expeditiously as possible.

APPLICANT J. C. CHARKHIAN:

- If anything could be saved be more than happy to do so.
- Need to do this as soon as possible.
- Have demo permit and in process of getting LDP.

MOTION AND SECOND: Kathi Cook made a motion to approve the demolition, Montessori School on Morris Road, subject to the applicant meeting with Mr. J. T. Adams to determine if the barns can be relocated because of their historic value and making an effort to do so. Thorton Kirkland **seconded** the motion. **VOTE:** (5-0) Motion passed unanimously.

CHAIR BUCK BELL:

- Like to add to the motion that there be 10 days to determine whether Applicant and J. T. Adams can work out the historic barn matter before demolition would occur. **VOTE:** (5-0). Motion passed unanimously.

CHAIR BUCK BELL:

- Called the next item, temporary buildings at Birmingham United Methodist Church.

STAFF ANGELA RAMBEAU:

- Presented case for applicant.
- Indicated she had information the Board has previously requested.
- Applicant is requesting permission for two temporary buildings to be located at back of the Birmingham United Methodist Church.
- They are being donated to the Boy Scouts.
- Applicant plans to have the buildings there for the foreseeable future until buildings need structural replacement.

- He was advised administrative permit good for 3 years.
- He indicated he would apply for another permit after that time.

STAFF ANGELA RAMBEAU:

- Stated applicant is in compliance with all city ordinances.

KATHI COOK:

- Discussion with Staff about compliance with landscape strips and buffers and whether temporary permits were conditional.

STAFF ANGELA RAMBEAU:

- Conditions are built in.

KATHI COOK:

- What happens if buildings are abandoned?

MIKE TULLER:

- Can ask owners to remove them.

BUCK BELL:

- Concerns about anyone being able to put trailers on a commercial piece of real estate and by that permit set precedence to sit for 3 years and then renew again.
- Also concerns about how they will aesthetically look.

STAFF ANGELA RAMBEAU:

- Not issue of setting a precedent.
- You are allowed to have temporary classrooms under certain zonings and temporary structures, but only for certain uses.

BUCK BELL:

- Would like for them to look more like modular structures with bottoms blocked in, casings around the door, etc.

KATHI COOK:

- Feel they need to enhance the 10 foot landscape buffer where sparse, paint it, and put skirting around it and decking to screen it.
- Could be a good scout project.

MOTION AND SECOND: Kathi Cook made a motion to approve the temporary buildings at Birmingham United Methodist Church subject to the trailers being painted and maintained as stated, they apply the skirting and decking that will have to be done by code anyway, and enhance the landscape buffer where it is sparse in order to screen the building. Thorton Kirkland **seconded** the motion. **VOTE:** (5-0). Motion passed unanimously.

BUCK BELL:

- Made a friendly amendment.
- Wanted to see some physical architectural improvements made to the property. Instead of lattice under trailer, something more permanent.

KATHI COOK:

- Accepted friendly amendment to motion. **VOTE:** (5-0). Motion passed unanimously.

CHAIR BUCK BELL:

- Called next case, CVS on Highway 9.

APPLICANT ZACH MIDDLEBROOKS, 595 W. Crossville Road, Roswell, GA:

- Proposed site is NE corner of Highway 8 and Bethany.
- CVS approved site in March of 2006.
- Initially zoned in 1996.
- Have had a site plan modification.
- One of conditions for approval was the elevation.
- Have been working with City of Milton since January of 2007 for site and building permitting.
- Milton advised had issues with Highway 9 Overlay District.
- Need to get other two elevations approved.
- Have had several meetings with the Birmingham Residents Association and adjacent neighbors.
- Site plan was approved by city on November 8, 2007.

DISCUSSION WITH BOARD FROM SITE PLAN ABOUT ELEVATIONS.

BOARD AND APPLICANT DISCUSSION ABOUT PARAPETS AND ELEVATIONS FROM SITE PLAN.

TERRY HERR:

- Arrived late to meeting at 6:45 p.m.

TERRY HERR:

- Asked about grades were between Highway 9 and finished floor of building.

APPLICANT ZACH MIDDLEBROOKS:

- Can we do study off grading plan that has been approved?
- Could it be a condition and get with Community Development and do a full line of site based on a grading plan?

KATHI COOK:

- Would be okay with Staff reviewing it, but plan should show no roof-top equipment would be visible prior to building plan being issued for building.

TERRY HERR:

- Inquired about red and yellow CVS colors and if okay with overlay.

APPLICANT ZACH MIDDLEBROOKS:

- Have worked with Community Development to be compliant with all other requested to keep the trademark red of CVS.

KATHI COOK:

- Other building had more brick.
- Perhaps could use more brick in the archway of this project.
- Shown on your website and in brochure.

APPLICANT ZACH MIDDLEBROOKS:

- Will do additional line of site before pull permit if that is needed.
- Feel that this has been beat to death with all of the meetings.
- Thought we were done until we came to pick up permit.

ANGELA RAMBEAU:

- Fulton County already approved these.

KATHI COOK:

- Asked again if applicant would consider adding more brick.

ADDITIONAL DISCUSSION WITH BOARD AND APPLICANT ABOUT BRICKS AND ADDITIONAL COSTS OF WHAT HAS BEEN ADDED OVER PAST TWO YEARS.

CHAIR BUCK BELL:

- Called for any public comment. There was none.

EDDIE MOORE:

- Reiterated what Board was requesting from applicant.

CHAIR BUCK BELL:

- Stated he agreed with Kathi Cook.
- Thought some of the requests could be done that would not be too costly and take care of any design worries.

APPLICANT ZACH MIDDLEBROOKS:

- Restated what Boards suggestions were and referenced the site plan.

TERRY HERR:

- Stated he had concerns about east elevation and hiding Unit #2.

MOTION AND SECOND: Kathi Cook made a motion to approve the two elevations that were reviewed for the CVS on Highway 9 with two conditions: (1) the back of the parapet not be visible from public roadways and that no rooftops units be visible from public roadways and (2) the applicant shall resubmit to staff the revised building elevations with the line of site studies in order to determine that that has been accomplished. If that is accomplished, staff is to review this. Thorton Kirkland **seconded** the motion.

CHAIR BUCK BELL:

- Made a friendly amendment.
- On left elevation parapet would be increased before the study in addition to line of site study. **VOTE:** (6-0). Motion passed unanimously.

CHAIR BUCK BELL:

- Called the next item, The Mercantile Exchange.

APPLICANT J. T. ADAMS, 15690 Hopewell Road, Milton, GA.

CHAIR BUCK BELL:

- Reviewed a document that you, Tom Wilson and Staff reviewed.
- Email stated you were in agreement with everything except for building with brackets with upturned ends.

APPLICANT J. T. ADAMS:

- Agreement with spirit of it but would like to discuss a few items with Board.
- For example the rooftop terrace on A Building.

BOARD WENT THROUGH ALL 4 BUILDINGS WITH APPLICANT, STARTING WITH BUILDING A.

CHAIR BUCK BELL:

- Mentioned letter to applicant from Ed Dreisbach dated 10/23/05 showing elevations done by Architect Lou Oliver.
- Discussion about Janet Donnelly's house, the Queen Anne.
- Did not want to lose that building's integrity.
- Reviewed what discussion was at the last DRB's meeting about applicant's project.

APPLICANT J. T. ADAMS:

- Discussed the changes with Board that were made referencing site plans.
Reviewed each building.

KATHI COOK:

- Asked if the Lou Oliver elevations did not work. It appears everyone knew there would be an issue with the elevation.

CHAIR BUCK BELL:

- Called for a short recess.

MOTION AND SECOND: Thorton Kirkland made a motion for a 10 minute recess. Terry Herr **seconded** the motion. **VOTE: 6-0.** Motion passed unanimously and meeting recessed at 7:45 p.m.

CHAIR BUCK BELL:

- Reconvened the meeting at 8:00 p.m.
- Called Ed Dreisbach forward to discuss the matter of the letter concern Lou Oliver.
- Asked what his understanding was of that agreement how it affected the rezoning?

ED DREISBACH:

- Used Lou for guidance because he was on Design Review Board.
- Crabapple Coalition wanted a transitional plain going from a 1 story to a 2 story, back down to 1 story.
- Asked Lou if he had something to use as a reference.
- He pulled that out something from of a trunk of renderings he had.
- It was not styled to the property specifically.
- Just something to use to show the concept of transitioning.
- To be referenced for just height and scale, but not conditioned on architecture.

J. T. ADAMS:

- Told Board this was not part of this final zoning.
- Should not be part of the criteria for whether or not this gets approved with respect to Overlay.
- Only thing in entire process from last submission is the door on the D Building. Stated all else is subjective opinion.
- Reviewed with Board what was requested at last meeting.
- Stated he would make the add-ons a clapper material and create more of a store front looking building.
- Also will experiment with a pitched roof detail.
- Did not want to slow down permitting process.

LENGTHY DISCUSSION WITH BOARD AND APPLICANT ABOUT HEIGHT AND SCALE.

CHAIR BUCK BELL:

- Reiterated that Board is trying to maintain what Crabapple wants.
- Discussion about upper architectural detail running around top of building.
- Discussion about windows.
- Would like to see buildings reflecting what Crabapple was.
- Want to simplify as much as possible to fit in for the area.

J. T. ADAMS:

- Never was a robust commercial component to Crabapple.
- Now introducing that to area because population warrants or demands it.
- Community has to have their services met.
- Will do clapper style addition.
- Same architectural detail with shingled face like Donnelly house.
- Will be operative windows.
- Will do everything required that can be done and will look at anything else I fell I can do.

CHAIR BUCK BELL:

- Would like to give you an approval tonight with these conditions.
- If no agreement tonight, will have to give a deferral.
- Trying to help get your buildings done.

J. T. ADAMS:

- Would respectfully ask for a denial rather than a referral.
- Cannot wait any longer.
- Have been before Board several times already.
- Would consider suggestions and meet with architect.

CHAIR BUCK BELL:

- Called architect forward.
- Asked if he believed architecture would allow different configuration window with less divided lights?

TRACY WARD, 4245 Madison Drive, Cumming, GA:

- Could probably handle it.
- Getting paid by the applicant.
- Original concept was for different windows in the different buildings.
- Could possibly modify A building.
- Have spent 8 months designing this.

CONTINUED BOARD DISCUSSION ABOUT DESIGNS FROM SITE PLAN.

EDDIE MOORE:

- Stated wanted clear understanding of applicant's position.
- Experiment with slope of roof.
- Window consideration.

CHAIR BUCK BELL:

- Can make the motion conditional with our request and approve that.
- We are an advisory group.
- You can go to the Community Development department and ask them to override our suggestions.

J. T. ADAMS:

- Will try to do everything I can.
- Already have a tenant that signed a lease based on a set of preconditions unknown to them that I have agreed to.

MOTION AND SECOND: Kathi Cook made a motion to approve Building A with the following conditions: The scale and architectural style needs to be sensitive to the Donnelly House, design a single level partition to appear more of an add-on in construction of a clapboard material like Donnelly House. Like the Donnelly house, also be required to be a shingle-pitched roof similar to the drawing prepared by Lou Oliver in response to the Crabapple Coalition concerns, final approval to be by Staff, and the single story addition shall also include the transition area shown on the Lou Oliver plan. In addition to the other items agreed upon by the applicant, the applicant shall redesign the window configuration to be more of a simpler style such as 2 over 1, but it would be up to the applicant for the final window configuration to be less than 6 over 6. In addition to other statements that the applicant has made such as the roof color matching existing buildings and the site lighting be limited to up lighting and also can lights except as required by code. Eddie Moore **seconded** the motion.

CHAIR BUCK BELL: Friendly amendments. In addition to the above, the deck area over the one story building to be an internal deck area not visible to right-of-way. That the columns will be less wide and will follow the detail from site plan and will be marked as Exhibit A and will be like a 10 inch column versus a 12 or 14 inch shown on the drawing. The brick type shall be the Brandon style brick with a more shallower joint that current shown, the paint colors will follow the reference given to the Board and will be marked as Exhibit B which was a dark green and a burnt brick or fired earth, roof material will be a metal roof in a galvanized style, any landscaping will be random in approach.

Eddie Moore **seconded** the motion.

TERRY HERR: Another friendly amendment. Recommend that the store front glass area be increased at the eastern portion one story addition.

Eddie Moore **seconded** the motion. **VOTE: 6-0.** Motion passed unanimously with conditions.

CHAIR BUCK BELL:

- Called for discussion on applicant's Buildings B and C.
- Talked about scale, design, form and orientation.
- Everything conforms.
- Few changes that presents buildings to the street.
- Part of ordinance states main entrance has to face the road.

J. T. ADAMS:

- All four sides are accessible to road.

CHAIR BUCK BELL:

- South elevation should have roof and pedestrian detail like north elevation.

J. T. ADAMS:

- Need to get 60 foot parking lot and conform to DOT requirements.
- Cannot do that as no room.

CHAIR BUCK BELL:

- Something to encourage pedestrian traffic.
- Glass windows being clear.

DISCUSSION WITH BOARD FROM SITE PLAN.

J. T. ADAMS:

- Will comply with code regarding tint for energy.
- No logo but Bozart architecture to match detail in center.
- Columns are Corinthian.
- Color for windows is French white.

CHAIR BUCK BELL:

- Recommendation to keep simple.
- No angel heads or cherubs.
- No decorative ornamentation.
- Does not fit in Crabapple.
- No Bozart architecture.
- Columns should meet Donnelly House.

DISCUSSION WITH BOARD AND APPLICANT ABOUT COLUMNS TYPES, BRICK TYPE AND COLORS FROM PHOTOS APPLICANT BROUGHT IN.

CHAIR BUCK BELL:

- Called for any additional comment. There was none.
- Asked if Chairman could make a motion.

STAFF MIKE TULLER:

- Stated chairman typically did not, but he certainly could.

MOTION AND SECOND: Chair Buck Bell made a motion to approve Buildings B and C for Crabapple Mercantile with the conditions that the building pediments will have a simplified corbel, all glass in the windows and doors will be clear except for that needed for energy efficiency rating, that the metal railings throughout the property on the porch overhang and along the back mezzanine area and over to the center domed art seating area be very simplified, will not contain logos, without have replications of the Bozart influence, i.e., no cherubs or other type of overly decorative elements. They will all be very straight and very simply defined like you would find in the Crabapple area during the turn of the century up to the 20's, the columns on the property will be a replication or a very close replication of those found on the Donnelly House, except they will be made out of metal. I will reference the picture you gave me as Exhibit D that shows the columns for the Donnelly House. The brick, type and color will be a Cherry Lane red brick with a flush cut mortar joint in a tan based color, the paint colors throughout will be what is called a French white with a fire earth which is a darker brownish-red color, the bracket details will be simpler straight-cut brackets without any influence from perhaps the Bozart period that would be something that may have been found in Crabapple. The description is a Folk Victorian style. The material details under the windows are a simple raised panel design. Site lighting will be reflective in some flush type wall mount gas lights and simpler and not in a style considered ornate or decorative. Landscape plan like before will be informal and accessible structures will be made of the same material as the outside of the building. Eddie Moore **seconded** the motion.

KATHI COOK: Friendly amendment regarding the pediments and that they should be simpler without turned up ends.

CHAIR BUCK BELL:

- Applicant said already made a dye to make these things so was trying to be sympathetic.
- Do you want to introduce that or can we live with it?
- I also do not like them.

TERRY HERR:

- Believe they are in character if you look at the bracketed seals that go along with them.

EDDIE MOORE:

- Suggest moving on to Building D.

CHAIR BUCK BELL: Would like to add to motion that all the brick details are laid horizontally, vertically or like a soldier course on an angle and no herring bone or the like used as a brick detail. **VOTE: 6-0.** Motion to approve Buildings B and C passed unanimously with conditions.

CHAIR BUCK BELL:

- Called for discussion on last Building, Building D.

THORTON KIRKLAND:

- Left meeting at **9:30 p.m.**

**BOARD DISCUSSION REGARDING ABOUT BUILDING D CHANGES
REFERENCING FROM SITE PLANS.**

J. T. ADAMS:

- Longer sides of building are actually the north and south elevations.

CHAIR BUCK BELL:

- Believe front of building should be the front of building.
- Shown as side of building in plans.
- Need main entrance appeal on the front.

J. T. ADAMS:

- Want side area to be green space area for public gathering.
- Also adjacent to tree.
- Building footprint is very small because of zoning constraints.
- If another entrance is added that is significant.
- Starting eating into the floor plan and nothing would be left.
- Need to make hierarchical nature of door greater in context that it is now.
- Could add a widow's walk on the southern side.

BUCK BELL:

- Love idea of replication and doing something that is real.
- Discussed fire places and roof, site lighting.
- Discussed colors.
- Structural bracket versus decorative.

CHAIR BUCK BELL:

- Called for public comment or further discussion from Board.
- Called for a motion.

MOTION AND SECOND: Chair Buck Bell made a motion for approval of Building D for Crabapple Mercantile. Would like to see the widows walk detail, the door detail on the road facing Crabapple, chimneys will be interior to the building, the shutters will be working shutter, Dutch design on the top floor is acceptable, the brick detail shall be all in same plain except for the course or two above by the frees and vertical columns, the brick type will be a southern red brick with a flush mortar. It was stated you were using a 150 year old brick from a demolished building in Georgia, paint colors are a French white or a shaded rendition thereof, the bracket details shall be simple design in a Folk Victorian, the materials above doorway will be brick course, lighting shall be gas lighting by doors with up lights, landscape plan will remain consistent with other buildings to be random and natural in design and accessory structures would be built using the same materials and designs of the main structure. Kathi Cook **seconded** the motion.

VOTE: 5-0. Motion passed.

CHAIR BUCK BELL:

- Called for a 5 minute break at **9:35 p.m.**
- Reconvened meeting at **9:40 p.m.**
- Called next item, Deerfield Place.

TERRY HERR:

- Recused himself at **9:40 p.m.**

BRIAN SNELLING, 1450 Johnson Ferry Road, Atlanta, GA:

- Submitted building plans for 8 of their buildings relating to Phase I of development.
- Looking to get those permits quickly.
- This is formal review process for that submittal.
- This Board has seen this project quite a few times already in some courtesy reviews.
- Reviewing out lot 1, 2, the Staples Building, Building 400, Petco Building, 600, 700 and 900.

BOARD DISCUSSION WITH APPLICANT REFERENCE SITE PLAN.

APPLICANT BRIAN SNELLING:

- Building 900 is highlighted on plan incorrectly.
- Will get architect to straighten it out.

KATHI COOK:

- Asked applicant to show where on plan building for out parcel was located.
- What going in green space in corner, landscaping?

DISCUSSION ABOUT PARCEL 1 FROM RENDERING

APPLICANT BRIAN SNELLING:

- Have landscape strip that runs along right-of-way and will be adding more.
- Three elements were added from last discussion.
- Did not work this building.
- Have several other towers and did not want to look exactly like out parcel 1.

KATHI COOK:

- Tenant for building already?

APPLICANT BRIAN SNELLING:

- Yes, 3 tenants.
- Restaurant, smoothie place.

BOARD DISCUSSION ABOUT ROOFTOPS AND PARAPETS

KATHI COOK:

- Asked about colors in packet.

APPLICANT BRIAN SNELLING:

- PSM colors that are in the State Route 9 Overlay.
- All of colors fit into the earthy type tones.

CHAIR BUCK BELL:

- North approach rooftop looks flat on the top like a train station.
- Looks like a box with a lid on it.
- Needs some other type change in elevations underneath.

KATHI COOK:

- Stated awnings would help.
- No issues with the other buildings.

APPLICANT BRIAN SNELLING:

- Building is 4,000 sq. feet.
- Very small.
- Awnings right above the doors?
- We can add those.
- Brought in some fabric colors for awnings.
- Will try to match brick color or something in dark shade.

CHAIR BUCK BELL:

- Discussion with applicant about Petco building and column materials.

KATHI COOK:

- Like the darker brick colors.

APPLICANT BRIAN SNELLING:

- Petco sign is red and trying to contrast the red so would not have red on red.
- Brick is like a blonde brick color.

CHAIR BUCK BELL:

- Called for public comment or Board discussion.

MOTION AND SECOND: Kathi Cook made a motion to approve the elevation submitted for Deerfield Place subject (8 buildings) to the following conditions: The applicant to add fabric awnings to Building 900 in order to soften the appearance of that building and no rooftop units shall be visible from the public roadways from any of the buildings. Eddie Moore **seconded** the motion.

APPLICANT BRIAN SNELLING:

- Pointed out that the topography of Webb Road, there is a portion that is considerably higher.
- Will not be able to see from Highway 9 but Webb Road is 28 feet above at the actual elevation of Webb down to parking lot.

VOTE: 4-0. Motion passed unanimously with conditions.

CHAIR BUCK BELL:

Courtesy Reviews:

1) KOHL'S, Highway 9 and Webb Road.

CHAIR BUCK BELL:

- Called applicant forward.

ADAM CAUSEY, 917 Arbor Way, McDonough, GA:

- Architect for Kohl's.
- Previously appeared before the Board.
- Brought in another rendering with Board's recommendations.
- Building is located on north side of Phase II of Deerfield.
- Created extra entrance to look like entryway.
- Have started construction documents
- Kohl's wants to move forward.

KATHI COOK:

- Discussion about arbors to the side of the building facing SR 9.
- Referencing Publix located in Alpharetta.

BUCK BELL:

- Wanted a certain area to be a walk meandering into a corridor where people could stop and sit like a patio area.

ADAM CAUSEY:

- Discussion with Board about a grade change where building sits and Hwy. 9.

BRIAN SNELLING:

- Work with Sembler, the developer in this case.
- During other meetings talked about flipping building and moving it south.
- Went through other site plans.
- Concluded that this is the best plan that works.
- Within 8-10 of the building setback line currently.
- If closer, would have to build retaining wall.
- Have requirements for placing the driveway in Phase II.

KATHI COOK:

- Roof style appears to be unfinished.
- Other Kohl's that do not have the flat roofline?
- Showed applicant a photo.

ADAM CAUSEY:

- Have different sizes with smaller footprints but the roofs are the same.
- Did raise parapets in some areas for visibility reasons.

DISCUSSION WITH BOARD AND APPLICANT ABOUT ROOFLINES.

CHAIR BUCK BELL:

- Discussion about types of materials being used.
- Concern about size of building.
- Like more brick and stacked stone.
- Big efface looking building.
- Perhaps more details and introduce more brick.
- Try to take some elements from other buildings in shopping center for a more unified product.
- Trying to help build a nice building that fits in.

MICHAEL STEVENS:

- Like landscaping on the west side, but building looks too sterile.
- Put in some stacked stone and get rid of some of the stucco and efface.
- Perhaps replace porcelain with stacked stone.

CHAIR BUCK BELL:

- Building will be right on Highway 9.
- These are aesthetic things to improve look of building.

DISCUSSION WITH BOARD AND APPLICANT ABOUT MATERIALS FROM SAMPLE BOARD.

2) RZ07-011, John McMillan

APPLICANT JOHN McMILLAN, 14255 Thompson Road, Milton, GA:

- Project is an addition to Windward Way.
- 4-story office building going in behind Highway 9 shopping centers closer to Webb Road.
- Site plan is all that has been submitted.
- Most everything conforms.
- Have enough landscaping.
- Main issue is the height of the building.
- Had some variances on the setbacks.
- Rezoning from C-1 to O & I.
- Shared an aerial photo with Board.
- Would like building to at least as high as the Kroger.
- Want to offer to higher end tenant like Verizon.
- Would not impact the Webb Road side.
- Plan is to have 4 stories above ground to give a Class-A presence.

KATHI COOK:

- Board does not have access to Staff's recommendations.
- Would like to see what surround heights are.
- Our recommendation would be based on just information provided.
- Does not fit the traditional architectural in the area.
- Not aware of any other 4 story buildings in immediately area.

APPLICANT JOHN McMILLAN:

- Discussion with Board about materials and colors.
- All buildings in area are all retail and have more height.

TOOK PLANS TO BOARD MEMBERS AND ALL REVIEWED WITH APPLICANT.

CHAIR BUCK BELL:

- Would like to see something unique and not replicate all of Deerfield.
- Look at Sears Building and old Ford Factory.
- Old warehouse looking building.

APPLICANT JOHN McMILLAN:

- Willing to building something that looks good and fits into area.
- Will take a look at suggested buildings.

CHAIR BUCK BELL:

- Called next courtesy review, Ken Morton

APPLICANT KEN MORTON, 14732 Taylor Valley Way, Milton, GA:

- Property bought back in 1970's.
- Property is zoned C-1.
- Proposing to put a restaurant on property.
- Want to build a 3- story with basement climate storage facility.
- Want to incorporate the C-1 zoning into the O & I portion of property.
- Also want to build an office condo project will be a modification.

DISCUSSION WITH BOARD FROM SITE PLAN.

BUCK BELL:

- Question to applicant about breaking up all the uses.
- Try to do something that anchors the corner like office and restaurant.

APPLICANT KEN MORTON:

- Difficult because property is narrow.
- Parking is issue and climate facility does not require a lot of parking.
- Only 6-8 cars a day.
- Will not affect traffic flow.
- My office is next door.
- Most all climate storage facilities on Hwy. 9 are full or at capacity.
- Asking for a use permit for climate storage facility.

KATHI COOK:

- Storage facilities are growing in demand.
- Our review then would just be an aesthetic review.
- Should use brick to blend in with other offices.
- Not a lot of signage behind windows.
- Use corner as a focal point.

SHARED PHOTOS OF PROPOSED BUILDING WITH BOARD.

TERRY HERR:

- Might look at location of storage facility at Hammond and Mt. Vernon.

KEN MORTON:

- Tried to work out a deal with neighboring folks for a shared entry way.
- They do not want to share entrance for cross-access easement.
- Did not ask DOT for a left out because it is too risky.
- Was willing to cover cost of the improvements.

MICHAEL STEVENS:

- My understanding is they did not want to lose 4 or 5 parking spaces.
- Hate separate curb cuts.

BUCK BELL:

- Agree that you need to have the corner as a focal point for Hwy. 9.
- Called next case, **RZ07-018/U07-009/VC07012**, K-9 facility.

APPLICANT KENT BRUNER, 3160 Francis Road, Milton, GA:

- Staff veterinarian and Managing Director for K-9 systems.
- Three months out of year main building have people training people to use service dogs.
- There was an informational meeting held.
- Only concerns heard were color of building and visibility from their homes.

APPLICANT TOOK PLANS UP TO BOARD MEMBERS AND THERE WAS LONG DISCUSSION REGARDING PROJECT FROM SITE PLAN REGARDING BUILDINGS AND PROPERTY LINE.

BUCK BELL:

- Building looks pretty institutional.
- Would look better to make more like a house with perhaps a wrap-around porch.
- People could sit on porch and enjoy themselves.

BUCK BELL:

- Called next item, Pegaah Firoozi, Daycare Center, **Z07-020/VC07-015**.

APPLICANT PEGAAH FIROOZI, 2865 Webb Road, Milton, GA.

- Project is for an expansion to daycare.
- Adding 16,000 square feet to back of the existing building.
- Will not be attached to building.
- All parking is in the front.

TOOK PHOTOS UP TO BOARD FOR THEIR REVIEW.

BUCK BELL:

- Asked about fencing.
- Is it a rezoning?
- Will you have to increase parking?

APPLICANT PEGAAH FIROOZI:

- Stated it was fenced.
- Showed area from photos.
- Buildings will look identical to other buildings.
- Permanent buildings, not temporary.
- Modular homes to look like existing.
- It is a rezoning.

ANGELA RAMBEAU:

- Original zoning case limited the square footage.
- Zoning is not changing, just the square footage.
- Parking not an issue as it is just a drop-off facility.

DISCUSSION ABOUT THE UNDISTURBED BUFFER REDUCTION.

ANGELA RAMBEAU:

- Whole buffer will be reduced.
- Original case reduced the buffer up to the house.
- She asked it be reduced all the way back for a play yard.
- Fulton County just went with Staff recommendations and did not incorporate her request so only allowed up to house.
- Needs to reduce the rest of the buffer for play area 150 feet.
- Got approved to move fence.
- It was built in wrong place.

BUCK BELL:

- As long as you get everything worked out with city council, I think it will be fine.

NEW OR OLD BUSINESS:

There was no new or old business to discuss.

ADJOURNMENT

BUCK BELL:

- Called for a motion to adjourn meeting.

KATHI COOK:

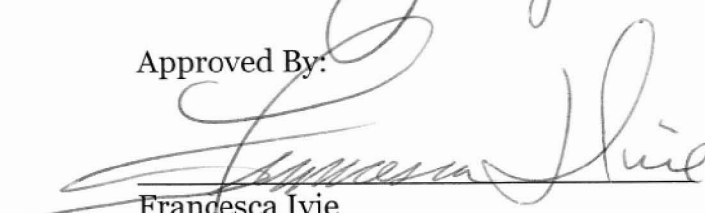
- Made a motion.

MOTION AND SECOND: Kathi Cook moved to adjourn meeting. Seconded by Eddie Moore. **VOTE:** 5-0. Motion to adjourn unanimously passed.

Design Review Board adjourned at 11:30 PM.

Dated Approved: January 8, 2008

Approved By:



Francesca Ivie
City Clerk's office



Buck Bell, Chairman
Design Review Board