

City of Milton Design Review Board
Regular Meeting
May 6, 2008, 6:00 PM

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Board Members Present: Kathi Cook, Chair
 Terry Herr
 Darryl Jan Porter
 Eddie Moore
 Michael Stevens
 Vince Pisano
 Alex Paulson

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

MEETING AGENDA:

1. Call to order
2. Approval of April meeting minutes
3. Demo permit, 16348 Freemanville Rd.
 Bob McCaughtry, Jr.
4. Demo permit
 15775 Thompson Rd.
 Bob McCaughtry, Jr.
5. Demo permit
 5304 Windward Parkway
 Fallcreek
6. Pritchard Mountain Water Tank
 16300 Freemanville Road
 Ray Wooten
7. North Valley Plaza
 Highway 9
 James Kang, Arcon Construction
8. Windward Village
 Highway 9 & Windward Parkway
 Easlan Capital
9. Bike Ped Trail System, City of Milton
 Public Works
10. LDS Church
 2965 Manor Bridge Dr.
 Church of Jesus Christ of Latter-Day Saints
11. Adjournment

CALL TO ORDER

Chair Kathi Cook called meeting to order.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Motion and Second: Terry Herr made a motion to approve the March and April 2008 meeting minutes. Michael Stevens seconded the motion. There was no discussion. Vote: 6-0. Motion passed unanimously to approve the minutes.

Chair Kathi Cook called the first agenda item, Demo Permit at 16348 Freemanville Road.

Applicant, Bob McCaughtry, 1458 Grist Mill Drive, Acworth, GA 30101.

Stated he was the demolition contractor and that there were two structures that the City of Milton Code Enforcement Officer ordered to be demolished. He stated he was representing the owner and completing the work.

Chair Kathi Cook asked if there was a tree save plan submitted and made sure not on the historic registry.

Staff Angela Rambeau stated it was with the demo application.

Chair Kathi Cook called for public comment.

There was no public comment so public comment closed.

Motion and Second: Alex Paulson moved to approve the demolition at 16348 Freemanville Road. Seconded by Darryl Jan Porter. There was no discussion. Vote: 6-0. Motion unanimously carried.

Chair Kathi Cook called the next agenda item, Demo Permit at 15775 Thompson Road.

Applicant, Bob McCaughtry, 1458 Grist Mill Drive, Acworth, GA 30101.

Stated he was the demolition contractor and that there were five out buildings, a chicken house and a few sheds that the City of Milton Code Enforcement Officer ordered to be demolished. Stated no specimen trees would be affected and none of this was not historic property.

There was no public comment so public comment was closed.

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Motion and Second: Alex Paulson made a motion to approve the demolition at 16348 Freemanville Road. Seconded by Michael Stevens. There was no discussion. Vote: 6-0. Motion unanimously carried.

Chair Kathi Cook called the next agenda item, Demo permit at 5304 Windward Parkway (Fallcreek)

Terry Herr recused himself from hearing this application.

Applicant, David Barnett, 2160 Knightslanding Way, Alpharetta, GA 30004.

Stated the retail center had already been approved and they were just coming back for the demo permit. Said it would take 2-3 weeks and would salvage what can be. A lot of the plants, bricks, kitchen equipment and trees will try to save and reuse.

Chair Kathi Cook called for public comment.

There was no public comment so public comment closed.

Motion and Second: Michael Stevens made a motion to approve the demolition at 5304 Windward Parkway. Seconded by Vince Pisano. Vote: 5-0, with Terry Herr being recused. Motion carried.

Chair Kathi Cook called the next agenda item, Pritchard Mountain Water Tank located at 16300 Freemanville Road.

Applicant, Michael Rachelson, 141 Pryor Street, Atlanta, Georgia 30303

Terry Herr returned to the Board.

Additional plans were provided to the Board by the applicant.

Applicant stated Fulton County Public Works and does consulting for them. Said that they were applying for a Land Disturbance Permit for an elevated water tank. Mr. Rachelson gave a summary about the water tank and booster pump station and said not intending any tree disturbance. Stated it was about the highest point in the county and had discussion about how it would look.

Terry Herr had discussion with application about tree buffer.

Applicant stated that the buffer would not be disturbed and would not be cutting down any trees.

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Discussion with Board referencing photos.

Applicant stated they wanted to use a lighter color concrete and did not want to use paint due to maintenance.

Chair Kathi Cook asked if they had a photo of a blue color.

Applicant stated would not be opposed to a very light blue. The tank is around 150 ft. tall and trees probably around 60 ft. tall.

Chair Kathi Cook called the next item, courtesy review for Windward Village, Highway 9 & Windward Parkway, Easlan Capital.

Chair Kathi Cook called for public comment.

There was no public comment. Public comment was closed.

Motion and Second: Terry Herr made a motion to approve the plans for the Pritchard Mountain Water Tank locate 16300 Freemanville Road, subject to the elimination of the temporary construction staging area and lay-down as shown on C-4 of the sheets. That the construction would be limited to the existing clearing on the site and that the final paint selection would be made at an appropriate time with city officials. Seconded by Alex Paulson. There was no discussion. Vote: 6-0. Motion unanimously carried.

COURTESY REVIEWS:

Chair Kathi Cook called the next item, courtesy review for North Valley Plaza, Highway 9, Arcon Construction.

Applicant, Brent Yang, 4039 Bennigan Lane, Duluth, GA

Applicant, Brent Yang presented his application. Stated they took the Board's previous comments and implemented many of those changes.

Chair Kathi Cook stated her concern was that there may now be too many offsets.

Board reviewed from the drawings and discussed with applicant what had been changed from the last presentation.

Chair Kathi Cook stated previously it was more contemporary. She asked about the rear elevations and caps.

Applicant, Brent Yang stated they had their own separate roofs.

Terry Herr asked about the stone color.

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Applicant, Brent Yang stated it was a natural stone color.

Board discussion with applicant about stucco and decorative medallions.

Applicant, Brent Yang stated all would be natural to blend in.

Chair Kathi Cook asked about the awnings.

Applicant stated was fabric and peach in color.

Terry Herr stated stone looked more gray and thought it should look more organic and natural in color.

Alex Paulson stated perhaps use only S-1 and S-3 and not mix in too many colors. Stated he did not believe S-3 fit in. Stated applicant should also look at the canopy colors to blend in more with the stone colors.

Board discussion about colors for awnings and stated they would prefer a darker color that would not fade and turn pink. Further discussion about stone colors.

Alex Paulson stated he would like to see windows broken up in the back like in the front. Said the elevations looked too much the same the way there currently are, and need to show the parapets and angles.

Vince Pisano discussed the arches with Applicant.

Terry Herr told the Applicant to bring in some true sample boards the next time he came in, not just colored brochure so they could see the actual materials and colors.

Chair Kathi Cook said also bring in samples of the fabric for the awnings.

Chair Kathi Cook asked if there was any other comments. There were none. She then called the next agenda item, courtesy review for Windward Village, Highway 9 and Windward Parkway.

Applicants Mark Shaw, 13260 Owens Way, Milton, GA and Applicant, Louis Yuam, 410 Calibre Springs Way NE, Atlanta, GA 30342.

Applicant, Mark Shaw, asked if they were presenting tonight for a permanent review. Want to get approved so architect could finalize plans and submit for a final permit.

Staff Angela Rambeau stated they did not have to be approved before they submit for a building permit.

Chair Kathi Cook said they would go over things, as she saw some issues with the plans.

Applicant, Mark Shaw, stated their architect was present and would go over the items that had been changed previously.

Applicant, Louis Yuam, architect, stated they were there as a courtesy review before they submit for a building permit. Stated they made revisions based on the Board's previous comments.

Chair Kathi Cook stated their concerns had been for the rear.

Applicant, Louis Yuam stated they added awnings and changed the varying heights and also had hidden the air-conditioning units.

Alex Paulson stated he was not sure how he felt about putting horizontal stacked brick on top of stucco. He said brick needs support and could use the same brick but do not sandwich stucco with it. Stated they could have the stucco on top and then the brick and keep it straight.

Terry Herr stated they need to wrap the parapets with the bay as well. Stated he preferred also a wall to screen the meters in the rear.

Applicant, Louis Yuam, stated they had landscape screening.

Applicant, Mark Shaw, asked Board for clarification about the brick and stucco band on building and discussion about screening for meters in rear. Preferred not to have the expense of a brick wall structure and could perhaps use lattice with plantings.

Reviewed referencing photos.

Terry Herr discussed the elevations from photos with applicant. Said there appeared to be different elevations on roof plan.

Board discussion with Applicant about elevations and signage.

Chair Kathi Cook asked about the types of windows being used.

Terry Herr asked about the store front colors and railings and lighting.

Chair Kathi Cook stated this was a courtesy review.

Discussion with Staff about submitting for permit subject to the Board's suggestions and whether it would have to come back before the DRB.

Chair Kathi Cook stated she believed they would have to come back.

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Alex Paulson said if they did what the Board suggested they should be able to proceed and not risk there be any additional changes.

Chair Kathi Cook stated she did not see any significant changes other than what they discussed tonight.

Applicant Louis Yuam asked if there was a list they could go by based on their comments tonight.

Chair Kathi Cook stated their would be action minutes.

Terry Herr asked about the two roof access ladders.

Alex Paulson asked if the doors and awnings in back would match. May want to review the colors and not have it just a dark area on each door. He stated they may want to vary awnings for contrast.

Applicant, Louis Yuam, stated doors were dark brown and would match roof color and awnings were either black or dark brown.

Chair Kathi Cook said the list would include brick band, coordinate roof elevations, end parapets, screening of meters in back to extend to one bay, select paint colors for rear doors and roof and awnings and colors.

Terry Herr discussed with applicant if they would consider moving ladder to inside.

Lengthy board discussion with applicants about visibility and liability of roof ladders.

Applicant, Mark Shaw, stated they would take a look of moving the ladders inside but wanted clarification from Board that this was not a requirement and would be their option. He said he would like to have the opportunity to discuss any changes with his architect.

Chair Kathi Cook called the next item, courtesy review for Bike-Ped Trail System for City of Milton, Public Works.

Applicant, Brian Maloney, 14430 Wood Road, Milton, GA 30004

Applicant stated he was the Chairman of the Bike-Ped Committee and this represented over two years of work. Said it came from a grant from the State Legislature from Jan Jones. Wanted to review with the Board before presenting to City Council. Said they have over 10 miles of gravel roads. He stated the main objective was to retain the rural nature of the city. He said the majority of the trail system would be a soft surface for function and maintenance and would be ADA compliant. Some of the areas would be gravel, soft surface and concrete.

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Michael Stevens stated he had to leave early and asked applicant if he could move ahead to the Crooked Creek portion as he had concerns with that portion of the trail system.

Applicant, Brian Maloney stated through Crooked Creek there may be a slight widening. Needed to differentiate the concrete trail from just a sidewalk, perhaps by color or stamping and that there was no plan to tear up any sidewalks.

Darryl Jan Porter asked how much of the trail would be coming through the Crooked Creek neighborhood.

Applicant, Brian Maloney, said the trail was already there, it may just need some widening.

Discussion with Board and Applicant about use of the trail in that area.

Michael Stevens stated he did not feel with the narrowness of that area it would be safe to ride bicycles on that sidewalk.

Applicant, Brian Maloney, did not know what the shoulder was in that area. He said it was not a high speed bicycle path.

Darryl Jan Porter asked so the trail would take people who do not live in the Crooked Creek area through there.

Applicant, Brian Maloney, stated that all of the trail would take people through different subdivisions who did not live necessarily live in those subdivisions throughout the City of Milton by nature of the connectivity of the bike and pedestrian trail system.

Darryl Jan Porter stated that a particular section of Milton is different than a neighborhood.

Staff Mike Tuller stated all the roads are public roads.

Chair Kathi Cook said the Plan has already been put together and they need to just talk about the sections.

Terry Herr said what they needed to talk about is how important the connection is to complete the loop from Highway 9, to Francis Road and Thompson Road.

Board Discussion about connectivity.

Michael Stevens reiterated his concern for bicycle riding on the sidewalk or trail in the Crooked Creek area. Said area between sidewalks and mailboxes and said very narrow area.

Chair Kathi Cook asked about aesthetics of how the concrete would like, like stamped.

Applicant, Brian Maloney, stated the committee had looked at all of these things and decided as instead of tearing out existing areas and widening, it would be best for the homeowner to keep it as it is.

Mike Tuller said the Crooked Creek project is so far into the horizon. The city does not want to rip up existing sidewalks. Public roads anyone can use in any city area. Hopefully they would exercise good sense. City does not want to change the configuration of the area for time and expense.

Chair Kathi Cook stated she had some concerns with the gravel roads and whether they would be maintained by the city.

Applicant, Brian Maloney, stated the city would perform all the maintenance regarding the trail.

Discussion with Board and Applicant about cost difference of asphalt, gravel and concrete.

Applicant, Brian Maloney, stated the concrete may take away from the rural look and they also had to consider the uses, bicycling, jogging, etc.

Applicant, Brian Maloney, stated they are considering using natural color concrete and perhaps pavers and using a stamp with the Milton horse logo where the trail connects to the existing sidewalks. The logo is copyrighted, so this has to be investigated further. They liked this better than using signs.

Mike Tuller said since the logo is a City of Milton copyright, probably the Milton trail system would be able to use it for the identification of the Milton trail areas.

Chair Kathi Cook discussed that it appeared everyone wanted for fencing the 4 rail horse fencing in a dark color, like brown.

Applicant, Brian Maloney, stated they wanted to use the same type of fencing for branding purposes.

Chair Kathi Cook asked about decorative fencing at the intersection corners.

Applicant, Brian Maloney, stated this would add to the branding at those corners.

Terry Herr stated at the intersection crossings, ADA would require some type of warning signals.

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Chair Kathi Cook asked about the signage and whether they were using materials and type that was specified in the overlay.

Applicant, Brian Maloney, said they were using a polyurethane type.

Darryl Jan Porter asked about landscaping.

Applicant, Brian Maloney, advised that when the trail was laid out there was a directive to preserve any large trees that may be in the way.

Alex Paulson said just keep with the natural nature of the area.

Applicant, Brian Maloney, said it was a long-term project and he appreciated the board's comments.

Chair Kathi Cook called the last agenda item, LDS Church, 2965 Manor Bridge Drive, Church of Jesus Christ of Latter Day Saints. Petition is for a use permit and a variance for a reduction of 50 ft. to 25 ft. buffer.

Applicant, Jon Erickson, 3680 Pleasant Hill Road, Duluth, GA

Stated he was the church architect and represented The LDS Church and advised the church had come before the board previously for another site which did not work for the church found another location at Cogburn and Bethany Bend Road. Having been working with the City of Milton and received input from Staff and the community and have tried to make adjustments to meet everyone's desires.

Chair Kathy Cook as the City Arborist, Mark Law, if he had the opportunity to look at the trees shown on the front of the property.

City Arborist Mark Law stated he liked at the main tree and there were a few that were not in good health. Just did a rough visual and will do a more thorough look with their site plan review.

Chair Kathy Cook may be something Staff could recommend with the variance if the arborist determines some of the large specimens are in good health and could be saved, like reducing the landscape strip from 45 to 25 on the front and that would reduce his septic area and save the trees.

City Arborist Mark Law stated at a CZIM meeting a neighbor across the street from the church property voiced concern about his property not being screened from the church. He asked that there be landscaping in place to buffer his property from the church.

Terry Herr stated that corner he believed was zoned to be commercial.

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Kathi Cook asked if there could be a 20 ft. landscape strip instead of 40 ft. Thought the sewer could be expended and it would allow for the saving three large trees. She stated the landscape strip is for aesthetics and not just screening.

Applicant, Jon Erickson, stated the State Route 9 Overlay specifies a 20 ft. but the regular overlay states that a 40 ft. is required, and that Tom Wilson thought the 40 ft. would be mandated in this case. Said the church is trying to do this project with as few variances as possible. He said they did adjust their site plan to eliminate some of the parking and to save as many trees as possible.

Applicant, Jon Erickson, stated they would be amenable to looking at a reduction in the landscape strip to save as many trees as they could.

Terry Herr asked about the pavilion area and whether it was an open area pavilion.

Applicant, Jon Erickson, said it was an open pavilion with a gable roof on it and a shingle roof.

Terry Herr asked if the pavilion area could be combined with the dumpster area so not two separate structures.

Applicant, Jon Erickson, stated they would not want to incorporate the dumpster area with the pavilion because it would be a picnic area and is an open area.

Board discussion with applicant about location of Scout storage building and dumpster area.

Terry Herr asked about the trail system. Was concerned about the sign on the corner and the trail system sign and whether there would be two signs.

Mike Tuller stated they would have to talk with the developer.

Applicant, Jon Erickson, said sign would be same material as the building, brick and granite. Theme fence would be on either side that would slope down to coordinate with the Milton branding on that corner.

Chair Kathi Cook stated the trees, dumpster location and little buildings should be same materials as church.

Courtesy review was completed.

NEW BUSINESS

Chair Kathi Cook stated she was resigning as the Chairman of the Design Review Board due to other conflicts. She said she was not resigning from Board but as the Chair only. She thought under Roberts Rules that Terry Herr would take over as the Chairman.

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Motion and Second: Kathi Cook made a motion to nominate Terry Herr as the new Chairman of the Design Review Board. Alex Paulson seconded the motion. There was no discussion. Vote: 6-0. Motion unanimously carried.

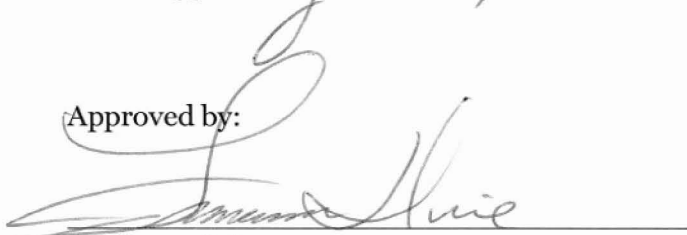
Motion and Second: Terry Herr made a motion to nominate Kathi Cook as the Vice Chairman. Alex Paulson seconded the motion. There was no discussion. Vote: 6-0. Motion unanimously carried.

ADJOURNMENT

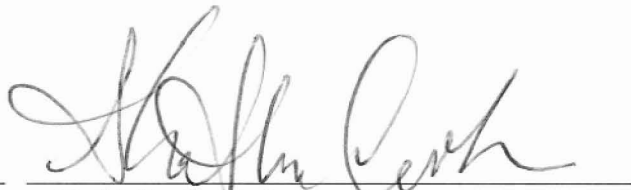
There being no further business, the Design Review Board meeting adjourned at 8:10 p.m.

Dated Approved: June 3, 2008

Approved by:



Francesca Ivie
City Clerk's Office



Kathi Cook, Chair
Design Review Board