

MINUTES

CITY OF MILTON DESIGN REVIEW BOARD Regular Meeting June 3, 2008

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

Not Present: Vince Pisano

City Staff: Angela Rambeau, Community Development
 Michael Tuller, Community Development
 Mark Law, City Arborist

CALL TO ORDER

Chair Terry Herr:

- Called the June 3, 2008 meeting to order.

PLEDGE OF ALLEGIANCE

Chair Terry Herr:

- Called the first agenda item, Approval of the May, 2008 meeting minutes.

Motion and Second: Kathi Cook made a motion to approve the May, 2008 Design Review Board meeting minutes. Eddie Moore seconded the motion. There was no discussion. Vote: 6-0. The motion unanimously carried.

Chair Terry Herr:

- Called the next agenda item, Demo Permit for Dean Cowart at 12575 Arnold Mill Road.

Applicant Dean Cowart, 3295 River Exchange Drive, Norcross, GA

- Stated he was requesting a demolition permit.
- Not pursuing an LDP.

Kathi Cook:

- Dumpsters not being placed within any of the critical tree root zones.

Applicant Dean Cowart:

- Home would be disturbed, but not the grounds.

Alex Paulson:

- Possibility of the tiles being asbestos.

Applicant Dean Cowart:

- Doing an asbestos study.

Chair Terry Herr:

- Called for any public comment or further comment from the Board.

Motion and Second: Kathi Cook made a motion to approve the demo permit for 12575 Arnold Mill Road based on the information submitted by the Applicant. Seconded by Eddie Moore. There was no discussion. Vote: 6-0. Motion unanimously carried.

Chair Terry Herr:

- Called the next agenda item, Building Permit for 13069 Highway 9, Deerfield Place #200.
- Recused himself on the next three agenda items regarding Deerfield Place. (7:26 pm).

Kathi Cook took over for the Chair

Kathi Cook:

- Called Applicant forward for the Deerfield Place, Building #200.

Applicant Jeff Loman, 3000 Royal Boulevard South, Alpharetta, GA

- With Pieper, O'Brien, Herr Architects.
- The presentation was a revision to the previously approved Building 200.
- Reviewed site plan and location with Board.
- Building #200 had been cut in half.
- Reviewed with Board the different elevations.
- Removed the parking that was facing the condos.
- Explained the color differences from drawing.
- Left side if facing the building is a new elevation as it used to be attached to Staples.

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- Now has recessed panels of darker brick with red columns and lighter base to match the front.
- Pointed out the area of glass.
- Discussed angled dock area and reduction of landscape island.
- Indicated on drawing the location of the dumpster.

Kathi Cook:

- Would they come back showing screening of dumpster area and materials to be used?

Applicant Jeff Loman:

- Indicated would be screened exactly as all the others dumpster screens out there.
- Will use brick, colored base, brick walls, pilasters and pre-cast cap and painted metal doors.

Alex Paulson:

- Stated it looked good.

Kathi Cook:

- Called for any public comment. There was no public comment.
- Called for any discussion from Board. There was no discussion.

Motion and Second: Michael Stevens made a motion to approve.

Kathi Cook:

- Asked if Mr. Stevens would accept a friendly amendment to add subject to the dumpster area being enclosed with brick and landscaping in the island.

Michael Stevens:

- Stated he would accept the friendly amendment to his motion.

Darryl Jan Porter seconded the motion. There was no discussion. Vote: 5-0, with Terry Herr being recused. The motion carried.

Kathi Cook:

- Called next agenda item, Deerfield Place, Building #250.

Applicant Jeff Loman:

- Building #250 now adjacent to Staples.
- 12,000 sq. ft.
- Front contains a lot of glass.
- Pointed out a tower feature from drawing.
- Sign will be placed on tower.

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- South elevation facing end of Building #200 has glass going all the way down side of building.
- Full row of parking adjacent to the Building.
- Full sidewalk and access to some of parking behind Building #200.
- Back of building light color with quick brick same as what is on Target, and accents with pilasters.
- Loading dock door at the corner that intersects Staples.
- Will have a screened in dumpster area as part of the loading dock.

Applicant showed Board sample of brick type and color.

Alex Paulson:

- Type of glass?

Applicant Jeff Loman:

- Vision glass.

Kathi Cook:

- Called for any public comment. There was no public comment.
- Called for any discussion from Board. There was no discussion.

Motion and Second: Alex Paulson made a motion to approve Building #250 as submitted. Seconded by Michael Stevens. There was no discussion. Vote: 5-0, with Terry Herr being recused. The motion carried.

Kathi Cook:

- Called the next agenda item, Building Permit for 13069 Highway 9, Deerfield Place Building #800.

Applicant Jeff Loman:

- Referenced from map the location of Building #800.
- Adjacent to Kohl's Building.
- Exact copy of the previously approved Building #1100.
- Building has been re-colored and that is only changed.
- Building #1100 has darker colored bricks.
- Building #800 has red brick with gray colored awnings.
- Large amount of glass on north elevation and on south elevation.

Kathi Cook:

- Asked about the dumpster location.

Applicant Jeff Loman:

- Dumpster location is on the east side behind the building.

Alex Paulson:

- Similar to building #200?

Applicant Jeff Loman:

- Same materials will be used, but maybe different colors.

Kathi Cook:

- Called for any public comment. There was no public comment.
- Called for any discussion from Board. There was no discussion.
- Called for a motion.

Motion and Second: Alex Paulson made a motion to approve Building #800 as submitted. Seconded by Eddie Moore. There was no discussion. Vote: 5-0, with Terry Herr being recused. Motion carried.

Kathi Cook:

- Called Terry Herr back to join the other Board members. (6:40 pm).
- Called the next agenda item, The Hampshires Recreation Area.
- Called the Applicant forward.

Applicant Alec Rickenbaker, 7380 McGinnis Ferry Road, Suwanee, GA

- Representing The Hampshires Recreation Area.
- Brought in photos for the Board to review.
- 60 lots in The Hampshires Subdivision.
- First Phase developed for about 2 years.
- Second Phase just opened and the amenity is located in the center of that Phase.
- Completed the site work.
- Went through the Land Disturbance process.
- Fulton County Health Department approved pool and building.
- Board reviewed materials and color samples.

Board Discussion reviewing materials and color samples.

Kathi Cook:

- Called for public comment. There was none.
- Called for questions or discussion.

Terry Herr:

- Location of wrought iron fence.

Applicant Alec Rickenbaker:

- Cast aluminum fence around entire pool enclosure.

Kathi Cook:

- Called for further discussion or a motion.

Motion and Second: Eddie Moore made a motion to approve the application as submitted. Seconded by Darryl Jan Porter. There was no discussion. Vote: 6-0. The motion unanimously carried.

Chair Terry Herr:

- Took over the meeting and called the next agenda item, building permit for a temp sales trailer at Vickery Crest Subdivision.

Applicant Jim Wernick, 1910 Silverleaf Way, Alpharetta, GA

- Sales trailer will be located in a natural clearing that was already there.
- Will not be taking down any additional trees.

Chair Terry Herr:

- Asked about the HS-1 plan submitted for the site location.
- Fence elevation and signage.
- Asked if part of the application this evening.

Applicant Jim Wernick:

- Stated it was not.
- That would be for the entrance plan.

Chair Terry Herr:

- Cautioned applicant not to submit that design.
- Opaque fence is not desired in a front yard in the City of Milton.
- Prefer 4-board equestrian fence.

Chair Terry Herr:

- Called for public comment. There was none.
- Called for a motion.

Motion and Second: Kathi Cook made a motion to approve the Vickery Crest Temporary Sales Trailer as submitted. Seconded by Eddie Moore. There was no discussion. Vote: 6-0. Motion unanimously carried.

Chair Terry Herr:

- Called the next agenda item, building permit, Birmingham Elementary School, at 14865 Birmingham Highway, for a temporary construction trailer.

Mark Fogarty, 2688 Green Valley Road, Snellville, GA

- Representing Evergreen Construction.

Kathi Cook:

- Would trailer be located away from the existing trees?

Mark Fogarty:

- Trailer located in an area where there are no existing trees.
- Just an open field right now.
- In a landscape area and will be removed before the final landscaping is commenced.

Chair Terry Herr:

- Called for public comment. There was no public comment.
- There was no further Board discussion.

Motion and Second: Kathi Cook made a motion to approve the Birmingham Temporary Sales Trailer as submitted. Seconded by Eddie Moore. There was no discussion. Vote: 6-0. Motion unanimously carried.

Chair Terry Herr:

- Called the next agenda item, building permit for CVS, 13933 Alpharetta Highway, for a temporary sales construction trailer.

Applicant Greg Smith, 8215 Roswell Road, Atlanta, GA

- Representing Young Contracting.

Chair Terry Herr:

- Clarified that it would be set back from the curb line on Highway 9.

Applicant Greg Smith:

- He was not previously aware that that was a requirement, but has made that notation on the plans.

Chair Terry Herr:

- Advised applicant that there were city ordinances regarding signage.

Applicant Greg Smith:

- Stated that the proposed sales trailer did not come with a sign.

Eddie Moore:

- Asked if the trailer would come with skirting.

Applicant Greg Smith:

- Yes it will.

Board showed applicant a photo of a trailer indicating the skirting they would like to see put on their trailer.

Chair Terry Herr:

- Called for public comment. There was no public comment.
- There was no further discussion.
- Called for a motion.

Motion and Second: Eddie Moore made a motion to approve the CVS Temporary Sales Trailer as submitted, with the following changes: (1) that the trailer have the proper skirting around it; (2) that the signage is removed or if signage is on it, that it meet with the City of Milton's sign ordinance; and (3) that applicant adhere to the changes that were made to the application in terms of moving the trailer back 60-80 feet as the drawings indicate. Seconded by Kathi Cook. There was no discussion. Vote: 6-0. Motion unanimously carried.

Chair Terry Herr:

- Called the next agenda item, building permit, Boiling Springs Primitive United Methodist Church, for a fellowship hall.

Applicant Patrick Gagen, 5060 Burruss Mill Road, Cumming, GA

Applicant Todd Rainwater, 2207 Holly Court, Cumming, GA

- Stated they were applying for an addition onto building.
- Had a stop work order issued against them.
- Need to expand existing structure.
- Upcoming association meeting in August.
- Church wants to move forward with the addition.
- Had applied for a couple of variances.
- Sets more than 30 feet off of the road.
- Trying to be consistent with the existing building.

Board reviewed the site plan and location of existing and proposed addition with applicants.

Kathi Cook:

- Stated she was concerned with the elevation that was fronting the roadway.
- Gable got larger and windows are now out of scale.
- Nothing decorative about the new door.

Alex Paulson:

- If this had gone through the property channels, could have caught most of this on the front end.

Kathi Cook:

- Clarified with Staff that the Board was to make recommendations at this point.

Alex Paulson:

- Stated their concern was the view from the road.
- The gable being larger makes the scale out of whack with what the church has.
- Would like to see the two windows get a little larger.
- See something happen at the door, like a covering of some type.
- Gable could use a vent in it.

Kathi Cook:

- Asked about landscaping plans around the building.

Applicant Patrick Gagen:

- Will just be grass around it like the existing structure.
- Can add shrubs if they need to.

Kathi Cook:

- Landscaping around the front part on the corners facing the roadway.

Alex Paulson:

- Stated one of the neat things about the old structure was the exposed timbers coming out of the roof.

Applicant Patrick Gagen:

- Stated they got shut down in the middle of construction and they were only allowed to put a roof on it.

Applicant Todd Rainwater:

- Project has been going on for over a year now.
- Want to go through the process correctly.

Alex Paulson:

- Board can talk about recommendations but something needs to be presented to them on what it will finally look like including colors.

Applicant Patrick Gagen:

- Consistent with existing structure.

Kathi Cook:

- Stated at a minimum would recommend making windows on south elevation larger.
- Putting something over the door or a porch.

Alex Paulson:

- Currently a flat facade and needs some depth to it.
- Paint the base and accent it so it looks like a solid base and not just raw concrete.

Kathi Cook:

- At a minimum some landscaping at the corners of the building at the south elevation.

Board discussion with applicants regarding gables.

Terry Herr:

- Stated the applicants would have to follow all of the plans once they are approved.
- Concerned about the occupancy of the building.
- Assembly occupancy requires an architect's seal and engineering drawings.

Applicant Todd Rainwater:

- Submitted a full plan to an engineering company.
- There is a letter of recommendation in the file with the plans.
- Was told it had to be a structural engineering group.

Alex Paulson:

- Inquired about location of the air-conditioning units.
- Concerned about setting a precedent.
- Just a hodge-podge right now.

Kathi Cook:

- They would have to get a variance just to get an approval.
- The Board's recommendation will be they follow all the requirements.
- Screening around the air-conditioning units.

Eddie Moore:

- Wanted to clarify that someone from the city told them they needed a structural engineer to do their drawings.

Applicant Todd Rainwater:

- Stated that was the case.

Eddie Moore:

- Told applicants to just check it out so they do not spend any undue amount of money or time on something may come back to the DRB and they would not be able to approve because it was not proper.

Applicant Todd Rainwater:

- Want to do what the city requires, but currently already have our hand in the "cookie jar."

Eddie Moore:

- Advised the Board has to uphold the rules and do what they were appointed to do.
- At this time is no where near ready to be moved forward.
- Have to go back to the drawing board.

Applicant Patrick Gagen:

- Had been told different things by different people at each step of their process.
- Said they really did not know what they were doing.

Terry Herr:

- The Board's purview would only be relative to the actual design of the building.
- Right now there are several items that did not meet the overlay requirements.
- There needs to be some additional work on the exterior of the building.

Applicant Patrick Gagen:

- They were fine with doing what needs to be done.
- Have a limited budget.
- Just want direction on what they need to do so they can do it.

Terry Herr:

- Recommended they hire a professional.
- They could provide some recommendations but ultimately it would be their decision as to what they want to do.

Kathi Cook:

- At a minimum changes would have to be made to the south elevation on the front.
- Would have to meet the overlay requirements for screening for the air-conditioning units, etc.
- Also the windows and glass.

Terry Herr:

- Not a courtesy review so called for a motion.

Eddie Moore:

- Advised the Applicants before he made his motion to have their architect review the Overlay rules and regulations.
- Would be in a better position to submit a package to the Board.

Motion and Second: Eddie Moore made a motion to deny the application as submitted. Seconded by Kathi Cook. There was no discussion. Vote: 6-0. Motion unanimously carried.

Applicant Todd Rainwater:

- Asked if they would get any additional direction or did they just resubmit.

Kathi Cook:

- Stated Staff could work with them and give them a copy of the requirements.

Applicant Todd Rainwater:

- Inquired as to the timetable.
- Stated they had already been working on the project for a year.
- Having the association meeting and that is why there were bring this forward now.
- That is in the middle of August.
- Was told they could get on the July zoning agenda.

Kathi Cook:

- Either come back to the DRB having met all the requirements, or apply for a variance which the DRB does not hear.
- Variances are granted by the Board of Zoning Appeals.
- Have to meet the overlay requirements or get a variance.

Eddie Moore:

- Advised Applicants to follow the directions given tonight.
- Submit a package to the city.
- Request through Staff that certain members of the DRB meet with you to review the new plan.
- Some of the issues could be worked out before the July meeting.
- Need to adhere to the Overlay requirements.

Applicant Todd Rainwater:

- Not really sure what they are doing.
- Could they sit down with somebody from the city?
- Spoke with Angela a few times, but no clear on each point they need to address.

Applicant Patrick Gagen:

- Under the impression the building permit was complete.
- Had been waiting to hear that everything was good.
- Then heard about the zoning issues.

Staff Angela Rambeau:

- It came up in her review.
- Had not seen Dwight's comments.
- Did not know if there were structural comments that needed to be addressed.
- Stated they would get with applicants tomorrow to see how to address this matter.

Staff Mike Tuller:

- Will meet with applicants tomorrow and set up a time.
- Talk with Director to see what would be the best and most cost effective steps to take.
- Will try to figure out the best way for the design to go forward and be minimally costly to the church.

Chair Terry Herr:

- Called the next agenda item, building permit, Windward Village, Windward Parkway and Highway 9

Applicant Mark Shaw, 13260 Owens Way, Milton, GA

- With Easlan Capital.
- Had addressed most of the issues suggested at their last meeting.
- Was his understanding this was for a final review and not courtesy.

Angela Rambeau

- Stated applicant was still working on site changes.

Terry Herr:

- Stated they would not have to come back before them if they made a motion and finalized it tonight.

Applicant Mark Shaw:

- Stated there were five items they addressed and changed from the last meeting.
- His architect, Louis Yuan would review those with the Board.

Louis Yuan, 410 Calibre Springs Way, NW, Atlanta, GA

- Reviewed items with Board
- Building elevation.
- Brick portion at rear of building. Recommended was to lower.
- Return the parapet at the back of rear elevation for at least one bay.
- Make sure only one color for the awning and not just black.
- Stated he submitted the sample color to the Board.

Alex Paulson:

- Designations on the front elevations shifted from what was shown on plan.
- Still concerned about back elevation.
- Columns appear to be right between a door.

Louis Yuan:

- Plan does not show that that elevation turns.

Alex Paulson:

- Recommendation would be to not put the column between the two doors.
- Move the column to the left or the right.
- Also had discussed the cage on the outside, the ladder.
- Was there a decision not to move it back to the interior?
- Stated first time he ever heard that.

Louis Yuan:

- Spoke with the Fire Marshall and he recommended keeping it on the outside for fire safety reasons so it would be visible.

Board discussion with applicant about the rear parapet wall.

Alex Paulson:

- Need a return on the rear parapet wall.
- We can condition this so you would not have to come back.
- Asked about height of the parapet wall.

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Louis Yuan:

- Stated it was a 3 foot high parapet wall.

Chair Terry Herr:

- Asked if there was any public comment. There was no public comment.

Motion and Second: Alex Paulson made a motion to approve the conceptual elevations presented for Windward Village with the following conditions: (1) That the rear center parapet wall cornice returns on the sides; (2) that the rear parapet wall column that intersects the two doors be pulled to the outside or pulled to the inside but does not intersect the two doors; and (3) that the rooftop units are screened from eye level from the ground. Seconded by Kathi Cook. There was no discussion. Vote: 6-0. Motion unanimously carried.

Chair Terry Herr:

- Stated that the item #12 on the agenda had been deferred until next month.
- Called the next agenda item, Cantina Del Mar, 12635 Crabapple Road #320. [Courtesy review].

Applicants Elizabeth and David Riordan, 2180 Landsdowne Drive, Canton, GA

- Requesting they be allowed roof vents to be unscreened and visible from the right-of-way.
- Share their location with Little Azio's.

Alex Paulson:

- Asked if vents were intake vents.

Applicants Elizabeth and David Riordan:

- Stated that was correct.
- Also their building was two stories and Little Azio's was one story.

Chair Terry Herr:

- Asked if there had been any discussion with a mechanical engineer regarding perhaps an alternative type of system.

Applicants Elizabeth and David Riordan:

- Stated they had not.
- Said instead of a gooseneck or candy can type they could put a small screen at the top.
- The current location was probably to keep it away from the exhaust.

Chair Terry Herr:

- One way they were going to try to mitigate the issue was to try to come up with a different mechanical solution instead of using the big gooseneck.
- Something less intrusive.
- Could perhaps disguise the exhaust somehow like it was maybe a chimney.
- May need more of an enclosure to accomplish that.
- The fresh air vents are the biggest offenders and them all being galvanized.

Applicants Elizabeth and David Riordan:

- Told the Board they could take 4 feet off of the height and would not be as intrusive as it currently is.
- Little Azio's has two vents.

Kathi Cook:

- Could make it a chimney.

Applicants Elizabeth and David Riordan:

- Concerned about being able to clean it.

Chair Terry Herr:

- The mushroom looking one could be painted and blended in with the roof.
- The other one needs to just be re-engineered.

Alex Paulson:

- Also have to be in accordance with the code for distance above the roof.

Eddie Moore:

- Asked if Little Azio's would also be coming in.
- Said let the record show that the Riordans did not come in and tell on their neighbors.

Applicants Elizabeth and David Riordan:

- By lowering the area by 5 feet, it would not be visible.
- Would paint to have it blend and match the roof.

Alex Paulson:

- Stated that would solve the problem.

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Eddie Moore:

- Clarified that they will paint the fresh air vent to match the roof, which is the exhaust.
- Lower by 5 feet and paint and it as well.
- This can just be submitted to the city and have code enforcement go look at it.

Applicants Elizabeth and David Riordan:

- Code enforcement had no solutions so that is reason they came before the DRB.

Eddie Moore:

- Asked Staff if this would correct the problem.

Staff Angela Rambeau:

- The ordinance states that the roof equipment has to be screened and not visible from the ground.
- Would have to check on how technical they had to get.

Alex Paulson:

- Stated that would require a variance.
- You cannot screen this type of stuff.
- The only other thing you might do would be to erect a fence around it, and that would be worse.

Applicants Elizabeth and David Riordan:

- The challenge is that their building does not face the same direction as the other buildings.
- Their building is sideways and they are on the end.
- No matter what direction you look you cannot help to see everything.
- The shopping center is backwards and the front of the building is actually is the back.

Staff Angela Rambeau:

- Stated basically she would take their recommendations and make them her conditions when she rights the Staff Report for the variance.
- Results of this meeting will be noted in the Staff Report.

Chair Terry Herr:

- Called the last agenda item, Kolb Commercial, 765 & 785 Mid-Broadwell Road, Milton, GA
[Courtesy Review].

Applicant Sally Rich-Kolb, Milton, GA

- Requesting a reduction of the number of required parking spaces.
- Requirements for a surface pond and removing the detention pond in its place.

Kathi Cook:

- Stated the Board looks at only the aesthetics and not if there exists a hardship.
- Asked about the driveway to the west of the property.
- Looks like it is one way.
- Concerned about the flow.

Applicant Sally Rich-Kolb:

- Purpose is for people coming up Mid-Broadwell to make a right-hand turn, the people who want to access this commercial building.
- She stated her address is 765 Mid-Broadwell, but she had no access to 760 Mid-Broadwell.
- That is the driveway to that area.
- Had to dedicate some property for the connector road.
- The connector roads go to the community center.
- She had not heard back regarding their decision for this road.

Chair Terry Herr:

- Stated that access would get mitigated if that connector road gets installed.

Applicant Sally Rich-Kolb:

- Fulton County wanted them to dedicate the space for the road and it is their responsibility to build the road.
- Stated she is in limbo right now.
- Could put in more parking.
- Had not submitted for her LDP yet.
- Had to do this first other she would have to come back later.

Alex Paulson:

- Asked what the two existing one story buildings were that are there now.

Applicant Sally Rich-Kolb:

- One is an art gallery that will be moving out.
- Next door to the community center.
- Small photography office there as well.

Kathi Cook:

- Stated a lot of this was proposed so some of the density could be decreased and she could meet her parking requirements.
- Everyone is required to have detention whether it is surface or underground.
- May need to reduce the square footage and the Board of Zoning Appeals would decide that.
- Some of the parking did not look like it was compliant.
- One is shown off of the property.
- Asked about any specimen trees.

Applicant Sally Rich-Kolb:

- Stated they had an easement to the back area.
- That was their back driveway into it.
- Fulton County will have more parking area.
- Larry Davenport who is on the other side of her will have additional parking.
- It will be shared parking.
- There are two specimen trees that Mark Law has flagged that are pines.
- Possibly will be able to remain.

City Arborist Mark Law:

- There is another one at the NE corner, a sweet gum tree.

Alex Paulson:

- Asked if this was all contingent on what Larry Davenport was doing.

Applicant Sally Rich-Kolb:

- Stated they put their plans together.
- Share the same developer.
- The top part of the two story building will be office space.
- Possibility that she would live there in the 1500 sq. ft.
- Sees it as commercial below and office above.

Kathi Cook:

- Stated she would recommend that the detention have a more natural appearance.
- Use perennials and a lot of landscaping.
- Reduce the sq. footage for the parking especially the turns.
- DRB's comments will be given to the Board of Zoning Appeals.

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ADJOURNMENT

There was no further business.

Motion and Second: Terry Herr made a motion to adjourn the meeting at 8:02 p.m. Seconded by Eddie Moore. There was no discussion. Vote: 6-0. Motion unanimously carried.

Dated Approved: _____

Approved by:

Francesca Ivie
City Clerk's Office

Terry Herr, Chair
Design Review Board

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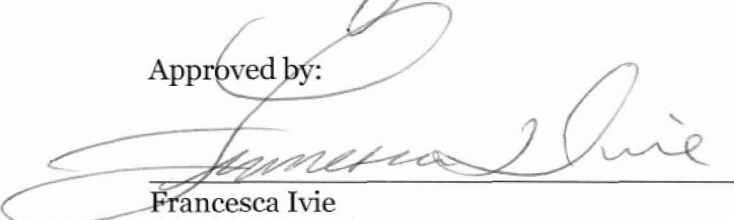
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Dated Approved: July 1, 2008

Approved by:



Francesca Ivie
City Clerk's Office



Terry Herr, Chair
Design Review Board