

**City of Milton Design Review Board
Regular Meeting
September 2, 2008, 6:00 PM**

This summary is provided as a convenience and service to the public, media, and staff. It is not the intent to transcribe proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted and heard by the Design Review Board, but not quoted. This document includes limited presentation by the Design Review Board and invited speakers in summary form. This is an official record of the Milton City Design Review Board proceedings. Official Meetings are audio recorded.

Board Members Present: Kathi Cook
Eddie Moore
Michael Stevens
Vince Pisano

Members Not Present: Chair Terry Herr
Darryl Jan Porter
Alex Paulson

City Staff: Angela Rambeau, Community Development

CALL TO ORDER

Vice Chair Kathi Cook called the Design Review Board meeting to order.

MEETING AGENDA:

1. Call to order
2. Approval of August meeting minutes
3. Demo permit:
14730 Taylor Rd
Doug Ray
Demolition of a single family house
4. Building permit:
Windward Village - Highway 9
Louis Yuan - Retail/Commercial building
5. Building permit:
Khol's
13097 Highway 9
Jeff Higgins - Construction trailer
6. Building permit:
Milton Place
2254 Milton Place
Wes Detwiler - Sales trailer

7. Building permit:
Crabapple Mercantile
Building E
Michael Janovec - Retail/Commercial building
8. Building permit:
Kingsley Estates
Amenity Area buildings
Jim Wernick - Pool pavilion, pump house, bath house
9. LDP permit:
Canine Assistants
3160 Francis Road
Matthew Kaczinski - Training Facility—site plan
10. Courtesy review:
Canine Assistants
3160 Francis Road
Matthew Kaczinski - Training Facility—new building
11. Adjournment

INTRODUCTION OF BOARD MEMBERS

Board members were introduced.

PLEDGE OF ALLEGIANCE

APPROVAL OF MEETING MINUTES

Motion and Second: Eddie Moore made a motion to approve the August 2008 meeting minutes as submitted. Seconded by Vince Pisano. There was no discussion. Vote: 4-0. Motion unanimously carried.

Vice Chair Kathi Cook called the first case, Demo permit for 14730 Taylor Road.

Applicant Doug Ray, 14730 Taylor Road, Milton, GA

- 3 structures
- 1 main dwelling and others are sheds

Vice Chair Kathi Cook:

- You will put up tree save fencing.

Applicant Doug Ray:

- Stated he would.

Vice Chair Kathi Cook:

- Called for Public Comment.

There was no public comment.

Eddie Moore:

- Follow all the erosion control procedures

Applicant Doug Ray:

- Absolutely

Motion and Second: Eddie Moore made a motion to approve the Demo Permit Application as presented. Seconded by Michael Stevens. There was no discussion. Vote: 4-0. Motion unanimously carried.

Chair Kathi Cook called the next agenda item, Building Permit for Windward Village on Highway 9

The applicant was not present to discuss application

Vice Chair Kathi Cook:

- Called for Public Comment

There was no public comment

Vice Chair Kathi Cook:

- Asked staff if they should hear this item or defer it
- Have comments
- Elevations were emailed to them
- Chairman had made comments to read into the record
- Asked if Board felt comfortable moving forward

Board had no objections reading comments into the record

Vice Chair Kathi Cook read the Chairman Terry Herr's comments into the record:

- All spandrel glass shall be the same color as glass on first floor
- Make sure they were not white - the frosted glass at the top
- All metal copings to match the EIFS color on the back
- Exterior finish behind the screen wall shall match the balance of the building on the rear
- The utilities to be screened by landscaping or a screen wall

Eddie Moore:

- Can application be approved based Chairman's recommendations as submitted?

Vice Chair Kathi Cook:

- Yes
- Can move forward and put recommendations into motion.

Motion and Second: Vince Pisano made a motion to approve the Building Permit for Windward Village on Highway 9 subject to the red-lined recommendations and comments set forth in the email from the Chairman, Terry Herr. Seconded by Eddie Moore. There was no discussion. Vote: 4-0. The motion unanimously carried.

Chair Kathi Cook called the next agenda item, Building permit for a construction trailer for Kohl's, 13097 Highway 9

The applicant was not present to discuss case

Vice Chair Kathi Cook:

- Called for Public Comment

There was no public comment

Vice Chair Kathi Cook:

- Asked Board member if they wished to proceed
- Can make a motion with conditions
- If applicant not happy they can resubmit

Motion and Second: Eddie Moore made a motion to approve the application for Building permit for a construction trailer for Kohl's with the following conditions: (1) that a permanent skirt be placed around the entire circumference of the trailer. Michael Stevens seconded the motion. There was no discussion. Vote: 4-0. The motion unanimously carried.

Vice Chair Kathi Cook called the next agenda item, Item #6, Construction Trailer at 2254 Milton Place.

Applicant Wes Detwiler, 2060 Buford Highway, Suite 106, Buford, GA

- Advised Board of location of construction trailer

Vice Chair Kathi Cook:

- Trailer visible from Hopewell?
- Site plan we have shows it on the lot.

Applicant Wes Detwiler:

- Sits pretty far back on the lot.

Vice Chair Kathi Cook:

- Sales trailer will be visible, but not the construction?

Applicant Wes Detwiler:

- That is correct.
- The sales trailer, which is Item #7 on the agenda.

Eddie Moore:

- Is this exact trailer being put there?
- Windows?

Applicant Wes Detwiler:

- That is correct.
- Windows on opposite side and perhaps one on end for construction trailer.

Eddie Moore:

- How long on site?

Applicant Wes Detwiler:

- Depending on length of time they are there and the economy
- In residential neighborhood

Vice Chair Kathi Cook:

- Visible from any major roadway?

Applicant Wes Detwiler:

- No, interior to the subdivision

Vice Chair Kathi Cook:

- Called for public comment

There was no public comment

Motion and Second: Eddie Moore moved to approve the Building Application as submitted for the construction trailer with the following conditions: (1) that the entire circumference of the trailer must be skirted with permanent skirting materials. Seconded by Vince Pisano. There was no discussion. Vote: 4-0. The motion unanimously carried.

Vice Chair Kathi Cook:

- Next Agenda Item is #7 for a building permit for a sales trailer for Milton Place.
- That one will be visible?

Applicant Wes Detwiler:

- Yes.

Board Discussion with applicant about how it will look reviewing the photos.

Vice Chair Kathi Cook:

- Landscaping?

Applicant Wes Detwiler:

- Yes

Vice Chair Kathi Cook:

- Called for public comment

There was no public comment

Motion and Second: Vince Pisano made a motion to approve the sales trailer for Milton Place as submitted with the skirting and awnings and landscaping as shown on the site plan. Seconded by Eddie Moore. There was no discussion. Vote: 4-0. Motion unanimously carried.

Vice Chair Kathi Cook:

- Asked the applicant for the next agenda item, Crabapple Mercantile, if their item could be moved forward as may need more time.

Crabapple Mercantile had no objection

Vice Chair Kathi Cook:

- Stated the next two items would be heard prior to Crabapple Mercantile.

Vice Chair Kathi Cook:

- Called agenda item #10, building permit for Kingsley Estates for amenity area buildings.

Applicant Jim Wernick, 1910 Silverleaf Way, Alpharetta, GA

- Stated his case for Board.
- Reviewed site plan with Board from rendering.

Eddie Moore:

- Wants to make certain building permit being presented tonight is for the pool.

Applicant Jim Wernick:

- Application is only for building permit for pool pavilion, pump house, and bath house

Motion and Second: Vince Pisano made a motion to approve the building permit for Kingsley Estates. Eddie Moore seconded the motion. There was no discussion. Vote: 4-0. Motion unanimously carried.

Vice Chair Kathi Cook:

- Next two items being present are for Crabapple Mercantile.
- Called applicant forward to discuss the first Building - Building E.

J. T. Adams, 15690 Hopewell Road, Milton, GA

- Passed out some architectural pictures of buildings for Board's review
- Intent was to "bookend" the site
- One story buildings being simple in period and style to the Donnelly house
- Basically Folk Victorian
- Cedar shake roof rather than standing seam
- Price of sheet metal went up 30% became an economic decision

Vice Chair Kathi Cook:

- What elements from the Donnelly house?

J. T. Adams:

- Same scale
- Roof pitches
- Some of the early craftsman window elements

Vice Chair Kathi Cook:

- Problem with building fronting roadway
- Main front was to be turned to face Crabapple
- Center where entrance appears is lower roof
- What was reason for that decision?
- Why did they not make the center part more prominent?

J. T. Adams:

- Agreed with Vice Chair
- Had to do with way it is zoned
- Dealing with ADA requirements driving entire process
- Do not have room on the site
- Have to get 60 ft. depth in the parking lot
- Then TH site which is another owner
- We love to have more architectural freedom
- One story building very difficult to architecturally build and make attractive
- Explained to Board about the gradation
- Explained the ADA procedures for ramp
- Could have done middle and left side, but right side would be difficult
- Would have odd size on the right

Board Discussion with Applicant about roof pitches

J. T. Adams:

- Can perhaps make the pediment detail a little more prominent in the center

Vice Chair Kathi Cook:

- Did not know if that would help if same height
- Could you lower ends?

J. T. Adams:

- Could raise pitch element up higher
- Perhaps could lower ends

Vice Chair Kathi Cook:

- Where are cedar shakes used in the area now
- Donnelly house is metal roof

J. T. Adams:

- Donnelly house used to have cedar shakes on roof
- Plan is to eventually restore it back to that
- Metal roof was put on top of it
- He has two concerns (75% pre-leased on buildings)
- Tenant footprint determines the size of the elements
- Middle element is a 1500 ft. element
- The F Building is for a single user and will have more flexibility and more room on site
- Will take another shot on the E building but more optimistic on the F building

Vice Chair Kathi Cook:

- 3 weather vanes on the top?
- In research did not see that was used for that style a lot
- Preferred a smaller constructed feature
- Perhaps a fake fireplace

J. T. Adams:

- Did not want to do anything fake
- The architectural elements can be changed some
- Trying to stay in keeping with architecture on other side
- Trying to match the heights as that was a concern
- Thinks it is unsettling to the Board that the two buildings are the same

Vice Chair Kathi Cook:

- Stated that was true did not like the two buildings being pretty much the same

J. T. Adams:

- Been busy with other buildings
- Looking at these drawings essentially now
- Promised Board they could have fun with these buildings
- Welcomes the Board's comments
- Not going to build the same building for the F building
- Trying to get Board comfortable with the Folk Victorian style elements

Vice Chair Kathi Cook:

- Believes project is going in a better direction
- Do not want to put on the end two building there that look almost Colonial and the same
- Materials are good and there is a lot of detail
- The center was supposed to be the center
- The fronting on the roadway needs to be more prominent

J. T. Adams:

- Will be in keeping with the period
- Will do whatever the Board likes
- Needs to be able to comply with ADA requirements and tenant structure
- Made a promise to the DRB
- E Building has tenants in it so some constraint there
- Will take note for the F Building

Vice Chair Kathi Cook:

- Asked about tenants for E Building

J. T. Adams:

- Nail place has signed a lease
- Possibly fitness center

Vice Chair Kathi Cook:

- Stated the Chairman could not be present tonight but made comments which she wanted to read

Vice Chair Kathi Cook:

- **Read comments of Chair Terry Herr in his absence**
 - 1) Both of buildings look too similar
 - 2) Needs to be more variety between the two buildings.
 - 3) Suggested that building E have more brick to be compatible with other buildings
 - 4) Brick buildings would be book-ended by the frame house forms
 - 5) Building E is pretty long and should be broken up to make it look taller at the east end adjacent to Building D
 - 6) Building E needs more vertical elements to transition from Building D to the east of it

Vice Chair Kathi Cook:

- Perhaps you could get middle a little higher

J. T. Adams:

- Will take a shot at addressing the center

Vice Chair Kathi Cook:

- Could take the curved porch feature from the Donnelly house?

J. T. Adams:

- Good idea but not sure because of the size of the building
- If two story building it could work

Eddie Moore:

- Requested they recap

J. T. Adams:

- F will be a totally different building
- Wanted to give you an elemental style of the building
- Madam Chair has a problem with the elevations being book-ended backwards
- Wants central element more prominent

Eddie Moore:

- Asked Board members if they were comfortable with applicant's recommendation of using a cupola

Vice Chair Kathi Cook:

- Would need to see it
- See it as a roof change
- Applicant can email us something to look at

Eddie Moore:

- Have your staff or architect email that to us

J. T. Adams:

- Need to move forward as quickly as possible
- F Building will present it when get the tenant
- Agrees with the Board on that
- In a box on the site
- Have tenants and ADA requirements

Vice Chair Kathi Cook:

- Will probably defer these two items
- Give applicant more time to work on this

Vice Chair Kathi Cook:

- Called for public comment

There was no public comment.

Motion and Second: Eddie Moore made a motion to defer both applications for thirty (30) days and that J. T. Adams will be submitting to the Board via email or some other form of communication that the Board agrees to look at and to give the applicant meaningful feedback. Seconded by Vince Pisano. There was no discussion. Vote: 4-0. Motion carried.

Vice Chair Kathi Cook:

- Called next agenda item, LDP permit for Canine Assistants.

[Note: There was a problem with the recording. Meeting did not get recorded from this point to end of meeting from taped recording. Minutes from the next case to the end were prepared from notes and action report of staff].

Applicants Matthew Kaczinski and Gary Arnold, 3160 Francis Road, Milton, GA

- Presented case regarding training facility—site plan and new building (courtesy review)
- Stated the building sits pretty far back on site
- Discussed buffers with Board

City Arborist Mark Law

- Advised Board there were no specimen trees he was aware of.

Motion and Second: Eddie Moore made a motion to approve the LDP for the training facility for Canine Assistants. Michael Stevens seconded the motion. There was no discussion. Vote: 4-0. Motion carried.

ADJOURNMENT

Chair Kathi Cook

- Called for a motion to adjourn

Motion and Second: Eddie Moore made a motion to adjourn the meeting. The motion was seconded by Michael Stevens. There was no discussion. Vote: 4-0. The motion carried.

The Design Review Board adjourned at 7:00 p.m.

Dated Approved: _____

Approved By:

Francesca Ivie
Milton City Clerk's Office

Vice Chair Kathi Cook

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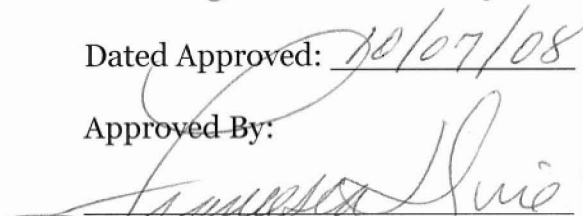
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Dated Approved: 9/2/08

Approved By:



Francesca Ivie
Milton City Clerk's Office



Vice Chair Kathi Cook