

**Minutes  
City of Milton Design Review Board  
Regular Meeting  
October 7, 2008, 6:00 PM**

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Board Members Present:           Chair Terry Herr  
  Eddie Moore  
  Michael Stevens  
  Vince Pisano  
  Alex Paulson

Members Not Present:           Kathi Cook  
  Darryl Jan Porter

City Staff:                           Angela Rambeau, Community Development

**MEETING AGENDA**

1. Call to order
2. Introduction of Board members
3. Approval of September meeting minutes
4. Demo permit:  
295 Cox Road  
Pierre Francois
5. Demo permit:  
3310 Cedar Farms Road  
Gail Glozier
6. Building permit:  
Braeburn Office Condos  
12220 Birmingham Hwy  
Joel Ferguson

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7. Building permit:  
555 Blue Heron Way  
Rob Askew
8. Building permit revision:  
Deerfield Place, Building 1000  
13093 Highway 9  
Brian Snelling
9. Building permit/LDP:  
Crabapple Knoll Vet  
12604 Crabapple Road  
Joe Gaston
10. Courtesy review: U08-006  
Extreme Mulch  
13365 Arnold Mill Road  
Jeremiah Smith
11. Other business
12. Adjournment

**CALL TO ORDER**

Chair Terry Herr called the Design Review Board meeting to order

**INTRODUCTION OF BOARD MEMBERS**

Board members were introduced

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

**Chair Terry Herr** called the first agenda item, approval of the September, 2008 meeting minutes. Board deferred until the November 2008 meeting

**Chair Terry Herr** called the next agenda item, demo permit for 295 Cox Road, Pierre Francois

**Applicant Jonathan Edwards, 3125 Pete Shaw Road, Marietta, GA**

- His company was representing Pierre Francois
- House being demolished to build new home
- Single family home
- Pool will be torn out for construction of new home

**Chair Terry Herr:**

- Confirmed and verified with Staff not on historical home registry

**Eddie Moore:**

- Confirmed and verified with applicant that no trees would be removed in demolition process
- Advised applicant to make sure erosion control measures were in place

**Chair Terry Herr:**

- Called for public comment
- There was no public comment

**Motion and Second:** Eddie Moore moved to approve the demo permit applicant as submitted. The Motion was seconded by Michael Stevens. There was no discussion. Vote: 5-0. Motion unanimously carried.

**Chair Terry Herr** called the next agenda item, demo permit for 3310 Cedar Farms Road, Gail Glozier (courtesy review). Mr. Herr stated it was for demolition of a fire damaged home.

- There was no representative present

**Staff Angela Rambeau:**

- Advised Board demo had already occurred
- Fire Marshall determined it to be a safety hazard
- Being brought before the Board as a courtesy
- No action required

**Chair Terry Herr** called the next agenda item, building permit for Braeburn Office Condos, 12220 Birmingham Highway for a construction trailer

**Applicant Nick Bessho, John Wieland Homes & Neighborhoods, 1950 Sullivan Road**

- Have obtained building permit for Phase I
- Want a construction trailer on site on backside off of Birmingham Highway
- Phase I is buildings 50, 40, 60, 30 and Building 100

**Eddie Moore:**

- Would like a skirt completely around the bottom of the trailer

**Applicant Nick Bessho:**

- Proposed painted lattice
- White in color

**Eddie Moore:**

- Why adjacent to Crabapple circle?
- No other location?

**Applicant Nick Bessho:**

- Trying to get it away from Birmingham Highway

**Motion and Second:** Vince Pisano moved to approve the construction trailer at 12220 Birmingham Highway subject to the addition of a white skirt around it. The motion was seconded by Alex Paulson. There was no discussion. Vote: 5-0. The motion unanimously carried.

**Chair Terry Herr** called the next agenda item, building permit for a construction trailer at 555 Blue Heron Way

**Applicant Mark Kane, 345 Old Ellison Road, NW, Dahlonega, GA**

- Architect for home being built
- Long complicated project
- Owner plans to have someone on site at all times
- Necessitates an office trailer
- Tried to put in area that is screened
- House sets approximately 200 ft. off of the street
- Trailer will be about 150 ft. off of the street

**Eddie Moore:**

- Same standards with lattice skirting around bottom of trailer

**Chair Terry Herr:**

- Need to maintain property as in residential area
- Called for public comment
- There was no public comment

**Motion and Second:** Eddie Moore moved to approve the application for a construction trailer at 555 Blue Heron Way, with the condition of adding a skirting around the perimeter of the trailer that is painted white. The motion was seconded by Alex Paulson. There was no discussion. Vote: 5-0. The motion unanimously carried.

**Chair Terry Herr** called the next agenda item, building revision for Deerfield Place, Building 1000, 13093 Highway 9, Brian Snelling

**Chair Terry Herr** recused himself at 6:12 p.m.

**Applicant Brian Snelling, 1450 South Johnson Ferry Road, Atlanta, GA**

- Representing the Developer, Sembler
- Due to tenant mixture have need to put sprinkler riser room on the exterior side of the building
- It is within an enclosed structure
- All other buildings have access ladders inside the riser rooms
- Need to put this one on rear of the building

**Eddie Moore:**

- Only issue would be safety issue
- Could open tenant or owner of property to some potential safety hazards
- Need to insure no kids would try to climb up ladder

**Applicant Brian Snelling:**

- Typically start base of ladder far off of the ground
- Would need another ladder to get to it
- Also usually put a cage on the bottom portion to enclose stairs

**Alex Paulson:**

- Reiterated safety concerns

**Applicant Brian Snelling:**

- Did not see reason they could not put in these safety measures
- Could put the cage around the stairs at the base

**Alex Paulson:**

- In Chair's absence, called for public comment
- There was no public comment

**Motion and Second:** Eddie Moore moved to approve the application for the building revision with the following exceptions: (1) that the ladder is positioned approximately 10 feet from the ground and (2) that a cage be used that would be designed by Sembler after the perimeters are worked out with Sembler and the property manager. The motion was seconded by Vince Pisano. There was no discussion. Vote: 4-0. The motion carried.

**Chair Terry Herr** rejoined the meeting at 6:22 p.m.

**Chair Terry Herr** called the next agenda item, building permit/LDP for Crabapple Knoll Vet, 12604 Crabapple Road

**Co-Applicant Charles Cameron, 704 Macy Drive, Roswell, GA**

- Architect representing applicant on project.
- Proposing to add to front of kennel building more kennels and vet clinic
- Making front house that is currently clinic into offices for the doctors

**Co-Applicant Bill Floyd, 28720 Lassiter Road, Roswell, GA**

- Engineer doing site work on project
- Previously planned to use old building as storage
- Concept has changed
- Discussion about buildings and uses referencing site plan

**Co-Applicant Charles Cameron:**

- Plan to move clinic back into the new building
- Some additional kennels

**Vince Pisano:**

- Remodeling going to be done to clinic?

**Co-Applicant Charles Cameron:**

- No remodeling to be done to the clinic

**Chair Terry Herr:**

- What parking is existing parking and what is new?

**Co-Applicant Bill Floyd:**

- Do not propose any new parking
- No plans for the existing gravel parking
- No run-off from it
- More of a pervious road than impervious
- Arborist wants 2 additional rows of Evergreens planted

Discussion about the parking areas and the buffers referencing site plan with Staff

**Chair Terry Herr:**

- Fulton County at one time said if modification was less than 50% of existing structure it did not need to meet the overlay requirements
- Not sure if Milton grandfathered this in
- If more than 50% then would have to meet overlay standards for entire structure

**Co-Applicant Charles Cameron:**

- Structure is less than 50% if you include front and back buildings

**Alex Paulson:**

- See that as two different structures
- Not making any changes to old clinic
- Doubling existing structure
- No modifications being made to front portion
- Take whole site plan and concept and new building and revisit the overlay
- Not working as it currently is

**Staff Angela Rambeau:**

- Will do some additional checking
- Looking at 50% being per building or whole site?
- Staff usually looks at it per building

**Chair Terry Herr:**

- Architecture needs to comply with the NW Fulton Overlay on top of the Crabapple Overlay
- Requirement that every 40 ft. has a setback in the plane of the structure
- Requirement for fenestration on all 4 sides of the building
- Percentage of ratio of windows are required on building
- Existing building would need additional fenestration
- Requirements in overlay regarding roof offsets

**Alex Paulson:**

- Discussed metal return at 4 and 12 along the eave with Co-Applicants

**Chair Terry Herr:**

- Read portion regarding roof offsets from overlay to Co-Applicants
- Intent is to not have large roof areas
- Perhaps could break the roof area down
- Currently do not have a roof plan to look at to review

**Co-Applicant Charles Cameron:**

- Could perhaps add a gable

Discussion Amongst Board Members and Co-Applicants regarding buildings and roof areas referencing site plan.

**Alex Paulson:**

- Discussion regarding shutters

**Co-Applicant Charles Cameron:**

- Shutters would be operative with real hardware
- Could add shutters to existing windows
- There is a gable that runs between the two buildings

**Chair Terry Herr:**

- Suggested breaking up the large ridge on the front elevation
- Perhaps having offset in roof
- Possibly adding some additional dormers

**Alex Paulson:**

- Dormers are getting lost because roof is so big
- Needs a gable or step on the other side
- Perhaps a grouping of dormers instead of one
- Asked if signage would stay the same

**Co-Applicant Charles Cameron:**

- Signage would stay same

**Eddie Moore:**

- Will trash be pick or dumpster?
- If residential pick-up then that is fine.
- If commercial trash system, dumpster must meet the enclosure requirements and architecture design around the dumpster
- If dumpster, need to address that issue before returning
- Need to see dumpster site on the drawings for our review

**Alex Paulson:**

- Go through the arborist's comments as they are substantial
- Currently states landscape plans are incomplete
- Cannot approve or vote this until these matters are addressed

**Eddie Moore:**

- Recommended to the Board they defer until data is addressed
- Take comments made tonight and bring back to Board

**Co-Applicant Bill Floyd:**

- Certain that side buffer is 50 feet?
- Should this be verified by Staff?

**Staff Angela Rambeau:**

- Asked Chairman if he was referring to the NW Overlay because the Crabapple is silent

**Chair Terry Herr:**

- Crabapple is silent for all setbacks for commercial
- There are setbacks for residential

**Staff Angela Rambeau:**

- Will confirm it tomorrow
- Looks like it will be 50 ft.

**Chair Terry Herr:**

- Called for public comment
- There was no public comment

**Motion and Second:** Vince Pisano made a motion to defer the plans as submitted. The motion was seconded by Eddie Moore. There was no discussion. Vote: 5-0. The motion unanimously carried.

**Chair Terry Herr:** Called the final item on the agenda, courtesy review of U08-006, Extreme Mulch, 13365 Arnold Mill Road

**Co-Applicant, Jeremiah Smith, 13365 Arnold Mill Road, Milton, GA:**

- Partner of Extreme Mulch
- Extreme Mulch is going north on Arnold Mill after Cox Road, before you get to Lackey Road on the left

**Co-Applicant, Kirk Smith, 13365 Arnold Mill Road, Milton, GA:**

- Business partner of Jeremiah Smith with Extreme Mulch

**Co-Applicant, Jeremiah Smith:**

- Only request a special use permit
- No change to structures previously there
- What we want to do falls within 50 ft. buffer
- Got a request late to get a site distance by DOT on the plan
- Only looking to add temporary mulch bins
- Cannot see the - on 3.75 acres
- Not selling to public
- Not looking for public to come and go
- Have mulch blower trucks that are parked in back
- Not visible from anywhere
- Horse farm to the right and residential 10-acre lot to the left
- Not changing the grade

**Eddie Moore:**

- How many trucks will be parked on property?

**Co-Applicant, Jeremiah Smith:**

- Currently have 3 commercial blower trucks
- One has been sold
- 5 vehicles will be there during the day parked in the back out of site

**Eddie Moore:**

- Who will you be selling to and how would material leave the property?

**Co-Applicant, Jeremiah Smith:**

- Advised that 75% of mulch is sold to commercial landscapers
- Our trucks are loaded from mulch bends and go on site and blow it

**Co-Applicant, Kirk Smith:**

- Our company is subcontractor to landscapers
- No public coming to us or retail sales involved

**Vince Pisano:**

- Company currently operating at the location now?
- How doing without the mulch bends?

**Co-Applicant, Jeremiah Smith:**

- Originally thought we came in under AG-1 guidelines
- When business application was submitted for in July this process started
- Suggested we go through process for a special use permit so no question in future

**Co-Applicant, Kirk Smith:**

- Is mulch there now
- Bends are not permanent
- Concrete blocks that keep the colored mulch separated and from mixing together
- Thought we fit in under AG-1

Board stated this was a courtesy review and they did not see any issues.

**Chair Terry Herr:** called the last item of business, Other Business, Next Meeting Date.

Discussion concerning possible November 2008 meeting dates. The date of November 5, 2008 to be confirmed with Staff.

**ADJOURNMENT**

**Motion and Second:** Eddie Moore made a motion to adjourn the meeting. The motion was seconded by Alex Paulson. There was no discussion. Vote: 5-0. The motion carried.

The Design Review Board adjourned at 7:15 p.m.

Dated Approved: \_\_\_\_\_

Approved By:

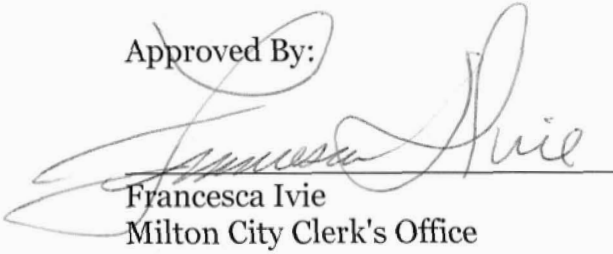
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Francesca Ivie  
Milton City Clerk's Office

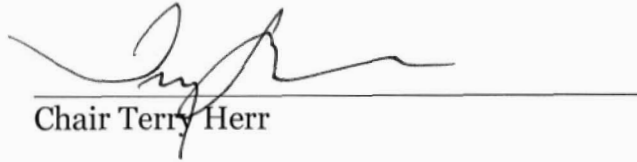
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Chair Terry Herr

The Design Review Board adjourned at 7:15 p.m.

Dated Approved: 12/02/08

Approved By:

  
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Francesca Ivie  
Milton City Clerk's Office

  
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Chair Terry Herr