

**Minutes
City of Milton Design Review Board
Regular Meeting
December 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: Chair Terry Herr
Vince Pisano
Kathi Cook
Darryl Jan Porter
Vic Jones

Members Not Present: Eddie Moore
Michael Stevens

City Staff: Angela Rambeau, Community Development

MEETING AGENDA

1. Call to order
2. Introduction of Board members
3. Pledge of allegiance
4. Approval of October meeting minutes
5. Demo permit:
16470 Freemanville Rd.
Nadine Covington **-Single family house and deck to be demolished**
6. Demo permit:
Alpharetta Athletic Club
340 Highway Nine
Steve Space **-Pool, deck and fencing to be demolished**
7. Courtesy review: V08-035
Greystone Lake
13750 Birmingham Highway
8. Bob Negrelli **-To allow a road to encroach into the 50' undisturbed stream bank buffer
-To allow a road to encroach into the 75' impervious setback (City Code, Chapter 14, Article 6, Section 5.a.i, ii)**

9. Courtesy review: VO8-033
14355 Cogburn Road
Syed Rizvi

**-To eliminate the required
sidewalk along Cogburn Road
Milton Subdivision Regulations,
Article 8.2.4.B.2.a)**

10. Other business
11. Adjournment

MEETING CALLED TO ORDER

INTRODUCTION OF BOARD MEMBERS

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Motion and Second: Kathi Cook made a motion to approve the October 29, 2008 meeting minutes. The motion was seconded by Vince Pisano. There was no discussion. Vote: 5-0. The motion unanimously carried.

Chair Terry Herr:

- Called the first agenda item, Demo Permit, 16470 Freemanville Road, Milton, GA
- Request for single family house and deck to be demolished

Larry Covington, 16470 Freemanville Road, Milton, GA

- Presented case to the Board
- Want demo to rebuild in same place a new pool and deck area

Chair Terry Herr:

- Called for public comment
- There was no public comment

Motion and Second: Kathi Cook made a motion to approve the Demo Permit for 16470 Freemanville Road, Milton, GA. The motion was seconded by Darryl Jan Porter. There was no discussion. Vote: 5-0. The motion unanimously carried.

Chair Terry Herr:

- Called the next agenda item, Demo Permit for 1785 Dinsmore Road, Milton, GA
- Request for pool, deck and fending to be demolished at Alpharetta Athletic Club

Applicant Steve Space, 988 Summer Forest Drive, Suwanee, GA

- Presented case to the Board
- Alpharetta Athletic Club
- Previously reviewed by the DRB a month earlier
- Want new pool before next swim period
- Instead of going through the LDP process decided to demo instead
- Installing double row silt fence and tree save fence around perimeter
- Clubhouse will remain

Chair Terry Herr:

- Called for public comment
- There was no public comment

Motion and Second: Kathi Cook made a motion to approve the Demo Permit for the Alpharetta Athletic Club, 1785 Dinsmore Road, Milton, Georgia. The motion was seconded by Vince Pisano. There was no discussion. Vote: 5-0. The motion unanimously carried.

Chair Terry Herr:

- Called the next agenda item, Courtesy Review (V08-035)
- Greystone Lake, 13750 Birmingham Highway
- Requests:
 - To allow a road to encroach into the 50' undisturbed stream bank buffer
 - To allow a road to encroach into the 75' impervious setback (City Code, Chapter 14, Article 6, Section 5.a.i, ii)

Applicant, Eric Chini (Engineer), 425 Oak Street, Gainesville, GA and

- Presented case to Board
- Permitting process back in 2006
- Went through review process with Fulton County
- Project was approved in July 2006 for the construction plans
- EPD review for stream buffer variance and has been granted
- NRCS approval has been received
- Projected located on east side of Thompson Road
- Front part of project approximately 11 acres
- Proposed to be 7 lots

- Two additional lots are part of the Greystone Farms Subdivision
- These are locked in without access
- Explained problems they have had with providing access
- Topography and location of the lake is the main problem
- Want to provide an access easement and roadway to go through backend of the development to provide access to the two lots
- Request is for the buffer variance for both the 75' impervious and 50' buffer relative to the City of Milton

Board Discussion with Applicants

Applicant Bob Negrelli (Developer), 13750 Birmingham Highway, Alpharetta, GA

- Developer of project
- Reviewed problem area with Board from their plans
- Discussed wetlands that cannot be crossed
- Could not build a bridge across the lake
- Trying to figure a way to access the properties
- Tried to purchase a right-of-way from one of the owners but was no successful
- Purchased 11 acres in 2006
- Suggestions for how to gain access
- There are 500-700 ft. of wetlands
- Plan for back of new houses being developed to face lake
- Putting up a wood type privacy fence with screening
- Will need a turnaround for emergency vehicles

Staff Angela Rambeau:

- Post Office will have them address them off of Greystone Lake

Chair Terry Herr:

- Called for public comment
- There was no public comment

COURTESY REVIEW - NO MOTION

Board Recommendations:

If the Board finds a hardship that is not self imposed, the following minimum conditions are recommended:

- Flood plain/wetland location should be verified in order to determine if buildable lots. Review State approval. Crossing is not perpendicular. Require

re-recording of both subdivision plats if property approved to be accessed from new drive.

- Provide required 20' landscape strip around the detention pond outside of pond slope in order to provide required screening. Lots shown are greater than 1 acre and can be reduced to accommodate a buffer to protect adjacent properties. Landscape plan should include native plants with a mix of evergreens that fit with the natural environment and should be approved by the City Arborist.
- All retaining walls should be faced with stone per Overlay requirements and blend with the natural environment.
- Add landscaping along the Country Ridge property line to provide a natural buffer; pull the proposed driveway back away from the property line. Landscaping should not be a "row" of Lelands but a buffer with a more natural appearance. The addition of a privacy fence may also benefit adjacent properties.

Chair Terry Herr:

- Called the next agenda item, Courtesy Review (V08-033)
- 14355 Cogburn Road, Milton, Georgia
- Request is to eliminate the required sidewalk along Cogburn Road (City of Milton Subdivision Regulations, Article 8.2.4.B.222.a
- Called for applicant to present to Board

No Applicant to present

Chair Terry Herr:

- Called for public comment
- There was no public comment

Board Recommendation:

- Build sidewalk and/or trail per Milton Trail Plan

Chair Terry Herr:

- Call for other business
- There was no other business

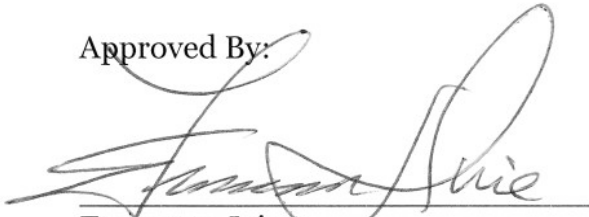
ADJOURNMENT

Motion and Second: Terry Herr made a motion to adjourn the meeting. The motion was seconded by Vince Pisano. There was no discussion. Vote: 5-0. The motion unanimously carried.

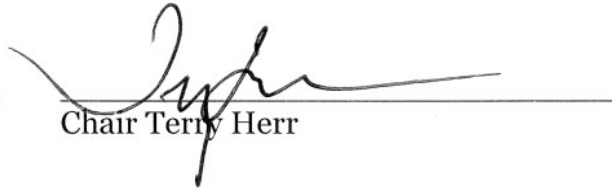
The Design Review Board meeting adjourned at 6:41 p.m.

Dated Approved: 1.6.09

Approved By:



Francesca Ivie
Milton City Clerk's Office



Chair Terry Herr