

Minutes
City of Milton Design Review Board
Regular Meeting
March 3, 2009, 6:00 PM

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BOARD ATTENDANCE

Members present: Terry Herr, Chair
Kathi Cook, Vice Chair
Vince Pisano
Michael Stevens
Eddie Moore

Not present: Darryl Jan Porter
Vic Jones

City Staff: Angela Rambeau, Community Development
Dan Drake, Public Works Director
Francesca Ivie, City Clerk's Office

MEETING AGENDA

1. Call to order
2. Introduction of Board members and pledge of allegiance
3. Approval of February 4, 2009 meeting minutes
4. Final LDP review:
Alpharetta Athletic Club
1785 Dinsmore Road
Tom Ridge
Renovations to recreation area
5. Final LDP review:
Crooked Creek Amenity Area
14250 Creek Club Drive
Steve Smith
Renovations/additions to recreation area
6. Courtesy review:
U09-02/VC09-02
15150 Birmingham Highway
Milton, GA 30004
Robb Nestor

7. Courtesy review:
Public Works project
Landrum Rd Bridge
8. Courtesy review:
Public Works project
Cowart Road, etc.
9. Other business
10. Courtesy review
The Landscape Group
11. Adjournment

CALL TO ORDER

Chair Terry Herr called to order the Design Review Board meeting at 6:00 p.m.

BOARD INTRODUCTIONS

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Chair Terry Herr called the next agenda item, Approval of the February 4, 2009 meeting minutes.

Motion and Second: Kathi Cook made a motion to approve the February 2009 meeting minutes. Vince Pisano seconded the motion. There was no discussion. Vote: 5-0. The motion unanimously carried.

Chair Terry Herr called the first item, Final LDP review for the Alpharetta Athletic Club, 1785 Dinsmore Road, Tom Ridge and Steve Connelly presented. Renovations are to the recreation area.

Applicant, Tom Ridge, 108 Woodview Court, Woodstock, GA advised Board that they changed the original design to the pool so what was being presented was a new review.

Kathi Cook confirmed with applicant that they were just removing the existing pool and putting in a larger pool in the same area.

Chair Terry Herr stated they had previously been impending in the 25 ft. setback.

Applicant Tom Ridge advised they went with a new company and it was more cost effective and now it is not in the setback.

Chair Terry Herr asked applicant about the pool equipment enclosure.

Applicant Tom Ridge introduced Steve Connelly who could answer additional questions.

Steve Connelly, 108 Woodview Court, Woodstock, GA advised that the pool enclosure was a vertical structure with a double door entry with a roof and that the exterior architectural was similar to existing clubhouse.

Board's Suggestions:

- That the existing landscaping remains
- That the pool equipment enclosure be submitted for approval by the DRB

Chair Terry Herr called for public comment. There was no public comment.

Motion and Second: Eddie Moore made a motion to approve the application as submitted for the LDP. The motion was seconded by Kathi Cook. There was no discussion. Vote: 5-0. The motion unanimously carried.

Chair Terry Herr called the next item, Final LDP review for Crooked Creek Amenity Area, 14250 Creek Club Drive, Milton, GA. Steve Smith and Mark Brock presented. The LDP is for renovations/additions to recreation area.

Board member Michael Stevens recused himself at 6:32 p.m.

Applicant Steve Smith, 380 Majestic Cove, Milton, GA advised Board he has been a resident of Milton for 8 years, lives in Crooked Creek and was a member of the Crooked Creek Homeowners Association Board of Directors for 4 years. He stated this project had been ongoing and the presentation was a follow-up to their previous meeting where they were trying to secure 3 variances: (1) 100 ft. setback variance, which they received, (2) a parking variance for 95 spaces, they met, and (3) a landscape variance to encroach into the landscape area, for which they made modifications and they do not now encroach into the landscape area. Mr. Smith advised the board they have had numerous meetings with Staff, the City Manager and also Dan Drake in Public Works to address many issues and believes the plan submitted meets with Staff approval and requesting approval from the Design Review Board.

Applicant reviewed the changes that had been made since their last meeting from their presentation board

Kathi Cook asked about the cul-de-sac and if it was out of the 40 ft. along the front.

Staff Angela Rambeau stated that it was right-of-way so technically the landscape strip ends where the right-of-way begins so it was not encroaching.

Applicant Steve Smith discussed the screening between the tennis courts and the wall and he advised the Board that had been addressed.

Mark Brock, 702 Old Peachtree Road, Suwanee, GA discussed the proposed landscape plans and types of plantings with the Board and advised they had met with the City Arborist and he was okay with the plantings. *Mr. Brock provided photos of the shrubs to the Board for their review.* He stated they had addressed most of the issues Staff had with regard to the Overlay District as well.

Chair Terry Herr had discussion with applicants about the entry drive and it now being a one-way drive and the parking lot being shown as two-way. Had concerns about the about of space in that area and the turning around issue.

Mark Brock stated that was the intent.

Applicant Steve Smith advised the Design Review Board that they had had about 5 or 6 meetings with Staff and that this plan was based on Staff's input and the fire department. He said they had probably had 8 different meetings with different departments and agencies within the city to come up with the final plan and that this was the plan that met all of their approval.

Chair Terry Herr asked applicants if they had a design for the trash enclosure, and that they would need to see that design.

Applicant Steve Smith stated their architect would be supply that and would like to tie that into their building permit.

Chair Terry Herr stated normally it was required with the LDP but as long as they got a review of it they could go forward.

Mark Brock said they wanted the enclosure to match the building and because of not being sure of the exact building design and the timeframe of this meeting, was not able to bring that design tonight, but it will be forthcoming in the immediate future.

Chair Terry Herr asked about the lighting. He advised applicants that typically the lighting is a requirement of an LDP.

Applicant Steve Smith stated they have a lighting plan that had been submitted.

Mark Brock advised Board the electrical engineer for the architect was responsible for the lighting. Asked the Board if they could bring that information to them in the immediate future. He stated that Angela Rambeau was not at the last meeting but that Alice Wakefield thought she could work with them on that issue. He told the Board that the parking lot had changed many times and they did not have enough time to get the plan finalized before this meeting.

Eddie Moore asked applicants when lighting plan would be submitted.

Applicant Steve Smith stated within the next few days.

Board discussion about whether they felt comfortable with having Staff review the lighting plan or whether they needed to come back before the Board.

Kathi Cook need to ensure there would be no light spillover.

Eddie Moore asked Angela Rambeau who would make the final staff decision.

Staff Angela Rambeau advised it would be the Building Plan Official. She told the Board that there should not be any problems, as it had to meet certain codes and would not approve anything that did not meet code. She advised the Board that she was not aware the lighting plan was not going to be part of the LDP request.

Terry Herr wanted to make sure that the Highway 9 Overlay District requirements would be met (i.e., the types of decorative lamps versus a shoebox type).

Applicant Steve Smith assured the Board that their architectural firm, TSW, was aware of all of the requirements.

Eddie Moore stated he was willing to move past the lighting issue with the contingency that there is a clear understanding of when the plan will be submitted to the city.

Applicant Steve Smith advised the lighting plan was essentially done with the exception of knowing the final design, specifically the parking lot area changes. It should be ready in no more than 5 days or can be submitted.

Terry Herr suggested they have the lighting plan with the final architectural review of the building. He said that would give a little more time.

Kathi Cook asked about the Loblolly trees and shrubs along the front of the plans and why applicants did not use more of a mixture of Evergreens.

Mark Brock explained that those were on the back side of the wall on the slope and would not be a visible landscape area. **(Reviewed with Board from site plan)**

Staff Angela Rambeau stated the Loblollies were proposed and did not think the ordinance allowed them so the City Arborist will work with applicants to change those.

Chair Terry Herr called for public comment. There was no public comment.

Motion and Second: Kathi Cook made a motion to approve the Crooked Creek Amenity Area with the following conditions: (1) That the lighting plan shall be submitted with the final architectural review, (2) That the City Arborist shall review and approve the landscape plan to make sure that the Loblolly species is permitted as shown, and (3) That the trash enclosure will be submitted to the Design Review Board for review at the same time as the architectural review. The motion was seconded by Eddie Moore. There was no discussion. Vote: 4-0, with Michael Stevens being recused for the vote. The motion carried.

Michael Stevens rejoined the meeting at 6:32 p.m.

Chair Terry Herr called the next agenda item, V09-02/VC09-02, courtesy review, 15150 Birmingham Highway, Milton, GA, Applicant Robb Nestor

Applicant Robb Nestor, 15150 Birmingham Highway, Milton, GA Applicant wants to obtain a use permit for a landscaping business on 3.926 acres at a density of 387.92 sq. ft. per acre. Applicant is also requesting a concurrent variance to allow access from Taylor Road, a local street. He stated it is an existing business and he has been there for 15 years.

Kathi Cook discussed the wooden privacy fence there that does not fit into the Taylor Road area. Suggested applicant consider a fence to fit in with the equestrian feel like a four-board fence. She said by adding some decorative landscaping like Evergreens and Hollies at the entrance into the site. She stated she preferred not to have an industrial look. She said to remove the privacy fence that fronts the roadway. Ms. Cook stated if this gets approved she would not want an allowance of any type of curb cut from the Birmingham Highway entrance. She also said she hoped the number of vehicles or trucks would be limited, and that the approval should be to keep what is currently there and not to expand it into a larger business since it is a residential area, and no clearing.

Applicant Robb Nestor said he could do more landscaping. He stated he did the fence for aesthetic purposes, but he would remove the fence and replace it as suggested. Mr. Nestor said he did not even have a sign up front and that it was not a retail business or open to the public. He said it is just a place to hold his two work trucks and equipment.

Kathi Cook advised the applicant that the Design Review Board only looks at the aesthetics, and their final comments go to the City Council.

Board Suggestions:

- Limit the number of vehicles or trucks
- Replace wooden privacy fence with 4 board horse fence and gate
- Screen fence with a mix of evergreens
- No additional curb cuts along Birmingham Highway
- No expansion of current use (no additional clearing)
- Business should not be open to the public
- No signage

Chair Terry Herr called for public comment. There was no public comment.

Chair Terry Herr called the next agenda item, courtesy review for Public Works project, Landrum Road Bridge, Milton, GA

Staff Dan Drake presented matter to the Board stating they had a slide presentation they would be going over with the Board. He advised there had been some reports with issues to the Landrum Road Bridge. He said he had been resigned to a 3-ton limit, and the engineers looked at it and advised the bridge had to be replaced. Mr. Drake stated they were requesting some design review input for the replacement of the bridge which was a gravel road.

Mr. Drake introduced Sean Pharr and Mickey O'Brien the engineer and design architect working on the project and stated they would be going through the presentation with the Board.

Sean Pharr, 400 Northpark Town Center, 1000 Abernathy Road NE, Atlanta, GA (URS Corporation)

Mickey O'Brien, 2564 Woodacres Road, Atlanta, GA

Went through slide presentation with the Board and stated the following items are what they were looking for input from the Board on:

- I. Typical Section – Full 36' Clear Width
 - A. Two lanes over culvert
 - B. One lane over culvert
 - B1. Grassed/landscaped delineation
 - B2. Granite stone delineation

- II. Typical Section – Reduced 30' Clear Width
 - A. One lane operation with grassed delineation
 - B. One lane operation with granite stone delineation
- III. Stone Facing on inside of parapet
 - A. No treatment
 - B. Stone facing treatment
- IV. Stone Facing on outside of parapet/wing walls
 - A. No treatment
 - B. Stone facing treatment
- V. Railing treatment on parapet
 - A. No treatment
 - B. Fencing type treatment
 - C. Raised parapet and railing treatment

Kathi Cook stated they were just an aesthetic board and would not be able to address the width issues, how many lanes, or future plan for a trail, as those were engineering decisions.

Chair Terry Herr stated a bridge crossing a stream becomes an event. There would be visible issues. Mr. Herr stated that if culvert is made too wide then you would not recognize that the stream is there and you lose that rural character to the community.

Kathi Cook addressed some of the landscaping issues and stated if the area was landscaped too much it would take away from the rural character as well.

Mickey O'Brien commended the Board and the City of keeping the rural character of Milton and said they also want to maintain that as well. He said that in the summer time there is a good amount of Kudzu that covers the creek area so they want to open up that view to create a good visual of the stream by getting the Kudzu out and put back in indigenous native plant material. He advised that he liked the idea of it being one lane.

Michael Stevens asked how many residents on that street and asked if it cut through.

Mickey O'Brien stated there were around 8-10 homes up and down that road and that it was a major cut through. Mr. O'Brien said there are about 260 cars a day. He said if it were to be paved it would open it up.

Michael Stevens asked how the homeowners felt about this.

Staff Dan Drake advised the Board that next Thursday night there was going to be a meeting at city hall with all of the property owners on Landrum Road and anyone else who wanted to attend. Mr. Drake said that one of the homeowners was present tonight and they could ask her. He thought the preference was that the bridge is acting as a throttle point and they want to maintain it as a throttle point. He advised that it is on the Milton Trail system.

Public Comment

Karen Pye, 960 Landrum Road, Milton, GA advised the Board she lives on the Freemanville end of the road. She said she did get a notice about the meeting and she strongly recommended a single lane road. Ms. Pye said there are already 250 people who do not live on the road who cut through to avoid the Milton High School traffic. She stated she thought the idea of landscaping the area with natural plants would be great. Ms. Pye said she thought the road would have to be graded. She further stated the residents that do walk do so down the middle of the road and thought the most important thing was that it maintain the feel that it currently has. Ms. Pye told the Board that there are a few horse farms nearby and they do ride their horses down the road, so they want to keep it rural and do not want it paved and maintain the minimum 3-acre lot size. She said she did not see anyone in that area really using a trail because of how you would have to access it, but it would depend on what the trail plan is.

Staff Dan Drake advised that there are a few sets of gravel roads and that the gravel road itself is the trail and there would be connection on Birmingham Highway. On both sides of the road there will be the Milton Trail as well as on Freemanville it will be on one side. He stated the intent was to keep the traffic low and to keep this a very subdued and minimum footprint as possible.

Discussion with Mickey O'Brien and Karen Pye about the area and what the residents might prefer.

Mickey O'Brien advised the Board that as you approach the bridge there would be signage and they could also have some trees on either side of the bridge for a visible feature in the landscape that would give some notification to citizens that you would be coming up to the one lane bridge.

Michael Stevens told Karen Pye he appreciated her concern about traffic in that he also lived in a neighborhood that probably had one of the biggest cut through areas in the City of Milton, Crooked Creek. He said they have between 1000 and 2000 cars a day that cut through and that it was an absolute hazard.

Staff Dan Drake said he wanted the Board's input on the materials for both the inside and outside of the face of the concrete. (Referencing Attachment 1 that has A-S and from the manufacturer of Architectural Form Liners). He stated they would be discussing this with the residents at their meeting as well. Mr. Drake said he would also like some input regarding the railing types.

Sean Pharr said he would prefer to keep rails on both sides for another visual.

Staff Dan Drake reiterated that the Board would like a 4-board type railing with minimal inside parapet visual to be seen. Mr. Drake asked about the outside facing.

Chair Terry Herr stated he would not spend the money on that and would just stain it a dark color, let it blend in, and have the look of the existing bridge as it is now where the structure is dark leaving a horizontal band at the top.

Kathi Cook said if they were going to put vegetation back in that would be a better place to spend the money.

Board's Suggestions:

- Maintain the character of the rural area
- Maintain the one lane bridge
- Landrum Road is part of the Milton trail: gravel road is the trail
- Include area for pedestrian viewing from bridge
- Culvert will include wing walls
- So Very few people will see the culvert from below-do not spend a lot of money on materials in that area
- Add signage and trees for approach to bridge to inform people of throttle point
- No pavement, no granite edge
- The board likes the concrete form with the stone look (Form Liner finish)
- Concrete should be stained a dark color to blend in with area, similar to color of existing stonework
- Add a 4-board fence along edge of culvert, as shown in EDAW sketch

Chair Terry Herr called the next agenda item, courtesy review for Public Works project, Cowart Road, etc.

Staff Dan Drake stated this project was regarding a barrier on Cowart Road that goes from the elementary school going south. He said there is currently an orange plastic barrier that has been hit many times, moved many times, and it needed to be replaced. He advised the board they were proposed an A-frame gate. (Reviewing from Attachment 2, photos 1 and 2). He advised the board the gate would have red diamond reflectors on it so the vehicles could see it. Mr. Drake told the Board they were primarily looking for suggestions.

Chair Terry Herr asked Dan Drake why there needed to be a gate there stating that the road was closed.

Staff Dan Drake stated there was a Resolution that Fulton County had stating they were to close this particular section that predated the City of Milton.

Michael Stevens asked why they just could not just put some trees in the middle of the road.

Kathi Cook suggested just taking the pavement out and planting some trees across it.

Staff Dan Drake said it was just to keep the potential if a fire access was needed through there. He said they asked Public Safety if that access was needed and they said no. He advised the Board there was a pedestrian access through the gate but there would be a gravel path put in that area as well. He said there would be some improvements made for the kids that walk from the elementary school that cut through this neighborhood to some of the other neighborhoods.

Kathi Cook stated if Public Works wanted to leave it as a fence that she would like to see an equestrian type gate.

Michael Stevens said he preferred to see a gravel cul-de-sac with trees and a marked pedestrian pathway.

Kathi Cook stated if it was kept gated it would be a gated community because the access was blocked and that could be a bad precedent to set.

Chair Terry Herr suggested they sever the connection, landscape it and be done with it.

Staff Dan Drake stated he could go back to Public Safety about how critical this would be and then could perhaps do something a little more permanent and more aesthetically pleasing than the gate if it is not needed.

Eddie Moore said if he was a resident they would not approve it, as they could not set a precedent on letting the city do things they would not let any other Milton citizen do.

Board's Suggestions:

- Board does not approve of the A frame gate
- Board preferred removing part of the pavement and creating a landscaped area OR
- Add a 4-board fence with pedestrian access – possible equestrian type
- curved wood gate

Chair Terry Herr called the last agenda item, courtesy review for a revised plan: U09-001/VC09-001, 13120 Arnold Mill Road, Frank Shaeffer, The Landscape Group, Inc.

Staff Angela Rambeau stated the courtesy review was to obtain a use permit for a landscape business at a density of 3.908.04 sq. ft. per acre. Applicant is also requesting a 3-part variance: 1) to delete the 50' buffer and 10' improvement setback along the west property line from the r.o.w. for a distance of 140', 2) to delete the 50' buffer and 10' improvement setback along the east property line from the r.o.w. for a distance of 140' and 3) to allow a sign located less than 10' from the r.o.w. Ms. Rambeau stated applicants had added some landscaping since the previous plan that the Board had previously reviewed.

Board reviewed the revised plan

Kathi Cook said if they get approved they would need to come back to the Board after the approval and show the detail of the landscape plan and fence detail.

Staff Angela Rambeau said one of their issues was that in a couple areas they were not going to be able to meet their buffer requirement because of requirement for a turnaround.

Kathi Cook asked if there were currently any plants there.

Staff Angela Rambeau stated they might be some perimeter plantings.

Kathi Cook stated if it is approved they should heavily landscape the required buffers.

Chair Terry Herr stated the dumpster area needed to be screened.

Staff Angela Rambeau asked the Board if they were not in favor of the concurrent variance to reduce the buffer.

Kathi Cook stated if a buffer is required she did not know the hardship because it looked to her like they could make it work with what is there without encroaching into the buffer.

Discussion with Staff about their suggestions

Board Suggestions:

- Buffer should be a minimum of 25'
- Possibly reduce turn around area
- the Board approves the gravel area, if applicant has obtained letters from adjacent Property owners in support of the request and with no additional encroachment
- Existing landscape buffers should be heavily planted
- Show fence/gate detail
- Show fence/gate detail
- Dumpster shall be screened
- No expansion of existing use/cleared area

ADJOURNMENT

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


The Design Review Board meeting adjourned at 7:30 p.m.

Date Approved: 4/7/09

Approved By:



Francesca Ivie
Milton City Clerk's Office



Chair Terry Herr