



**ACTION REPORT**  
**DESIGN REVIEW BOARD**  
**OCTOBER 4, 2011**  
**PUBLIC HEARING 6:00pm**  
**COUNCIL CHAMBERS**

- 1) Call to order and Pledge
- 2) Introduction of Board Members

Members present: Mark Mekes, Kathi Cook, Tim Bryan, Bruce Smitherman, Karl Haase

- 3) Approval of September action minutes

- Motion to approve: Mark Mekes
- 2<sup>nd</sup>: Bruce Smitherman
- Vote: 5-0, Motion approved

- 4) Final reviews

- Tide Dry Cleaners, Building, 12994 Highway 9, Alex Munoz
- Tide Dry Cleaners, Site, 12994 Highway 9, Loyick Evans
  
- Motion to approve with conditions: Mark Mekes  
Conditions: Increase stacked stone water table, 360 degrees around, by one foot, to four feet, eight inches
- 2<sup>nd</sup>: Bruce Smitherman
- Vote: 5-0, Motion approved

- 5) Courtesy reviews

- **U11-02/VC11-04**, Inner Quest Church expansion, 12830 New Providence Road, Lisa Peacock  
Request(s):  
To expand the existing 3,700 sq ft church to add a new building consisting of a 7,776 sq ft sanctuary, for a total of 11,576 sq ft within 2 buildings; a total of 224 seats.  
With a 4 part concurrent variance:
  - To reduce the 75 foot undisturbed buffer and 10 foot improvement setback along the west property line where the existing parking lot encroached to a 25 foot undisturbed buffer, and 10 foot improvement setback
  - To reduce the 75 foot undisturbed buffer and 10 foot improvement setback along the north property line where the existing and proposed parking encroach to a 25 foot undisturbed buffer and 10 foot improvement setback
  - To allow a 6 over 8 roof pitch
  - To increase the front setback from 30 feet from the landscape strip to 250 feet

Comments:

- New building should be similar in style to the existing farm building/house as possible and incorporate materials.
- Difference between the required 8/12 roof pitch, and the requested 5/12 pitch is about 7 vertical feet. Prefer higher pitch. Lower roof looks more industrial.
- Consider dormers, or some treatment to break up mass of roof.
- Consider wider vertical bands of hardiplank. Consider top of building vertical; bottom horizontal. Consider a 5" wide siding which is reflective of older buildings.
- Since the north side of the property is adjacent to residential, provide adequate landscaping to create buffer.
- Likes the idea of gravel parking lot/minimizing asphalt.
- Take into consideration the look of buildings across the street.
- Although the building is not prominent on the property now, it could be in the future as the church expands.

• **V11-014** 2825 Mountain Road, James Sutton

Request(s):

To allow a house and garage addition to encroach into the front yard setback (Article/Section 64-1094.D)

Comment(s):

- All materials should match existing building, as well as roof, window style, etc.

• **V11-015** 1005 Krobot Way, Milton Preserve, Chris Sears

Request(s):

To allow two, 16 square foot signs at the entrance of a subdivision zoned TR (Article/Section 64-2303)

Comment(s):

- No issues.
- Meet all landscaping requirements.

• **V11-016**, 13940 Atlanta National Drive, Aliaune Thiam

Request(s):

- a. To allow a fence/wall in the Northwest Overlay to be opaque (stucco) and wrought iron with stucco columns, adjacent to a public street.
- b. To allow a fence/wall in the Northwest Overlay to exceed 55" in height, adjacent to a public street.
- c. To allow chain link fencing that is visible from public view. (Article 64-1142 7a,b, 8)

Comment(s):

- A privacy fence standard needs to be developed for the overlay because one does not currently exist.
- The white color of the stucco wall would be too bright; prefer a more neutral color.
- Break up wall with groupings of mixed hardwoods and evergreens, spaced a minimum of 20' or as recommended by the Arborist.

Heights of plantings should vary. Planting plan to be approved by city Arborist.

- Set wall back far enough from road to allow plantings.
- Why replace the chain link with solid wrought iron? Would prefer wrought iron with columns.

- **V11-017**, 13700 Highway 9 North, Penn Hodge

Request(s):

To reduce the number of required parking spaces from 62 to 50

Comment(s):

- The street trees removed previously should be replaced prior to issuance of the Certificate of Occupancy.

6) Adjournment