

Minutes
City of Milton Design Review Board
Regular Meeting
February 4, 2009, 6:00 PM

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BOARD ATTENDANCE

Members present: Terry Herr, Chair
Kathi Cook, Vice Chair
Vince Pisano
Darryl Jan Porter
Vic Jones
Michael Stevens

Members absent: Eddie Moore

City Staff: Angela Rambeau, Community Development
Mark Law, City Arborist
Francesca Ivie, City Clerk's Office

MEETING AGENDA

1. Call to order
2. Introduction of Board members and pledge of allegiance
3. Approval of January 2009 meeting minutes
4. Demolition permit review, 13800 Highway 9, El Azteca
5. Demolition permit review, 16355 New Bullpen Road
6. Demolition permit review
Courtesy LDP review
Courtesy review for V09-004, Crooked Creek Amenity area, 14250 Creek Club Drive
7. Courtesy Building Permit review
Building Permit review, Crooked Creek Amenity area, 14250 Creek Club Drive
8. Courtesy review for V09-001, 3115 Manor Bridge Drive
9. Courtesy review for V09-002, 1760 Redd Road
10. Courtesy review for V09-003, 905 Post Oak Close
11. Courtesy review for U09-001/VC09-001
12. Other Business
13. 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 January 2009 meeting minutes.

Motion and Second: Kathi Cook made a motion to approve the January 2009 meeting minutes. Vince Pisano seconded the motion. There was no discussion. Vote: 6-0. The motion unanimously carried.

Chair Terry Herr

- Called the first item, Building Permit Review for 13800 Highway 9, El Azteca, for a dumpster enclosure.

Applicant, Jose Montes, 13800 Highway 9, Milton, GA

- City requires dumpster enclosure
- Submitted drawings
- Permit is being requested for enclosure
- Provided Board with photos

Board discussion with applicant about materials and colors

Chair Terry Herr

- Called for public comment.

There was no public comment.

Motion and Second: Kathi Cook made a motion to approve the dumpster enclosure at 13800 Highway 9, El Azteca with the following conditions: (1) It shall meet the Highway 9 Overlay requirements which includes a minimum of 12 inches past the dumpsters inside, and (2) Shall be brick-faced with non-combustible metal doors on the front. The motion was seconded by Darryl Jan Porter. There was no discussion. Vote: 6-0. The motion unanimously carried.

Chair Terry Herr

- Called the next item, Demolition Permit for 16355 New Bullpen Road, demolition of a fire damaged structure.

Applicant Joann Boyd, 16355 New Bullpen Road, Milton, GA

- The demolition is for her home that was destroyed by fire
- Most of the trees surrounding house were also destroyed by the fire
- Did not know if she was planning to rebuild at that location

Chair Terry Herr called for public comment.

There was no public comment.

Motion and Second: Kathi Cook made a motion to approve the Demolition Permit for 16355 New Bullpen Road, Milton, GA. The motion was seconded by Michael Stevens. Vote: 6-0. The motion unanimously carried.

Chair Terry Herr

- Asked the Board if they could move the Crooked Creek cases down and hear some of the courtesy review cases first.

Board agreed to change order of the Agenda

Chair Terry Herr

- Called Agenda Item #8, Courtesy Review for V09-001, 3115 Manor Bridge Drive, Milton, GA, to allow a private recreation court to encroach into the minimum side yard.

Applicant Representative, Attorney Enan E. Stillman, 283 Carlyle Park Drive, N.E., Atlanta, GA

- Representing Eric and Deshawn Snow
- Mr. and Mrs. Snow built their dream house at this location
- Included a basketball court on the property
- Clients relied on builders to conform with all applicable zoning ordinances
- Discovered that basketball court encroaches upon the minimum side yard
- Applied for a variance to conform to the City of Milton Zoning Ordinance
- Court located on southern part of the property
- Presented photos for the Board to review

Board discussion with applicant representative regarding location of recreational court and permission or objections from the adjoining neighbors

Chair Terry Herr

- Questioned if Snows would be amenable to additional landscaping for screening

Attorney Enan Stillman

- If the Board recommended it, he believed they would be amenable.

Board discussion with Staff about setbacks, stream buffer requirements and removal of trees

City Arborist Mark Law

- Approximately 800 sq. feet was removed of natural vegetation

Board Recommendation (1) replant a minimum 800 sq. feet of natural vegetation for additional screening and (2) get letters from adjoining neighbors

Chair Terry Herr

- Called the next item, courtesy review for V09-002, 1760 Redd Road, Milton, GA (Parsons)

Noted that Mr. Parsons had to leave and would be returning so V09-002 was moved down the agenda.

Chair Terry Herr

- Called the next item, courtesy review for V09-003, 905 Post Oak Close, Milton, GA (McNaughton)

Board Member Vic Jones recused himself from this matter at 6:26 p.m.

Applicant Doug McNaughton, 905 Post Oak Close, Milton, GA

- Stated he was building a swimming pool in his back yard
- Setback issues due to a drainage ditch in area
- Engineer has determined it must have a buffer
- Septic field is directly behind the house

Board discussion regarding neighbors in area

Applicant Doug McNaughton

- White Columns reviewed and they approved the project.
- Approval letter was submitted with original plans
- This is third plan submitted

Kathi Cook

- Arborist had noted area is heavily wooded and on-site density would be met if cleared for the home.

Terry Herr

- Discussed mitigating any grading below the pool level

Applicant Doug McNaughton

- Very wooded lot and difficult topography

Board had no recommendations regarding the aesthetics. Stated would be a hardship issue for the Board of Zoning Appeals to decide.

Chair Terry Herr

- Called the next item, courtesy review for U09-001/VC09-001, 13120 Arnold Mill Road, The Landscape Group, Inc.

Board Member Vic Jones rejoined the Board at 6:42 p.m.

Representative of Landscape Group stated not all the applicants had shown up.

Chair Terry Herr

- Next would be next item #6 on the agenda, Crooked Creek, ***Demolition Permit Review, Courtesy LDP Review, Building Permit Review, and a Construction Trailer Permit.***

Applicant, Steve Smith, 380 Majestic Cove, Milton, GA

- Resident of Crooked Creek for 7 years
- Board member of Crooked Creek Homeowners' Association for 4 years
- Real estate developer
- Desire to improve the amenity area in Crooked Creek
- Four year project
- 80% of the Crooked Creek residents voted for this project
- Got a four million dollar loan to facilitate and finance the project
- Architects are present to discuss project
- Civil Engineer is present to discuss project
- Would like to complete pool for the residents by June 1st
- Looking for three variances on the site plan
- In building permit process with the City of Milton

Chair Terry Herr

- Stated next item to be heard would be the ***Demolition Permit Review*** and the ***Construction Trailer Permit*** first. The remaining items to be heard were courtesy reviews.

Kathi Cook

- They have always required skirting along bottom of construction trailers.

Board discussion with applicant referencing site plan

Applicant Steve Smith

- Have active tennis program
- Trailer will be a temporary location for the staff along with bathrooms and offices for that purpose

Chair Terry Herr

- Stated that the permit review would not be for a construction trailer, but a temporary amenity trailer

Chair Terry Herr

- Called for public comment.

There was no public comment.

Motion and Second: Kathi Cook made a motion to approve the temporary amenity trailer in the location as shown on the site plan with the condition that the trailer have skirting. The motion was seconded by Vic Jones. There was no discussion. Vote: 6-0. The motion unanimously carried.

Chair Terry Herr

- Called the next item, Demolition of the existing pool and deck.

Applicant Steve Smith

- Demolition permit is for the community center, the tennis building, the pool, and also the small building called a pump house.
- All the existing structures on the site currently will be demolished
- No demolition for the tennis courts

Chair Terry Herr

- May need another setback for the front yard setback
- Would like to see a lighting plan prior to the LDP

Kathi Cook

- Overlay requirements along Highway 9
- Screening requirements

Chair Terry Herr

- Discussion with applicants about type of fencing preferred in the Overlay District
- Mechanical units would need to have screening to screen from Highway 9

Applicant Steve Smith

- Advised Board the existing fencing was a stacked stone fence
- Planned to screen all mechanical units
- No chain linking fencing will be used anywhere in the project.

Discussion with Staff about Highway 9 Overlay requirements regarding fencing.

Chair Terry Herr

- Called the courtesy Building Permit review

Applicant Jerry Spangler (Architect for Crooked Creek project), 1823 Claremont Street, Atlanta, GA

- Reviewed the architectural design of the buildings with Board from renderings
- Clubhouse is 8000 sq. feet.
- Style is soft English Tudor look
- Reviewed photos with Board
- Considering building being painted brick with rusticated look
- 90% brick with possible sand-tone paint

Kathi Cook

- Liked the look of building
- Match the buildings with others in the area
- It appears this is what the community wants
- Board will look at the materials when project is at that point

Terry Herr

- Questions about mechanical and electrical placement and flues
- Visibility issues
- Plumbing flues
- Prefer panel doors on remaining buildings

Applicant Jerry Spangler

- Reviewed the other buildings with Board
- Buildings have similar characteristics
- Rest of buildings will use roofing shingles
- Tennis building
- Pool cabana building
- There will also be a gate house

Board had no additional comments

Chair Terry Herr

- Stated the Crooked Creek courtesy reviews were completed
- Called the previously postponed agenda item #9, a courtesy review, for V09-002, 1760 Redd Road, Milton, GA (Parsons)

Applicant Ed Parson, 1760 Redd Road, Milton, GA

- Presented his case to the Board
- Property is approximately 1.9 acres set off from Redd Road and secluded
- To allow a building housing animals (chickens) to be located within 100 feet of adjacent property lines
- To allow an accessory structure (8 x 10 ft. chicken house) to be located in the front yard
- 257 feet from the road
- Have no issues with most all of the adjacent landowners
- Most of adjacent property owners do not have an issue
- Was not aware that any animals had to be maintained 100 ft. from a property boundary

Kathi Cook

- Property looks heavily wooded so did not see anything aesthetically that needed to be done
- No additional comments

Board had no additional comments

Chair Terry Herr

- Called the last agenda item, courtesy review for U09-001/VC09-002, 13120 Arnold Mill Road, Roswell, GA, The Landscape Group, Inc.

Applicants, Frank Schaffer and Richard Brown, 13120 Arnold Mill Road, Roswell, GA

- Presented case to the Board
- Need to obtain a use permit for a landscape business at a density of 3,908.04 sq. ft. per acre
- Also requesting a 3-part variance:
 - (1) To delete the 50 ft. buffer and 10 ft. improvement setback along the west property line from the right-of-way for a distance of 140 ft.
 - (2) To delete the 50 ft. buffer and 10 ft. improvement setback along the east property line from the right-of-way for a distance of 140 ft.
 - (3) To allow a sign located less than 10 ft. from the right-of-way

Kathi Cook

- Discussion with applicants about screening that needed to be done
- Inquired about the privacy fence

Applicant Richard Brown

- Stated privacy fence would remain and would be screened
- Property slopes down
- Intent to plant trees that would grow quickly for screening and also security reasons
- Plan on talking to adjacent property owners

Board Recommendations

- If approved, area should be heavily landscaped with a mix of Evergreens or whatever the arborist may recommend
- Ensure no specimen trees are impacted
- No tree clearing of existing trees
- Landscape plan to be approved by the City Arborist
- That the privacy fence be fully screened
- Any gates visible from Arnold Mill Road should be decorative
- No chain link fences, perhaps iron with brick posts

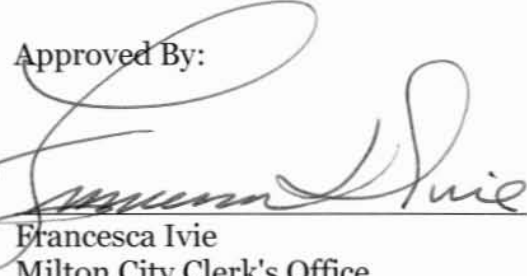
No other Board comments

ADJOURNMENT

Motion and Second: Kathi Cook made a made a motion to adjourn the meeting. The motion was seconded by Michael Stevens. There was no discussion. Vote: 6-0. The motion unanimously carried.

The Design Review Board meeting adjourned at 7:55 p.m.

Date Approved: 3/3/09

Approved By:


Francesca Ivie
Milton City Clerk's Office



Chair Terry Herr