MILTON

DESIGN REVIEW BOARD

City Council Chambers, City Hall
Tuesday, December 5, 2023 at 6:00 PM

ACTION REPORT

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. INTRODUCTION OF BOARD MEMBERS

Members Present: Mary Cronk, Rachel Greathouse, Casey Robinson, and Ken Warlick

3. APPROVAL / AMENDMENT OF AGENDA

Motion to Approve the Agenda as presented: Casey Robinson

Second: Mary Cronk

Vote: 4-0 (Approved)

4. APPROVAL OF MEETING MINUTES

A. November 8, 2023 - Action Report

Motion to Approve the November 8, 2023 Action Report: Mary Cronk

Second: Casey Robinson

Vote: 4-0 (Approved)

5. DEMOLITION OF STRUCTURES

A. 14295 Thompson Road
Applicant: Scott D. Reece / Brumbelow-Reese & Associates, Inc.
Request(s):
- Demolition of the existing house, asphalt driveway, gravel driveway, and two small buildings.

Motion to Approve the demolition plan as presented: Casey Robinson

Second: Mary Cronk

Vote: 4-0 (Approved)

6. COURTESY REVIEWS

A. RZ23-10, Bethany Bend (3475, 3485, and 3495 Bethany Bend)
Applicant: Arkan Homes, LLC / Ihssan Hashem

Request(s):

- To rezone from AG-1 to R-5A to develop 13 single-family homes on 3.133 acres at a density of 4.11 units per acre.

Comments: The Design Review Board discussed the proposed rezoning and recommended the following comments to the Planning Commission for consideration:

- Adding some evergreen screening along the backside of the alleyways specifically lots 1 through 8, to provide vegetation buffer and screening for the adjacent neighbors.
- Consider if a fence is necessary or not based on the proposed vegetation.
- Adding evergreen screening or deciduous trees along the proposed detention area

B. RZ23-11, 12505 Broadwell Road

Applicant: Crabapple Lofts, LLC / Robert Forest

Request(s):

- To rezone from T-4 Crabapple Form-Based Code to T-4 Open Crabapple Form-Based Code to develop a 3-story mixed-use building with a below-ground parking garage, 8 for sale lofts, and 7,600 square feet of non-residential uses.

Comments: The Design Review Board discussed the proposed rezoning and recommended that if the rezoning application gets approved by the Planning Commission and City Council, it will have to go back to the Design Review Board for the review of the building, architecture, site, and landscape plan. The applicant must provide a complete site plan and building elevations/renderings for DRB review.

C. V23-19, 15235 Birmingham Highway

Applicant:

Request(s):

- Part 1 - To reduce the 50-foot minimum rear yard to 45 feet for an existing house (Sec. 64-416(d)).

- Part 2 - To reduce the existing barn housing animals from 100 feet to 1 foot to the north property line "N 66˚02'44" E 195.60'" (Sec. 64-415(a)(4)(a)).

- Part 3 - To reduce the existing barn housing animals from 100 feet to 13 feet to the north property line "N 31˚35'09" E 112.16'" (Sec. 64-415(a)(4)(a)).

Comments: The Design Review Board recommended approval of the variance requests. The Board acknowledged that both the barn housing animals and the single-family home pre-dated the incorporation of the City. In addition, the Board also mentioned the muted color of the barn and the evergreen trees planted along the north property line which provided good screening. It was also discussed how the applicant has made an effort to keep the proposed new single-family home addition outside of the rear setback.

7. FINAL REVIEWS

A. **City of Milton Fire Station 43,** 750 Hickory Flat Road
Applicant: Fire Chief Gabriel Benmoussa
Request(s):
- Review of proposed paint color for exterior wall, trim, and bay doors of an existing fire station.

Motion to recommend Approval of the building plan (exterior paint colors) to the Community Development Director as proposed with the following recommendations: Casey Robinson

Recommendations:
- Brick and siding to be painted in Repose Gray;
- Fascia boards, accent trims, and columns are to be painted in Ceiling Bright White; and
- Bay doors, exterior doors, and window mullions are to be painted in Gauntlet Gray.

Second: Ken Warlick

Vote: 4-0 (Approved)

B. **Home Trust Bank, 2905 Bethany Bend**
Applicant: Nancy Sheridan
Request(s):
- Review of proposed paint color for exterior beams and columns of an existing bank.

Motion to recommend Approval of the building plan (exterior paint colors) to the Community Development Director as proposed with recommendation: Mary Cronk

Recommendations:
- General clean-up of the site;
- Landscaping (replace dead bushes, trim trees);
- Remove the chain around the picnic table and tree.

Second: Casey Robinson

Vote: 4-0 (Approved)

C. **Milton Towns,12644, 12645, 12648, 12649 Branyan Circle**
Applicants: Drew Clough/Waterford Homes
Request(s):
- Review of building plan for four townhouse units.

Motion to recommend Approval of the building plan (exterior paint colors) to the Community Development Director as proposed: Ken Warlick

Second: Casey Robinson

Vote: 4-0 (Approved)

8. NEW BUSINESS

A. Presentation of Unified Development Code (UDC)

The City's Zoning Manager Robyn MacDonald introduced the Unified Development Code to the Design Review Board and presented the details including background, process, timeline, and the various Chapters in the Ordinance that comprise the UDC namely Chapter 64 (Zoning), Chapter 50 (Subdivisions), Chapter 48 (Streets, Sidewalks, and Other Public Places), and Chapter 20 (Environment). Moreover, Ms. MacDonald mentioned the UDC will serve as a "one-stop shop" where development standards and guidelines are found in one single document. The UDC is more consistent, concise, comprehensible, and easy to follow through. The UDC is now under Adoption Cycle, a process in which the document will go through various public meetings prior to adoption. These meetings include the Community Zoning Information Meeting, Planning Commission Meeting, and City Council Meeting.

No actions from the Board are required. This presentation is for informational purposes only.

9. OLD BUSINESS

A. None

10. ADJOURNMENT

Motion to Adjourn: Mary Cronk

Second: Ken Warlick

Vote: 4-0 (Approved)

Persons needing special accommodations in order to participate in any City meeting should call 678.242.2500.