# DESIGN REVIEW BOARD

**City Council Chambers, City Hall**
**Tuesday, May 05, 2026 at 6:00 PM**

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# ACTION MINUTES

## 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

## 2. INTRODUCTION OF BOARD MEMBERS

Present: Ken Warlick, Celeste Jackson, Danielle Gagne, David Jackson, Anne D'Anella.

Absent: Ralph Davia

**Arriving Late: Samia Coker

## 3. APPROVAL / AMENDMENT OF AGENDA

Motion to approve tonight's meeting agenda: David Jackson

Second: Danielle Gagne

Vote: 5-0 (Approved)

## 4. APPROVAL OF MEETING MINUTES

A. April 14, 2026 Action Minutes

Motion to approve the April 14, 2026 action minutes: Celeste Jackson

Second: David Jackson

Vote: 5-0 (Approved)

## 5. DEMOLITION OF STRUCTURES ***Samia Coker arrived at the meeting***

### A. 14880 Freemanville Road

Applicant: Scott D. Reece
Request(s):

- To demolish existing house, buildings, shed, concrete driveway, and remove a portion of the gravel driveway

After thoughtful discussion, a motion was made by Ken Warlick to defer this agenda item to the July 7th DRB meeting to allow the Milton Historical Society additional time to further assess the historical and cultural relevance of the property and explore feasible preservation, relocation, or adaptive reuse options

Second: Danielle Gagne

Vote: 4-2 (Approved)

**B. 16440 Hopewell Road**
Applicant: Liam Byrnes
Request(s):

- To demolish existing house and three sheds on the property

Motion to approve the demolition request as presented: David Jackson

Second: Celeste Jackson

Vote: 6-0 (Approved)

**C. 655 Dorris Road**
Applicant: Scott D. Reece
Request(s):

- To demolish the existing stable and barn.

Motion to approve the demolition request as presented: Danielle Gagne

Second: Samia Coker

Vote: 6-0 (Approved)

## 6. COURTESY REVIEWS

**A. V26-04, 14115 Brittle Road**
Applicant: Ben & Kylee Kopacka
Request(s):

- **Sec. 3.1.4.B – Unified Development Code**. To reduce the 25 feet minimum side yard (interior) to 10 feet adjacent to the east property line for a proposed guest house accessory structure.

- **Sec. 3.1.4.C – Unified Development Code**. To reduce the 40 feet minimum side yard (street) to 27.96 feet adjacent to the west property line and Brittle Road for a proposed guest house accessory structure.

- **Sec. 3.1.4.B – Unified Development Code**. To reduce the 25 feet minimum side yard (interior) to 10 feet adjacent to east property line for a proposed primary single-family home.

- **Sec. 3.1.4.D – Unified Development Code**. To reduce the 50 feet minimum rear yard to 42.33 feet adjacent to south property line for a proposed carport accessory structure.

- **Sec. 8.8.13.B.5 - Unified Development Code.** To allow a proposed guest house accessory structure to be located in front of a proposed single-family home.

A motion was made by Ken Warlick to approve the courtesy variance review with the following comments:

- DRB recommends approval of the architecture.
- DRB recommends approval to allow a guest house in a front yard.
- DRB recommends exploring a reduction of the size and/or orientation of all three (3) structures.

Second: Anne D'Annella

Vote: 5-1 (Approved)

**B. V26-05, 2215 Dinsmore Road**
Applicant: Marcus Kindall
Request:

- **Sec. 3.1.4.B – Unified Development Code.** To reduce the 25 feet minimum side yard to 10.5 feet adjacent to the west property line for a proposed garage accessory structure.

A motion was made by Celeste Jackson to approve the courtesy variance request with the following comments:

- DRB recommends approval of the variance request.

The architecture presented for this variance case was received favorably by the DRB, and the Board acknowledged the proposed garage had a similar brick and stone design as the existing single-family home.

Second: Ken Warlick

Vote: 5-1 (Approved)

## 7. FINAL REVIEWS

A. None

## 8. NEW BUSINESS

A. None

## 9. OLD BUSINESS

A. None

## 10. ADJOURNMENT

*The meeting adjourned at 7:58 pm.*

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