MILTON

DESIGN REVIEW BOARD

City Council Chambers, City Hall
Tuesday, May 7, 2024 at 6:00 PM

ACTION REPORT

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. INTRODUCTION OF BOARD MEMBERS

Present: Samia Coker, Danielle Gagne, David Jackson, Casey Robinson, Ken Warlick

Absent: Anne D'Anella, Celeste Jackson

3. APPROVAL / AMENDMENT OF AGENDA

Motion to Amend the Agenda to move "Background and History of Demolition" under New Business before Demolition of Structures: Casey Robinson

Second: David Jackson

Vote: 5-0 (Approved)

4. APPROVAL OF MEETING MINUTES

A. April 9, 2024 - Action Report

Motion to Approve the April 9, 2024 Action Report as presented: Samia Coker

Second: Casey Robinson

Vote: 5-0 (Approved)

5. DEMOLITION OF STRUCTURES

A. 12245 King Circle

Applicant: Mani Farhan
Request(s):

- To demolish existing house.

Motion to Approve the demolition plan as presented: David Jackson

Second: Casey Robinson

Vote: 5-0 (Approved)

B. 14735 Freemaville Road
Applicant: Marty Anker
Request(s):
- To demolish existing house, deck, driveway, sidewalk, wood shed, wood fencing, and power pole/line.

Motion to Approve the demolition plan as presented: Samia Coker

Second: David Jackson

Vote: 5-0 (Approved)

C. 15756 Hopewell Road (WITHDRAWN BY APPLICANT)
Applicant: Maher Budeir
Request(s):
- To demolish existing house.

Motion to Approve the withdrawal of the application 15756 Hopewell Road as requested by the applicant: Ken Warlick

Second: Casey Robinson

Vote: 5-0 (Approved)

D. 13810 Hagood Road
Applicant: Heather McKeldin
Request(s):
- To demolish existing house, deck, driveway, and metal shed.

Motion to Approve the demolition plan as presented: Danielle Gagne

Second: David Jackson

Vote: 5-0 (Approved)

E. 14600 Cogburn Road
Applicant: Paul Nocharli
Request(s):
- To demolish existing house with carport, driveway, barn, and sheds.

Motion to Approve the demolition plan as presented: Casey Robinson

Second: Danielle Gagne

Vote: 5-0 (Approved)

F. 12595 Broadwell Road
Applicant: Jeffrey Masisak
Request(s):
- To demolish existing house.

Motion to Defer the demolition plan to the next DRB Meeting (June 4, 2024): David Jackson

Second: Samia Coker

Vote: 5-0 (Approved)

G. 15555 Hopewell Road
Applicant: Grant Hafner
Request(s):
- To demolish existing house, detached garage, barn, and gravel driveway.

Motion to Approve the demolition plan as presented: Ken Warlick

Second: Samia Coker

Vote: 5-0 (Approved)

6. COURTESY REVIEWS

A. Chadwick Village, 13625 Arnold Mill Road (Building)
Applicant: Neil Waddle / Terminus Design Group
Request(s):
- To review the proposed building/architectural and site/landscape plans for the construction of three new buildings.

Motion to recommend the following comments for the Chadwick Village Phase 2 building plan to the Community Development Director: Ken Warlick

1. The proposed colors are too dark. Incorporate muted earth-tone colors into the design to soften the look of the buildings.
2. Consider stone material for the water table.
3. Show gutters on the renderings. The color shall match or complement the board and batten siding.
4. Add landscaping to the renderings.
5. Consider a lighter color for the heavy timber elements (side elevations).
6. Consider a lighter color for the metal roof.
7. Add shutters on the front elevation of Building 1.
8. Provide details on the finishes.
9. Incorporate natural elements for the water table and front gables.
10. Show vegetation on the metal mesh windows (patio areas) on the renderings.
11. Show specific material call-outs.

12. Provide photorealistic rendering to showcase the design.
13. The design of the three buildings shall be cohesive and shall complement the designs of the buildings approved for phase 1 development.

Second: Danielle Gagne

Vote: 5-0 (Approved)

7. FINAL REVIEWS

A. City of Milton Fire Station 45, 13081 Birmingham Road (Building & LDP)

Applicant: Joey Bodiford / MSSA-PBK Architects
Request(s):

- To review the proposed building/architectural plans and site/landscape plans for the construction of a new fire station building.

Motion to recommend approval of the building plan for Fire Station 45 with the additional comment: David Jackson

1. Discard the recommendation to add dormers that were recommended during the April 9, 2024 DRB Meeting.
2. Consider changing the roof color of the apparatus bay.

Second: Samia Coker

Vote: 5-0 (Approved)

B. 123 Total Fitness, 12874 Hwy 9 North (Building)

Applicant: Tracy Ward / Benchmark Design, PC
Request(s):

- To review the updated exterior staircase and staircase screening.

Motion to recommend approval of the exterior staircase as presented: Danielle Gagne

Second: David Jackson

Vote: 5-0 (Approved)

8. NEW BUSINESS

A. Background and History of Demolition *(Robyn Macdonald, Zoning Manager)*

Ms. Macdonald provided a brief background and history of the zoning ordinance relating to demolition. She explained the section of the Ordinance that was adopted in 2006 that outlines the responsibility of DRB to review demolition by referencing the Northwest Fulton Overlay District (presently known as Rural Milton Overlay District). In 2007, the Ordinance was amended to require DRB to review all plans for development in the State Route 9 Overlay District for compliance and to make recommendations to

the Community Development Director prior to approval of the demolition permit. Further, in June 2010, the Historic Preservation Ordinance and the creation of the Historic Preservation Commission (HPC) were adopted. The HPC granted the ability to approve or deny demolition of designated historic structures only. The HPC is not currently constituted but still exists in the Zoning Ordinance (now contained in the Unified Development Code).

In 2012 and 2013, the Crabapple Form-Based Code, formerly known as Crabapple Crossroads Overlay District, and the Deerfield Form-Based Code formerly known as State Route 9 Overlay District were adopted respectively, stating that DRB shall review all plans for demolition permits for both residential and nonresidential structures. Lastly, in May of 2015, a Text Amendment was adopted that granted DRB the ability to approve or deny demolition permits.

Within the past years, staff brought to City Council the idea of having the DRB review structures that are only listed on the 1996 Historic Survey. However, the Council stated that they wanted the requirements to remain the same.

9. OLD BUSINESS

A. None

10. ADJOURNMENT

Motion to Adjourn: Ken Warlick

Second: David Jackson

Vote: 5-0 (Approved)

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