DESIGN REVIEW BOARD

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

ACTION REPORT

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. INTRODUCTION OF BOARD MEMBERS

Present: Samia Coker, Anne D'Anella, David Jackson, Celeste Jackson
Danielle Gagne, Casey Robinson, and Ken Warlick

3. APPROVAL / AMENDMENT OF AGENDA

Motion to Amend the Agenda to add agenda item 8B under New Business to discuss questions from the Board; and Motion to Approve the Amended Agenda: Ken Warlick

Second: Danielle Gagne

Vote: 7-0 (Approved)

4. APPROVAL OF MEETING MINUTES

A. July 9, 2024 - Action Report

Motion to Approve the July 9, 2024 Action Report as presented: David Jackson

Second: Celeste Jackson

Vote: 7-0 (Approved)

5. DEMOLITION OF STRUCTURES

A. 15675 Rowe Road
Applicant: Scott D. Reece
Request(s):
- To demolish existing barn

Motion to Approve the demolition plan as presented by the applicant: Ken Warlick

Department staff had recommended a denial for this demolition, however, board members determined that the structure up for demolition permit request was not scenic, historic, or structurally sound, therefore they approved the demolition and voted in favor of the applicant's request, with one opposing vote.

Second: Danielle Gagne

Vote: 6-1(Approved)

Opposed : Anne D'Anella

B. 12780 Birmingham Highway
Applicant: Drew Clough
Request(s):
- To demolish existing wooden barn and metal shed.

Motion to Approve the demolition plan as presented: David Jackson

Second: Samia Coker

Vote: 7-0 (Approved)

6. COURTESY REVIEWS

A. U24-02/VC24-02, 900 Pleasant Hollow Trail
Applicant: Andy Campbell and Courtney Bartik
Request(s):

- To request a Use Permit to utilize the existing Accessory Structure as an "Artist Studio" (Milton Unified Development Code Sec. 8.5.14.C) with four (4) Concurrent Variances:

  Part 1: To allow the existing accessory structure to remain in front of the primary residential structure (Milton Unified Development Code Sec. 3.1.4).

  Part 2: To allow the existing accessory structure to remain as is, without being designed in accordance with predominant commercial building types (Milton Unified Development Code Sec. 6.3.4.H.1.a).

  Part 3: To allow the existing accessory structure to remain as is, without having a ratio of openings to solids from 30% to 50% (Milton Unified Development Code Sec. 6.3.4.H.4.a).

  Part 4: To allow the existing accessory structure to remain as is, without the existing accessory structure having the same window arrangement as the side with the principal entrance (Milton Unified Development Code Sec. 6.3.4.H.4.e).

Motion to approve all 4 parts of the Concurrent Variances as presented, with the recommendation to keep the barn "As Is" and if any exterior changes are to be made in the future, to bring back to the DRB for review: Samia Coker

Second: Celeste Jackson

Vote: 7-0 (Approved)

* DRB Chair Ken Warlick makes a motion to move agenda item 6D up before agenda item 6B for tonight's meeting.

Second: Danielle Gagne

Vote: 7-0 (Approved)

D. V24-15, 14880 Freemanville Road (Parcel 22 425005980084) and 14880 Freemanville Road (Parcel 22 441005990353)
Applicant: Lindsay Ewing
Request(s):

Part 1: Variance to Sec. 3.1.4, Accessory Structure Setbacks - Unified Development Code. To allow an existing run in shed accessory structure along the south property line of 14880 Freemanville Road Parcel 22 441005990353 to remain in front of a proposed single-family home.

Part 2: Variance to Sec. 3.1.4, Accessory Structure Setbacks - Unified Development Code. To allow an existing shed accessory structure along the east property line of 14880 Freemanville Road Parcel 22 425005980084 to remain in front of a proposed single-family home.

Part 3: Variance to Sec. 3.1.4, Accessory Structure Setbacks - Unified Development Code. To allow an existing one-story frame accessory structure along the east property line of 14880 Freemanville Road Parcel 22 425005980084 to remain in front of the proposed single-family home.

Part 4: Variance to Sec. 8.8.13.2.e - Unified Development Code. To allow a proposed guesthouse on 14880 Freemanville Road Parcel 22 425005980084 to be located in a side yard.

Part 5: Variance to Sec.8.8.19.b.i - Unified Development Code. To allow a proposed swimming pool on 14880 Freemanville Road Parcel 22 425005980084 to be located in a front yard.

Motion to Recommend Approval of the 5-part Variance request as presented: Anne D'Anella

Second: David Jackson

Vote: 7-0 (Approved)

B. V24-10, 2390 Bethany Bend
Applicant: Cesar Prado
Request(s):

Part 1: Sec. 11.5.7 (A)(1) – To allow an existing concrete patio, accessory structures, and driveway to remain inside of the 50-foot undisturbed stream buffer.

Part 2: Sec. 11.5.7 (A)(2) – To allow a new single-family home renovation and wing wall to encroach into the 75-foot impervious setback, and existing concrete patio, driveway, and accessory structure to remain inside of the 75-foot impervious setback.

Part 3: Sec. 3.1.4 (B) & (D) To reduce the 25-foot minimum side yard to 17.7 feet adjacent to east property line and reduce the 50-foot minimum rear yard to 43.1 feet adjacent to the north property line for a proposed home addition/ renovation.

Part 4: (Sec. 3.1.4, Accessory Structure setbacks) - To allow an existing accessory structure to remain in front of the proposed single-family home adjacent to the west property line.

Comments: The Board agrees to recommend that the exterior paint color of the home not be a bright, stark white color, but more of a muted or off-white color.

Motion to Recommend Approval of the 4-part Variance request as presented including the comment above: David Jackson

Second: Casey Robinson

Vote: 7-0 (Approved)

C. V24-14, 12500 Waters Edge Drive
Applicant: Rafael Oliveira
Request(s):

Variance to Sec.3.1.7.B.2 - Unified Development Code. To reduce the 20-foot secondary rural viewshed setback to 9.1 feet along the west property line (Hopewell Road) for an existing pool house accessory structure.

Comments: The Board recommends a darker, exterior paint color to the pool house, removing the stone water table from the drawing as it's not necessary, and no shutters because they are needed on the pool house.

Motion to Recommend Approval of the variance to include recommendations by the City Arborist to include vegetative screening: David Jackson

Second: David Jackson

Vote: 7-0 (Approved)

7. FINAL REVIEWS

A. Fire Station 45 (Building Review – updated architecture)

Applicant: Joey Bodiford
Request(s):

- To review the revised architectural plan for the fire station building.

Motion to Recommend Approval of the revised building plan as presented: Celeste Jackson

Second: Danielle Gagne

Vote: 7-0 (Approved)

8. NEW BUSINESS

A. The Board provided the following feedback on short-term rental (STR) questions that staff prepared:

- Allowing STRs is a slippery slope and can lead to including accessory dwelling units and other issues.
- If the City allows STRs, neighborhoods with HOAs will probably not allow them but some equestrian neighborhoods without HOAs may have enforcement issues because there is no way to say no STRs.
- STRs should not be allowed in general.
- Discussed the ability of the City to permit STRs in certain zoning districts (potentially downtown areas) like Alpharetta and Roswell do.
- Understand the financial implications of STRs and identify some situations (house remodeling and construction) where people may want a STR but think it is counter-intuitive to what the City's mission is.
- Staff should approach this very carefully and do more research on what neighboring cities are doing.

B. The Board would like to check the policies and procedures for recommending approvals or denials on variance, use permits, and rezoning cases, and to clarify that their recommendations are only based on architecture and design, especially when offering recommendations for multi-part variances and use permit requests. Staff will look into this and will provide answers at the next DRB Meeting.

9. OLD BUSINESS

A. None

10. ADJOURNMENT

Motion to Adjourn: David Jackson

Second: Casey Robinson

Vote: 7-0 (Approved)

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