DESIGN REVIEW BOARD

City Council Chambers, City Hall
Tuesday, July 9, 2024 at 6:00 PM

ACTION REPORT

ELECTION OF CHAIR FOR THE MEETING:

Since neither the Chair nor the Vice Chair is present to preside over the July 9th DRB Meeting, the staff liaison requested the board members to make a motion to elect a Chair that will take the lead and ensure the meeting runs accordingly.

Motion to nominate board member David Jackson as chair to lead the meeting: Celeste Jackson

Second: Samia Coker

Vote: 4-0 (Approved)

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. INTRODUCTION OF BOARD MEMBERS

Present: Samia Coker, Anne D'Anella, David Jackson, and Celeste Jackson

Absent: Danielle Gagne, Casey Robinson, and Ken Warlick

3. APPROVAL / AMENDMENT OF AGENDA

Motion to Approve the Agenda as presented: Anne D'Anella

Second: Celeste Jackson

Vote: 4-0 (Approved)

4. APPROVAL OF MEETING MINUTES

A. June 4, 2024 - Action Report

Motion to Approve the June 4, 2024 Action Report as presented: Celeste Jackson

Second: Samia Coker

Vote: 4-0 (Approved)

5. DEMOLITION OF STRUCTURES

A. 1105 Birmingham Road

Applicant: Scott D. Reece
Request(s):

- To demolish existing house, pool house, barn, stable, shed and asphalt driveway.

Motion to Approve the demolition plan as presented: Anne D'Anella

Second: Celeste Jackson

Vote: 4-0 (Approved)

B. 15585 Freemanville Road

Applicant: Scott D. Reece
Request(s):

- To demolish existing pole barns and a shed.

Motion to Approve the demolition plan as presented: Celeste Jackson

Second: Samia Coker

Vote: 4-0 (Approved)

6. COURTESY REVIEWS

A. RZ24-02/U24-01/VC24-01, 3501 & 3499 Bethany Bend

Applicant: Biju Eappen
Request(s):

- To rezone from TR with a Senior Living Use Permit to O-I and a Use Permit to develop a Private School (Milton UDC 5.1.4.B) of 24,000 square feet with a total of 160 students and associated activity (outside) areas and a three-part Concurrent Variance:

Part 1: To delete the 20' side setback along the south property of 3501 Bethany Bend (Milton UDC 5.1.4.B).

Part 2: To delete the 10' landscape strip along the south property line of 3501 Bethany Bend (Milton UDC 6.2.3.B).

Part 3: To reduce the sidewalk width along Bethany Bend, within the City Right-of-Way, from six to five feet (Milton UDC 6.2.6.A).

Motion to Recommend Approval of the Rezoning, Use Permit, and Concurrent Variances Part 1 and Part 2 requests as presented, with the following comments below: Celeste Jackson

- The applicant shall provide a site plan that shows both properties, including the current Milton Montessori School.

- DRB recommended that Part 3 of the concurrent variance not be approved in favor of the Public Works request for a 10-foot wide multi-use path. The Board believed that a wider sidewalk would be better for continuity between parcels.

Second: Anne D'Anella

Vote: 4-0 (Approved)

B. V24-12, 16135 Lively Road

Applicant: Asiya Jaleel
Request(s):

- Variances to Sec. 8.8.6.2 - Unified Development Code. To allow proposed barn housing animals distance requirement variances with the following parts.

Part 1: To reduce the proposed barn housing animals distance requirement from 100 feet to 58.7 feet adjacent to the north property line for a proposed barn.

Part 2: To reduce the proposed barn housing animals distance requirement from 100 feet to 58.3 feet adjacent to the northeast property line for a proposed barn.

Part 3: To reduce the proposed barn housing animals distance requirement from 100 feet to 77.9 feet adjacent to east property line for a proposed barn.

Comments:

- DRB inquired if there was tree screening along Lively Road. The property is heavily screened along the north, west, and east of the property lines. Further, the Board also inquired how much pastureland the property has. The pasture is around 1.25 acres which is plenty for a one horse.

Motion to Recommend Approval of the Variance request as presented: Samia Coker

Second: David Jackson

Vote: 4-0 (Approved)

C. V24-13, 980 Birmingham Road

Applicant: Tim Plews
Request(s):

- Variances to Sec. 9.2.5.D.1.b.i and Sec. 9.2.5 D.1.b.ii - Unified Development Code. To allow Two (2) freestanding signs located adjacent to Birmingham Road and Birmingham Highway, each with the following variances.

Part 1: To increase the allowed freestanding sign height from 8 feet to 9.17 feet (110 inches).

Part 2: To increase the allowed freestanding sign size from 32 square feet to 45.5 square feet.

Comments:

- DRB acknowledged the difficulty of finding specific businesses in the shopping center. Likewise, buildings that are closer to exterior streets (Birmingham Highway and Birmingham Road) block the view of several businesses located within the shopping center. Having directional signs in place will be very helpful to locate internal businesses.
- DRB discussed that if sign variances were granted by the BZA, it could potentially encourage other business owners to seek variances for larger signage.
- DRB discussed the possibility of relocating the top part of the sign to the bottom, right below the tenant panels. However, the Board later stated that the proposed design of the signage was aesthetically pleasing as is and that no changes were needed.
- Finally, the DRB stated that if the variance is granted, the proposed sign will aid in visibility from the street for public safety and help the shopping center's current high turnover rate.

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

Second: Samia Coker

Vote: 4-0 (Approved)

7. FINAL REVIEWS

A. Chadwick Village, 13625 Arnold Mill Road (Building Review - architecture)

Applicant: Neil Waddle/Terminus Design Group
Request(s):

- To review the proposed building plan for the construction of three new buildings.

Motion to Recommend Approval of the building plan as presented with the following comments: Celeste Jackson

- Provide the width and height of entrance doors and other exterior doors for Buildings 1, 2 and 3 during the permitting process. Include these details in the building plan.
- Provide the width and height of all windows for Buildings 1, 2 and 3 during the permitting process. Include these details in the building plan.
- Add downspout options for Buildings 2 and 3.

Second: Anne D'Anella

Vote: 4-0 (Approved)

B. Chase Bank, 15800 Birmingham Hwy (Building Review – Exterior Paint)

Applicant: Eduardo Zambrana/Rouch Architects
Request(s):

- To review the proposed paint color for exterior walls.

Motion to Recommend Approval of the proposed exterior color as presented with the following comments: David Jackson

- Trims and columns shall be painted with muted white or off-white color.
- Shutters and gooseneck lighting fixtures shall be painted with charcoal gray paint color.

Second: Celeste Jackson

Vote: 4-0 (Approved)

8. NEW BUSINESS

A. None

9. OLD BUSINESS

A. None

10. ADJOURNMENT

Motion to Adjourn: Celeste Jackson

Second: Samia Coker

Vote: 4-0 (Approved)

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