DESIGN REVIEW BOARD

City Council Chambers, City Hall
Tuesday, April 9, 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, Danielle Gagne, Celeste Jackson, Casey Robinson, Ken Warlick

Absent: David Jackson

3. APPROVAL / AMENDMENT OF AGENDA

Motion to Approve Agenda as presented: Casey Robinson

Second: Samia Coker

Vote: 6-0 (Approve)

4. APPROVAL OF MEETING MINUTES

A. March 5, 2024 - Action Report

Motion to Approve the March 5, 2024 Action Report as presented: Casey Robinson

Second: Danielle Gagne

Vote: 6-0 (Approve)

5. DEMOLITION OF STRUCTURES

A. None

6. COURTESY REVIEWS

A. **City of Milton Fire Station 45, 13081 Birmingham Road (Building & Site)**
Applicant: Joey Bodiford / MSSA-PBK Architects
Request(s):
- To review the proposed building/architectural and site/landscape plans for constructing a new fire station building.

Motion to recommend approval of the site and building plans for Fire Station 45 to the Community Development Director with the following comments: Ken Warlick

1. Add non-deciduous trees in place of some of the deciduous trees that were proposed.
2. Explore the option of adding single dormers in the west elevation of the building to break up a long roof line.
3. Find out the requirements for a sidewalk along Providence Road if whether or not it is required.

Second: Celeste Jackson

Vote: 6-0 (Approve)

B. V24-05, 13355 Arnold Mill Road (Parcel ID: 22 348009450690 & Parcel ID: 22 348009450708) (Variance)
Applicant: Robert J. Moore
Request(s):

- **Part 1** - To allow four (4) existing accessory structures to be located in front of a proposed single-family home (Sec. 64-416(i)).
- **Part 2 –** To reduce the 25-foot minimum side yard to 12.4 feet adjacent to the east property line for an existing wood deck accessory structure. (Sec. 64-416(c)(1)).
- **Part 3** - To reduce the existing barn housing animals distance requirement from 100 feet to 21.7 feet adjacent to the east property line (Sec. 64-415(a)(4)(a)).
- **Part 4:** To reduce the existing barn housing animals distance requirement from 100 feet to 45.8 feet adjacent to the east property line (Sec. 64-415(a)(4)(a)).

Comments: DRB recommends approval of the variance requests. The Board inquired if the setbacks and all variance distances were referenced as both properties combined as one parcel. Staff replied that the applicant would need to combine both parcels through a minor plat process. In addition, the Board acknowledged that keeping large acreage horse farms is important in the City of Milton, thus the Board did not want to jeopardize the integrity of both properties that were meant to be a large acre horse farm.

Motion to recommend approval of V24-05, 13355 Arnold Mill to the Board of Zoning Appeals: Casey Robinson

Second: Anne D'Anella

Vote: 6-0 (Approve)

C. V24-06, 2455 Bethany Bend (Variance)
Applicant: Jason Wieloch
Request(s):

- **Part 1** - To reduce the 50-foot minimum rear yard to 42.3 feet adjacent to the rear property line (Sec. 64-416(d)) and reduce the 25-foot minimum side yard to 5.3 feet adjacent to the east property line for an existing detached garage accessory structure (Sec. 64-416(c)(1)).

- **Part 2** - To reduce the existing barn housing animals distance requirement from 100 feet to 0.1 foot adjacent to the east property line (Sec. 64-415(a)(4)(a)).

- **Part 3** - To reduce the existing barn housing animals distance requirement from 150 feet to 80.8 feet from an occupied structure located on another property adjacent to the east property line (Sec. 64-415(a)(4)(a)).

Comments: DRB recommends approval of the variance requests. The Board acknowledged that the structures pre-dated the incorporation of the City. The Board advised that the applicant obtain support letters from bordering property owners, particularly on the east side (2465 Bethany Bend).

Motion to recommend approval of V24-06, 2455 Bethany Road to the Board of Zoning Appeals: Ken Warlick

Second: Casey Robinson

Vote: 6-0 (Approve)

D. V24-07, 13268 Bethany Road (Variance)
Applicant: Kevin Weaver
Request(s):

- To allow the lot coverage for an AG-1 zoned property that fronts a public street to increase from a maximum allowed 20 percent to 24.53 percent for a proposed home addition, pool house and pool. (Sec. 64-1141(d)(1)(b)).

Comments: DRB recommends approval of the variance requests. The Board recommends that the applicant obtain more letters of support from bordering property owners.

Motion to recommend approval of V24-07, 13268 Bethany Road to the Board of Zoning Appeals: Celeste Jackson

Second: Danielle Gagne

Vote: 6-0 (Approve)

7. FINAL REVIEWS

A. City of Milton Public Safety Complex, 13690 Hwy 9 (Building)
Applicant: Deputy Chief of Police Chris Ward
Request(s):
- To review the proposed alternative gate.

Motion to recommend approval of the proposed alternative gate for the Public Safety Complex to the Community Development Director: Casey Robinson

Second: Danielle Gagne

Vote: 6-0 (Approve)

B. 123 Total Fitness, 12874 Hwy 9 North (Building)
Applicant: Tracy Ward
Request(s):
- To review the updated building plan that includes a staircase, exterior door, lighting, and metal canopy.

Motion to recommend denial of the proposed staircase to the Community Development Director: Ken Warlick

Second: Anne D'Anella

Vote: 4-0 (Deny)

8. NEW BUSINESS

The Board inquired about the process of how to recommend changes to the Ordinance related to demolition, especially for dilapidated structures that have not been identified as historic in the GA's Historic Resources survey or Milton's historic list, that those types of structures can proceed with the permitting process without requiring them to go to DRB for review. Staff responded that for any changes related to the Ordinance, a text amendment process is required. This process will require public meetings that include the Planning Commission and City Council. Staff recommends that DRB meet with the Community Development Director as the first step of the process.

9. OLD BUSINESS

A. None

10. ADJOURNMENT

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