

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: July 1, 2025

TYPE OF REVIEW: FINAL COURTESY CASE # _____

PROJECT INFORMATION

PROJECT NAME: 12475 Broadwell Road Building Demolition

PROJECT ADDRESS: 12475 Broadwell Road

OVERLAY/FORM BASED CODE: _____

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES NO

PROJECT TYPE (CHECK ONE): SITE/LANDSCAPE _____
BUILDING _____
SALES TRAILER _____
DEMOLITION
ZONING/USE PERMIT/VARIANCE _____
OTHER (EXPLAIN) _____

PROJECT DESCRIPTION: Demolition of a 2-story structure located at the above address

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Daniel Kerr, PE

COMPANY: Kimley-Horn

ADDRESS: 1200 Peachtree Street, Suite 800 Atlanta, GA 30309

PHONE: 770-545-6109 **FAX:** _____

EMAIL: daniel.kerr@kimley-horn.com

APPLICANT'S SIGNATURE: *To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on July 1, 2025, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)*

Applicant:  **Date** May 20, 2025

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DESIGN REVIEW BOARD SUBMITTAL REQUIREMENTS

Please see the list below for materials required according to the type of review. All site plans and building plans shall be drawn to scale. Mounted drawings and sample boards showing materials, colors, etc. may be brought to the meeting for your presentation. **Please fold all large drawings down to 8 1/2 by 11 size and collate all materials.** 11x17 'booklets' are acceptable as well. **Incomplete submittals will not be accepted for review.** If you have any questions, please contact Jackie Lim at 678 242 2513 or jackie.lim@miltonga.gov.

SITE PLAN/LANDSCAPE PLAN REVIEW—9 sets

Construction drawings, as required for LDP, including, but not limited to:

- Site location map(atlas map)
- Aerial map (Google)
- Acreage, density, adjacent zonings
- Zoning conditions (if any)
- Building footprint, square footage
- Grading, storm water plan, detention/retention areas
- Location of streams, stream buffers
- Roadways, parking areas, driveways, sidewalks, bike paths, pedestrian paths
- Dumpster enclosure detain/ location
- Landscape plan showing location, size and type of specimen and recompense trees, as well as other plantings
- Site lighting with photometric drawings , lighting fixture details
- Retaining wall(s) location and material details
- Fencing location and detail(s)
- Bike rack location and detail
- Mail kiosk location and detail (If applicable)

BUILDING REVIEW—9 sets

- Site location map(atlas map)
- Aerial map (Google)
- Site plan
- Colored renderings of all facades
- Line drawings of all elevations with heights, and materials labled
- Locations of roof top equipment, satellite dishes, antennas,vents,exhausts (as applicable)
- Site line study showing that rooftop units are not visible from adjoining roads (if applicable)
- Location, details of lighting fixtures
- Dumpster enclosure details (If applicable)
- Mail kiosk details (If applicable)
- Sample board showing materials, colors, etc. (Bring to the meeting)

SALES TRAILER—9 sets

- Site location map(atlas map)
- Aerial map (Google)
- Site plan showing location of sales trailer, setbacks, parking, etc.
- Landscape plan
- Picture and/or construction details of trailer

DEMOLITION REVIEW—9 sets

- Site location map(atlas map)
- Aerial map (Google)
- Site plan, indicating structure(s) to be demolished and the location of specimen trees, erosion control, tree save fencing
- Pictures of structure(s) to be demolished

VARIANCE/USE PERMIT/REZONING—9 sets

- Site location map(atlas map)
- Aerial map (Google)
- Acreage, density, existing site conditions
- Conceptual site plan showing location of buildings, detention areas, streams/stream buffers, specimen trees, roads, parking, driveways, sidewalks, etc.
- For commercial/multifamily/townhome uses: conceptual renderings of buildings, square footages
- For sign variance: site line study showing view of signs from adjacent roads
- For stream buffer variance: mitigation plan



Application Summary

Property Address: 12475 Broadwell Road, Milton, GA 30004

Request(s): To demolish a 2-story structure

Applicant: Daniel Kerr

Type of Review: Final Review of Demolition Plan

Zoning Information:

Zoning District: T2 in the Crabapple Form Based Code Overlay District

Total Acreage: 5.87 Acres

Existing Use: Residential

Background Information:

The property at 12475 Broadwell Road is part of a proposed development that will consist of 13 single-family detached homes and 15 attached town homes with a private road. This existing house will be demolished, and the site will be cleared and graded to construct 28 homes with streetscape improvements, stormwater management facility, utilities and all the paving for the driveways and sidewalks. The Land Disturbance Permit was submitted to the City of Milton Community Development Department on April 5, 2025, and is currently still in review. The two-story house on the property was built in 1974 and is approximately 3,096 square feet with a full basement.

GA Historic Resources GIS and Milton Historic Survey List:

Not listed.

Staff Recommendations:

Staff recommends approval of the demolition request with the following conditions:

1. Complete the Demolition Permit Application and submit the required documents.
2. Level and grass the area that was disturbed.
3. No trees are to be removed without a permit.

Prepared by:

Rema Abdelfattah, Planner I

678-242-2528

Site Map



Demolition Plan Review – 12475 Broadwell Road
Prepared by the Community Development Department for the
Design Review Board Meeting on July 1, 2025



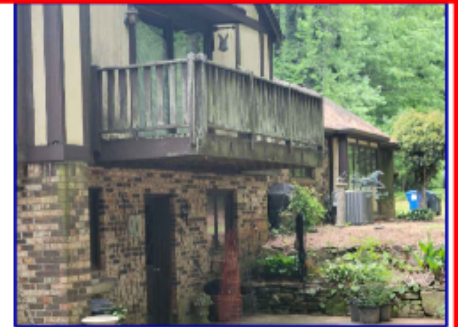
①



②



③



④

**12475 BROADWELL ROAD
BUILDING 1 PHOTOGRAPHS**



12475 BROADWELL ROAD
SOURCE: NEARMAPS (C)

N/F PROPERTY OF
SAMUEL V. CHAMBERS
DEED BOOK 27389 / PAGE 313

N/F PROPERTY OF
SRI URBAN LLC
DEED BOOK 67795 / PAGE 201
TRACT 2
1.263 Acres
ZONED T4

BUILDING 2 - 12505 BROADWELL ROAD
1-STORY BUILDING TO BE DEMOLISHED

N/F PROPERTY OF
ALAN J. & DORIS J. DORRIS
DEED BOOK 5627 / PAGE 331

N/F PROPERTY OF
DANIEL J. DOYLE
DEED BOOK 54180 / PAGE 133

N/F PROPERTY OF
KENNETH NAJARIAN
DEED BOOK 50189 / PAGE 153

N/F PROPERTY OF
DANIEL LYNDGAARD
DEED BOOK 39359 / PAGE 314

N/F PROPERTY OF
MILTON POINT BROADWELL, LLC
DEED BOOK 61144 / PAGE 576

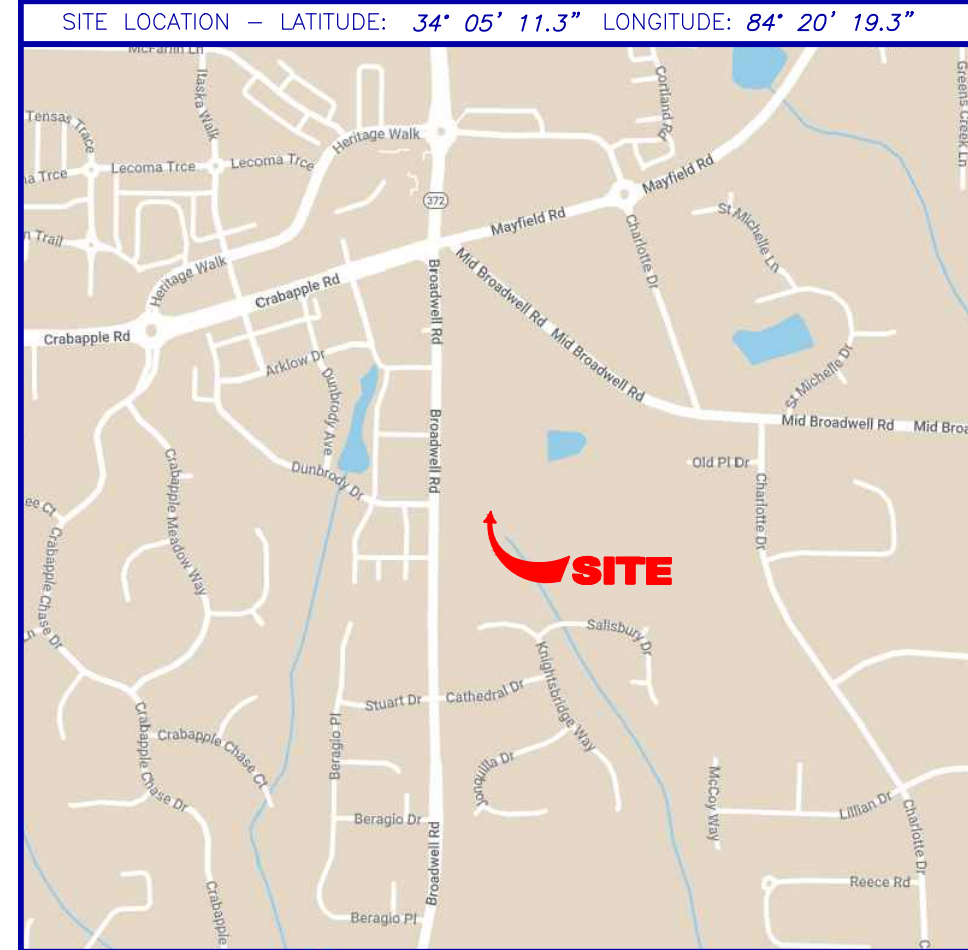
N/F PROPERTY OF
EXCEL CAPITAL CONSTRUCTION, LLC
DEED BOOK 58439 / PAGE 399

N/F PROPERTY OF
THOMAS M. & TRACY T. ELLER
DEED BOOK 29448 / PAGE 1
TRACT 1
5.757 Acres
250,794 sf
ZONED T2 & T4

SITE PHOTOGRAPHS



VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0054F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE FRAME DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "T2" AND "T4" (CRABAPPLE FORM BASE CODE DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF MILTON.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

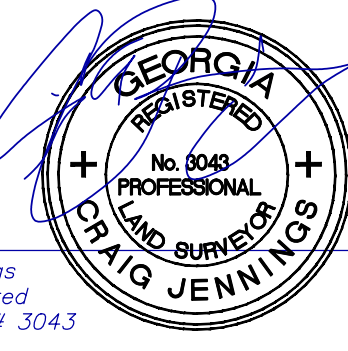
RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

STREAM LOCATION SHOWN BASED ON FLAGS PLACED BY OTHERS, REPORT NOT PROVIDED TO CONFIRM ALL FLAGS WERE RECOVERED.

SURVEY REFERENCES
1- ALTA/NSPS LAND TITLE SURVEY PREPARED BY PLANNERS ENGINEERS COLLABORATIVE DATED APRIL 28, 2014.

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Craig A. Jennings
Georgia Registered
Land Surveyor # 3043

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	POWER POLE
BH SORE HOLE	GUY WIRE
BSL BUILDING SETBACK LINE	POWER LINE
CI CURB INLET	LIGHT POLE
CMF CORRUGATED METAL PIPE	ELECTRIC TRANSFORMER
CO CONCRETE MONUMENT FND	WATER VAULT
CS SANITARY CLEANOUT	GAS VALVE
CPED COMMUNICATION PEDESTAL	GAS METER
CRIMPED TOP PIPE	WATER VALVE
DI DROP INLET	WATER METER
DIP DUCTILE IRON PIPE	INVERT
DWBC DOUBLE WING CATCH BASIN	JUNCTION BOX
FND FOUND	MANHOLE
GM GAS METER	NAIL FOUND
INV INVERT	NAIL FOUND
JB JUNCTION BOX	OUTLET CONTROL STRUCTURE
MH MANHOLE	OPEN TOP PIPE
NH NAIL FOUND	POWER METER
OCB OUTLET CONTROL STRUCTURE	POINT OF BEGINNING
OIP OPEN TOP PIPE	POINT OF COMMENCEMENT
PM POWER METER	REINFORCED CONCRETE PIPE
POB POINT OF BEGINNING	IRON REINFORCING BAR
POC POINT OF COMMENCEMENT	1/4" IRON SET CAPPED LSF 621
RCP REINFORCED CONCRETE PIPE	SS SANITARY SEWER
RIR IRON REINFORCING BAR	SWCB SINGLE WING CATCH BASIN
RIS 1/4" IRON SET CAPPED LSF 621	TRANS ELECTRIC TRANSFORMER
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY: MC UTILITY SURVEYING, LLC 160 CHANTILLY LANE LAWRENCEVILLE, GA 30043
THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILITY SURVEY, LLC UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,652, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,543 FEET, LOCAL INVT.

IF YOU DIG



Know what's below.
Call before you dig.
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BOUNDARY AND TOPOGRAPHIC SURVEY OF
12475 & 12505 Broadwell Road

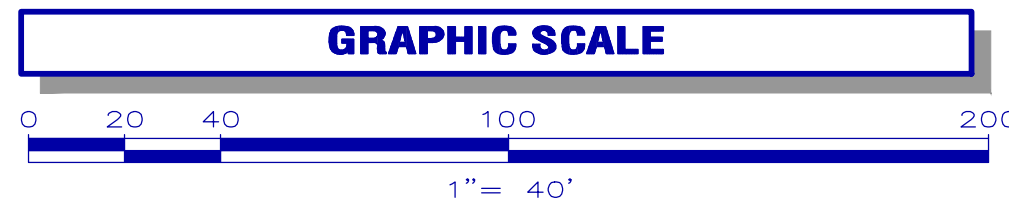
FOR
Monte Hewitt Homes



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Certificate of Authorization #LSF-000621

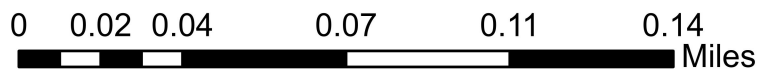



GS JOB NO:	20227380	DRAWING SCALE:	1" = 40'	SURVEY DATE:	11-26-2024
FIELD WORK:	WP	CITY:	MILTON	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR:	CAJ	COUNTY:	FULTON	No.	Date
REVIEWED:	CAJ	STATE:	GA		Description
DWG FILE:	2022-0000.dwg	LAND LOT:	1170		
		DISTRICT:	2ND	SECTION:	2ND

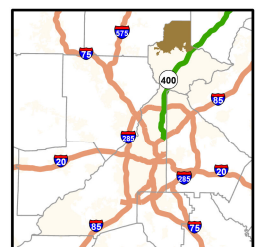
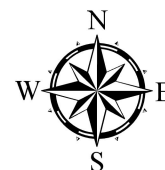


12475 Broadwell Road Site Review

City of Milton
2025



-  Subject Site
-  Parcels
-  City Limits



MILTON
ESTABLISHED 2006