



AGENDA #:

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: 8-5-25

TYPE OF REVIEW: FINAL COURTESY CASE #

PROJECT INFORMATION

PROJECT NAME: _____

PROJECT ADDRESS: 13285 Arnold Mill Rd Milton, Ga, 30004

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: House septic tank & shade

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Alison Kao

COMPANY: _____

ADDRESS: 5559 Mill Trace Dr. Dunwoody, Ga, 30338

PHONE: 219-616-5046 FAX: _____

EMAIL: Greenwoodak@yahoo.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 8-5-25, 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: Alison Kao Date 6-19-25

SERVICE • TEAMWORK • OWNERSHIP • LEADERSHIP • RURAL HERITAGE

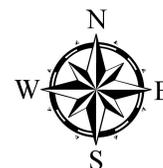
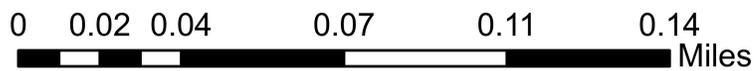




13285 Arnold Mill Road Site Review

City of Milton
2025

-  Subject Site
-  Parcels
-  City Limits





Application Summary

Property Address: 13285 Arnold Mill Road, Milton, GA 30004

Request(s): To demolish existing house, shed, and septic tank

Applicant: Alison Kuo

Type of Review: Final Review of Demolition Plan

Zoning Information:

Zoning District: AG-1 in the Rural Milton Overlay District

Total Acreage: 7.88 Acres

Existing Use: Agriculture, Equestrian, Estate Residential

Background Information:

The property at 13285 Arnold Mill Road is vacant land and is within the Arnold Mill area, for which the City of Milton has adopted a Small Area Plan. This plan includes concepts for development with potential residential and minor commercial elements, along with an emphasis on preserving the rural viewshed through buffers and setbacks. The one-story wood frame house on the property at 13285 Arnold Mill Road is partially collapsed and extremely dilapidated, and the two sheds to be removed off the property are completely collapsed. There is no data from Fulton County Board of Assessors as to the construction date/size of the home or sheds on the property. The City of Milton code enforcement officer issued a Final Courtesy Notice to the property owner on May 20, 2025, informing her that the following violations were found to be at the property:

Code Section 32-202(a-f): *Demolition of unsafe buildings or structures*

Code Section 10-394: *Public Nuisance; duty of owner of dwelling, building, structure, or property.*

The notice requested that the code violations be corrected before the compliance date of June 3, 2025, in which the applicant immediately contacted city staff to start the demolition application process, to include the application to go before the Design Review Board.

GA Historic Resources GIS and Milton Historic Survey List:

Not listed.

Staff Recommendations:

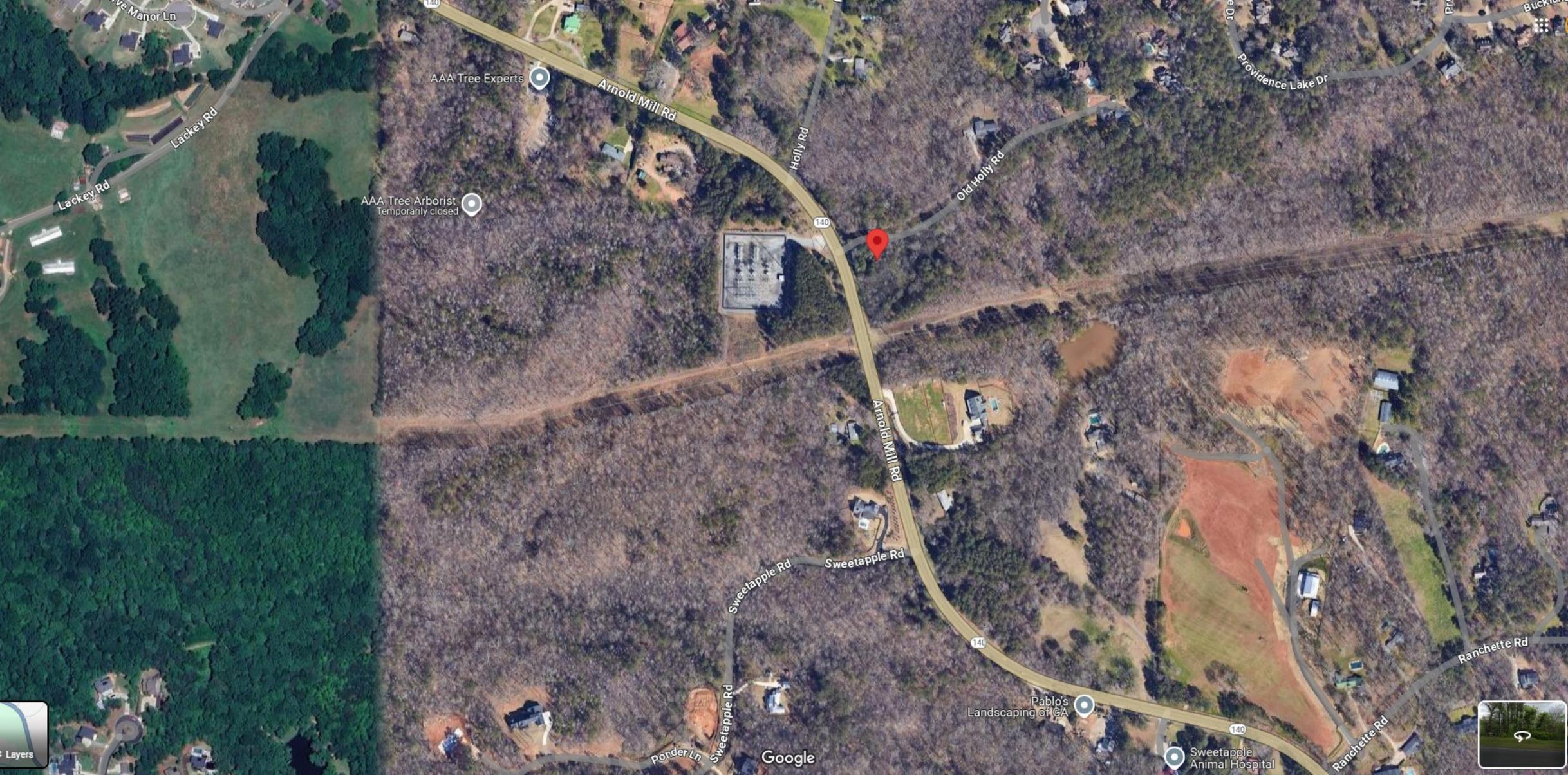
Staff recommends approval of the demolition request with the following conditions:

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



Five Manor Ln

Lackey Rd

AAA Tree Experts

Arnold Mill Rd

Holly Rd

Old Holly Rd

Providence Lake Dr

AAA Tree Arborist
Temporarily closed

140

Arnold Mill Rd

Sweetapple Rd

Sweetapple Rd

140

Ponder Ln

Sweetapple Rd

Google

Pablo's
Landscaping of GA

Sweetapple
Animal Hospital

Ranchette Rd

Ranchette Rd

140

Layers



CONSTRUCTION DOCUMENTS FOR:
Arnold Mill Road Demo

13285 Arnold Mill Rd
 Roswell, GA 30075
 LAND LOTS - DISTRICT - SECTION - COUNTY

ENGINEER:
 CIVILOGISTIX, LLC
 500 SUN VALLEY DR, STE H3
 ROSWELL, GA 30076
 TELEPHONE: (404) 594-4403
 EMAIL: permits@civilogistix.com

GSWCC LEVEL II DESIGN
 PROF. CERT#000003430
 EXPIRATION:05/16/27

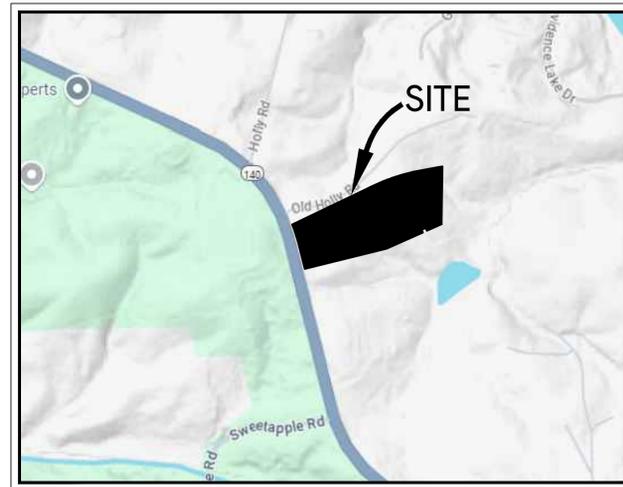
OWNER/DEVELOPER:

Alison Kuo

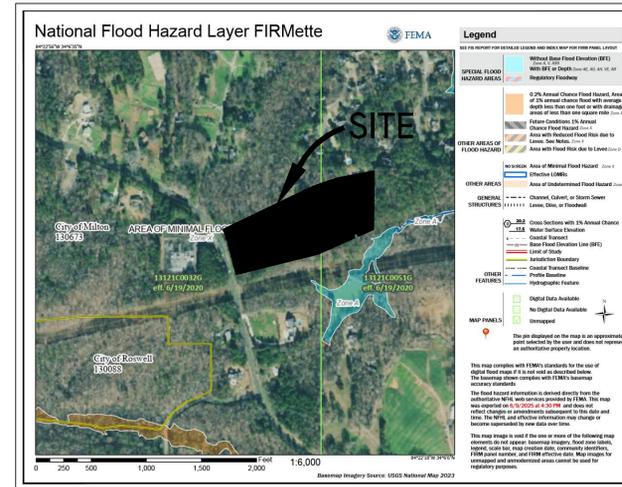
OWNER 5559 MILL TRACE DR.
 DUNWOODY, GA 30338



civilogistix
 500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
 (404) 594-4403 - civilogistix.com



VICINITY MAP



FLOOD MAP

24 HOUR CONTACT

BENJIE SHIRAH
 CONTACT PHONE

BAYARD CONSTRUCTION
 GROUP

GENERAL NOTES

1. LOCAL JURISDICTION: Milton
2. PROPERTY AREA: 8.36 AC
3. ZONING: AG-1
4. PROPOSED USE: N/A
5. FLOOD MAP # 131210032G
6. THERE ARE NO STATE WATERS LOCATED ON SITE
7. THERE ARE NO WETLANDS LOCATED ON SITE

SHEET LEGEND		REVISIONS			
SHEET #	SHEET TITLE	REVISION DATE			
C001	COVER SHEET				
C101	DEMOLITION PLAN				
C701	CONSTRUCTION DETAILS				

COVER SHEET
 Arnold Mill Road Demo
 13285 Arnold Mill Rd
 Roswell, GA, 30075

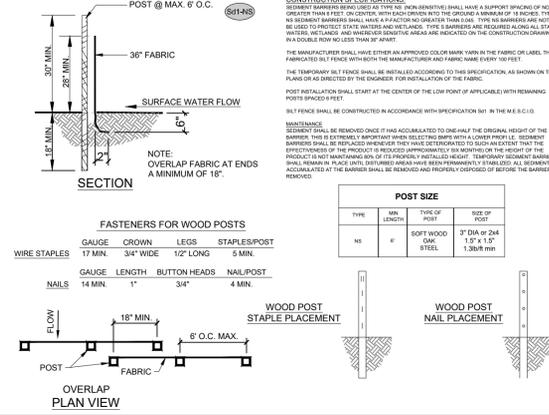
C001
 25222

June 16, 2025

REVISIONS

Monday, June 16, 2025 01:42:58pm (GMT-4)
 C:\Users\alison\OneDrive\Documents\Projects\VA\13285 Arnold Mill Rd Demo\25222 - 13285 Arnold Mill Rd Demo\25222 - 13285 Arnold Mill Rd Demo.dwg [C001]
 Plot of: 13285 Arnold Mill Rd Demo.dwg, 13285 Arnold Mill Rd Demo.dwg, 13285 Arnold Mill Rd Demo.dwg

SILT FENCE NON-SENSITIVE



DISTURBED AREA STABILIZATION (PERM.)

Table with columns: SPECIES, BROADCAST, RESOURCE AREA, PLANTING DATES, REMARKS. Lists various plant species like Bermuda, Centipede, and Fescue with their respective broadcast rates and planting schedules.

CONSTRUCTION SPECIFICATIONS: GRADING AND SHAPING, LIME AND FERTILIZER RATES AND ANALYSIS, LIME AND FERTILIZER APPLICATION, PLANT SELECTION, SEED QUALITY. Includes detailed instructions for site preparation and seed application.

FERTILIZER AND MULCH REQUIREMENTS

Table with columns: TYPES OF SPECIES, YEAR, ANALYSIS OR EQUIVALENT (N-P-K), RATE (lbs./acre), N TOP DRESSING RATE (lbs./acre). Provides fertilizer and mulch requirements for various species and years.

1/ APPLY IN SPRING FOLLOWING SEEDING. 2/ APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED. 3/ APPLY IN 3 SPLIT APPLICATIONS. 4/ APPLY WHEN PLANTS ARE PRUNED. 5/ APPLY TO GRASS SPECIES ONLY. 6/ APPLY WHEN PLANTS GROW TO A HEIGHT OF 2-4 INCHES.



Civilogistix logo and contact information: 500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076. (404) 594-4403 - civilogistix.com

EROSION CONTROL DETAILS Arnold Mill Road Demo 13285 Arnold Mill Rd Roswell, GA, 30075

C301 25222

June 16, 2025 REVISIONS

Vertical text on the left margin: Monday, June 16, 2025 01:42:50pm (6/16/25) A:\Information\A\A\Term\A\A\Projects\A\A\25222 - 13285 Arnold Mill Rd Demo\35222 CD 06-16-25\revisor.dwg [C:\P\...]













