



AGENDA #: 6A

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: 8/5/25

TYPE OF REVIEW: FINAL COURTESY CASE #

PROJECT INFORMATION

PROJECT NAME: 16410 Hopewell
PROJECT ADDRESS: 16410 Hopewell Road, Milton GA 30004
OVERLAY/FORM BASED CODE: Rural Milton Overlay
HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES NO X
PROJECT TYPE (CHECK ONE): SITE/LANDSCAPE BUILDING SALES TRAILER DEMOLITION X ZONING/USE PERMIT/VARIANCE OTHER (EXPLAIN)

PROJECT DESCRIPTION: Demo of current house on property to make room for new construction SFR.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Amy L. Rogers
COMPANY: Built by Grace, LLC
ADDRESS: 3297 Northcrest Rd. 106A Atlanta GA 30340
PHONE: 404-447-8544 FAX: mobile 770-733-3028 (Eloy)
EMAIL: Amy.rogers777@gmail.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: Amy Rogers Date 5/14/25

SERVICE • TEAMWORK • OWNERSHIP • LEADERSHIP • RURAL HERITAGE

2006 Heritage Walk, Milton, GA 30004 | 678.242.2500 | facebook.com/thecityofmiltonga | info@millonga.gov | www.millonga.gov

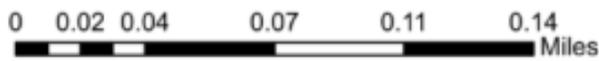


Site Map



16410 Hopewell Road Site Review

City of Milton
2025



-  Subject Site
-  Parcels
- City Limits



MILTON

Demolition Plan Review – 16410 Hopewell Road
Prepared by the Community Development Department for the
Design Review Board Meeting on August 5, 2025



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Date: 5/16/2025
Map Size: 8.5x11 (LETTER)

Fulton County GIS

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.





16410 Hopewell Rd

SURVEYOR'S CERTIFICATE

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 STATES HERON, RECORDATION OF THIS PLAT DOES NOT APPLY 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 REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

Michael H. Bernhardt

GERALD H. BERNHARDT GEORGIA RLS NO. 2688

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 PANEL 13121C0017G
 EFFECTIVE DATE: 06/19/2020
 ZONE 'X'

House currently on property to be demolished entirely

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
 NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES, MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.
 THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.
 BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONVENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.
 ~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).
 TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).
 NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

PLAT PREPARED FOR:
 16410 HOPEWELL ROAD
 FULTON COUNTY, GEORGIA

PROPERTY ADDRESS:
 16410 HOPEWELL RD.
 ALPHARETTA, GA 30004

LAND AREA:
 60,989 SF
 1.40 AC

IMPERVIOUS AREA:
 EXIST: 2,944 SF = 4.88
 ZONING: AG-1

2nd SECTION: PARCEL ID: 22 51602290877
 LAND LOT 249 & 256 2nd DISTRICT
 FULTON COUNTY, GEORGIA

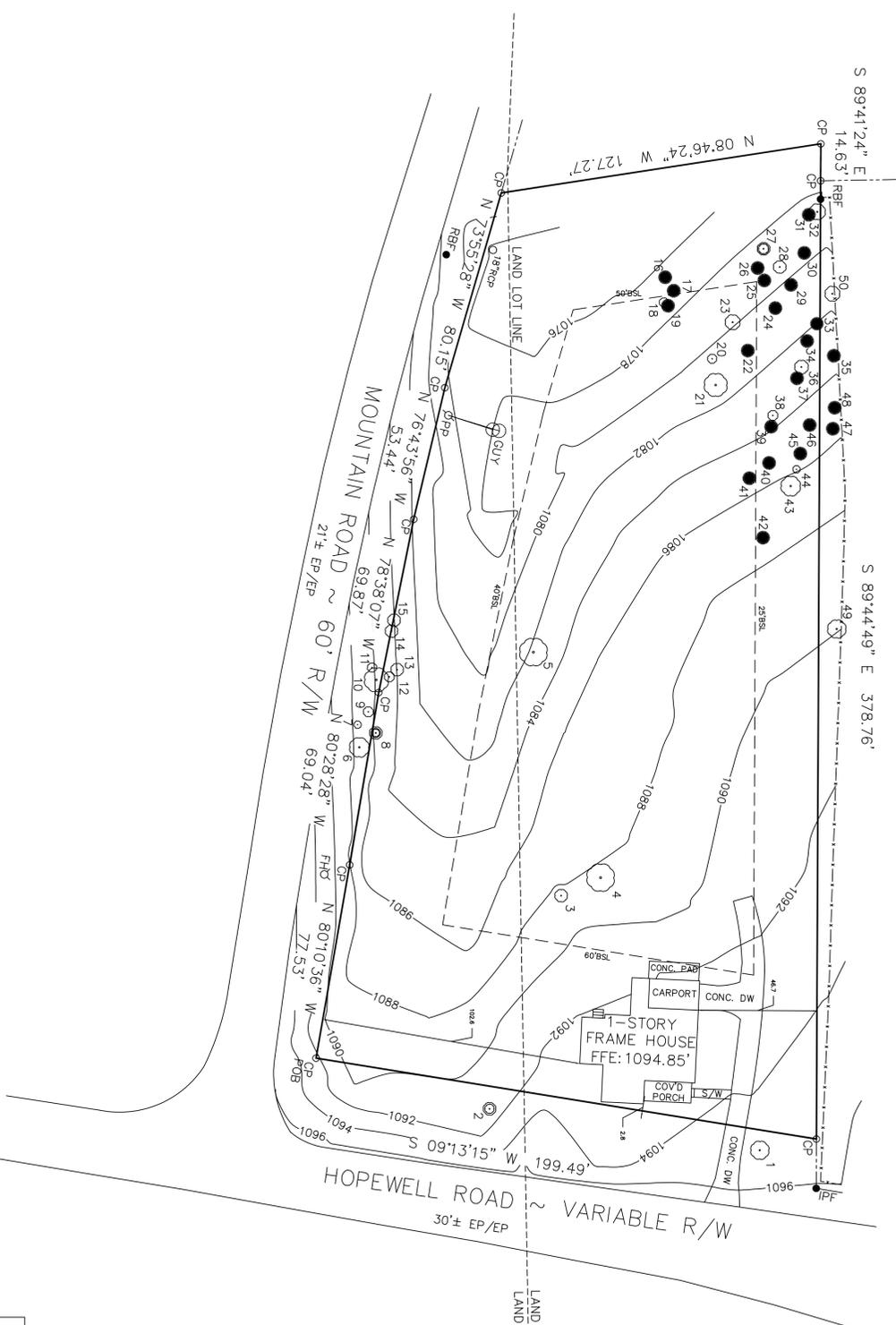
BY: [Signature]

DATE: 05-05-2025



0 30
 SCALE: 1" = 30'

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS
 APP AS PER DEED
 APP AS PER PLAT
 BSL BUILDING (SETBACK) LINE
 CP COMPUTED POINT
 CTP GRMP TOP PIPE FOUND
 D OPEN TOP PIPE FOUND
 DEED (BOOK/PAGE)
 DW DRIVEWAY
 EP EDGE OF PAVEMENT
 FFE FINISH FLOOR ELEVATION
 FKA FORMERLY KNOWN AS
 IPF IRON PIN FOUND
 L ARC LENGTH
 LL LAND LOT
 LLL LAND LOT LINE
 N NEIGHBOR'S

N/F NOW OR FORMERLY
 NAIL NAIL FOUND
 P PLAT (BOOK/PAGE)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RADIUS LENGTH
 R/W RIGHT-OF-WAY
 RBF REINFORCING BAR FOUND
 (1/2" UNO)
 1/2" REINFORCING BAR SET
 SW SIDEWALK
 SSE SANITARY SEWER EASEMENT
 SSCO SANITARY SEWER CLEANOUT
 SSM SANITARY SEWER MANHOLE
 -X- FENCE LINE
 CB CATCH BASIN
 SWCB STORM WATER CATCH BASIN
 WALL

TREE TABLE

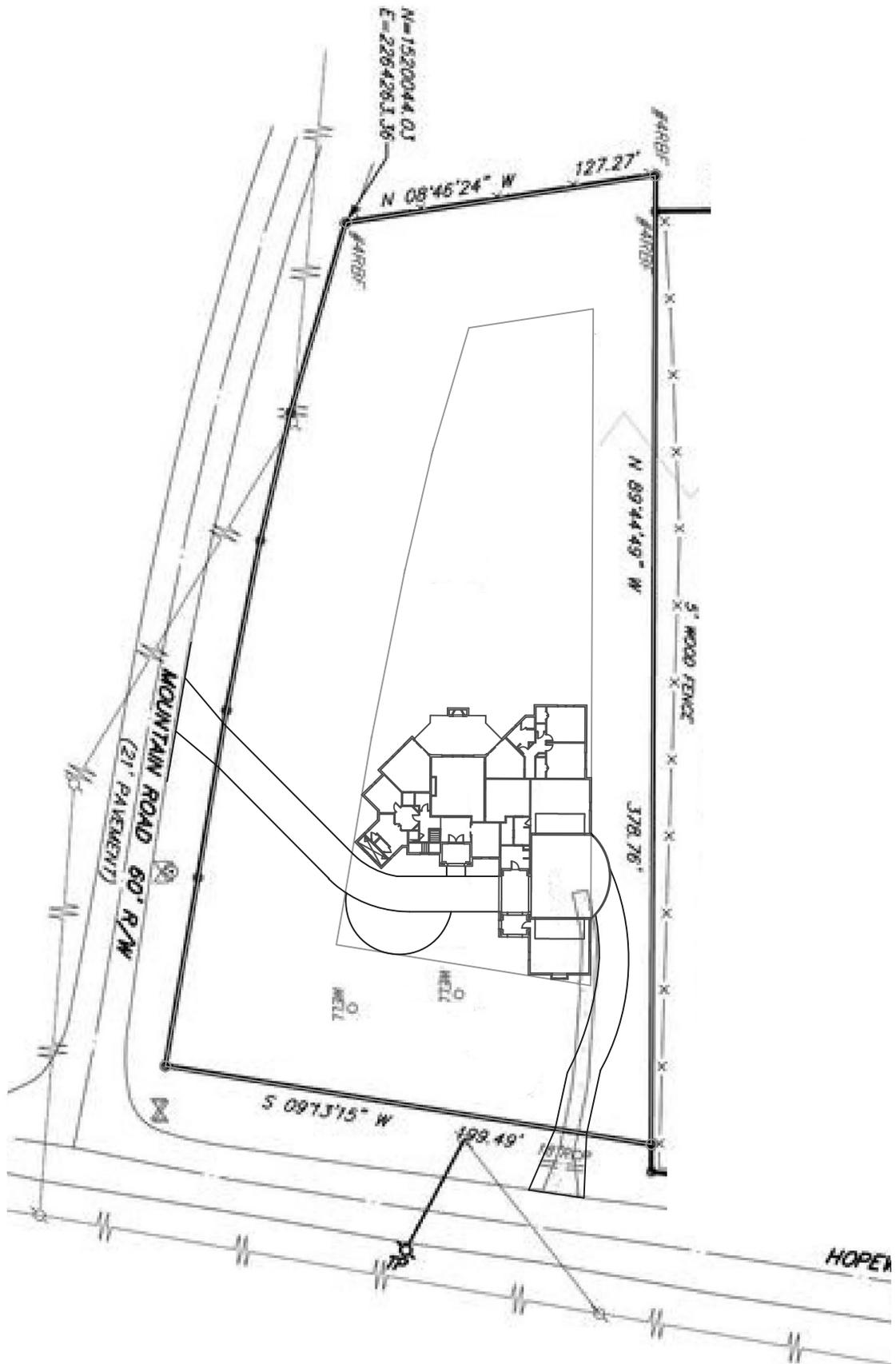
TR.NO	DIAMETER	TYPE
1	16X16	OAK
2	8X10	OAK
3	10	OAK
4	24	MAG
5	45	OAK
6	17	OAK
7	6	OAK
8	6X8X10	OAK
9	9	OAK
10	21	OAK
11	8	OAK
12	9	OAK
13	10	OAK
14	10	OAK
15	10	OAK
16	25	PINE
17	20	PINE
18	8	OAK
19	16	PINE
20	8	OAK
21	20	OAK
22	29	PINE
23	13	OAK
24	18	PINE
25	22	PINE

TREE TABLE

TR.NO	DIAMETER	TYPE
26	20	PINE
27	7X9X10	OAK
28	10	OAK
29	19	PINE
30	15	PINE
31	19	PINE
32	14	OAK
33	13	PINE
34	24	PINE
35	21	PINE
36	12	OAK
37	20	PINE
38	7	OAK
39	15	PINE
40	26	PINE
41	18	PINE
42	39	PINE
43	17	OAK
44	6	OAK
45	26	PINE
46	17	PINE
47	26	PINE
48	22	PINE
49	16	OAK
50	13	OAK

IMPERVIOUS (IN SQUARE FEET)

HOUSE	1420
CARPORIT	229
CONC. DW	943
CONC. SW	51
PORCH	149
CONC PAD	135
STEPS	17
TOTAL IMPERVIOUS	2944

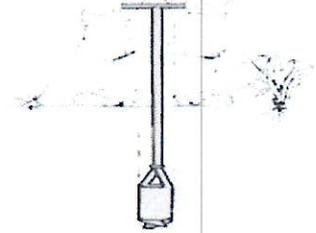




Certified Professional
Soil Scientist
JOSHUA AKEEM REED
37089

EnviroSoil

Soil and Environmental Consultants
PO BOX 80685 CONYERS GA 30013
PH: 678-815-8970
Envirosoilse@gmail.com



Soil Investigation Report

Report Date: 3/28/25 Field Investigation Date: 3/27/25 Level of Study: III

Site : 16410 HOPEWELL RD MILTON GA

Client/Owner/Sponsor: _____ Phone: _____

County: FULTON Land LOT _____ District: _____ Subdivision: _____

Certified by: Joh Reed Georgia DPH Certified Soil Classifier #500

SOIL INTERPRETIVE DATA ON-SITE SYSTEM MANAGEMENT

Soil Units	Slope %	Depth to Bedrock (in)	Depth to SHWT* (in)	Adsorption Rate (Min/in) @ Trench Depth	Recommend/ Optimum Trench Depth (in)	Soil Suitability Code
APPLING	2-6	72	72	45	24-38	ES-B
HARD LABOR PH1	2-8	44	44	75	12-20	ES-C

- AUGER REFUSAL DEPTH
- DISCONTINUOUS BROKEN ROCK (DBR)

Soil Notes

The recommendations set forth in this report are based on site/soil conditions at the time of this study & professional judgement of soil scientist/classifier. They are merely professional opinions & imply no guarantee or warrantee of performance of any particular system installed.

Soil Suitability Legend

ES-B These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance. Position of the site or other soil and landscape considerations may require the drain field area to be greater than the minimum and/or field installation.

ES_C BECAUSE OF FLOODING AND PERCHED WATER TABLES, THESE SOILS ARE NOT SUITABLE FOR INSTALLATION OF CONVENTIONAL ON-SITE SYSTEM WITHOUT SITE MODIFICATIONS, SPECIAL DESIGNS OR INSTALLATIONS. EQUAL DISTRIBUTION OR LEVEL FIELD INSTALLATION MAY BE REQUIRED.

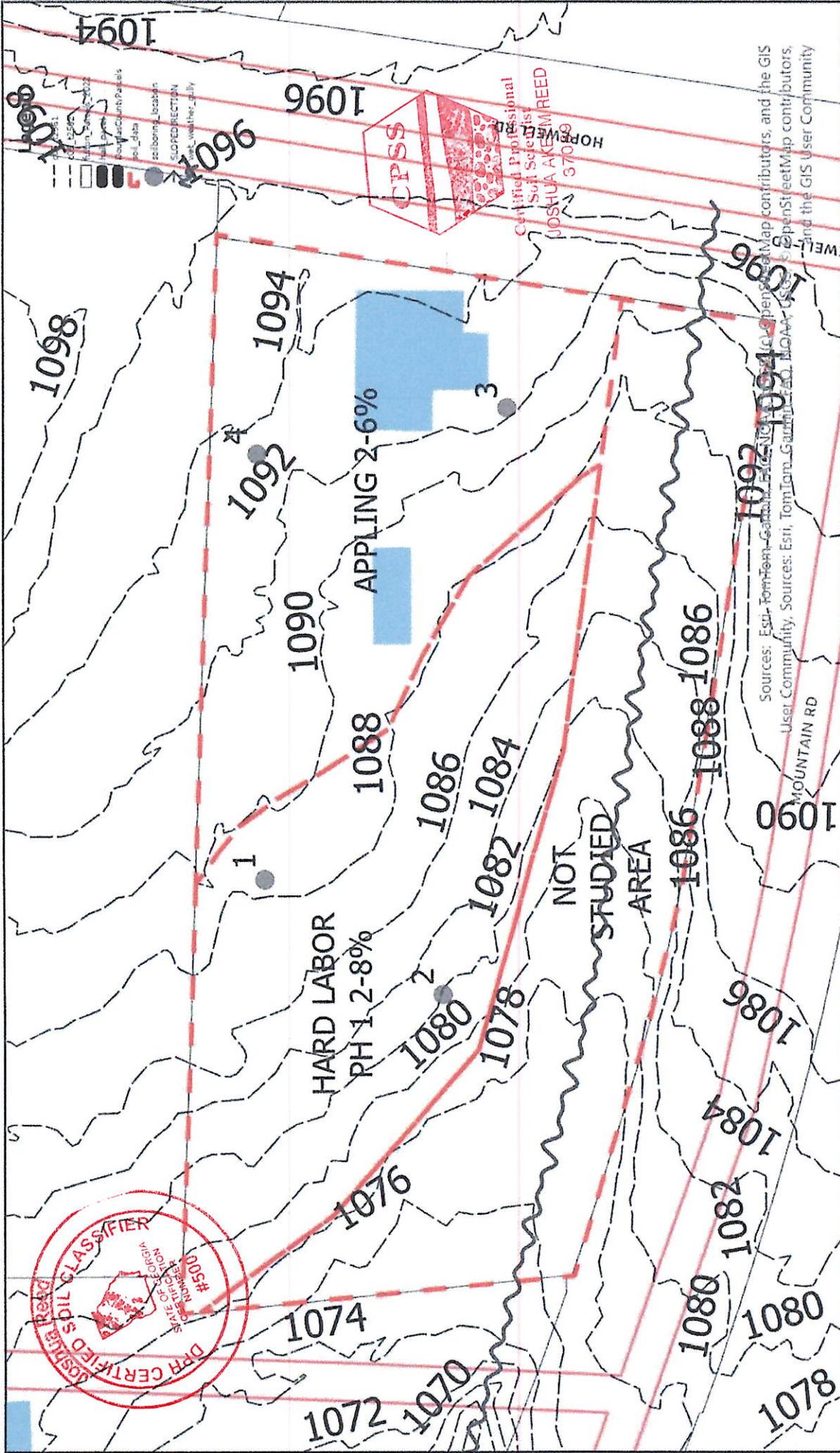


General Notes:

All Gutters and Surface water Flow shall/should be directed away from the septic tank(s) and Drain field systems

All Borings are located with Trimble TDC 6 WITH CATAYLAST

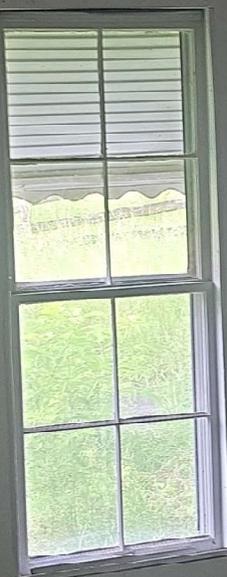
The boundary is produced from tax record or client; so the lot size may vary due to GPS locating devices.



	<p>16410 HOPEWELL RD MILTON GA LL DIST FULTON COUNTY</p> <p>JOSHUA REED CPSS/CPSC 500 DATE: 9/28/25 JOSH@ENVIROSOILSE.COM</p> <p>Coordinate System: NAD 1983 StatePlane Georgia West FIPS 1002 Feet</p>
<p>2025</p> <p>ENVIROSOIL PO BOX 80685 CONYERS GA 30013</p>	<p>0 25 50 Feet</p>



May 13, 2025 19:32:28
16410 Hopewell Road
Alpharetta
Fulton County
Georgia



May 13, 2025 19:32:19
16410 Hopewell Road
Alpharetta
Fulton County
Georgia



May 13, 2025 19:32:08
16410 Hopewell Road
Alpharetta
Fulton County
Georgia



May 13, 2025 19:32:12
16410 Hopewell Road
Alpharetta
Fulton County
Georgia



May 13, 2025 19:31:38
16410 Hopewell Road
Alpharetta
Fulton County
Georgia



May 13, 2025 19:30:51
16410 Hopewell Road
Alpharetta
Fulton County
Georgia



May 13, 2025 19:31:06
16410 Hopewell Road
Alpharetta
Fulton County
Georgia



May 13, 2025 19:30:24



May 13, 2025 19:38:14
16410 Hopewell Road
Alpharetta
Fulton County
Georgia



Property Address: 16410 Hopewell Road, Milton, GA 30004

Request(s): To demolish the existing house on the property to make room for the construction of a new single-family residence

Applicant: Amy Rogers/Built by Grace, Inc.

Type of Review: Final Review of Demolition Plan

Zoning Information:

Zoning District: Agricultural (AG-1)

Total Acreage: 1.38 acres

Existing Use: Residential

Background Information:

The Doctor Walter Phillips (Phillips-Wright) House, proposed to be demolished, was constructed in 1894. This house was submitted to the Georgia Historic Resources Registry but was ultimately not included on the state registry. It was, however, included on the City of Milton Historic Survey List. This gable winged cottage at 1,374 square feet, sits on a 1.38-acre parcel originally owned by Mrs. Virgil Wright. The tract was originally 40 acres purchased by the Wrights, who had been there since 1943 until the property was sold in 1996. Throughout the years, there have been multiple alterations to the cottage to include a rear and side addition in the early 1950's. There was some weatherboard that was replaced with novelty siding in the 1940's and the chimney was removed. There were three additional outbuildings on the property, including a barn, blacksmith shop, and wellhouse all built around 1910, that are no longer on the property.

On May 14, 2025, Community Development received the DRB application to demolish the Doctor Walter Phillips House because the new property owners, Tariz Constructions, LLC, will be building a new single-family house on the property with a new driveway entrance off of Mountain Road.

Staff Analysis:

Community Development staff reached out to the Milton Historical Society in order to inform them of the upcoming proposed demolition at 16410 Hopewell Road, to provide them with an opportunity to explore ways to preserve the cottage or at least provide them with enough notice to go to the property and photograph the structure for the society's archives. The Milton Historical Society did not provide staff with any options to preserve or relocate the house.

Conclusion:

The Doctor Walters Phillips (Phillips-Wright) House is no longer livable, resulting in some loss of its historic architectural character. Efforts to preserve the cottage by reaching out to Milton's Historical Society interested in owning and relocating the structure have not been successful. The building is no longer in use and restoring and maintaining it would be a costly and labor-intensive process for the property owners. The cottage will be photographed for archival purposes.

Staff Recommendations:

Staff recommends approval of the request for demolition 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