

Design Review Board

April 9, 2024

STAFF REPORT

(For Final Review)

PROPERTY INFORMATION

Address: 13801 Birmingham Highway, Milton, GA 30004
District/Land Lot: 2 / 0847
Character Area: Central Milton
Existing Zoning: Agricultural (AG-1)
Overlay/FBC: Rural Milton Overlay
Acres: 2.091 acres
Existing Use: Public/Government Facility

Request: A final review of Fire Station 45 building and site/landscape plans.

Owner: City of Milton

Address: 2006 Heritage Walk, Milton, GA 30004

Applicant: Joey Bodiford / MSSA-PBK Architects

Address: West Broad Street, Suite M207, Sugar Hill, GA 30518

Background:

The building and site plans were presented to the Design Review Board for courtesy review on April 9, 2024. At the meeting, the Board unanimously recommended the following comments for consideration:

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.

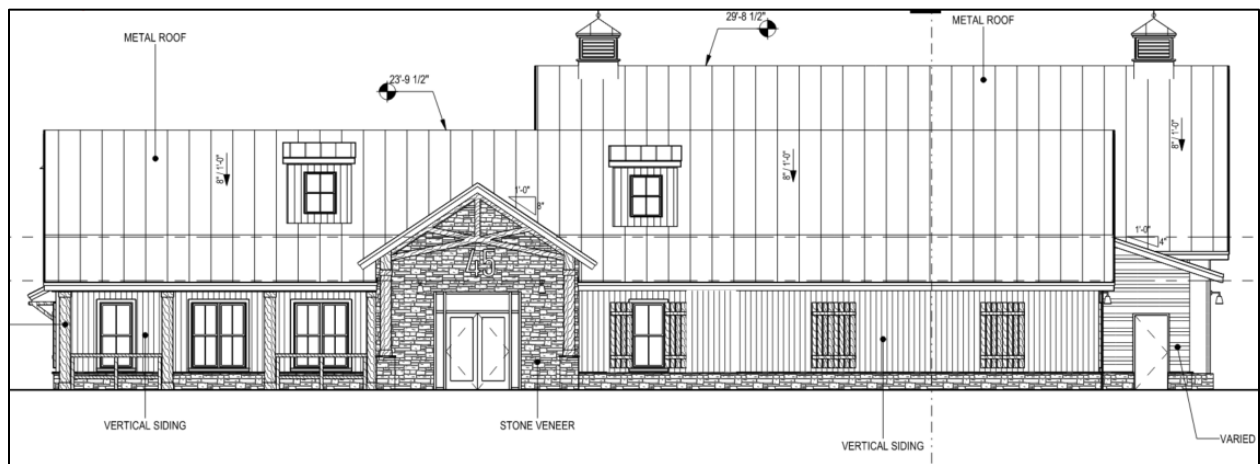
MSSA-PBK Architects revised the plan to address the comments from the Board.

1. The site/landscape plan has been updated to replace deciduous trees with evergreen trees in the parking area. In addition, a plaza has been added to the west of the fire station building (see image below).

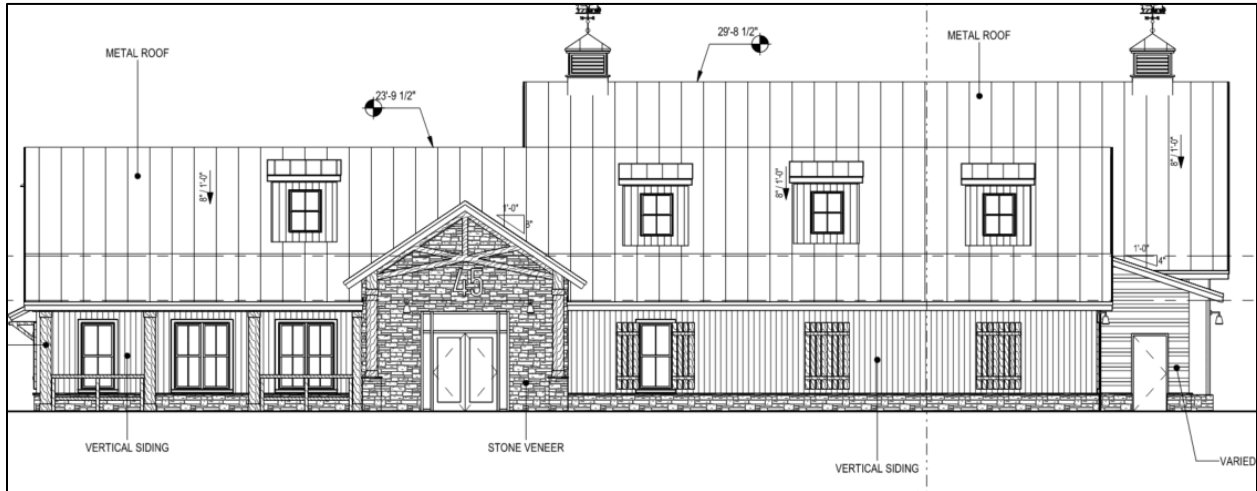


2. The building plan has been updated to show three options for adding dormers on the west elevation of the building (see images below). Adding dormers is contingent on the construction budget.

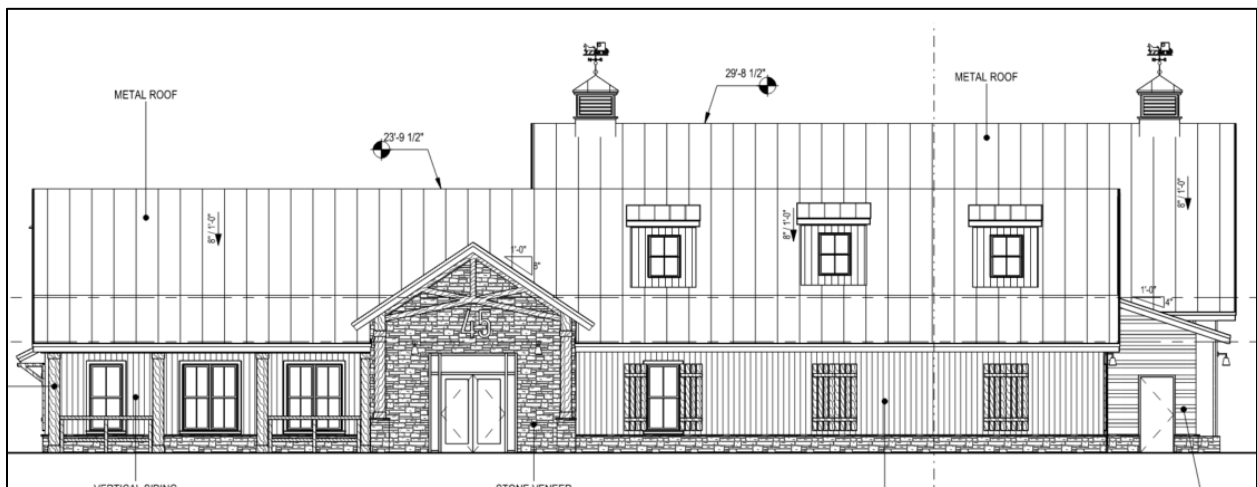
OPTION 1 (2 dormers)



OPTION 2 (4 dormers)



OPTION 3 (3 dormers)



3. Current city code only requires a sidewalk constructed along the city right of way if the property is within $\frac{1}{2}$ mile of a school or an active park, or if the property is located in a transect zone (form-based code areas). This parcel doesn't meet any of those requirements. Therefore, a new sidewalk along Providence Road is not required.
4. Other minor changes to the building plans are as follows:
 - Window added to the fitness area.
 - Apparatus bay door design updated where the lower half is a solid panel.
 - The building overall was raised by 8" and the apparatus bay was raised by 24" for building systems.

Recommendations:

The comments from the Board have been addressed appropriately. The proposed plaza next to the parking lot enhances the landscape and overall appearance of the property. Further, planting evergreens ensures vegetation all year round. If construction budget allows, adding dormers on the west elevation of the building complements the farmhouse architecture style. Therefore, staff recommends **approval** of the building and site plan with these additional comments:

1. Provide garden arbor details during the building permitting process (height, length, color, etc.). The color of the arbor shall match the wood on the primary building.
2. Provide details of the outdoor stone tiles (height, length, color, etc). Stonewall shall match the stone for the water table.
3. Provide details of proposed monuments/statues. This includes height, materials, and color.
4. Provide sign details during the signage permitting process.

STAFF CONTACT:

Jackie Lim, Planner II
678.242.2513