

**Design Review Board**

April 9, 2024

**STAFF REPORT**

(For Final Review)

**PROPERTY INFORMATION**

Address: 12874 Highway 9 N, Milton, GA 30004  
District/Land Lot: 2 / 1048  
Character Area: Deerfield  
Existing Zoning: T-5  
Overlay/FBC : Deerfield Form-Based Code  
Acres: N/A  
Existing Use: Commercial

**Request:** Review of the revised building plan for the staircase.

**Owner:** WB Holdings Deerfield Place, LLC

**Address:** 12650 Crabapple Road, Suite 200, Milton, GA 30004

**Applicant:** Tracy Ward / Benchmark Design, P.C.

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**Background:**

On April 9, 2024, the Design Review Board recommended **denial** of the proposed additional exterior staircase to the existing building plan that was originally approved by DRB on October 3, 2023. The proposed location of the staircase is visible from the adjoining properties especially, the neighborhood to the north and east.

City staff and the applicant met and discussed a plan to screen the staircase by relocating it to the east elevation of the building and screening it with a privacy screen wall on each side but leaving the east part of the staircase open.

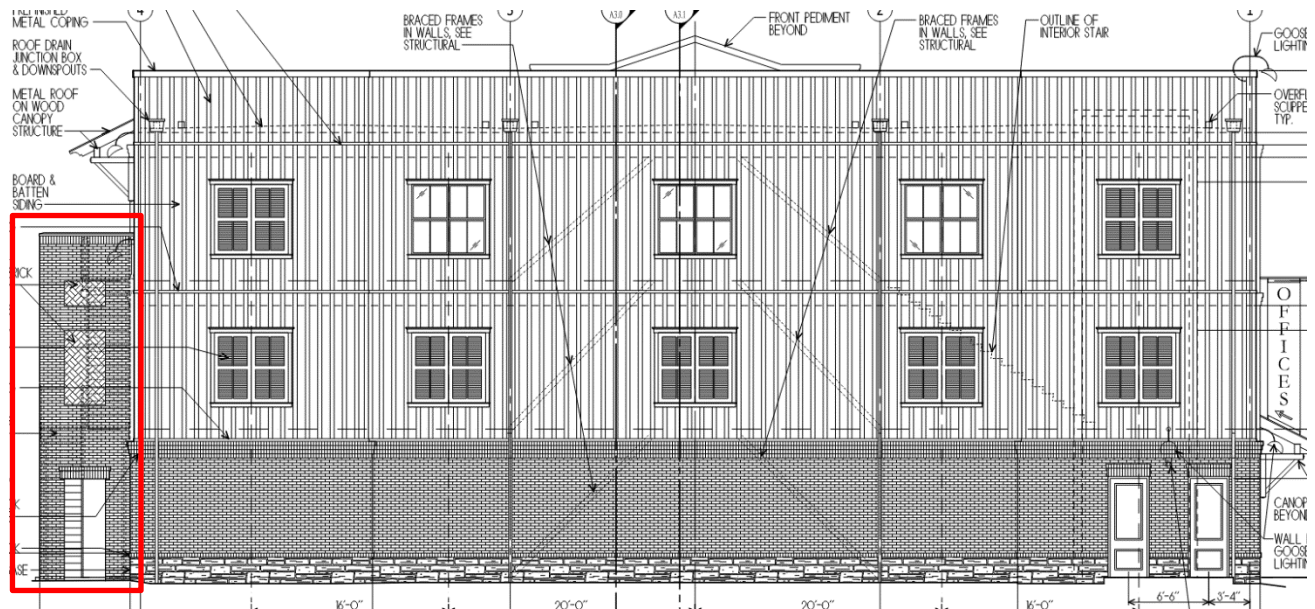
Here is the summary of changes to the previous plan reviewed at the April 9<sup>th</sup> DRB Meeting:

- Drawings 1 & 2 show that the staircase is not visible from the north and south viewpoints.
- Drawing 3 shows the staircase from the east elevation.

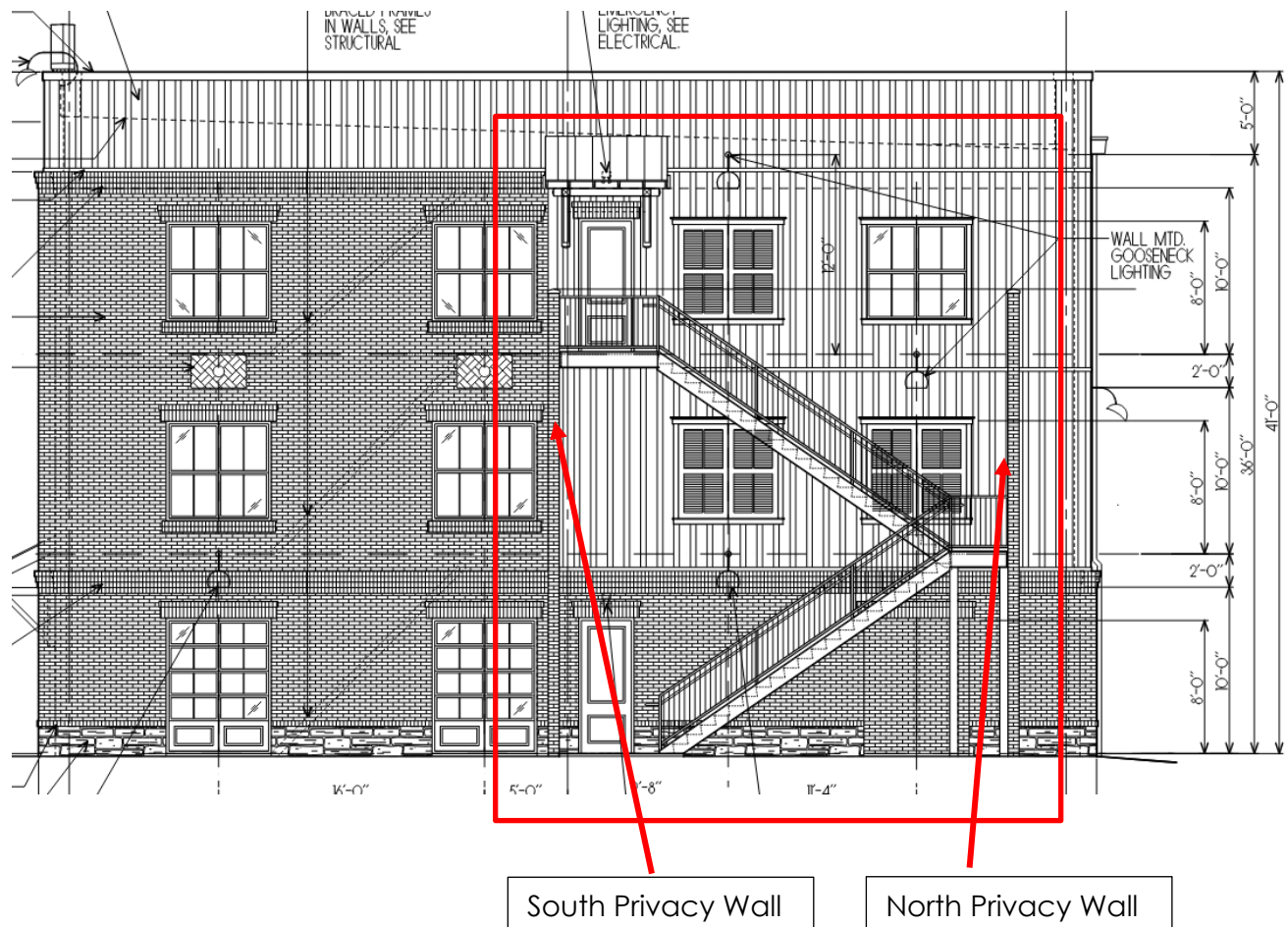
**Drawing 1: Screen wall viewed from the South Elevation**



**Drawing 2: Screen wall viewed from the North Elevation**



**Drawing 3: View of the staircase from the East Elevation**



**Previous Staircase Plan presented at the April 9, 2024 DRB Meeting:**







### Recommendations:

Staff recommends **Approval** of the revised plan dated April 23, 2024. The revised plan shows adequate screening to conceal the staircase from the north and south viewpoints and the brick to be used for screening walls matches the brick of the principal building.

STAFF CONTACT:  
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