

Design Review Board

May 7, 2024

STAFF REPORT

PROPERTY INFORMATION

Address: 15555 Hopewell Road, Milton, GA 30004
District/Land Lot: 2 / 0462
Character Area: Central Milton
Existing Zoning: Agricultural (AG-1)
Overlay/FBC: Rural Milton Overlay
Acres: 13.297 acres
Existing Use: Residential

Request: To demolish existing house, detached garage, barn, and gravel driveway.

Applicant: Grant Hafner / Hafner Construction

Address: 6570 Five Oaks Road, Cumming, GA 30040



SITE MAP



The Well Demolition Plan Review

City of Milton
2024

0 0.01 0.02 0.04 0.06 0.08 Miles

Milton City Limits

Parcels



MILTON
GEORGIA

Demolition Plan Review – 15555 Hopewell Road
Prepared by the Community Development Department for the
Design Review Board Meeting on May 7, 2024

COMMUNITY DEVELOPMENT STAFF ANALYSIS

STAFF CONTACT: Jackie Lim
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Background:

The subject site is a 13.297-acre lot located just south of the Birmingham and Hopewell Road roundabout. This property is zoned AG-1 (Agricultural) within the Rural Milton Overlay District. The applicant requests a Certificate of Appropriateness to demolish the dilapidated house, detached garage, barn, and gravel driveway as shown on the site plan received by Community Development on March 25, 2024.

Additional information:

1. Portions of this property lie within a flood hazard area.
2. A minor subdivision plat was approved on July 25, 2023, to subdivide the property into 3 lots (see Exhibit 1).
3. Structures to be demolished are located primarily in Lot 1 and Lot 2.
4. Septic tank to be demolished.
5. No specimen trees to be impacted during demolition.

Standards for Consideration:

UDC Sec.12.8.6(c) - Criteria for approving a demolition permit.

The City of Milton Design Review Board shall use the following criteria in deciding to approve or deny a demolition permit:

1. Is the building or structure listed on the "Georgia's Natural, Archaeological and Historic Resources Geographic Information System"?
2. Is there any historic, scenic, or architectural significance of the building, structure, site, or object?
3. Is there any significant importance of the building, structure, site, or object to the ambiance of the area?
4. Would it be difficult or impossible to reproduce such a building, structure, site, or object because of its design, texture, material, detail, or unique location?
5. Whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood or the city.
6. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be.

7. Whether reasonable measures can be taken to save the building, structure, site, or object from collapse.
8. Whether the building, structure, site, or object is capable of earning reasonable economic return on its value.

Recommendations:

Community Development staff determines that the application for a Certificate of Appropriateness for demolition complies with the criteria according to Sec. 12.8.6(c) of the Unified Development Code. Information on the construction year of the structure is unknown. This property is not listed in Georgia's Natural, Archeological, and Historic Resources GIS and Milton's Historic Survey List. Therefore, Staff recommends **Approval** of the demolition plan with the following comments:

- Applicant must submit a complete Demo Permit Application to include:
 - a) Site Plan;
 - b) Letter from Pest Control Service verifying that property is free of vermin and other pests that may migrate to other properties, or that vermin and other pests have been properly exterminated;
 - c) A letter documenting if asbestos is present or not present in the existing structure, and documentation confirming removal and disposal of asbestos materials as necessary.
- If not used, septic must be demolished in place or removed from the site according to Fulton County's procedures.
- Show limits of disturbance (tree save fence at the edge of disturbance and silt fence in front of the tree save fence).
- No trees are to be removed without obtaining a permit from the City.
- Level and grass the area that was disturbed.