

Design Review Board

May 7, 2024

STAFF REPORT

(For Courtesy Review)

PROPERTY INFORMATION

Address: 13625 Arnold Mill Road, Milton, GA 30004
District/Land Lot: 2 / 0929 & 0872
Character Area: Arnold Mill
Existing Zoning: Community Business (C-1)
Overlay/FBC: Rural Milton Overlay
Acres: 4.11 acres
Existing Use: Under development

Request: A courtesy review of building/architecture plans for 3 buildings located in Lot 2 of Chadwick Village.

Owner: Arnold Mill Fuel, LLC

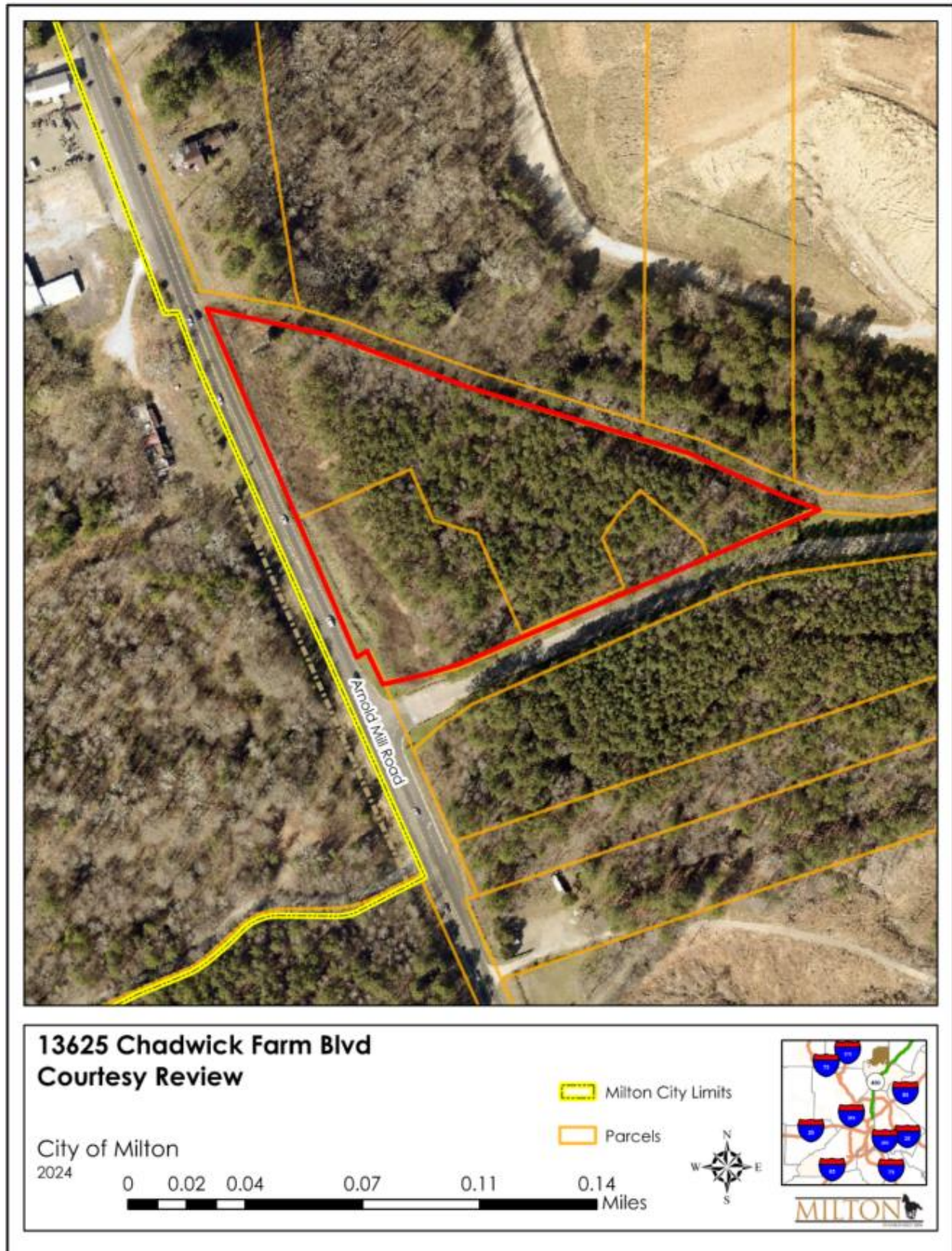
Address: 6400 Powers Ferry Road, Suite 400, Atlanta, GA 30339

Applicant: Jeff Pittman / Piedmont Real Estate Group, Inc.

Address: 3380 Trickum Road, #200-200, Woodstock, GA 30188



SITE MAP



COMMUNITY DEVELOPMENT STAFF ANALYSIS

STAFF CONTACT: Jackie Lim
678.242.2513

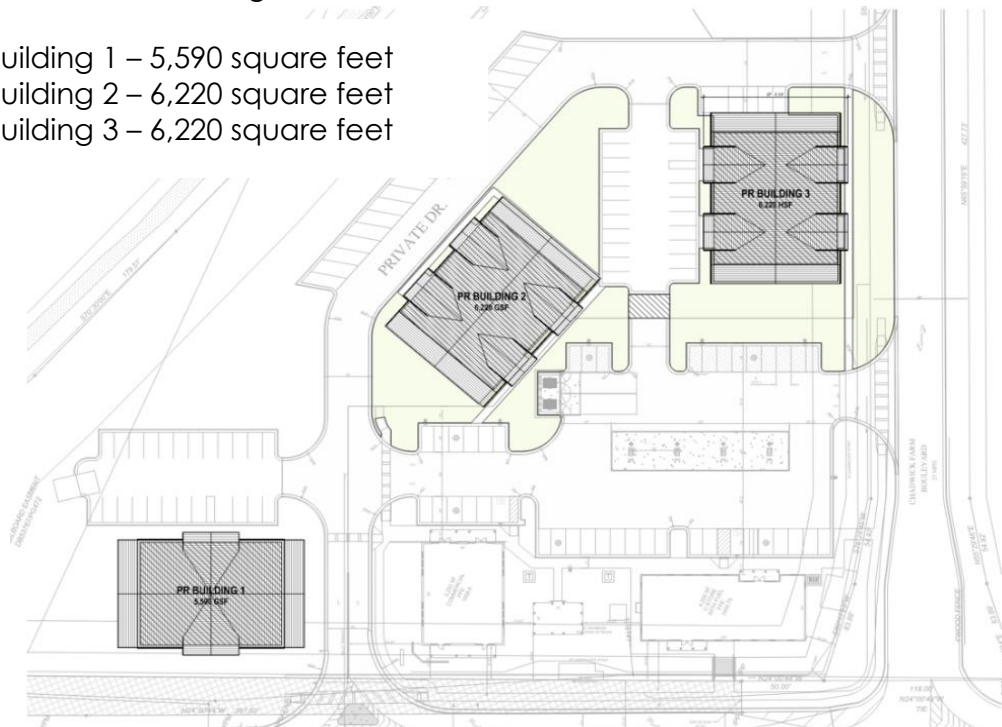
Background:

The subject site named "Chadwick Village" is located at the intersection of Arnold Mill Road (State Route 140) and Chadwick Farm Boulevard. This property is zoned Community Business (C-1) within the Rural Milton Overlay. According to the Unified Development Code (adopted on April 8, 2024), the Community Business district is intended to provide locations for community-oriented retail and service activities (Sec. 5.3.1). The applicant requested a courtesy review of the building and architectural plan for phase 2 of the Chadwick Village development.

Chadwick Village is a two-phase development. The first phase refers to "Tract 2B" (1.98 acres), which is currently under development, and the second phase refers to "Tract 2A" (4.11 acres) as shown in the attached recorded plat (Exhibit 1). For historical purposes, the Design Review Board (DRB) approved the building/architectural plan on December 7, 2021, for the buildings to be built in "Tract 2B" which includes a convenience store with gas pumps, an open-air pavilion, and a retail/office building. In addition, the LDP plan for "Tract 2B" was also approved by DRB on March 1, 2022.

Phase 2 of development is presented to the Board for courtesy review. There are three buildings proposed to be constructed on this lot that would require building and architectural review before it comes back in June for final review. Details regarding these commercial buildings are as follows:

- Building 1 – 5,590 square feet
- Building 2 – 6,220 square feet
- Building 3 – 6,220 square feet



Building Plan Review – Chadwick Village Phase 2, 13625 Arnold Mill Road
Prepared by the Community Development Department for the
Design Review Board Meeting on April 9, 2024

Analysis of Building and Architectural Plan

The design features of the buildings depict a modern farmhouse style incorporating rustic architectural elements such as the heavy timber accent framing on the outdoor patio that matches the farmhouse and rustic profile. The overall architecture of the building complements the rural surroundings of the Arnold Mill character area where several large properties fronting the corridor boast equestrian facilities and other agricultural and residential uses that create a rural aesthetic. The proposed architectural elements of the building include brick, board & batten siding, standing seam metal roofs, metal roof awnings at the entrance of each building supported by decorative brackets, an open-air mezzanine, and more. One of the special features of this building is the incorporation of metal mesh screens for vegetation. Below are the concept elevations of buildings 1, 2, and 3.



Architecture and Building Details

Applicable Standards: Rural Milton Overlay District

Standards	Descriptions	Standards Met?
Size On development of 4 acres or less, the maximum building size is 20,000 sq. ft. If two or more buildings are built, the total size of all buildings must not exceed 25,000 square feet, and no single one of which may exceed 15,000 square feet.	The proposed building sizes are as follows: <ul style="list-style-type: none">• Building 1 – 5,590 square feet• Building 2 – 6,220 square feet• Building 3 – 6,220 square feet The combined total size of all buildings is 18,030 square feet.	Yes
Orientation A building must be oriented to a public street and the entrance must be located on the side of the building facing a public street. Driveways must be perpendicular to the street.	All buildings are oriented to a public street at the same time entrances face a public street. There are two private driveway entrances to Chadwick Village. One driveway is perpendicular to Arnold Mill and the other is perpendicular to Chadwick Farm Boulevard.	Yes
Height The maximum building height is two stories with a maximum height of 30 feet from the average finished grade to the bottom of the roof eave.	Building 1 is 15 feet tall. This building is a scaled-down version of the other two buildings. Buildings 2 & 3 are two-story buildings with a height of 20 feet.	Yes
Scale For every 80 feet of the building length on a single face, there must be variations in the exterior	The length of Building 1 is approximately 96 feet while Buildings 2 & 3 are approximately 105 feet each. All building exteriors show a change in details, patterns, and materials.	Yes
Materials At least 80% of exterior walls must consist of one or a combination of horizontal clapboard siding, brick, and stone, or as approved by the City Architect. Vertical clapboard is permitted on	There are three types of materials for each building—brick (water table), board & batten siding, and fiber cement vertical siding.	Yes

buildings built to look like barns.		
Roof Must be gable, pyramidal, or hip style. Roof pitches must be between 8 over 12 and 12 over 12 or as approved by the City Architect. Roof material must be made from asphalt shingle, wood shingle, wood shake, or standing seam metal.	The proposed roof is gable style and the material is made from standing seam metal. The roof pitches are 5 over 12 and 6 over 12. These pitches were approved by the City Architect.	Yes
Windows Buildings must have a ratio of openings to solids from 30% to 50%. No one window may exceed 32 square feet. No grouping of windows may exceed 100 square feet or as approved by the City Architect. Windowsills must be placed at least 2 feet above the finished grade. The window must have a vertical orientation.	All windows are fixed windows with different lite patterns ranging from 4 to 10 lite per drawing. The proposed windows are oriented vertically. Window details are limited. Applicant to provide details for staff review before the final review.	
Doors Doors used as entryways by the public are limited to wood or simulated wood doors with raised panels; wood or simulated wood doors with raised panels on the bottom half and glass on the top half; glass doors with divided lites.	No specific door details were provided. Applicant to provide details for staff review before the final review.	
Architectural Features Architectural details are required to create variety, visual interest, and texture on new buildings.	The main entrances include brackets, transom over doorways, and projections.	

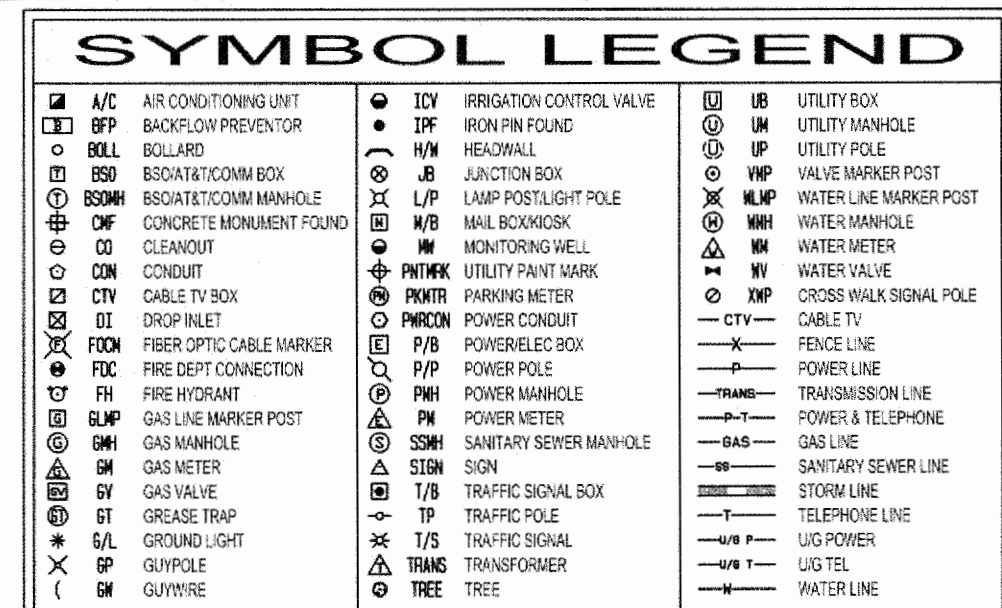
<p>Colors</p> <p>All aspects of commercial or non-single-family development must use colors common in the area and in nature. Earth-toned, subtle, and muted colors provide for a development that incorporates sensitivity to its natural surroundings.</p>	<p>Selected colors for exterior walls, building components, accents, and decorative elements are permitted and match the recommended colors listed in the code. Colors include,</p> <ul style="list-style-type: none"> • Velour black brick • Gray vertical siding • White/off-white board & batten • Dark bronze roof • White fascia board, door trims, and window trims • Walnut heavy timber accent frame • Anodized black window grids • Black railings (mezzanine balcony) • Black outdoor wall sconce lighting • White brackets (gable) • Wood brackets (awning) 	
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Recommendations:

Staff reviewed the building plan and site plan submitted to the Community Development Department on April 12, 2024, and determined that the plans meet most of the standards outlined in the Rural Milton Overlay District. Staff recommends that the applicant provide the following details before the final review of the building and architectural plan:

1. Provide details of entrance doors and other exterior doors for each building. This includes height, width, materials, and colors.
2. Provide details of windows for each building. This includes height, width, materials, and colors. Window grid color shall be consistent throughout the building.
3. Identify the colors of brackets. If wooden brackets, the color shall match the heavy timber accent frame located in the exterior patio area.
4. Provide details of balcony railings and other materials used for the balcony/open-air mezzanine.

EXHIBIT 1



A

A	- ARC	(L)	- CURVE TO THE LEFT
A-	- ARC	LA	- LIMIT OF ACCESS
AE	- ACCESS EASEMENT	LC	- LENGTH OF CHORD
AGLC	- ATLANTA GAS LIGHT COMPANY	LL	- LAND LOT LINE
AL	- ADJACENT	LP	- LAND PLANT
BL	- BOTTOM OF BANK	LSC	- LANDSCAPED AREA
BC	- BACK OF CURB	MB	- MAILBOX
BL	- BLUE CORNER	MFE	- MINIMUM FLOOR ELEVATION
B.F.E.	- BASE OF FLOOD ELEVATION	MFM	- METROMEDIA FIRE NETWORK
BT	- BUILDING SETBACK LINE	MF	- MANHOLE
BN	- BENCHMARK	MNP	- MAGN NAIL PLACING
BPI	- BLUE PIN FLAG	MW	- MONITORING WELL
BP	- BLUE PANT MARK	NF	- NAIL FOUND
BS	- BOTTOM OF SLOPE	NIF	- NOT FOR OR FORMERLY
BS	- BELL SOUTH TELEPHONE CO.	OCS	- OUTLET CONTROL STRUCTURE
BSOCM	- BELL SOUTH - CABLE MARKER	OP	- ORANGE PIN FLAG
BSOHL	- BELL SOUTH MANHOLE	OPM	- ORANGE PANT MARK
CB	- BOTTOM OF WALL	OT	- OPEN TOP PIPE
WB	- BARBED WIRE	P	- POWER LINE
CB	- CATCH BASIN	PB	- PLASTIC BOX
COW	- CORNER CONCRETE APRON	PC	- PLYWOOD CURB
CC	- CORNER CONCRETE WALL	PG	- PAGE(S)
CI	- CIRCUM RILET	PH	- PHOTO INDICATOR VALVE
CL	- CENTERLINE	PL	- PROPERTY LINE
CL	- CHARLINA	POB	- POINT OF BEGINNING
CMP	- CONCRETE MONUMENT FOUND	POC	- POINT OF COMMENCING
CM	- CORRUGATED METAL PIPE	PM	- POWER METER
CL	- CLEANOUT	PP	- POWER POLE
COMM	- COMMUNICATION	PS	- PARKING SPACE(S)
CT	- CRIMPLED TOP PIPE	PVC	- POLYVINYLCHLORIDE PIPE
CTV	- CABLE TELEVISION	R	- RADIUS
CW	- CONCRETE WALL	(R)	- CURVE TO THE RIGHT
DB	- DRIVE ROCK	RE	- REBAR
DE	- DRAINAGE EASEMENT	RF	- REINFORCED CONCRETE PIPE
DI	- DROP PIPE	RPF	- RED PIN FLAG
DIP	- DUCTILE IRON PIPE	RPM	- RED PANT MARK
DNK	- DEPT. OF NATURAL RESOURCES	RR	- RAILROAD
DNMS	- DNR MONUMENTS	RS	- SQUARE FEET
DR	- DRIVE	RW	- RIGHT OF WAY
EB	- ELECTRIC BOX	SE	- SEWER EASEMENT
EMC	- ELECTRIC MEMBERSHIP CORP.	SE	- SERVICE POLE
EP	- EPODE OF PAVEMENT	SR	- SOLID ROAD
FC	- FACE OF CURB	SS	- SANITARY SEWER
FC	- FENCE CORNER	SSE	- SANITARY SEWER EASEMENT
FDC	- FIRE DEPARTMENT CONNECTION	SW	- SIDEWALK
FF	- FINISHED FLOOR ELEVATION	T	- TELEPHONE LINE
FI	- FIRE HYDRANT	TB	- TRAFFIC SIGNAL BOX
FL	- FLAG LINE	TC	- TRENCH DRAIN
FCOM	- FIRE EXTINGUISHABLE CABLE MARKER	TBM	- TEMPORARY SIGN MARKER
FP	- FLAG POST	TP	- TOP OF CURB
FP	- FLAG POLE	TP	- TELEPHONE POLE
GLMP	- GAS LINE MARKER POST	TP	- TRAFFIC POLE
GM	- GAS METER	TS	- TRANSMISSION
GA	- GATE POST	T/S	- TRAFFIC SIGNAL
GP	- GUY POLE	TS	- TRAFFIC SIGN
GPO	- GEORGIA POWER COMPANY	TW	- TOP OF WALL
GR	- GUARD RAIL	W	- TEST WELL
GV	- GAS VALVE	UG	- UNDERGROUND
GW	- GUY WIRE	V	- VALVE BOX
HDP	- HIGH DENSITY POLYETHYLENE	VMP	- VALVE MARKER POST
HC	- HANDICAP PARKING SPACE	W	- WATER LINE
HVP	- HIGH VOLTAGE POWER POLE	WE	- WETLAND FLAG
HW	- HANDWALL	WIF	- WROUGHT IRON FENCE
IR	- IRRIGATION CONTROL VALVE	WM	- WATER METER
IN	- INVERT	WM	- WATER MAIN
IPC	- IRON PIN FOUND	-	- CORNER
IPF	- IRON PIN PLACED 12" RB W/ CLOP	Y	- YARD INLET
IR	- INTERMEDIATE REGIONAL FLAP	Y	- YARD INLET
JR	- JUNCTION BOX	YPM	- YELLOW PANT MARK

MINOR SUBDIVISION PLAT FOR
AIJ DEVELOPMENT, LLC
LOCATED IN
LAND LOTS 872 & 929
2ND DISTRICT, 2ND SECTION
CITY OF MILTON
FULTON COUNTY, GEORGIA



REVISIONS				
NO.	DATE	BY	DESCRIPTION	
1	03/03/22	ANCM	ADDRESS CITY OF WILTON	COMMENTS.
2	03/15/22	BUB	ADDRESS CITY OF WILTON	COMMENTS.
3	07/22/22	ANCM	ADD TRACT 2C & PROPOSED FORECMAIN EASEMENT.	
4	07/28/22	BUB	REVISE TRACT LINES PER COUNTY COMMENTS AND REVISE OWNER ENTITY.	



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WWW.WBENG.COM
LSF000429 - PEF000714

SCALE:	1" = 50'
DATE SURVEYED:	09/03/2021
DATE UPDATED:	N/A
SURVEYED BY:	AMT_GNL
DATE DRAFTED:	09/07/2021
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	BUB
FIELD BOOK #:	2765
JOB NUMBER:	210717
FOLDER NUMBER:	210717
COGO FILE:	N/A
DISC FILE:	210717 MINOR SUB
COUNTY/LL/D/S:	FULTON/872/2/2
PLAT FILE:	B
SHEET:	2 OF 2