

**Design Review Board**

May 7, 2024

**STAFF REPORT**

**PROPERTY INFORMATION**

Address: 14600 Cogburn Road, Milton, GA 30004  
District/Land Lot: 2 / 0679  
Character Area: Central Milton  
Existing Zoning: Agricultural (AG-1)  
Overlay/FBC: Rural Milton Overlay  
Acres: 21.49 acres  
Existing Use: Residential

**Request:** To demolish existing house with carport, driveway, barn, and sheds

**Owner:** One Four Six Hundred, LLC

**Address:** 1891 Howell Mill Road NW, Atlanta, GA 30318

**Applicant:** Paul Nocharli / CCVH Cogburn, LLC

**Address:** 8565 North Point Parkway, Suite 350, Alpharetta, GA 30022





# SITE MAP



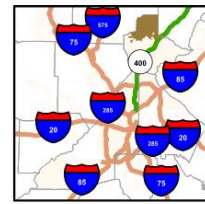
## Whisper Oaks - 14600 Cogburn Road Demolition Plan Review

City of Milton  
2024

0 0.02 0.04 0.09 0.14 0.18 Miles

Milton City Limits

Parcels



MILTON  
FLORIDA

Demolition Plan Review – 14600 Cogburn 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  
678.242.2513

### Background:

The subject site is a 21.49-acre subdivision called Whisper Oaks which is located at the intersection of Francis Road and Cogburn Road. On February 7, 2024, a minor subdivision plat to subdivide the property into seven 3-acre lots was approved (see attached Exhibit 1). The property is zoned AG-1 (Agricultural) within the Rural Milton Overlay District. The applicant requests a Certificate of Appropriateness to demolish the existing house, deck, driveway, and metal shed as shown on the site plan received by Community Development on March 28, 2024. All the structures proposed to be demolished are located on Lot#6 (see Exhibit 1).

Additional information:

1. A 50-foot undisturbed vegetative buffer adjacent to all running streams and creeks will be left and maintained.
2. The site does have State waters requiring undisturbed buffers.
3. There are critical erosion areas on site.
4. There is no wetland within 500 feet of the property.
5. There is a stream buffer within 500 feet of the property.
6. There are several specimen trees within the limits of disturbance. These trees are to be saved at this stage of construction.

### 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. This one-story brick ranch house was built in 1958 and 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.

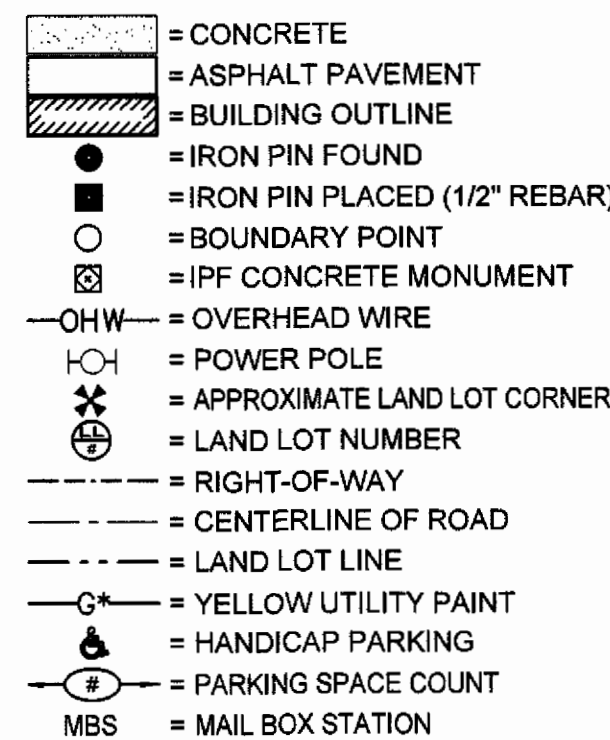


Plat Book 464 Page 137  
CHÉ ALEXANDER  
Clerk of Superior Court

BLOCK RESERVED FOR CLERK OF  
SUPERIOR COURT

# MINOR SUBDIVISION PLAT FOR WHISPER OAKS CITY OF MILTON FULTON COUNTY, GEORGIA

## SYMBOL LEGEND



## LEGEND

A = ARC LENGTH  
A/C = AIR CONDITIONING UNIT  
B/L = BUILDING SETBACK LINE  
BH = BORING HOLE  
C/L = CENTERLINE  
C&G = CURB & GUTTER  
CALC = CALCULATED POINT  
CB = CATCH BASIN  
CHB = CHORD BEARING  
CHL = CHORD LENGTH  
CMP = CORRUGATED METAL PIPE  
CTP = CRIMPED TOP PIPE  
D = DELTA ANGLE  
DB = DEED BOOK  
DI = DROP INLET DRAIN  
DMH = DRAINAGE MANHOLE  
FES = FLARED END SECTION  
FH = FIRE HYDRANT  
FOM = FIBER OPTIC MARKER  
GM = GAS METER  
GW = GUY WIRE

IE = INVERT ELEVATION  
IPF = IRON PIN PLACED  
L.L.L. = APPARENT LAND LOT LINE  
LL = LAND LOT  
N/F = NOW OR FORMERLY  
OHW = OVERHEAD WIRE  
OTP = OPEN TOP PIPE  
P = PORCH  
P/C = PROPERTY CORNER  
P/L = PROPERTY LINE  
PB = PLAT BOOK  
PG = PAGE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PP = POWER POLE  
R = RADIUS  
R/W = RIGHT OF WAY  
RB = REBAR  
RCP = REINFORCED CONCRETE PIPE  
RE = RIM ELEVATION

SMH = SANITARY SEWER MANHOLE  
SQFT = SQUARE FEET  
ST = STEPS  
WV = WATER VALVE  
TBD = TO BE DEMOLISHED

**TOTAL AREA:  
21.493 ACRES  
936,246 SQFT**

**SURVEYOR'S CERTIFICATE**  
"AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LANDS SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67."

JOHN PATRICK HARRIS

REGISTERED GEORGIA LAND SURVEYOR NUMBER #2311 11/17/2023

ORIGINAL PLAT DATE: 10/17/2023 DRAWN BY: SJL CREW: AS/MW JOB NUMBER: 230416 B ADDRESS: 14600 COGBURN ROAD  
ORIGINAL FIELD DATE: 09/11/2023 CHECKED BY: JPH FIELD BOOK: FIELD SKETCH DWG NAME: 230416-MS 24X18 MILTON, GEORGIA, 30004

THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

THIS DRAWING IS NOT VALID WITHOUT ALL SHEETS PRESENT, STAMPED, AND SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300,596 FEET.

SCALE: 1" = 100'

0' 100' 200' 300'

SHEET NUMBER: 2 of 2

**EXHIBIT 1**

NOTE: THE 911 NUMBER FOR THE  
ENTRANCE GATE / MEDIAN IS  
710 OAKS TRAIL

OWNER DEVELOPER:  
CCVH COGBURN, LLC  
PAUL NOCHARLI, COO  
5865 NORTH POINT PARKWAY SUITE 150  
ALPHARETTA, GA. 30022

FULTON COUNTY  
MONUMENT F305  
N:1505150.67 E:2260981.72 ELEVATION: 1084.51  
(NOT FOUND, IN ASPHALT)  
S55°30'40"W 1808.73'  
TO FULTON COUNTY MONUMENT F405 PUBLISHED COORDINATES  
N:1504126.48 E:2259490.90 ELEVATION: 1039.57 (NOT FOUND)

PERMANENT SLOPE &  
DRAINAGE EASEMENT  
(DB 52200, PG 157) 3.001 ACRES  
A = 81.35'  
R = 78.15'  
D = 59°38'41"  
CHB = N24°42'02"E  
CHL = 77.73'

NOTE: ALL EXISTING STRUCTURES  
ON LOT # 6 INCLUDING BUILDING,  
O/H POWER LINES AND POLE AND  
DRIVEWAY ARE TO BE DEMOLISHED  
UNDER A SEPARATE DEMOLITION  
PERMIT AS WELL AS REVIEW BY  
DRB PRIOR TO DEMOLITION.

L.L.L.

L.L.L.

DATE	REVISIONS	DESCRIPTION
11/17/23	1	MINOR SUBDIVISION CONVERSION
11/17/23	2	MINOR SUBDIVISION CONVERSION
11/17/23	3	MINOR SUBDIVISION CONVERSION
11/17/23	4	MINOR SUBDIVISION CONVERSION
11/17/23	5	MINOR SUBDIVISION CONVERSION

**IronStone**  
SURVEYING  
96 Ernest Biles Drive, Jackson, Georgia 30233  
Phone 770-957-4614 / Email office@ironstonesurveying.com

MINOR SUBDIVISION PLAT  
FOR WHISPER OAKS  
IN LAND LOT 679, DISTRICT 2, SECTION 2, FULTON COUNTY, GEORGIA

**GEORGIA811**  
www.Georgia811.com  
Contact 811 before you dig.