



## AGENDA STAFF MEMO

**TO:** Honorable Mayor and City Council Members  
**FROM:** Diana Wheeler, Interim Community Development Director  
**DATE:** April 15, 2025, For May 5th, 2025, City Council Meeting

Signed by:  
*Diana Wheeler*  
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**AGENDA ITEM:** Consideration of **RZ25-01**-A text amendment to Article 6 Special Purpose Districts of the Unified Development Code for the City of Milton, Georgia to add regulations with respect to a new Arnold Mill Road Hamlet Overlay.

### SUMMARY:

The purpose of this proposed text amendment to the UDC is to add a Special Purpose District to Article 6. The proposed Special District is called Arnold Mill Road Hamlet Overlay and includes two geographic nodes along Arnold Mill Road (SR 140). The Small Area Plan produced concepts for these two nodes that were widely accepted by the community. The Small Area Plan will be adopted separately from this proposed text amendment.

The proposed Arnold Mill Road Hamlet Overlay lies within the current Rural Milton Overlay. It focuses on site and building design in the newly created Overlay. In addition, it also codifies streetscaping requirements as envisioned by the community in the Small Area Plan. The Arnold Mill Road Hamlet Overlay does not modify the density of the zoning of properties within the proposed Overlay.

There were a dozen attendees at the Community Information Meeting held on January 28, 2025. No new suggestions were made by the public.

On February 4, the Design Review Board members and the Planning Commissioners jointly reviewed the proposed Overlay. At this courtesy review, a Planning Commission member suggested analyzing the signage requirements. The Staff has reviewed the signage to compare the Rural Milton Overlay District and Birmingham Crossroads Overlay District. Any future text amendment related to signage will be separated due to legal advertising requirements for Article 9 Site Development.

On March 26, 2025, **RZ25-01** was presented to the Planning Commission along with a separate assessment and recommendations related to signage in the Hamlet Overlay. The Planning Commission unanimously recommended approval of RZ25-01 with two changes. The first one clarifies that the Hamlet Overlay supersedes when a conflict appears. The second suggested change was to remove a parcel fronting New Providence Road within the Overlay. This parcel is included in the draft concept and there is a high probability of this parcel being developed with multiple parcels in the Overlay. In order to maintain consistency of the regulations, it is necessary to keep the parcel in the Overlay as proposed in RZ25-01.

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**FUNDING AND FINANCIAL IMPACT:**

There is no financial impact or change in the funding of the project.

**ALTERNATIVES:**

The Mayor and City Council can choose not to approve this amendment to Article 6 Special Purpose District of the Unified Development Code for the City of Milton to add a new Arnold Mill Road Hamlet Overlay.

**REVIEW & APPROVALS:**

**Legal Review:** Paul Frickey, Jarrard & Davis, LLP – March 2025

**Concurrent Review:** Steven Krokoff, City Manager –

DocuSigned by:

Steven Krokoff

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**ATTACHMENT(S):**

Ordinance for Article 6 Special Purpose District of the Unified Code Development

**AN ORDINANCE TO AMEND ARTICLE 6 SPECIAL PURPOSE DISTRICT OF UNIFIED DEVELOPMENT CODE, (CHAPTER 64 OF THE CITY CODE) TO ESTABLISH THE ARNOLD MILL ROAD HAMLET OVERLAY AND THE REGULATING PLAN**

**BE IT ORDAINED** by the City Council of the City of Milton, GA, while in a regularly called council meeting on May 5, 2025, at 6:00 p.m., as follows:

**SECTION 1.** That the Arnold Mill Road Hamlet Overlay is hereby adopted and approved; and is attached hereto as if fully set forth therein; and

**SECTION 2.** That the amendments of Article 6 shown in Sections 6.5 and Section 6.6 are hereby adopted and approved; and are attached hereto as if fully set forth herein; and

**SECTION 3.** All ordinances, parts of ordinances, or regulations in conflict herewith are repealed; and

**SECTION 4.** That this Ordinance shall become effective upon its adoption.

**ORDAINED** this the 5<sup>th</sup> day of May, 2025.

\_\_\_\_\_  
Peyton Jamison, Mayor

Attest:

\_\_\_\_\_  
Tammy Lowit, City Clerk

## **6.5. Arnold Mill Road Hamlet Overlay**

### **6.5.1. General**

#### **A. Title**

This Sec. 6.5 shall be known as the “Arnold Mill Road Hamlet Overlay.” The Arnold Mill Road Hamlet Overlay is contained within the Rural Milton Overlay.

#### **B. Purpose and Intent**

The City Council hereby declares the purpose and intent of this Sec. 6.5 to be as follows:

1. To implement the 2024 Small Area Plan for the Arnold Mill Character Area and the Comprehensive Plan.
2. To alleviate the significant transportation bottlenecks occurring on Arnold Mill Road.
3. To focus development into specific compact, pedestrian-oriented hamlets, while keeping the rest of Arnold Mill Road rural.
4. To ensure that the form, scale, and aesthetic of development in these hamlets matches Milton’s classic, rural style.

#### **C. Arnold Mill Road Hamlet Regulations**

1. The Arnold Mill Road Hamlets are two geographic sections of the Rural Milton Overlay District. The Arnold Mill Road Hamlet Overlay applies to all parcels included in the two Activity Nodes (“hamlets”) of the 2024 Small Area Plan for the Arnold Mill Character Area of May 5, 2025.
2. If standards are not specified in this Sec. 6.5, then standards of the Rural

Milton Overlay District apply. If standards are not specified in the Rural Milton Overlay District, then this section applies. If standards are specified in both this section and the Rural Milton Overlay District, then this section applies.

### **6.5.2. Development Standards**

#### **A. Streets**

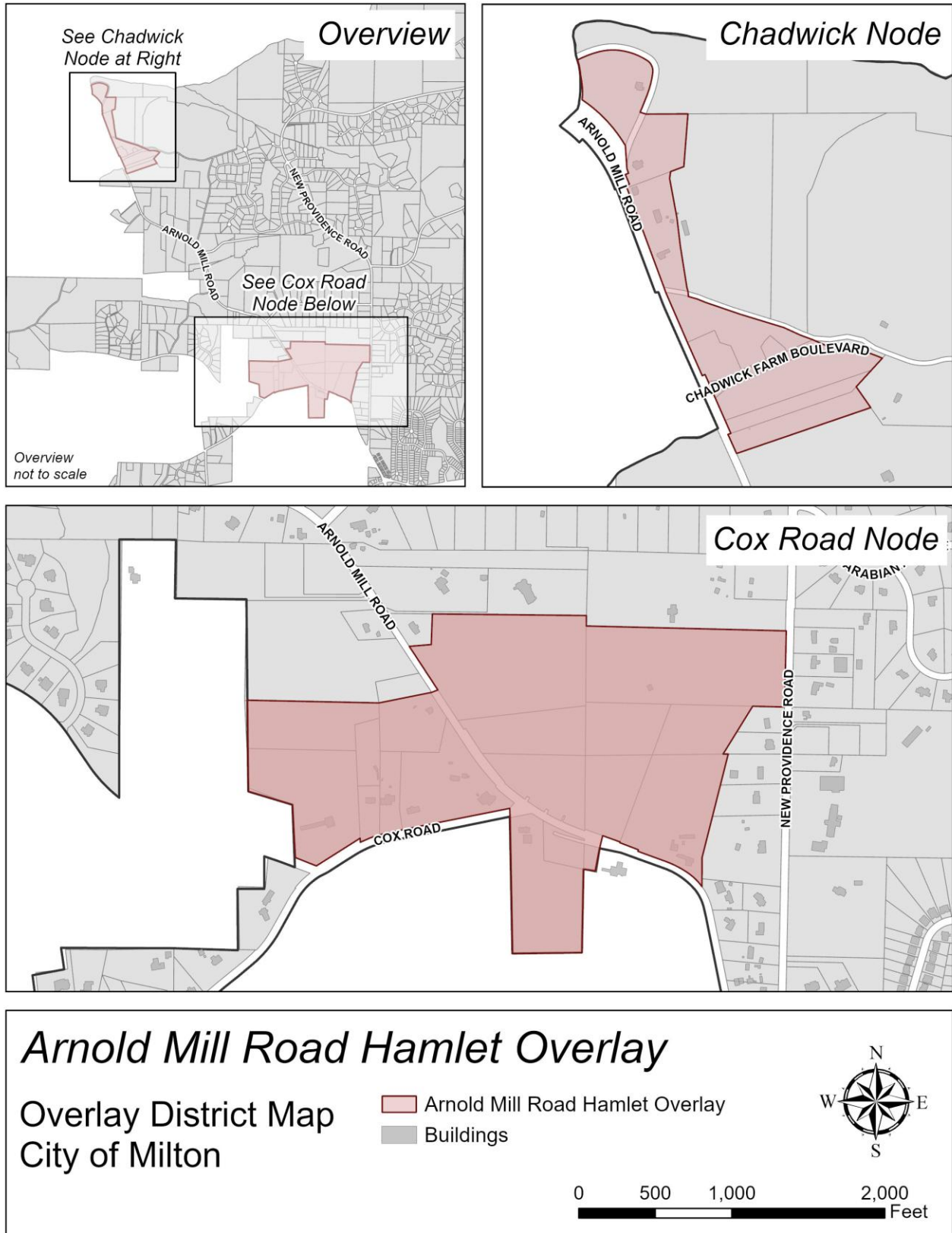
##### **1. General**

Notwithstanding the provisions of Article 10 and the requirements of the Public Works Director, existing and new streets must conform to the design and location standards of this sub-section.

##### **2. Arnold Mill Road**

Arnold Mill Road must meet the following standards:

- a. Sufficient right-of-way must be reserved or dedicated to accommodate the widened street section specified in the Arnold Mill Character Area Small Area plan or any refinement thereof by GDOT or the City of Milton. The amount of right-of-way required shall be determined by the Public Works Director and the Community Development Director as specified in Sec. 10.1.4 (Right of Way Dedication Policy).
- b. All landscape strips specified in this sub-section shall be measured from the outermost curb along the widened street section specified in “a” immediately above.



c. The west side of Arnold Mill Road must provide the following streetscape:

- i. Minimum landscape strip: 13 feet.
- ii. Minimum sidewalk width: 5 feet
- iii. Building setback: See Rural Viewshed.

d. The east side of Arnold Mill Road must provide the following streetscape:

- i. Minimum landscape strip:
  - a. North of Chadwick Farm Boulevard: 6 feet
  - b. South of Chadwick Farm Boulevard: 16 feet
- ii. Trail width: 8 to 12 feet (measured from the back of the landscape strip)

iii. Building setback: Per Rural Viewshed in Sec. 6.5.2.D.

See Figures 6.4.2.A.1 and 6.4.2.A.2. for illustrative road cross sections. Standards in the text apply.

e. The maximum travel lane width shall be 11 feet.

### 3. Other existing public roads

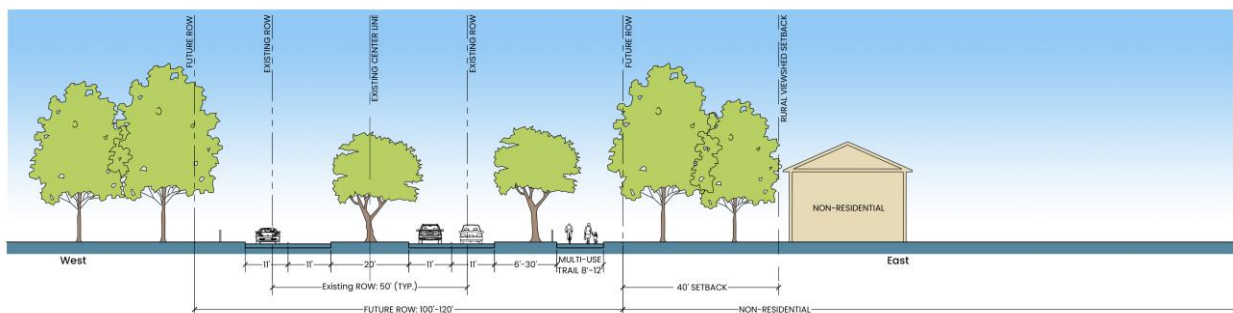
Other existing public roads, including Old Arnold Mill Road, Chadwick Farm Boulevard, Cox Road, and New Providence Road, must meet the following standards:

- a. Minimum landscape strip: 6 feet.
- b. Minimum sidewalk width: 5 feet.

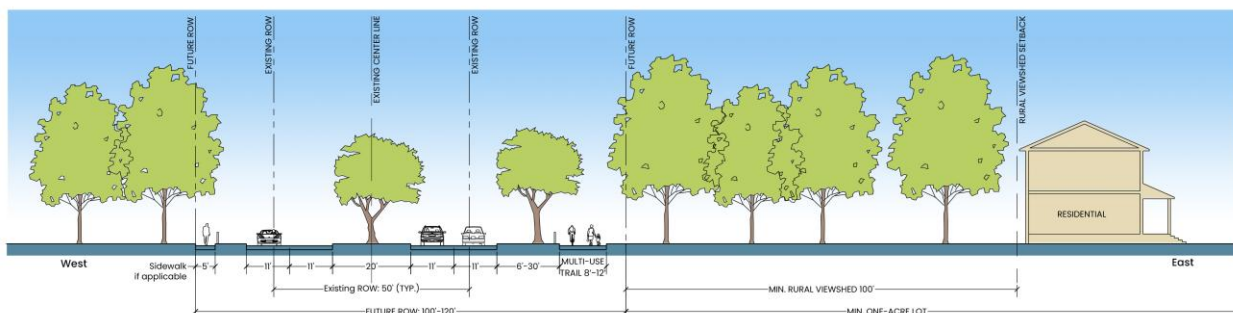
### 4. New internal road system

New internal roads must meet the following standards:

- a. Travel lanes: 10 feet.
- b. Minimum landscape strip: 6 feet.
- c. Minimum sidewalk width: 5 feet.



**Figure 6.4.2.A.1. Illustrative Arnold Mill Road Cross Section - Residential**



**Figure 6.4.2.A.2. Illustrative Arnold Mill Road Cross Section - Nonresidential**

## **B. Landscaping**

The following landscaping standards apply, unless the Director, after consulting with the City Arborist, requires alternative standards if the public health, safety, and welfare demand.

1. Specimen trees must be preserved to the extent possible.
2. The landscaping must reflect the rural context. It must be simple, informal, naturalistic in design and use native and naturalized vegetation only.
3. Shade trees in the landscape strips must be planted in asymmetrical groupings and spaced per the Tree Conservation Manual.
4. Street trees must be trimmed up 7 feet to not impede pedestrians.
5. Streetlights and pedestrian lights may be placed in the landscape strip.
6. Street trees must conform to Sec. 11.1.3.E.2 (Road Frontages).

## **C. Pedestrian facilities.**

### **1. Sidewalks and pedestrian paths**

Sidewalks and pedestrian paths are pedestrian facilities that run along a public or private road, as applicable.

- a. Sidewalks are required along public roads.
- b. Sidewalks or pedestrian paths are required along private roads.
- c. Where specimen trees exist, the City may require the sidewalks to meander in the right-of-way or into the lot where the permit is being sought. If the sidewalk meanders out of the right-of-way, a sidewalk

easement or additional right-of-way dedication is required. Meandering designs must not be severe radii to better accommodate persons with disabilities.

- d. Sidewalk widths must be as specified in Sec. 6.5.2.A (Streets).
- e. Pedestrian paths must be at least 5 feet wide and must be made from a hard surface material such as concrete, brick or pavers. Paths may be gravel or gravel dust as approved by the Director, provided the alternative material satisfies the purpose of this section.
- f. If provided, street furniture must be outside the specified sidewalk or pedestrian path.
- g. Sidewalks and pedestrian paths must connect to adjacent existing and proposed sidewalks or paths, whether within the hamlet or outside of it.

### **2. Walkways**

Walkways are pedestrian facilities that do not run along a public or private road.

- a. All principal buildings must provide walkways from the closest sidewalk or pedestrian path to the principal building entrance.
- b. All principal buildings, except single-family dwellings, must also provide walkways to other principal buildings on the same lot and to parking lots.



- c. Walkways must be designed to minimize automobile and pedestrian interaction.
- d. Walkways through parking lots must be distinguished from parking lots using color, texture (use of different materials), elevation above the parking lot, or a combination of these methods, to minimize auto-pedestrian conflict.

### 3. Application requirements

Sidewalks, pedestrian paths, and walkways must be shown on the site plan submitted at the time of the application for a land disturbance permit.

## D. Arnold Mill Road Rural Viewshed

Residential uses must provide a primary rural viewshed along Arnold Mill Road that meets all rural viewshed standards of the AG-1 district (see Sec. 3.1.7), except as modified below:

1. Along Arnold Mill Road, a 100-foot primary rural viewshed setback is required from all proposed trail or sidewalk easements or proposed rights-of-way, whichever is more restrictive, for buildings, accessory structures, parking, and swimming pools. A secondary rural viewshed is not required.
2. Along Arnold Mill Road, individual septic systems may be installed in the primary rural viewshed setback with an approved primary variance and only if there are no other suitable locations on the lot. The applicant must provide level-3 soil analysis showing that there are no other suitable locations on the

lot prior to the application for a primary variance.

## E. Outdoor Lighting

1. Roadway, parking lot, sidewalk, and pedestrian path lights and poles must be the Philips Lumec Domus series in black or similar design, and lights must include decorative skirts or aprons.



2. Pedestrian lighting must be installed at 100- to 120-foot intervals along sidewalks and pedestrian paths with a maximum 2 foot-candle power.
3. The lighting plan for sidewalks and pedestrian paths must be shown on the site plan submitted at the time of application for a land disturbance permit.
4. All exterior lighting fixtures (luminaires) must be either full cutoff or cutoff type.
5. Light trespass (spill light) at property lines shall not exceed 1.0 foot-candle vertical at 3 feet above grade.



6. Light levels in all areas must not exceed the recommended limits or values established by the IESNA Handbook, latest edition.
7. Externally illuminated signs must be illuminated from the top-shining downwards, not exceeding 15 foot-candles.
8. Uplighting of flags, steeples, monuments, and buildings must use narrow beam, shielded luminaries not exceeding 7 foot-candles.
9. For drive-under canopies and pump islands, the average horizontal luminance on the pavement shall not exceed 7 foot-candles under the canopy. The luminaire must be recessed into the canopy ceiling so that the bottom of the luminaire does not extend below the ceiling.
10. Sodium vapor luminaires (yellow light), promotional beacons, searchlights, laser source lights, strobe lights or any similar light, out-of-season lighting (e.g., Christmas lights), series, lines or rows of lights, flashing, changeable message or reader boards and lighting used for causing sky glow to attract attention are prohibited.
11. Lighting allowed under State and federal law; outdoor luminaries existing and legally installed before the original effective date of this section; emergency lighting by police, fire, ambulance, and rescue; and in-season light sources for holiday decorations (but not outdoor seasonal sales) are exempt from the provisions of this UDC.

#### **F. Landscape buffers**

The following landscape buffer standards apply to non-single-family:

1. For all sites, a 20-foot-wide undisturbed buffer or alternative screening design, with an additional 10-foot improvement setback, must be located adjacent to all agricultural districts that are also within this overlay and all property zoned, used, or developed for residential uses that is also within this overlay.
2. To make buffers seem natural, a mix of at least four species must be used, except when alternative screening is used.
3. When alternative screening design is used, the buffer must provide as much or more year-round visual screening as the otherwise required buffer would. The alternative screening must also be planted as approved by the City Arborist.

#### **G. Screening**

1. To the extent possible, items listed below must be screened from street view by placement to the rear of a building.
2. Loading and other service areas must be to the rear of buildings where least visible. Evergreen trees must be used to screen views of service areas.
3. Parking lots and vehicle bumpers must be screened from street view with vegetation planted between 30 and 36 inches high. Evergreen shrubs must be used for low-level screening of portions of parking lots adjacent to sidewalks.

Berms without landscaping are not an appropriate screening technique.

4. Rooftop and building-mounted mechanical and electrical equipment must be screened from street view by a parapet wall or roof screen. If on the ground, equipment must be screened from street view with landscaping.

#### H. Fences and Walls

Fences and walls must meet the standards of Sec. 2.3.2.

#### I. Parking Lots

1. Parking lots must be behind and/or to the side of a building.
2. Parking lots must be surfaced with crushed gravel on appropriate base, asphalt, concrete, or exposed aggregate.

#### J. Miscellaneous Provisions

1. Except as provided for in Sec. 8.9 for specific temporary uses, the storage and sale of goods is prohibited in parking lots and other areas outside of the interior or permanently sheltered portions of a building.
2. Liquid propane tanks and ice machines are allowed outside provided they are screened from street view.
3. Storage of shopping carts is only allowed on the side or rear of buildings.
4. Shopping cart storage must be screened from street view.
5. Hours of operations are limited to from 6:30 a.m. to 11:00 p.m.
6. Fast food restaurants are prohibited.
7. Drive-throughs are prohibited.

### 6.5.3. Zoning District Standards

#### A. General

Properties must meet the requirements of their underlying zoning district, except as provided below.

#### B. Modified AG-1 Standards

| Modified AG-1 Dimensional Standards                  |   |
|--|---|
| Lot width:   | 100 ft. min. /<br>120 ft. max.            |
| All other dimensional standards:                     | Per the AG-1 zoning district              |
| Modified AG-1 Principal Building Placement Standards |   |
| Front Yard (except Rural Viewshed):                  | 40 ft. min. (porches may encroach 10 ft.) |
| Side Yard (interior):                                | 15 ft. min.                               |
| Side Yard (street), new:                             | 35 ft. min.                               |
| All other building placement standards               | Per the AG-1 zoning district              |

#### C. Modified Standards for all Other Districts

| Modified Principal Building Placement Standards |                                    |
|---|------------------------------------|
| Front Yard (new internal street):               | 10 ft. min.                        |
| Side Yard (new internal street):                | 10 ft. min.                        |
| Separation between buildings:                   | 10 ft. min.                        |
| All other building placement standards:         | Per the underlying zoning district |

## 6.5.4. Building Design

### A. Non-residential Building Massing

1. Buildings must have variety in their size, massing, height (including two-story buildings), and detailing.
2. Visual interest must be achieved through the use of at least one of the following architectural elements: balcony, porch, marquee, or facade off-sets.

### B. Building Placement

1. Buildings must be oriented to the sidewalk and street.
2. Primary building entrances must face the sidewalk and street. Secondary entrances may be located on side and rear elevations.

### C. Building Materials

1. Exterior building materials on facades seen from a public road must be the same on all visible sides; architecturally significant portions must conform; appendages or secondary wings may assume a differing finish according to visibility and architectural merit.
2. Exterior building wall materials must be as specified in the following table:

| Exterior Building Wall Material Standards   |
|---|
| <b>Single-family</b>  |
| Per Sec. 6.3 (Rural Milton Overlay)   |
| <b>Non-single-family</b>  |
| <b>Allowed materials</b><br>Board and batten, which must be cementitious or wood.<br>Brick, which must be full-depth. |

Clapboard siding, which must be cementitious or wood and horizontally oriented.  
 Dutch lap siding, which must be cementitious or wood and horizontally oriented.  
 Rusticated natural stone.  
 Wood shingles, which must be rectangular, diamond, or scalloped shaped.

#### Prohibited materials

Metal, including aluminum siding.  
 Novelty shapes on shingles.  
 Smooth or polished natural stone.  
 Synthetic brick.  
 Synthetic siding, vinyl siding.  
 Synthetic stone.  
 True or synthetic stucco.  
 Any other material not listed under "allowed materials" above.

3. All foundations must be faced in rusticated natural stone, brick, or smooth stucco.
4. Porches must have stone, brick, or masonry piers. Concrete masonry units must be finished in smooth stucco on masonry.
5. No more than three different materials, textures, colors, or combinations thereof may be used on a single building, unless a greater number is approved by the Director after consultation with the City Architect.
6. Materials may be combined only horizontally, with the visually heavier below the lighter.

### D. Windows

1. Windows are required on the front facade, side facades, and any other facades visible from a public street.

2. Windows must be true windows that provide views into the interior of buildings, unless faux windows are approved by the Director after consultation with the City Architect, and subject to the following:

- a. Faux windows may only be approved when the interior layout or use of the building is such that the provision of true windows is impractical; and
- b. Faux windows may only include:
  - i. Display cases designed and programmed in a way that gives the illusion of a window into the building interior;
  - ii. Designs resembling bricked-up window openings;
  - iii. Permanently closed shutters; or
  - iv. Similar design techniques providing the appearance of a window.

Painted or other two-dimensional representations of windows or associated building interiors are not allowed.

3. All windows on the front facade must be predominantly vertical in orientation.
4. True windows must be true divided lite, simulated divided lite, or single divided lite. Such windows may be wood, clad wood, or polymer and must be paint grade. Industrial metal sash is allowed, except on residential double hung windows.

5. Tinted and reflective glass, GBGs (grill between glass), reflective glazing, and pop-in grilles are prohibited.
6. Storefronts are only allowed as specified in Sec. 6.5.4.E immediately below.

#### **E. Storefronts**

The following only apply to commercial buildings:

1. Storefronts are only allowed on elevations facing a street;
2. Storefront windows (large windows located on the facade with the main entrance) may comprise no more than 50% of the facade width;
3. Storefronts may be built with entryways recessed from the sidewalk, but not exceeding 50% of the facade width; and
4. Facades with a storefront must have a contrasting masonry base 18 to 24 inches in height.

#### **F. Shutters**

1. Shutters must be solid-core polymers or durable hardwoods.
2. Vinyl, nail-on, false wood graining, and pre-finished shutters are prohibited.
3. Shutters on true windows must be authentic, fully operable, and capable of totally closing over the window sash. Plank or louver shutters are acceptable. Shutters must be at least 1.25 inches thick.
4. Shutters must occur in pairs, except that windows narrower than 3 feet may utilize a single shutter.

### **G. Doors**

1. Commercial building doors may be wood or a combination of wood and glass.
2. Garage doors must be utilitarian in character and may be wood or metal. Plastic laminated, standard six panels stamped metal, and leaded/beveled glass lights are prohibited. Standard garage paneled doors are prohibited. Faux strap hinges, and embellishments are prohibited.

### **H. Chimneys**

1. Chimneys must be proportioned, tapered, and must match the building style.
2. Chimney stacks must be faced in masonry material. Sheet goods, including hardboard stucco and siding, are prohibited on chimneys. Metal stacks are acceptable.

### **I. Porches**

1. All buildings must have a front porch or a stoop, as appropriate to the architectural style.
2. Front porches must be at least 8 feet deep.
3. Porch columns must be wood, resin material, cast iron, brick, stone, or masonry. Allowed column styles are Greek Doric, fluted or plain. Full two-story and sheet metal columns are prohibited.
4. Railing systems must be painted wood or metal. Railings must be simple, round, plain, or tapered.
5. Synthetic and prefabricated railing systems, classical balusters and

spindle-work, and synthetic composition decking material are prohibited.

6. Porches may not be enclosed by windows, screens, walls, shutters, or any permanent or temporary structure that restricts the flow of air, except as specified in Sec. 6.5.4.I.7 below.
7. Porches may be temporarily enclosed by removable enclosures from December 1 through March 1. The enclosures must:
  - a. Provide, opaque walls finished in taut fabric.
  - b. Provide openings fitted with transparent or opaque curtains that include:
    - i. Roller tubes along the top of each curtain to raise and lower it and which are not visible from the exterior of the enclosure;
    - ii. Tracks along the side of each curtain to raise, lower, and secure it without the use of snaps, zippers, or knots; and
    - iii. One or more rigid, weighted bars on each curtain to keep it taut.
  - c. Use the same double-sided fabric material and color on all portions.
  - d. Be completely removed when the enclosures is not allowed.

### **J. Roofs**

1. Roofs must be gable, pyramidal, or hip style. Shed roofs are permitted over porches, additions, and accessory structures. Roof pitches must be between 8 over 12 and 10 over 12,

inclusive, or as approved by the City Architect.

2. Allowable roofing materials are:
  - a. 5-V paint grip galvanized metal or slate.
  - b. Corrugated metal.
  - c. Standing seam metal.
  - d. Wood shakes.
3. Flat roofs may be membranes if not visible from the right-of-way. Prefinished metal roofs are prohibited.
4. Vents and stacks must be painted and hidden from view to the greatest extent possible.

## **K. Building Styles**

All buildings must be designed in one of the styles found in this sub-section. The front facade composition and architectural features present in these styles are listed below, but may not represent all attributes of the style. When a style is defined in a different article or section of this UDC, the attributes of that style shall be considered incorporated in this sub-section by reference.

### **1. Colonial Revival**

- a. Facade composition: Symmetrical front facades oriented around a central door and stoop. Porches, if provided, are placed on a side facade.
- b. Architectural features:
  - i. Pilastered or mitered corners.
  - ii. Roof dormers.

### **2. Craftsman**

- a. Facade composition: Symmetrical or asymmetrical front facades with a full width porch.
- b. Architectural features:
  - i. Exposed rafter ends.
  - ii. Frieze boards.
  - iii. Gable braces.
  - iv. Gable returns.
  - v. Overhanging eaves.
  - vi. Wood or brick battered columns on brick or stone piers.

### **3. Greek Revival**

- a. Facade composition: Symmetrical front facades with a porch occupying at least 25% of the facade width.
- b. Architectural features:
  - i. Corner pilasters.
  - ii. Dentil molding.
  - iii. Frieze boards.
  - iv. Gable returns.
  - v. Pedimented gables.
  - vi. Round Doric columns or round fluted columns.

### **4. Queen Anne and Folk Victorian**

- a. Facade composition: Highly asymmetrical front facades with a porch occupying at least 33% of the facade width; front turrets are common.
- b. Architectural features:
  - i. Decorative cut shingles.

- ii. Frieze boards.
- iii. Ionic columns.
- iv. Porch with turned balusters.
- v. Turned posts.
- vi. Verge boards.

**5. Vernacular.**

- a. Facade composition: Simplified interpretations of any of the above styles with front porches occupying at least 75% of the front facade width.
- b. Architectural features: Conformance with the styles is achieved largely through the application of one or two specific architectural details characteristic of a given style, rather than all the listed architectural features.