



Design Review Board

September 10, 2024

STAFF REPORT

(For Final Review)

PROPERTY INFORMATION

Address: 800 Mayfield Road, Milton, GA 30004
District/Land Lot: 2 / 1134
Character Area: Crabapple
Existing Zoning: T5
Overlay/FBC: Crabapple Form-Based Code
Acres: 1.092 acres
Existing Use: Restaurant

Request: A final review of the landscape plan for Milton's Cuisine and Cocktail restaurant.

Owner: EPH Holdings, LLC
Address: 800 Mayfield Road, Milton, GA 30004

Applicant: Chris Hadermann / Southern Property Hospitality
Address: 2030 Powers Ferry Road, SE, Atlanta, GA 30339



Landscape Plan Review – Milton's Cuisine & Cocktail, 800 Mayfield Road
Prepared by the Community Development Department for the
Design Review Board Meeting on September 10, 2024

SITE MAP



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COMMUNITY DEVELOPMENT STAFF ANALYSIS

STAFF CONTACT: Jackie Jennings
678.242.2513

Background:

The Southern vernacular house located at the corner of Mayfield and Birmingham Highway was once home to John B. Broadwell, an early settler of the area. This structure was built back in the late 19th century and was remodeled in 1913. Today, this historic house is a unique restaurant that features contemporary cuisine while retaining the original design and integrity of the building.

On August 2, 2022, the Design Review Board approved the building and landscape plan for Milton's Cuisine and Cocktail (see attached Exhibit 1). However, on August 16, 2024, Community Development received an application requesting a DRB review of the revised landscape plan that includes the following scope of work:

- Addition of a 3-split rail fence along Birmingham Highway
- Improved landscaping
- Removal of the tent area
- Addition of a lawn dining area

Analysis of Landscape Plan

This is phase 1 of a two-phase project that will begin with the improvement of the landscape site that faces Birmingham Highway. In comparison to the 2022 approved landscape plan, the revised plan no longer includes the tent area, and this area will be sodded per the plan. In addition, the revised plan also calls for the installation of approximately 244 linear feet of 3-split rail fence along Birmingham Highway that matches the existing fencing style on the property. Further, the pervious slate chip lawn and portable lounge seating areas will serve as a garden-style dining/gathering place.

Shrubs will be planted to revitalize plant beds and accent areas. A complete plant selection, hardscape, and miscellaneous items are included in the revised landscape plan for reference. One thing that is **not** noted in the landscape plan is the type of plant or tree that will be planted on the built-in planter located at the center of the pervious slate area. The code lists non-native invasive species that shall not be planted anywhere in the Crabapple District. Applicant must consult with the city arborist to determine what tree(s) to be planted on the subject site.

Lastly, the plan shows outdoor furnishings that will be placed in the lawn area. Vintage string lights are common outdoor lighting that we see in residential and restaurants. They are typically hanging on a gazebo, patio, or pergola. The proposed lighting is a good addition to the outdoor space of the restaurant as long as the lighting is soft and gives a warm and pleasant ambiance.

Recommendations:

The revised landscape plan adequately met the standards of the Crabapple Form-Based Code. Staff recommends the following comments below:

1. Submit a fence application for the 3-split rail fence.
2. Consult with the city arborist on the type of trees to be planted.
3. Ensure that the lighting in the lawn area is not too bright and distracting for pedestrians and drivers.