



Design Review Board
September 10, 2024

STAFF REPORT
(For Demolition Review)

PROPERTY INFORMATION

Address: 3475, 3485, and 3495 Bethany Bend
District/Land Lot: 2 / 0972
Character Area: Bethany
Existing Zoning: R-5A
Overlay/FBC: State Route 9 Overlay
Acres: 3.133 (total acres for three lots at ~1.0 acre per lot)
Existing Use: Residential

Requests:

a. 3475 Bethany Bend

Applicant: Ihssan Hashem/Arkan Bethany, LLC

Request(s):

- To demolish a one-story wood frame residence, shed, wood building, asphalt driveway, and concrete driveway.

b. 3485 Bethany Bend

Applicant: Ihssan Hashem/Arkan Bethany, LLC

Request(s):

- To demolish a one-story wood frame residence, shed, well house, concrete sidewalk, and gravel driveway.

c. 3495 Bethany Bend

Applicant: Ihssan Hashem/Arkan Bethany, LLC

Request(s):

- To demolish a one-story wood frame residence, block building, shed, gravel pads, and concrete driveway.

Owner: Ronald L. & Gloria Sue Buice

Address: 462 Dogwood Drive, Lilburn GA 30047

Applicant: Ihssan Hashem / Arkan Homes, LLC

Address: 3275 North Point Parkway, Suite 201 Alpharetta GA 30005

SITE MAP



3475, 3485, 3495 Bethany Bend 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 – 3475, 3485, 3495 Bethany Bend
Prepared by the Community Development Department for the
Design Review Board Meeting on September 10, 2024

COMMUNITY DEVELOPMENT STAFF ANALYSIS

STAFF CONTACT: Jackie Jennings
678.242.2513

Background:

The subject site comprises three tracts totaling 3.133 acres. These tracts are located in the Southeast quadrant of Milton right next to the Forsyth County border line, just slightly Northwest of the Bethany Bend/Strickland Road Roundabout. The applicant requests a Certificate of Appropriateness to demolish the existing structures on each tract (3475, 3485, and 3495 Bethany Bend) as shown on the site plan received by the Community Development Department on August 15, 2024, to make way for the upcoming, new subdivision.

Additional information:

1. On February 5, 2024, the City Mayor and Council approved an Ordinance to rezone the properties from AG-1 (Agricultural) to R-5A (Single-Family Dwelling) to develop no more than 13 single-family homes.
2. On December 5, 2023, the Design Review Board reviewed **RZ23-10** - rezoning of these properties under Courtesy Review. The Board recommended the following comments to the Planning Commission for consideration:
 - a. Adding some evergreen screening along the backside of alleyways specifically lots 1 through 8, to provide vegetation buffer and screening for the adjacent neighbors.
 - b. Consider if a fence is necessary or not based on the proposed vegetation.
 - c. Adding evergreen screening or deciduous trees along the proposed detention area.

Standards for Consideration:

UDC 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 stated above. Neither of the structures on the three lots is listed in Georgia's Natural, Archeological, and Historic Resources GIS and Milton's Historic Survey List. Additionally, there is no significant importance or value of these structures whether historic, scenic, or architectural. Therefore, Staff recommends **Approval** of the demolition plan with the following comments:

- Applicant must submit a complete Demo Permit Application to include:
 - a) Demolition/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 and/or well 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.