



**Design Review Board**  
September 10, 2024

**STAFF REPORT**  
(For Demolition Review)

**PROPERTY INFORMATION**

Address: 1255 Birmingham Road  
District/Land Lot: 2 / 0411  
Character Area: Birmingham  
Existing Zoning: AG-1  
Overlay/FBC: Birmingham Crossroads Overlay  
Acres: 22.212  
Existing Use: Residential

**Request:** To demolish existing guest house and stables.

**Owner:** Tushell, LLC  
**Address:** 1255 Birmingham Road, Alpharetta GA 30004

**Applicant:** Scott D. Reese / Brumbelow-Reese & Associates, Inc.  
**Address:** 13685 Highway 9, Milton, GA 30004



## SITE MAP



Demolition Plan Review – 1255 Birmingham Road  
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 22.21 acres of land located about half a mile east of Birmingham Crossroads. Structures on this property include a guest house and two stables. On June 1, 2021, the Design Review Board approved the demolition plan to demolish the primary house, pool, and tennis court located at the Southwest portion of the property, in order to build a new residence.

On June 15, 2021, the Board of Zoning Appeals (BZA) approved a variance to allow the existing guest house to be located in front of the primary structure and allow the size to exceed the 1,500-square-foot limit. In addition, BZA also approved the variance to allow existing accessory structures (stables) housing animals to be located less than 100 feet from the property line.

This property has been sold to Tushell, LLC. The new property owner has requested to demolish the existing stables and guest house as shown on the site plan received by the Community Development on July 29, 2024, and would like to keep the whole property as pastureland.

### 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 according to Sec. 12.8.6(c) of the Unified Development Code. The proposed structures to be demolished were built in the 1980s. Although the guest house and two stables are **not** listed in Georgia's Natural, Archeological, and Historic Resources GIS and Milton's Historic Survey List, staff encourages that barns or stables in Milton be preserved to maintain their rural character. However, the property owner plans to keep the parcel as pastureland without any future development planned for the property. 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 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.