



Design Review Board

July 9, 2024

STAFF REPORT

PROPERTY INFORMATION

Address: 1105 Birmingham Road, Milton, GA 30004
District/Land Lot: 22/ 0412
Character Area: Birmingham
Existing Zoning: AG-1
Overlay/FBC: Rural Milton Overlay
Acres: 24.59 acres
Existing Use: Residential

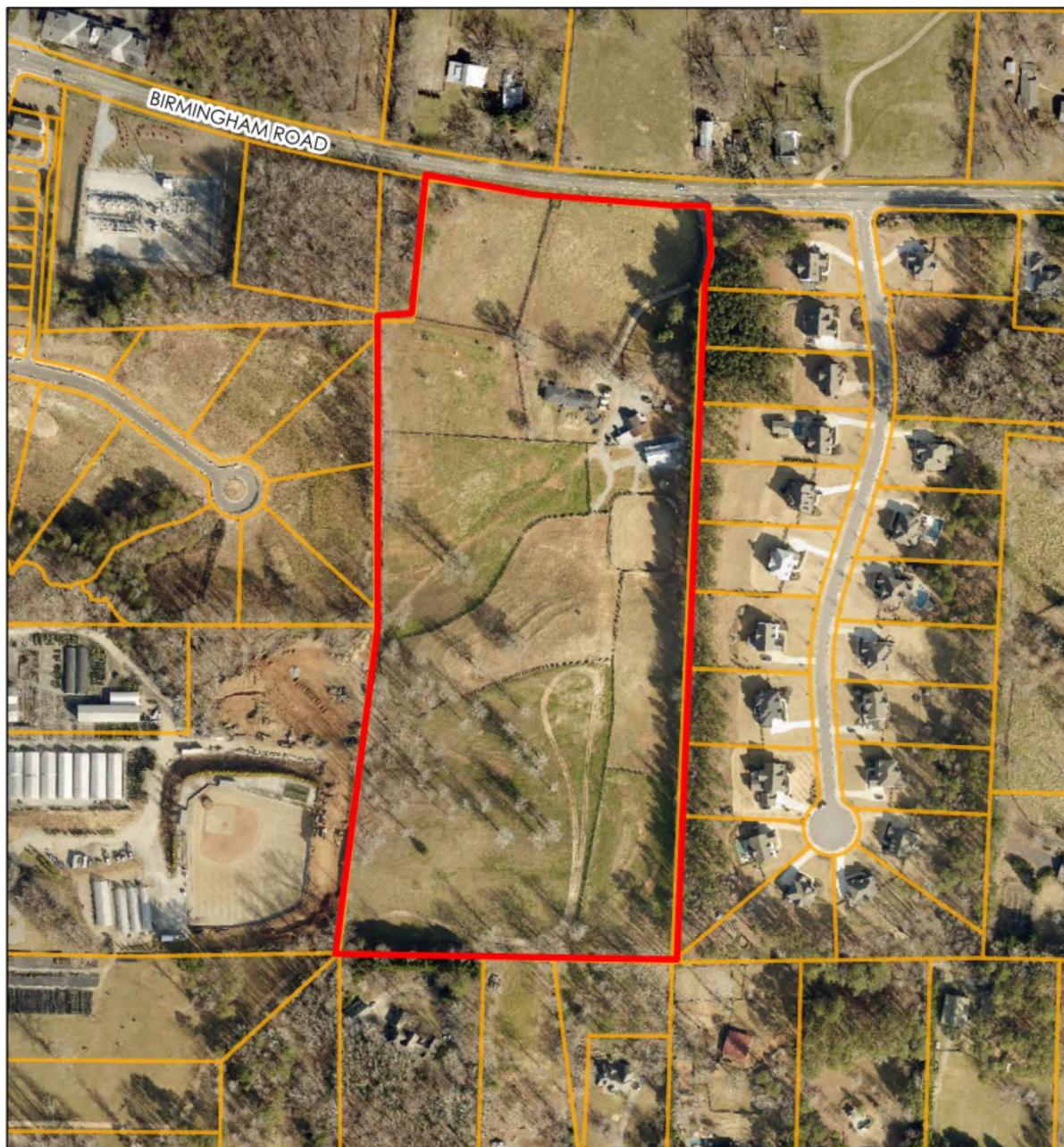
Request: To demolish existing house, pool house, barn, stable, shed and asphalt driveway.

Owner: KGC Properties, LLC
Address: 15639 Birmingham Hwy, Alpharetta, GA 30004

Applicant: Scott D. Reece
Address: 13685 Highway 9, Milton GA 30004



SITE MAP



1105 Birmingham Road Demolition Plan Review

City of Milton

2024

0 0.03 0.06

0.11

0.17

0.22

Miles

[Yellow box] Milton City Limits

[Yellow box] Parcels



Demolition Plan Review – 1105 Birmingham Road
Prepared by the Community Development Department for the
Design Review Board Meeting on July 9, 2024

COMMUNITY DEVELOPMENT STAFF ANALYSIS

STAFF LIAISON: Jackie Jennings
678.242.2513

Background:

The subject site is made up of one 24.59-acre parcel. The property is zoned AG-1 within the Rural Milton Overlay District. The applicant requests a Certificate of Appropriateness to demolish the existing house, pool house, barn, stable, shed, and asphalt driveway as shown on the site plan received by Community Development on April 26, 2024.

Additional information:

1. The existing septic tank for this site will be demolished in place or removed from the site as part of the demolition activities
2. Existing on-site septic absorption trenches will be abandoned in place.
3. A variance application was received and approved at the June 18, 2024 BZA meeting to allow and approve both variance requests:
 - a. To allow an existing stable to be located closer than 100 feet to a property line. (Section 8.8.16 (B) (1)(b))
 - b. To allow an existing accessory structure to be located in front of the primary structure. (Section 3.14 Accessory structure)
4. These variances were requested in the event that the builder/property owner would like to keep these structures on the property, and not have them demolished.

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. Neither of the homes requesting to be demolished are 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) 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.