

**Design Review Board**

July 9, 2024

**STAFF REPORT**

(For Final Review)

**PROPERTY INFORMATION**

Address: 13625 Arnold Mill Road, Milton, GA 30004  
District/Land Lot: 2 / 0929 & 0872  
Character Area: Arnold Mill  
Existing Zoning: Community Business (C-1)  
Overlay/FBC: Rural Milton Overlay  
Acres: 4.11 acres  
Existing Use: Under development

**Request:** A final review of building/architecture plans for 3 buildings located in Lot 2 of Chadwick Village.

**Owner:** Arnold Mill Fuel, LLC

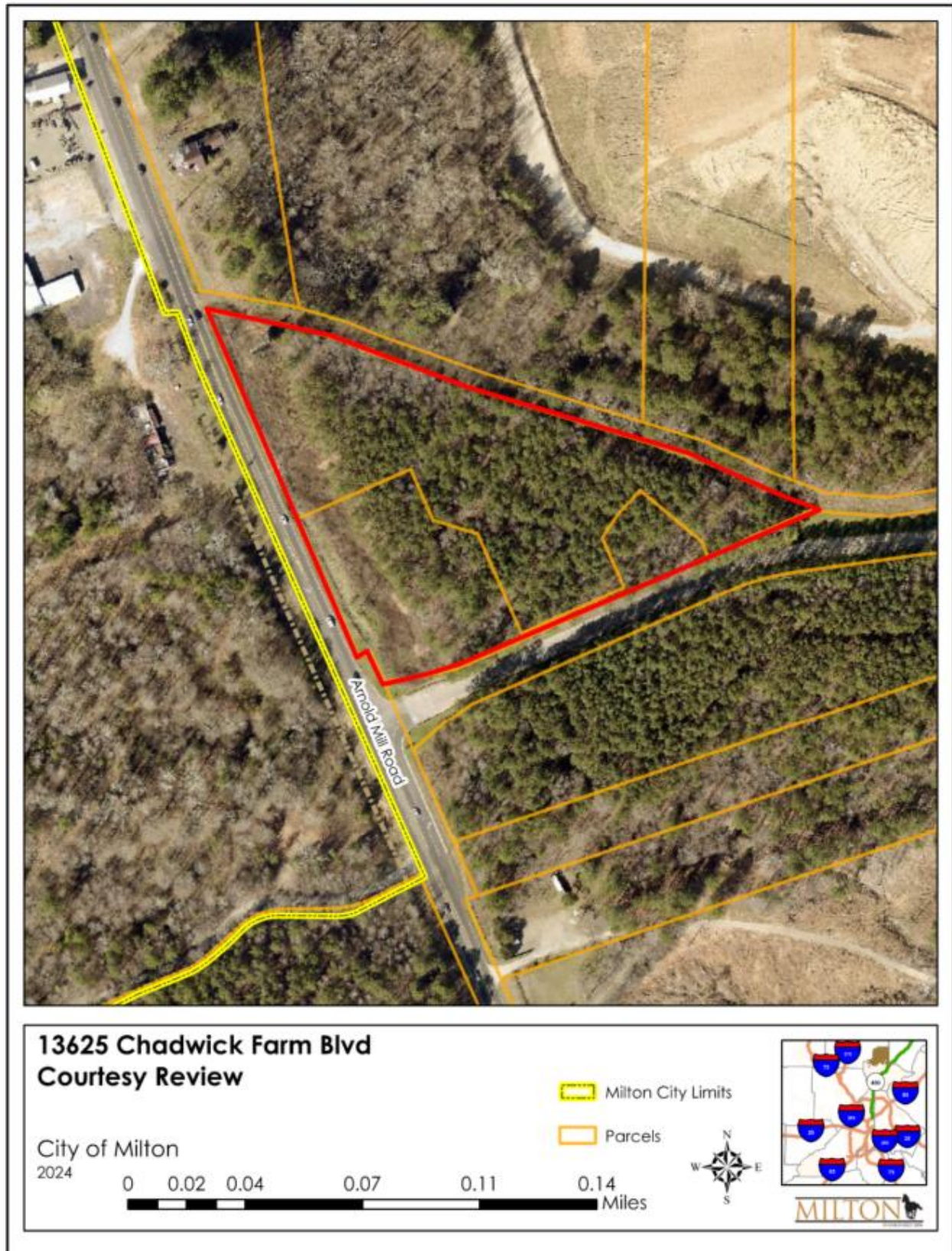
**Address:** 6400 Powers Ferry Road, Suite 400, Atlanta, GA 30339

**Applicant:** Jeff Pittman / Piedmont Real Estate Group, Inc.

**Address:** 3380 Trickum Road, #200-200, Woodstock, GA 30188



## SITE MAP





## COMMUNITY DEVELOPMENT STAFF ANALYSIS

STAFF LIAISON: Jackie Jennings  
678.242.2513

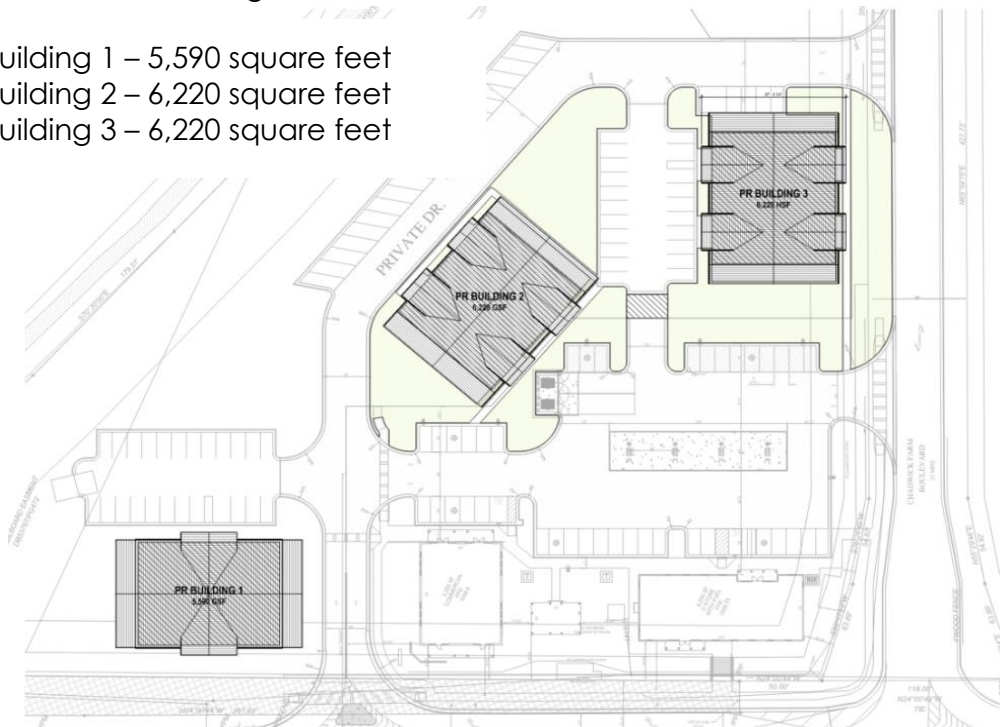
### Background:

The subject site, "Chadwick Village" is located at the intersection of Arnold Mill Road (State Route 140) and Chadwick Farm Boulevard. This property is zoned Community Business (C-1) within the Rural Milton Overlay. According to the Unified Development Code (adopted on April 8, 2024), the Community Business District is intended to provide locations for community-oriented retail and service activities (UDC Sec. 5.3.1). The applicant requested a final review of the building and architectural plan for phase 2 of the Chadwick Village development.

Chadwick Village is a two-phase development. The first phase refers to "Tract 2B" (1.98 acres), which is currently under development, and the second phase refers to "Tract 2A" (4.11 acres) as shown in the attached recorded plat (Exhibit 1). For historical purposes, the Design Review Board (DRB) approved the building/architectural plan on December 7, 2021, for the buildings to be built in "Tract 2B" which includes a convenience store with gas pumps, an open-air pavilion, and a retail/office building. In addition, the LDP plan for "Tract 2B" was also approved by DRB on March 1, 2022.

Phase 2 of development is presented to the Board for courtesy review. There are three buildings proposed to be constructed on this lot that would require building and architectural review before it comes back in June for final review. Details regarding these commercial buildings are as follows:

- Building 1 – 5,590 square feet
- Building 2 – 6,220 square feet
- Building 3 – 6,220 square feet



Building Plan Review – Chadwick Village Phase 2, 13625 Arnold Mill Road  
Prepared by the Community Development Department for the  
Design Review Board Meeting on July 9, 2024

**Building Renderings submitted to Community Development on April 12, 2024. The renderings was presented to DRB for Courtesy Review:**



On May 7<sup>th</sup> DRB Meeting, the Board reviewed the above renderings and provided the following recommendations on the proposed building/architecture:

1. The proposed colors are too dark. Incorporate muted earth-tone colors into the design to soften the look of the buildings.
2. Consider stone material for the water table.
3. Show gutters on the renderings. The color shall match or complement the board and batten siding.
4. Add landscaping to the renderings.
5. Consider a lighter color for the heavy timber elements (side elevations).
6. Consider a lighter color for the metal roof.
7. Add shutters on the front elevation of Building 1.
8. Provide details on the finishes.
9. Incorporate natural elements for the water table and front gables.
10. Show vegetation on the metal mesh windows (patio areas) on the renderings.
11. Show specific material call-outs.
12. Provide photorealistic rendering to showcase the design.
13. The design of the three buildings shall be cohesive and shall complement the designs of the buildings approved for phase 1 development.

### **Analysis of the Revised Building and Architectural Plan**

The design features of the buildings depict a modern farmhouse style incorporating rustic architectural elements such as the heavy timber accent framing on outdoor patios that bear resemblance to a farmhouse and rustic styles. The overall architecture of the building complements the rural surroundings of the Arnold Mill character area where several large properties fronting the corridor boast equestrian facilities and other agricultural and residential uses that create a rural aesthetic. The proposed architectural elements of the building include stone veneer, board & batten siding, standing seam metal roofing, cedar shake siding, metal roof awnings, decorative brackets, an open-air mezzanine, and more.

One of the special features of this building is the incorporation of windows with metal mesh screens for vegetation in the outdoor patio area. Below are the updated concept elevations of buildings 1, 2, and 3 which incorporate the majority of the recommendations from the Board stated above except for “#7 – Add shutters on the front elevation of Building 1.” The applicant conveyed that they wanted the restaurant building to maintain that commercial ambiance and that adding shutters to the front elevation would make the building look like a residential home.



**Revised Building Renderings submitted to Community Development on June 14, 2024 for DRB Final Review:**

Building 1



Buildings 2 & 3



## **Architecture and Building Details**

Applicable Standards: Rural Milton Overlay District (UDC Sec. 6.3)

<b>Standards</b>	<b>Descriptions</b>	<b>Standards Met?</b>
<b>Size</b> On development of 4 acres or less, the maximum building size is 20,000 sq. ft. If two or more buildings are built, the total size of all buildings must not exceed 25,000 square feet, and no single one of which may exceed 15,000 square feet.	The proposed building sizes are as follows: <ul style="list-style-type: none"> <li>• Building 1 – 5,590 square feet</li> <li>• Building 2 – 6,220 square feet</li> <li>• Building 3 – 6,220 square feet</li> </ul> The combined total size of all buildings is 18,030 square feet.	Yes
<b>Orientation</b> A building must be oriented to a public street and the entrance must be located on the side of the building facing a public street.  Driveways must be perpendicular to the street.	All buildings are oriented to a public street at the same time entrances face a public street.  There are two private driveway entrances to Chadwick Village. One driveway is perpendicular to Arnold Mill and the other is perpendicular to Chadwick Farm Boulevard.	Yes
<b>Height</b> The maximum building height is two stories with a maximum height of 30 feet from the average finished grade to the bottom of the roof eave.	Building 1 is 15 feet tall. This building is a scaled-down version of the other two buildings.  Buildings 2 & 3 are two-story buildings with a height of 20 feet.	Yes
<b>Scale</b> For every 80 feet of the building length on a single face, there must be variations in the exterior	The length of Building 1 is approximately 96 feet while Buildings 2 & 3 are approximately 105 feet each. All building exteriors show a change in detail, patterns, and materials.	Yes
<b>Materials</b> At least 80% of exterior walls must consist of one or a combination of horizontal	There are three types of materials for each building—stone (water table), board &	Yes

clapboard siding, brick, and stone, or as approved by the City Architect. Vertical clapboard is permitted on buildings built to look like barns.	batten siding, and weathered cedar shake siding.	
<b>Roof</b> Must be gable, pyramidal, or hip style. Roof pitches must be between 8 over 12 and 12 over 12 or as approved by the City Architect.  Roof material must be made from asphalt shingle, wood shingle, wood shake, or standing seam metal.	The proposed roof is gable style, and the material is standing seam metal.  The roof pitches are 4 over 12 and 5 over 12. These pitches were approved by the City Architect due to the scale of these buildings.	Yes
<b>Windows</b> Buildings must have a ratio of openings to solids from 30% to 50%.  No one window may exceed 32 square feet and no grouping of windows may exceed 100 square feet or as approved by the City Architect.  Windowsills must be placed at least 2 feet above the finished grade.  The window must have a vertical orientation.	All windows are fixed windows with different lite patterns ranging from 4 to 10 lite per drawing. The proposed windows are oriented vertically.  *Condition: Provide details of the height and sizes of windows for staff review during the permitting process. Include this information in the building plan.	Yes, with condition.
<b>Doors</b> Doors used as entryways by the public are limited to wood or simulated wood doors with raised panels; wood or simulated wood doors with raised panels on the bottom half and glass	No specific door details were provided. Applicant to provide details for staff review before the final review.  *Condition: Provide details of the height and sizes of doors for staff review during	Yes, with condition.



on the top half; glass doors with divided lites.	the permitting process. Include this information in the building plan.	
<b>Architectural Features</b> Architectural details are required to create variety, visual interest, and texture on new buildings.	The main entrances include brackets, transom over doorways, and projections.	Yes
<b>Colors</b> All aspects of commercial or non-single-family development must use colors common in the area and in nature. Earth-toned, subtle, and muted colors provide for a development that incorporates sensitivity to its natural surroundings.	Selected colors for exterior walls, building components, accents, and decorative elements are permitted and match the recommended colors listed in the code. Colors include, <ul style="list-style-type: none"> <li>• Ashlar limestone (combination of classic white, dove gray, sand, and beige colors)</li> <li>• Weathered cedar shake siding</li> <li>• Off-white board &amp; batten</li> <li>• Anodized aluminum roof</li> <li>• White fascia board, door trims, and window trims</li> <li>• White Oak timber accent frame</li> <li>• Anodized black window grids</li> <li>• Black aluminum post and railing with cedar top rail (mezzanine balcony)</li> <li>• Black outdoor wall sconce lighting</li> <li>• Wood brackets (awning and gable)</li> </ul>	Yes

### Recommendations:

Staff reviewed the revised building/architecture plan submitted to the Community Development Department on June 14, 2024, and determined that the plans meet the standards outlined in the Rural Milton Overlay District. Staff recommends approval with the following conditions below:

1. Provide the width and height of entrance doors and other exterior doors for each building during the permitting process. Include these details in the building plan.
2. Provide the width and height of all windows for each building during the permitting process. Include these details in the building plan.