

**COMMUNITY ZONING INFORMATION MEETING**

Tuesday, April 25, 2023 at 7:00 p.m.

City Hall – Council Chambers

2006 Heritage Walk, Milton GA 30004

AGENDA

Agenda Item/ Location	
RZ23-02	A text amendment with respect to notification requirements for various types of land use permits and variance requests and other procedural updates to comply with latest amendment to Georgia State Zoning Procedures Law in Chapter 64, Zoning of the City of Milton City Code.
RZ23-03	A text amendment with respect to the following alcohol related uses of Limited Food Service Restaurant and Limited Tap Establishment within Chapter 64, Zoning of the City of Milton City Code.
ZM23-01/VC23-02 850 AND 875 HICKORY FLAT ROAD This item does not go to the Planning Commission.	Existing Zoning: C-1 (Community Business) and AG-1 (Agricultural) Applicant: Old Crossroads Properties, LLC – Mr. W. Curtis Mills, Jr. Request: To modify Condition 2.a. (U18-07 and ZM19-01) to the revised site plan received by the Community Development Department on April 5, 2023 to develop a restaurant and events facility and the following two-part concurrent variance: 1) To allow the new village center buildings (7 Acre Breakfast and pavilion) to be setback more than 10 feet from Hickory Flat Road. (Sec.64-1346 (a)); 2) To allow new village core buildings to be located less than 75 feet from the overall development boundaries (east property line) (Sec. 64-1346 (c)).

Public Hearings/
Meetings:**Community Zoning Information Meeting**

Tuesday, April 25, 2023 at 7:00 p.m.

Planning Commission Meeting

Wednesday, May 24, 2023 at 6:00 p.m.

Mayor and City Council MeetingMonday, June 5, 2023 at 6:00 p.m. **(Zoning Modification/Concurrent Variance)**Monday, June 19, 2023 at 6:00 p.m. **(Text Amendment)**

Location:

Milton City Hall – Council Chambers
2006 Heritage Walk
Milton, GA 30004
678-242-2540

**AN ORDINANCE OF THE CITY OF MILTON, GEORGIA TO AMEND
CHAPTER 64 OF THE CODE OF THE CITY OF MILTON, GEORGIA
TO COMPLY WITH AMENDMENTS TO THE GEORGIA ZONING
PROCEDURES LAW; TO PROVIDE FOR THE REPEAL OF
CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE;
AND FOR OTHER LAWFUL PURPOSES.**

BE IT ORDAINED by the City Council of the City of Milton, Georgia while in a regular Council meeting on June 19, 2023, at 6:00 PM as follows:

WHEREAS, pursuant to its Charter and other laws of the State of Georgia, the City of Milton, Georgia has the power to adopt clearly reasonable ordinances, resolutions and regulations for the protection and preservation of the public health, safety and welfare of its citizens; and

WHEREAS, Chapter 64 of the City of Milton Code of Ordinances regulates zoning within the City of Milton, and

WHEREAS, the Georgia Legislature adopted revisions to the Georgia Zoning Procedures Law (O.C.G.A. § 36-66-1, et seq. “ZPL”) establishing minimum procedures for the conduct and enforcement of zoning by local jurisdictions; and

WHEREAS, the revisions to the ZPL require local jurisdictions to meet certain minimum procedural requirements as part of their zoning ordinances; and

WHEREAS, the Mayor and Council have determined that it is in the best interest of the City’s residents to amend the Zoning Ordinance to satisfy the minimum requirements set forth in the State ZPL;

NOW THEREFORE, THE COUNCIL OF THE CITY OF MILTON HEREBY ORDAINS as follows:

SECTION 1.

Chapter 64 – Zoning, of the Code of the City of Milton, Georgia is hereby amended as follows:

Add a new Section 64-26 – Designated Officials for Appeal Proceedings to read:

- (a) In order to comply with O.C.G.A. § 36-66-5.1(c), the Mayor, the Chairman of the Planning Commission, the Chairman of the Board of Zoning Appeals, and/or the Chairman of the Design Review Board, as appropriate, is authorized to issue appeal bonds and certificates of costs upon confirmation with City staff that such approvals are appropriate.

- (b) For purposes of appeals pursuant to Chapter 4, of Title 5 of the Official Code of Georgia Annotated, the Mayor, the Chairman of the Planning Commission, the Chairman of the Board of Zoning Appeals, and/or the Chairman of the Design Review Board, as appropriate, is authorized to accept service on behalf of the Respondent. The Mayor is authorized to accept service of process on behalf of the City as the defendant/opposite party.

Section 64-1022 is amended to add a new subsection (c) to read:

The Design Review Board shall conduct a public hearing with respect to each application for a certificate of endorsement before considering the application. The hearing shall be conducted according to the procedures established in Section 64-2082. Notice of the public hearing shall be provided in accordance with Section 64-2082.

Add a new Section 64-1573 to read:

Any administrative permit decision under this Division of Article IX of Chapter 64 may be appealed in accord with the procedures set out for secondary variances in Article X of Chapter 64.

{ Adult Bookstore Use Permits } Section 64-1655(c) is amended by deleting the subsection in its entirety and replacing it with the following:

Processing. The city shall have 90 days (unless the application is suspended by failure of the applicant to provide data, information or records as reasonably requested by the city and required by this Code, to complete the investigation) from receipt of a completed application for a use permit to make a decision in which to grant or deny a use permit. The community development department and the planning commission shall make recommendations to the city council regarding the approval or denial of the use permit and the council shall make the final decision after a public hearing regarding. **Notice of the hearing shall be published in the newspaper utilized by Milton as the legal organ not less than 30 and not more than 45 days prior to the date set for the public hearing. The public hearing shall be conducted according to the procedures established in Section 64-2082.** In the event the city council has not granted or denied the application within 90 days (unless the application is suspended by failure of the applicant to provide data, information or records as reasonably requested by the city to complete the investigation), the use permit shall automatically issue.

{ Adult Entertainment Establishment Use Permits } Section 64-1677(c) is amended by deleting the subsection in its entirety and replacing it with the following:

Processing. The city shall have 90 days (unless the application is suspended by failure of the applicant to provide data, information or records as reasonably requested by the city and required by this Code, to complete the investigation) from receipt of a completed application for a use permit to make a decision in which to grant or deny a use permit. The community development department and the planning commission shall make recommendations to the city council regarding the approval or denial of the use permit and

the council shall make the final decision after a public hearing regarding the same. **Notice of the hearing shall be published in the newspaper utilized by Milton as the legal organ not less than 30 and not more than 45 days prior to the date set for the public hearing. The public hearing shall be conducted according to the procedures established in Section 64-2082.** In the event the city council has not granted or denied the application within 90 days (unless the application is suspended by failure of the applicant to provide data, information or records as reasonably requested by the city to complete the investigation), the use permit shall automatically issue.

Add the following language to the end of Section 64-1885: “Any administrative variance decision under this section may be appealed in accord with the procedures set out for secondary variances in Article X of Chapter 64.”

Add the following language to the end of Section 64-1886: “Any administrative minor variance decision under this section may be appealed in accord with the procedures set out for secondary variances in Article X of Chapter 64.”

Section 64-1887 is amended by deleting the second sentence and replacing it with: “Any minor variance decision under this section may be appealed in accord with the procedures set out for secondary variances in Article X of Chapter 64.”

Section 64-1940 is amended by adding new subsections (c) and (d) as follows:

(c) Any of the decisions described in subsection (b) above, may be appealed in accord with the procedures set out for secondary variances in Article X of Chapter 64.

(d) The public hearings conducted in accordance with the Subsection (a) above shall allow a minimum of 10 minutes for both proponents and opponents to present data, evidence and opinions.

Section 64-1942(a)(1) is amended by deleting “15 days” and replacing it with “30 days”.

Section 64-1942(a)(3) is amended by deleting the subsection in its entirety and replacing it with the following:

Notice of the public hearing shall be sent at least 30 days prior to the hearing date and shall be given by regular mail to the property owner and all property owners within 300 feet of the boundaries of the property who appear on the current tax records of Fulton County as retrieved by the city's geographic information system. Renotification is not required when a petition is deferred by the mayor and city council or the board of zoning appeals.

The mailing of public notices other than to the subject property owner, is not required when a secondary variance is sought by other than the property owner.

Section 64-2082(a) is amended by deleting the subsection in its entirety and replacing it with the following:

RZ23-02 - Text Amendment prepared for the Community Zoning Information Meeting on April 25, 2023

Before adopting any change to the zoning maps or text of the zoning ordinance, the mayor and city council shall hold a public hearing following a community zoning information meeting (CZIM) and a public hearing by the planning commission. **The public hearings held pursuant to this section shall allow a minimum of 10 minutes for both proponents and opponents to present data, evidence and opinions.**

Section 64-2082(b) is amended by deleting the subsection in its entirety and replacing it with the following:

Notice of the CZIM shall be given at least ten days prior to the date of the CZIM and shall be published in a newspaper of general circulation.

Section 64-2082(c) is amended by deleting the subsection in its entirety and replacing it with the following:

Notice of the public hearings held pursuant to this section shall be published in a newspaper of general circulation at least 30 days but not more than 45 days prior to the date of the public hearing. Renotification is not required when a petition is deferred by the mayor and city council.

Section 64-2082(g) is amended to add “the subject property owner and” immediately after “The department shall give notice by regular mail to”.

Section 64-2082(h) is amended by deleting the subsection in its entirety and replacing it with the following:

The hearing notices required by this section shall include the time, place and purpose of the hearing, and, where applicable, the notice shall also include the location of the property, the present zoning classification of the property and the proposed zoning classification, use permit, permit or other permission requested with respect to the property.

Add a new Section 64-2427 to read:

The Design Review Board shall conduct a public hearing with respect to each demolition permit application before considering the application. The hearing shall be conducted according to the procedures established in Section 64-2082. Notice of the public hearing shall be provided in accordance with Section 64-2082.

Amend Section 64-2454(d)(3) by deleting the subsection in its entirety and replacing it with the following:

“The HPC and the Milton City Council shall hold a joint public hearing at a special or regular HPC meeting on any proposed ordinance for the designation of any historic district or property. Notice of the hearing shall be published in the newspaper utilized by Milton as the legal organ **not less than 30 and not more than 45 days prior to the date set for the public hearing. The public hearing shall be conducted according to the procedures established in Section 64-2082.** Not less than ten and not more than 20 days prior to the

date set for the public hearing, written notice of the hearing shall be mailed via the United States mail to the last-known owner of the subject property as shown on the City of Milton tax digest and a notice sent to the address of the property to the attention of the occupant shall constitute legal notification to the owner and occupant under this section.

Amend Section 64-2455(e) by deleting the subsection in its entirety and replacing it with the following:

Public hearings on applications for certificates of appropriateness, notices, and right to be heard. The HPC shall hold a public hearing at which each proposed certificate of appropriateness is discussed. **Notice of the hearing shall be published in the newspaper utilized by Milton as the legal organ not less than 30 and not more than 45 days prior to the hearing.** Written notice of the hearing shall be made by the HPC to all owners and occupants of the subject property. The written and published notice shall be provided in the same manner and time frame as notices as required by the Georgia Zoning Procedures Law.

The hearing shall be conducted in accordance with the procedures set forth in Section 64-2082. The HPC shall provide the property owner and/or applicant an opportunity to be heard at the certificate of appropriateness hearing.

SECTION 2. That all Ordinances, parts of Ordinances, or regulations in conflict herewith are hereby repealed.

SECTION 3. This Ordinance shall become effective upon a majority vote by the City Council as ratified by the Mayor of the City of Milton, Georgia.

SO ORDAINED this the 19th day of June, 2023, the public's health, safety, and welfare demanding it.

Approved:

Peyton Jamison, Mayor

Attest:

City Clerk
(Seal)

Sec. 64-1. Definitions.

Limited food service restaurant means any establishment that meets all of the requirements of a restaurant but does not meet the requirements of an eating establishment. A limited food service restaurant must derive at least 30 percent of its total annual gross food and beverage sales from the sale of prepared meals or food.

Limited tap establishment means any establishment that does not sell food prepared on the premises and that provides a limited selection of craft beer on tap for consumption on premises only. An establishment with a limited tap license is limited to having five or fewer malt beverage taps. Establishments with a limited tap license must limit consumption for any individual to a maximum of 48 ounces within a calendar day and must obtain approval from the fire marshal and building official in accordance with applicable codes.

Article XIX- Crabapple Form Based Code, Article 6- Definition of Terms

Limited food service restaurant: any establishment that meets all of the requirements of a restaurant but does not meet the requirements of an eating establishment. A limited food service restaurant must derive at least 30 percent of its total annual gross food and beverage sales from the sale of prepared meals or food.

Limited tap establishment: any establishment that does not sell food prepared on the premises and that provides a limited selection of craft beer on tap for consumption on premises only. An establishment with a limited tap license is limited to having five or fewer malt beverage taps. Establishments with a limited tap license must limit consumption for any individual to a maximum of 48 ounces within a calendar day and must obtain approval from the fire marshal and building official in accordance with applicable codes.

Article XIX – Crabapple Form Based Code, Article 5 – Standards and Tables, Table 9: Specific Function and Use.

d. Retail

Limited Food Service Restaurant¹⁰ “U” — T5

Limited Tap Establishment¹⁰ – “U” — T4-Open

10. No use permits will be considered unless the establishment was initially licensed on or before January 1, 2022, pursuant to Chapter 4, Article III, Division 3 of the Milton Code of Ordinances.

Sec. 64-1851 – Limited Food Service Restaurant

(a) Required districts. Crabapple Form Based Code T-5

(b) Standards.

- (1) No outdoor amplified music shall be allowed.
- (2) No signage shall face residential uses.
- (3) Deliveries shall occur between 7:30 a.m. and 7:30 p.m.
- (4) Days and hours of operation shall be pursuant to chapter 4 of the Milton code of Ordinances.
- (5) Must derive a minimum of 30 percent of its total annual gross food and beverage sales from the sale of prepared meals or food.
- (6) It may not operate as a nightclub as defined in chapter 4 of the Milton Code of Ordinances. Nightclubs are strictly prohibited.
- (7) Limited Food Service Restaurants shall not sell or offer to sell:
 - a. Any cannabidiol (CBD), vape products as described with the definition of vape shop in section 64-1 of the Milton Code of Ordinances, or any prohibited substances as defined in section 32-114 of the Milton Code of Ordinances.
 - b. Any games of chance including but not limited to those identified in O.C.G.A. § 50-27-3.
- (8) Coin-operated or amusement machines prohibited.

Sec. 64-1852 – Limited Tap Establishment

(a) Required districts. Crabapple Form Based Code T4-Open and T-5

(b) Standards.

- (1) No outdoor amplified music shall be allowed.
- (2) No signage shall face residential uses.
- (3) Deliveries shall occur between 7:30 a.m. and 7:30 p.m.
- (4) Days and hours of operation shall be pursuant to chapter 4 of the Milton code of Ordinances.
- (5) May have five or fewer craft beer taps.
- (6) Consumption is limited to 48 ounces for any individual within a calendar day.
- (7) The establishment must obtain approval from the fire marshal and building official in accordance with applicable codes.
- (8) Limited Tap Establishments shall not sell or offer to sell:
 - a. Any cannabidiol (CBD), vape products as described with the definition of vape shop in section 64-1 of the Milton Code of Ordinances, or any prohibited substances as defined in section 32-114 of the Milton Code of Ordinances.
 - b. Any games of chance including but not limited to those identified in O.C.G.A. § 50-27-3.
- (9) Coin-operated or amusement machines prohibited.

SECTION I. TYPE OF MODIFICATION.

PLEASE CHECK TYPE OF MODIFICATION REQUESTED:

1) **ADMINISTRATIVE MODIFICATION:** A modification of conditions of zoning and/or use permit that does not require a public hearing. A decision will be made by the Director of the Department Community Development and confirmed by the Mayor and City Council.

2) **ZONING MODIFICATION:** A modification of conditions of zoning and/or use permit where public interest has been determined and therefore requires a public hearing by the Mayor and City Council. The Department of Community Development will make a recommendation to the Mayor and City Council. A concurrent variance may be requested in connection with a Zoning Modification request and may be considered if filed concurrently with the Zoning Modification petition.

3) **CONCURRENT VARIANCE:** A concurrent variance to standards of the Zoning Ordinance may be requested concurrently with a Zoning Modification.

SECTION II. DESCRIPTION OF MODIFICATION REQUEST. Please provide written details of the requested modification.

REZONING AND/OR USE PERMIT PETITION NO.

U18-07 & ZM19-01

CONDITION(S) TO BE MODIFIED:

2.a (ZM19-01)

REQUEST: To modify condition 2.a (U18-07) (ZM10-01) to the revised site plan received by the Com. Dev. Dept. on ~~March 6,~~ 2023 to develop a restaurant and events facility.

APRIL 5
Edm

[Signature]

REQUESTED CONCURRENT VARIANCE(S):

~~ARTICLE: VII SECTION: Sec. 64-1323(a)~~

~~REQUEST: To allow the parking lot to be located in front of structure.~~

*Return
WCU*

ARTICLE: VII SECTION: Sec. 64-1346(a)

REQUEST: To allow the new village center buildings to be setback more than 10 feet. (Face Breakfast restaurant & pavilion) *Return*

~~ARTICLE: VII SECTION: Sec. 64-1346(b)~~

~~REQUEST: To allow new rural section building to be setback more than 20 feet from property line.~~

*Delete
Return
WCU*

~~ARTICLE: III SECTION: Sec. 64-1328(c)~~

~~REQUEST: To allow parking lot to not have landscaping islands.~~

*Delete
Return
WCU*

*Return
WCU* ARTICLE: VII Section 64-1346(c)

Request: To allow new village core buildings to be located less than 75' feet from the overall development boundaries (east property line)

William Curtis Mills, Jr.
16355 Birmingham Highway
Milton, Georgia 30004

March 6, 2023

Subject: Letter of Intent for new restaurant and event pavilion adjoining 7 Acre BarNgrill.

To whom it may concern:

This letter of intent accompanies my application for zoning modifications for new development of 850 Hickory Flat Road, between the Matilda's Under the Pines music venue and the 7 Acre BarNgrill. Two separate but integrated structures are proposed to be sited in the area currently used as parking - one as a new breakfast and lunch restaurant, the other as an event facility. The two buildings share a new courtyard between them.

Background

This overall site has historically been known as the Buice's General Store, located on both 850 and 875 Hickory Flat Road, at the Birmingham Crossroads in Milton. For the past 150 years or so, this part of the parcel has been used to support farming of the rear area and then retail services at Buice's store. Previously, there was a barn to the rear of the area, which was removed approximately 20 years ago, and an adjacent house where at least one living local resident was born, which was removed approximately 50+ years ago. The specific planned area is currently used for staff and customer parking for 7 Acre BarNgrill (7 Acre). Previously, for Buice's Store, it was used to store home appliances and tractor attachments that were sold by the store.

Separately, there is an 1890s era farmhouse located at the St. Aidan's Episcopal Church at 13560 Cogburn Road in Milton that the Church intends to remove. In 2008, I donated \$50,000 to the Church to renovate this farmhouse, and it was dedicated to a childhood friend of mine that was a Cantor Fitzgerald bond trader at the World Trade Center in New York and was killed in the 9/11 attack. For this reason, combined with an interest in preserving historic Milton buildings, I would like to repurpose this building rather than letting it be destroyed. See Attachments 1 and 2 for a Milton Herald news article on the 2009 renovation and the dedication plaque.

In recent years, the Buice's Store site has a history of repurposing and relocating old/historic buildings, including 7 Acre BarNgrill (formerly the Buice's General Store building on this site) and Matilda's Under the Pines (relocated from Highway 9 in 2018). Continuing in this tradition, it is my intent to relocate in whole or in part the 1890s era farmhouse described above to the site. It would be used as the central dining space for the new restaurant. The balance of construction will be farmhouse in style to reflect the rural character and history of the area and the relocated building. The pavilion will be a new heavy timber structure built in a "barn" style.

Intent and Benefits

My intent is to further enhance the Birmingham Crossroads to serve the local area and be a destination for those further away. While offering new services, the core plan is to retain the historic architectural look and feel of the area for the long term. It also adheres to the architectural and design criteria defined in the Birmingham Overlay.

The new restaurant will help satisfy demand for a high-quality breakfast, brunch, and lunch option in the area, building off the success of the 7 Acre concept. Likewise, the event pavilion will provide a community service in event space for weddings, corporate gatherings, birthday parties, family reunions, etc. Although the use of these two venues will not typically overlap, the design contemplates the integration of the two uses when possible. It is my hope that the variety of uses on-site will maintain and enhance an in-character vibrant energy to the Birmingham Crossroads. These uses span various

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times of day, helping to maintain that vibrancy. Due to the staggered operating hours, parking demand can be shared on-site to optimize positive land use.

Impact to Adjoining Property Owners

Given the remote nature of the proposed facility and existing commercial parking; crowds, parking, and noise impact on nearby public and residential should be minimal.

This property adjoins the Birmingham Park, an undeveloped City of Milton property; the existing Shell gas station property; and the residence of Charna and Doug McCurry. There should be no adverse impact to any of these properties.

Charna and Doug McCurry are personal friends of mine and I have included them in all planning for this, Matilda's Under the Pines, and the 7 Acre BarNgrill property. I have spoken with them about this and met with them several times on the site for walk-throughs. They are supportive of the plan and use. If there are unforeseen problems that cause disruption for the McCurry's, I will remedy them.

The new restaurant and event space will be developed and operated with the same partners as the 7 Acre BarNgrill - Chris Sedgwick, Josh Read, and myself. This will ensure a consistent level of quality, experience and respect for the area that has been proven by the 7 Acre BarNgrill.

Variations Requested

Two zoning modifications have been identified for the proposed development, largely due to the existing development pattern on site versus the new street frontage-oriented development contemplated for the other Birmingham Crossroads corners. In addition, this site is bisected by the line between the "Village Center" and "Rural Section" of the Birmingham Crossroads, as shown on the accompanying site plan. These modifications do not affect protection of neighboring properties and all zoning variance conditions are met. A summary of concurrent variances, along with how variance conditions are addressed is below.

1. Section 64-1346(a) – To allow the new village center building to be setback more than 10 feet from Hickory Flat Road (72 feet proposed).
 - a. Spirit or Intent of Zoning Ordinance
 - i. To create a pedestrian friendly village center atmosphere.
 - b. Extraordinary conditions where literal/strict application of ordinance create unnecessary hardship.
 - i. For the planned integrated village use, a building setback of 10 feet would break up the site and be infeasible for shared use with 7 Acre.
 - ii. The existing curb cuts, driveway, and parking serves the in-operation 7 Acre BarNgrill restaurant. These areas are critical to continued successful operation, including loading, trash removal, accessible parking, and access to the building.
 - iii. Flow-through parking from the eastern curb cut entry to the western curb cut exit would be blocked, creating safety and traffic problems for entry and exit.
 - c. Relief would not cause detriment to public good and surrounding properties.
 - i. The 7 Acre BarNgrill building on the same lot is located at the property line. The proposed restaurant will continue to face the right-of-way and is positioned as close to the property line as possible. As the last property in the "village center"

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- section, the increased setback serves as a transition to the more rural housing to the west.
- d. Public safety, health and welfare are secured, and justice is done.
 - i. Public safety, health and welfare are unaffected.
2. Section 64-1346 (c) - To allow new village core buildings to be located less than 75 feet from the overall development boundaries (East property line – 20.5' proposed).
- a. Spirit or Intent of Zoning Ordinance
 - i. To ensure adequate separation of commercial property from adjoining residential property.
 - b. Extraordinary conditions where literal/strict application of ordinance create unnecessary hardship.
 - i. The ordinance assumes that the entire commercial area will abut residential properties. In this case, the new restaurant and pavilion abut the Shell gas station, an existing C-1 commercial property to the east, rather than residential. There is no need for the 75' residential buffer in this case.
 - ii. Working with the only adjoining residential homeowners, to the west, we are attempting to maximize the distance between their home and the new commercial operations. Placement of the new restaurant and pavilion on the east side of the property supports this.
 - c. Relief would not cause detriment to public good and surrounding properties.
 - i. The requested siting for the new restaurant and pavilion would abut the rear of the Shell Station to the east, and their delivery parking lot, with separation from their customer parking and access. A heavy landscape buffer would be installed between the new structures and the rear of the Shell Station for further separation. There should be no detriment to the public good, the adjoining commercial property, or their operations.
 - d. Public safety, health and welfare are secured, and justice is done.
 - i. Public safety, health and welfare are better served with a maximum separation from the single adjoining residential property to the west, with no detriment to the existing C-1 Commercial Shell Station.

Closing

My goal for the new restaurant and event pavilion is to increase the service to the Milton community that this site already provides, and without detriment. It is my sincere hope that the City of Milton and its appointees will agree, approve, and help me with this value addition to Milton.

Sincerely,



W. Curtis Mills, Jr.

Attachments

William Curtis Mills, Jr.
16355 Birmingham Highway
Milton, Georgia 30004

Attachment 1 – Farmhouse Renovation Article from the Milton Herald, August 26, 2009

Church unites for renovation

Youth house dates back to 1890s

By JASON WRIGHT
jwright@northfulton.com
www.northfulton.com

MILTON — Neighbors on Cogburn Road have no doubt

noticed the many renovations taking place at the old cottage that sits in front of St. Aidan's Episcopal Church.

The cottage, which church organizers believe dates back

to the late 1890s, is built of the rough hewn oak that populates the roughly 19-acre site the church sits on today.

Used as a Rectory office and youth meeting space since the church bought the property in 1993, the decision to renovate the cottage was tossed around for years.

"We toyed around with it for a long time," said church member Betsy Jones. "We'd ask, 'Could we afford to renovate this?'"

See CHURCH, Page 24



Jaclyn Nix, left, and Alexis Biondi do their part to spruce up the cottage in front of St. Aidan's Episcopal Church on Cogburn Road.

JASON WRIGHT/www.northfulton.com

24 | AUGUST 26, 2009

THE MILTON HERALD | WWW.NORTHFULTON.COM

Church: Dates to 1890's

Continued from Page 5

That answer came, said Rector Rob Wood, when a member of the parish quietly donated money to spruce it up in honor of a victim of the Sept. 11 attacks.

Wood said church organizers wanted to make the most of their money and time.

"We started asking, 'What can we do with the talents in the parish?'" he said. "We've had a really good group of

people."

So work began. First was a new roof, put on by a contractor for \$12,000. In early June church member Chuck Johnson and a group of retired parishioners began working on the exterior renovations — and the job got bigger by the day.

The bones of the house were in good shape, said Johnson, but the problem became one of knowing where to stop.

"At first it was a little paint here, a little putty there," he said. "But then we started coming up on some pretty serious-deterioration."

So off came all the siding, both from the original 40-foot-by-40-foot domicile, plus the L-shaped expansion neighbors believe was put on after World War II.

Inside, the house was painted and got new floors. Workers also added insulation, put on new bundled cypress siding for a classic look, replaced all the doors and windows and, on Aug. 15, got together to slap on a fresh coat of exterior paint and gussy up



St. Aidan's church member Chuck Johnson shows off the siding on the cottage the community renovated. Johnson worked countless hours on the project, leading members to deem it his 'labor of love.'

the grounds.

More than 50 members of St. Aidan's showed up for the day of work, contributing more than 1,000 man hours to the project. Now the church's youth groups will have a space all their own.

"We wanted this house to be up and running for a good ministry," he said. "For the teens, we want it to be

comfortable and feel like it's theirs."

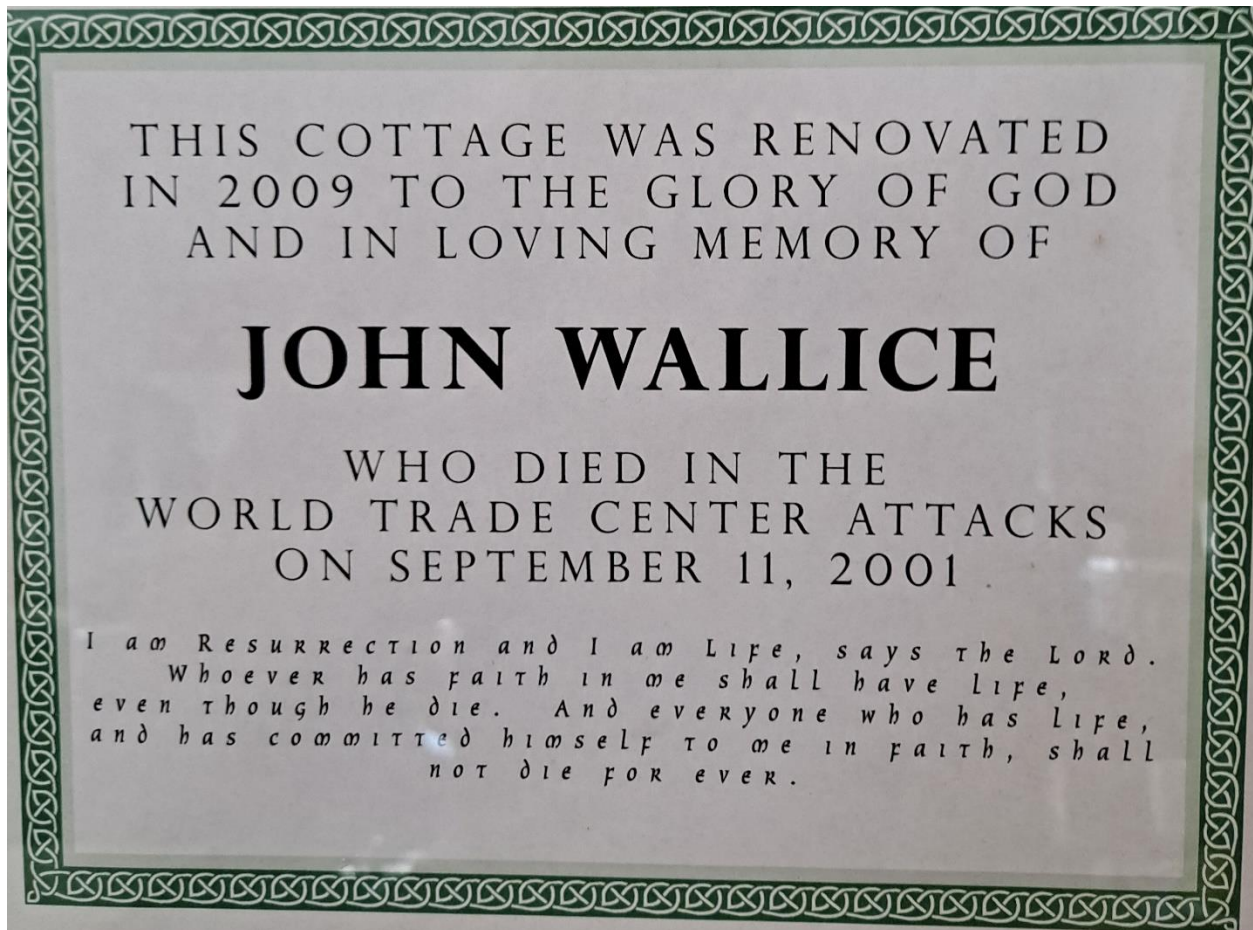
As members buzzed around nailing, painting and spreading pine straw, the smile on Wood's face said it all.

"It's great to come and see everyone working together as a church, everyone of all ages," he said. "We've gotten it done real quick because so many people have come out here."

JASON WRIGHT/www.northfulton.com

William Curtis Mills, Jr.
16355 Birmingham Highway
Milton, Georgia 30004

Attachment 2 – Farmhouse Renovation Dedication to John Wallice



PRE-APPLICATION REVIEW FOR MODIFICATIONS

TYPE OF MODIFICATION:

ADMINISTRATIVE

ZONING

As indicated, the following letters are required at the time of filing:

Adjacent Property Owners: _____ Homeowner's Association: _____ Traffic Engineer: _____

Arborist: _____ Other: _____

Property Address: 850, 875 Hickory Flat Rd Tax PIN(s): _____

Zoning/Use Permit Petition No. U18-07 & ZM19-01 Acreage: _____

Land Lot(s): 379, 380 District: 2/2

Council District: N/A

Condition(s) to be modified: 2.a (ZM19-01)

Applicant: Mr. Curtis Mills, Old Crossroads Properties, LLC

Phone: 404-449-8500 Fax: _____

Email: cmills@procomconsulting.com

Owner: Mr. Curtis Mills, Old Crossroads Properties, LLC

Phone: _____ Fax: _____

Email: Same as Above

Representative: _____

Phone: _____ Fax: _____

Email: _____

Applicant's Intent: To modify condition 2a (ZM19-01) to
the ~~old~~ revised site plan received by the Com. Dev Dept
on _____ 2022 to develop a restaurant and
event facility

CONCURRENT VARIANCE(S):

Article/Section: 64-1323(a) Request: To allow ^{the} parking lot be located in front of the new structure

Article/Section: 64-1346(a) Request: To allow the new village center building to be setback more than 10 feet, specifically at _____ feet from Hickory Flat Road

Article/Section: 64-1346(b) Request: To allow the new Rural Section building to be set back more than 20 feet, specifically at _____ feet from the property line (Hickory Flat)

Article/Section: _____ Request: _____

Topo Map Required? NO

ATTENDANCE IS REQUIRED AT THE FOLLOWING MEETINGS:

CZM Meeting 9/27/2022

Mayor & City Council 11/7/2022

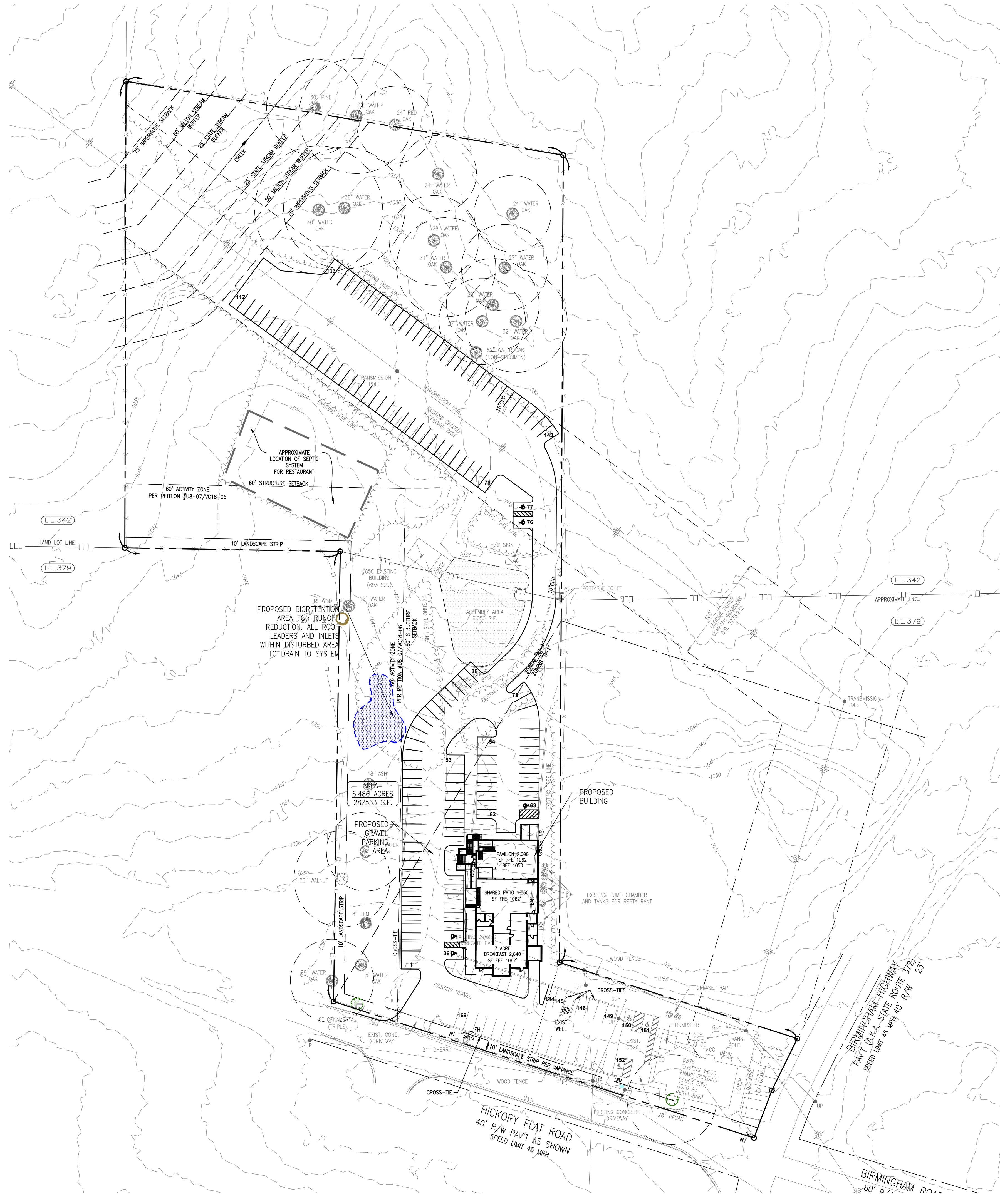
Applicant's Signature: I understand the Staff and/or the City Council may add, delete, or otherwise modify any condition to the above zoning or use permit that is the subject of this modification request. To the best of my knowledge, this pre-application review is correct and complete. If additional variances are determined to be necessary, I understand that I am responsible for filing an appeal as specified by Article XXII of the City of Milton Zoning Ordinance.

Applicant: _____

Date: _____

Planner: Robyn MacDondell

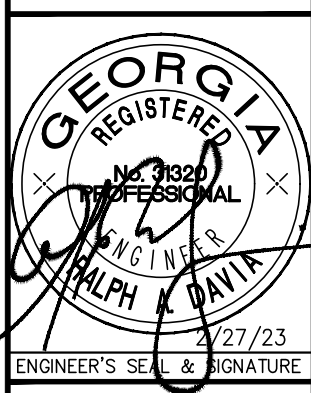
Date: 8/24/2022



REVISIONS	DATE	DESCRIPTION

CLIENT
7 ACRE BREAKFAST
 650 HICKORY FLAT RD
 MELTON, GA

GREYDEN
 ENGINEERING
 12460 Crabapple Road, Ste. 202-347
 Alpharetta, Georgia 30004
 PH: 770-573-4801 FAX: 678-302-6362



ZONING MODIFICATION HYDROLOGY CONCEPT
 FOR
7 ACRE BREAKFAST
 THE CITY OF MELTON, FULTON COUNTY, GEORGIA

DATE	2/27/23
JOB NO.	22-084
DRAWN	TJG
CHECKED	RAD
SCALE	AS NOTED
SHEET:	

SITE PLAN NOTES

1. Refer to civil drawings and site survey for more information on grading and utilities.
2. Refer to structural drawings for more information on site and retaining walls.
3. All dimensions taken from face of stud, unless noted otherwise.

PARKING CALCULATIONS

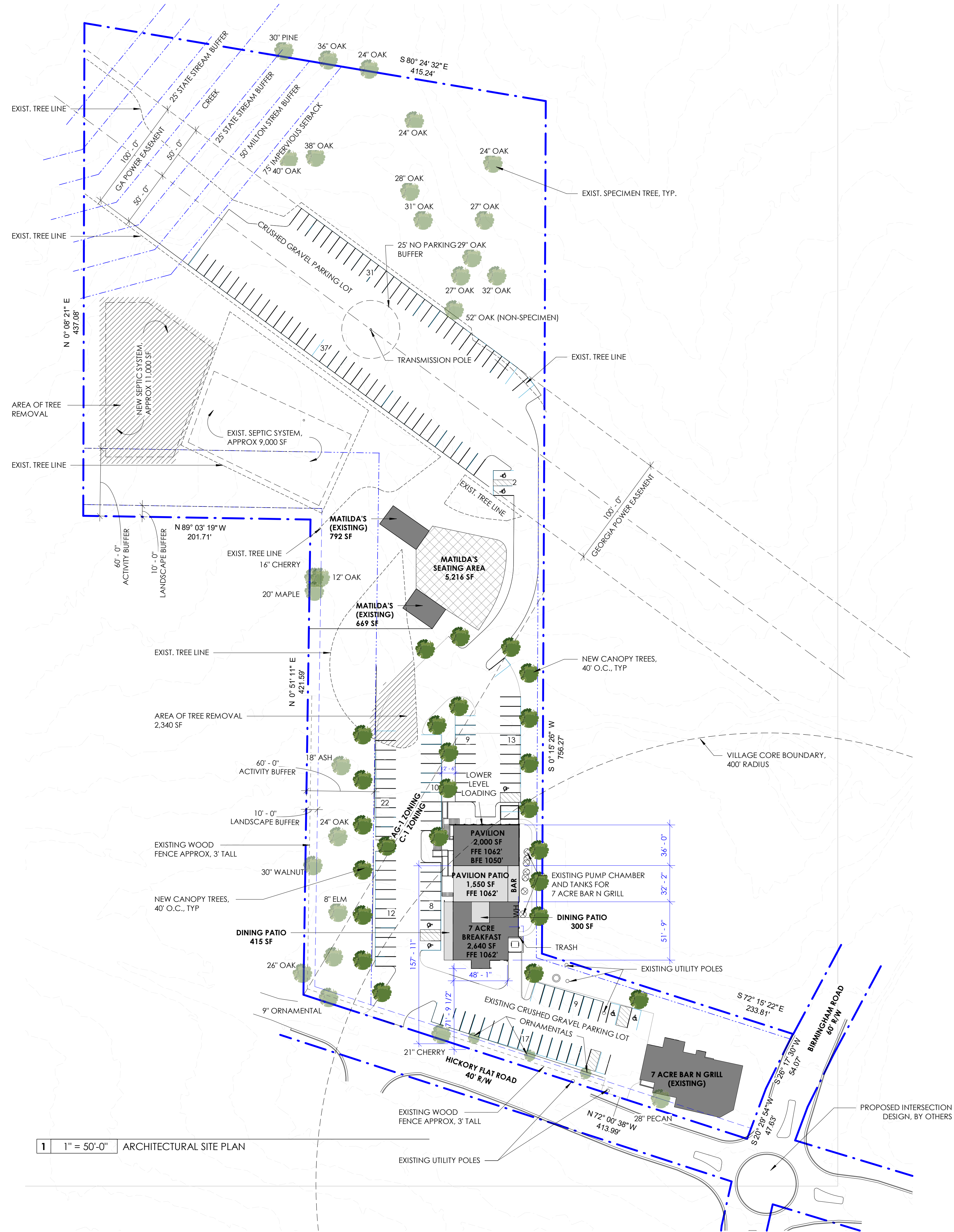
AREA (SF)	MIN. REQ.	COUNT
RESTAURANT - EXISTING 7 ACRE BAR & GRILL	10/ 1000 SF	33.49
OUTDOOR FESTIVAL - EXISTING MATILDA'S	2/ 1000 SF	13.35
RESTAURANT - NEW 7 ACRE BREAKFAST	10/ 1000 SF	26.40
RESTAURANT - NEW 7 ACRE PATIOS	10/ 1000 SF	7.15
ASSEMBLY - NEW PAVILION	1/35 SF	57.14
OUTDOOR FESTIVAL - NEW PAVILION PATIO	2/1000 SF	3.10
BAKERY - NEW NON-PUBLIC	1/ 1000 SF	1.13
TOTAL:		141.76

ACCESSIBLE SPACES PROVIDED	8
TOTAL PROVIDED	160
72 SPACES IN C-1, 88 SPACES IN AG-1	

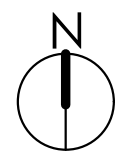
ZONING OVERLAY DIAGRAM



Birmingham Crossroads Village Core - 400 ft



1 1" = 50'-0" ARCHITECTURAL SITE PLAN



ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIO.SOGO.COM

7 ACRE BREAKFAST
850 HICKORY FLAT RD

ISSUANCE SCHEDULE	
SD SET	01.25.2023

REVISION SCHEDULE		
MARK	DATE	DESCRIPTION

Project ID	2126
Drawn By	MP
Checked By	KE
Sheet Title	

ZONING MODIFICATION
U18-07 ZM19-01
SITE PLAN

Drawing No.	A-1.0
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Paper Size: 24" x 36"

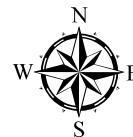
PRELIMINARY; NOT FOR CONSTRUCTION



**850 & 875 Hickory Flat Rd
ZM23-01**

**City of Milton
2023**

-  Parcels
-  Milton City Limits
-  City Limits



0 0.01 0.03 0.06 0.09 0.12 Miles

