



PLANNING COMMISSION
City Council Chambers, City Hall
Wednesday, September 30, 2026 at 6:00 PM

AGENDA

1. **PLEDGE OF ALLEGIANCE**
2. **CONSIDERATION AND ADOPTION OF THE AGENDA**
3. **CONSIDERATION OF MINUTES/ACTIONS OF PREVIOUS MEETINGS**
 - [A.](#) Planning Commission Meeting Action Minutes- April 22, 2026
4. **ELECTION OF VICE CHAIR**
5. **GENERAL PUBLIC COMMENT**
6. **CONSIDERATION OF PRELIMINARY PLATS**
 - [A.](#) **15020 Thompson Road- Vensur Estates by Vensur at Milton, LLC**
Applicant: Scott Reece, Brumbelow-Reese & Associates
Zoning: AG-1
Request: To subdivide 28.46 acres into 16 single family lots at a density of .56 unit per acre.
7. **CONSIDERATIONS OF REZONING AND USE PERMIT APPLICATIONS**
 - A. None
8. **CONSIDERATION OF TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF MILTON**
 - A. None
9. **CONSIDERATION OF CHANGES TO THE CITY OF MILTON COMPREHENSIVE PLAN AND OTHER PLANS**
 - A. None
10. **OLD BUSINESS**
 - A. None
11. **NEW BUSINESS**

A. None

12. ADJOURNMENT

Individuals requiring special accommodations to attend any City meeting should contact 678.242.2500.



PLANNING COMMISSION

City Council Chambers, City Hall
Wednesday, April 22, 2026, at 6:00 PM

ACTION MINUTES

1. PLEDGE OF ALLEGIANCE

Members Present: Judy Burds Fred Edwards Sumeet Shah
 Stephanie Butler AJ Bulot

Members Absent: Brian McNeese Vic Jones

Staff Present: Tracie Wildes Robyn MacDonald
 Paul Frickey- City Attorney

2. CONSIDERATION AND ADOPTION OF THE AGENDA

A motion was made by Commissioner Butler and seconded by Commissioner Bulot to adopt the agenda presented. The motion passed unanimously.

3. CONSIDERATION OF MINUTES/ACTIONS OF PREVIOUS MEETINGS

A. Planning Commission Meeting Action Minutes March 25, 2026

A motion was made by Commissioner Bulot and seconded by Commissioner Butler to recommend approval of the minutes as presented. The motion passed unanimously.

4. GENERAL PUBLIC COMMENT – There was no Public Comment.

5. CONSIDERATION OF PRELIMINARY PLATS

A. None

6. CONSIDERATIONS OF REZONING AND USE PERMIT APPLICATIONS

A. None

7. CONSIDERATION OF TEXT AMENDMENTS TO THE CITY OF MILTON UNIFIED DEVELOPMENT CODE

A. RZ26-04- Consideration of a Text Amendment to Sec. 8.2 Use Tables, Sec. 8.5.5, Sec. 6.3 Table, 6.3.1.B Rural Milton Overlay Use Table, and Sec. 9.1.2.B Festival parking of the Unified Development Code to prohibit the use "Festivals, or Events, Outdoor/Indoor".

A motion was made by Commissioner Burds and seconded by Commissioner Edwards to recommend Approval of RZ26-04 as presented with the following changes: Do not strike the reference to parking in Section 9.1.2.B; under Section 8.5, striking B2 entirely; and under Section 8.5.C (1), adding at the end of the sentence the phrase: 'or previously approved variances thereon.' The motion passed unanimously.

9. CONSIDERATION OF CHANGES TO THE CITY OF MILTON COMPREHENSIVE PLAN AND OTHER PLANS

A. None

10. OLD BUSINESS

A. None

11. NEW BUSINESS

A. None

12. ADJOURNMENT

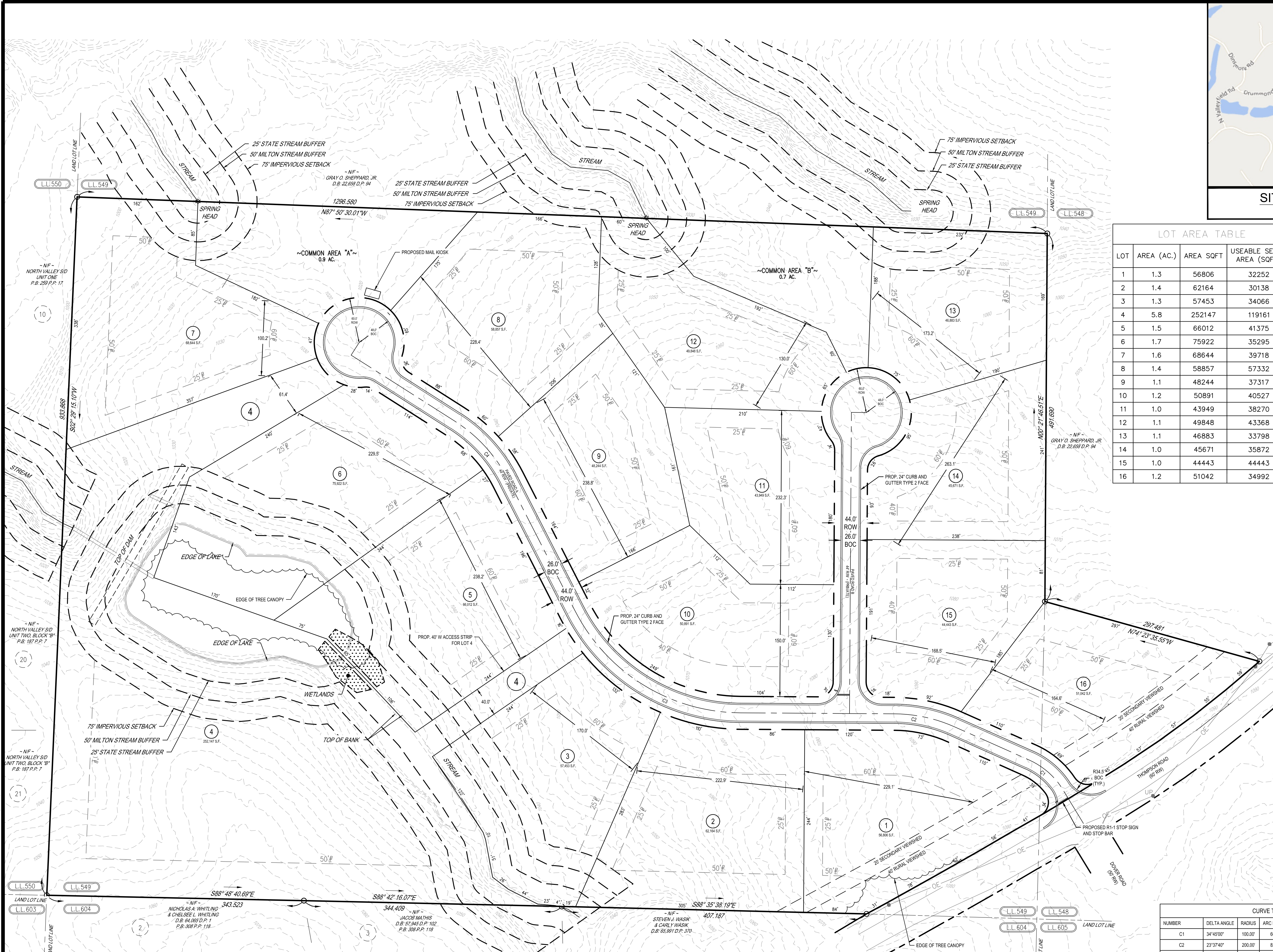
A motion was made by Commissioner Shah and second by Commissioner Edwards to adjourn the meeting at 6:41 p.m. The motion passed unanimously.

C:\000016813-00\LD01_CADD\01_SHTS\260616 - Thompson Rd - PRELIM.dwg Layout: Overall Prelim Site Plotted: 9/3/2026 2:59:29 PM



Know what's below.
Call before you dig.

FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 130673, MAP NUMBER 13121C0018G WITH AN EFFECTIVE DATE OF JUNE 19, 2020.



LOT AREA TABLE			
LOT	AREA (AC.)	AREA SQFT	USEABLE SEPTIC AREA (SQFT.)
1	1.3	56806	32252
2	1.4	62164	30138
3	1.3	57453	34066
4	5.8	252147	119161
5	1.5	66012	41375
6	1.7	75922	35295
7	1.6	68644	39718
8	1.4	58857	57332
9	1.1	48244	37317
10	1.2	50891	40527
11	1.0	43949	38270
12	1.1	49848	43368
13	1.1	46883	33798
14	1.0	45671	35872
15	1.0	44443	44443
16	1.2	51042	34992

- GENERAL SITE NOTES:**
- TOTAL AREA = 28.46 ACRES
 - TOTAL NUMBER OF PROPOSED LOTS = 16 LOTS
 - ASSUMED IMPERVIOUS PER LOT = 25% OF LOT = 10,890 SF
 - OWNER: VENSUR AT MILTON, LLC
3060 WATERSTONE DRIVE
CUMMING, GA 30041
 - 24-HOUR CONTACT: SCOTT REECE
678-313-7604
 - ZONING - AG-1
 - PROPOSED DENSITY = 0.56 LOTS/ACRE
 - 16 LOTS / 28.46 ACRES
 - BUILDING SETBACKS:
FRONT = 60'
REAR = 50'
CORNER = 40'
SIDE = 25'
 - MINIMUM LOT WIDTH:
 - STREETS (GENERAL) = 150' (AT BUILDING LINE)
 - CUL-DE-SACS = 100' (AT BUILDING LINE)
 - MINIMUM LOT FRONTAGE: 35'
 - MINIMUM LOT SIZE = 43,560 S.F.
 - NO OPEN SPACE, CIVIC SPACE, OR AMENITY SPACE IS PROPOSED FOR THIS DEVELOPMENT
 - ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED, PER REPORT PROVIDED BY ECOLOGICAL SOLUTIONS, INC. AND DATED 02/11/2026
 - NO CLEARING/DEMO SHALL OCCUR UNTIL EROSION CONTROL PHASE I PERIMETER BMP'S ARE INSTALLED AND APPROVED.
 - CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY AND WILL BE STORED WITHIN THE JOB SITE.
 - NOTIFY CITY INSPECTOR 24 HOURS PRIOR TO ANY WORK ON SITE.
 - ACCESS FOR LOTS 1 AND 16 IS TO BE VIA THE PROPOSED ROAD. ACCESS FOR THESE LOTS VIA THOMPSON ROAD DIRECTLY WILL NOT BE PERMITTED.
 - MAIL KIOSK LOCATED IN A CUL-DE-SAC DOES NOT REQUIRE PARKING SPACES
- STORMWATER NOTES:**
- THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM MUST BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE GSDM AS DIRECTED BY THE DIRECTOR. ADDITIONALLY, ANY DESIGN WHICH PROPOSES A DAM MUST COMPLY WITH THE GEORGIA SAFE DAMS ACT AND RULES FOR DAM SAFETY AS APPLICABLE.

CURVE TABLE				
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION
C1	34°45'00"	100.00'	60.65'	N48°38'10"W
C2	23°37'40"	200.00'	82.47'	N77°49'20"W
C3	62°38'10"	250.00'	273.30'	N58°19'10"W
C4	30°30'00"	200.00'	106.47'	N42°15'10"W

24 HOUR CONTACT INFORMATION:
SCOTT REECE
678-313-7604



DESIGNED BY: RWW

DRAWN BY: RWW

REVIEWED BY: AMM

COA: PEF007149

EXP: 06/30/2026

VENSUR AT MILTON, LLC

3060 WATERSTONE DRIVE

CUMMING, GA 30041

VENSUR

15020 THOMPSON ROAD

CITY OF MILTON, FULTON COUNTY, GA

DISTRICT 2, SECTION 2

LAND LOTS 346 AND 349

OVERALL PRELIMINARY PLAT

SEAL

NOT ISSUED FOR CONSTRUCTION

FILE NUMBER: 16813-00

DATE: 09.01.2026

C3.1

MILTON COMMENTS TO PRELIM PLAT

DATE

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DESCRIPTION

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PRELIMINARY PLAT SUBMITTAL – Vensur

Section 6, Item A.

PROPERTY INFORMATION

LOCATION 15020 Thompson Road

DISTRICT/SECTION, LAND LOT 2/2 — 548 and 549

EXISTING ZONING AG-1 (Agricultural)

OVERLAY DISTRICT Rural Milton

ACRES 28.46 acres

EXISTING USE Undeveloped

PROPOSED USE 16 Single Family Homes

OWNER Vensur at Milton, LLC

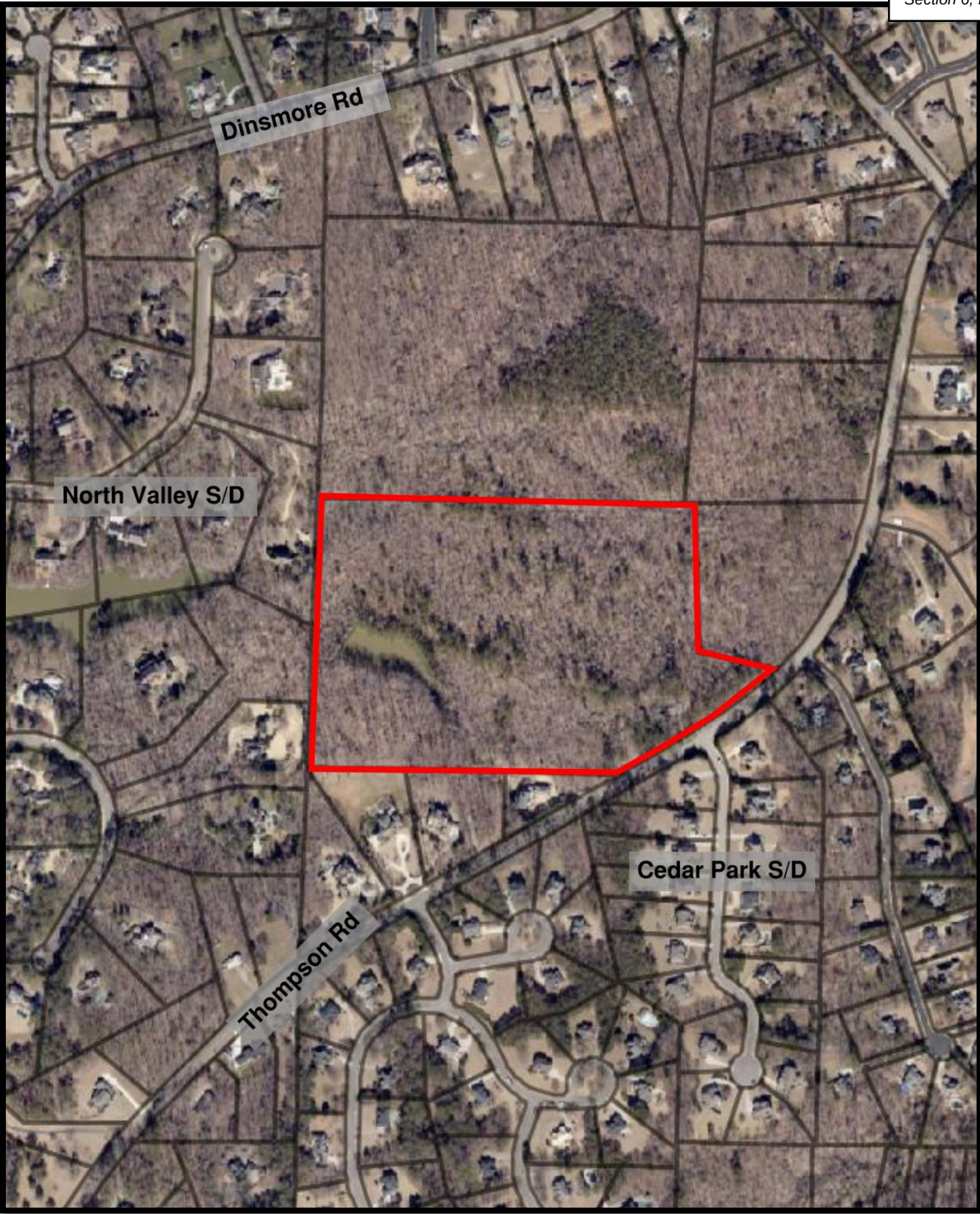
APPLICANT Scott Reece, Brumbelow-Reese & Associates

PROPOSED PRELIMINARY PLAT

To subdivide 28.46 acres into 16 single family lots at a density of .56 unit per acre.

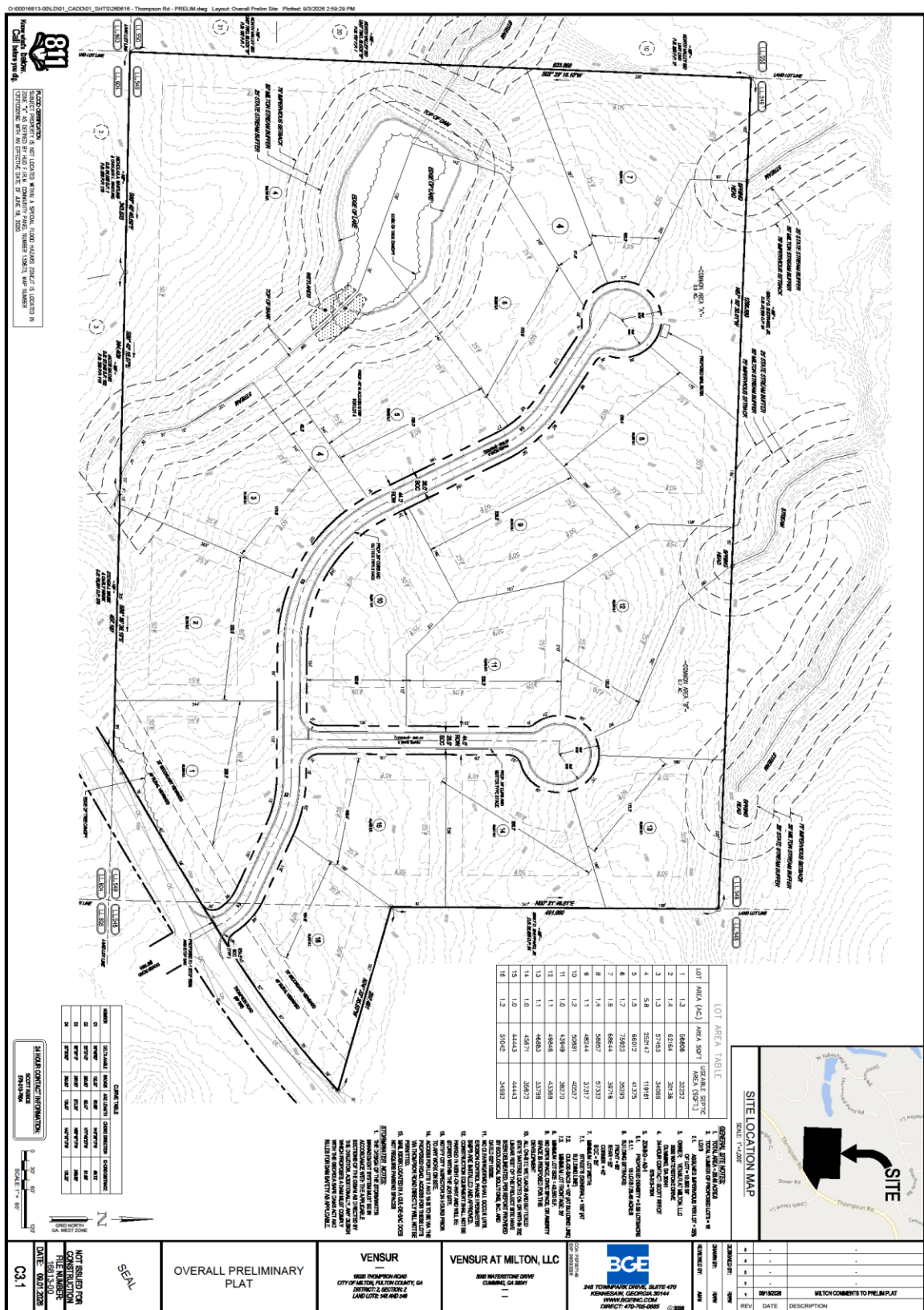
9/24/2026

Prepared by the Community Development Department for the
City of Milton Planning Commission Meeting on September 30, 2026

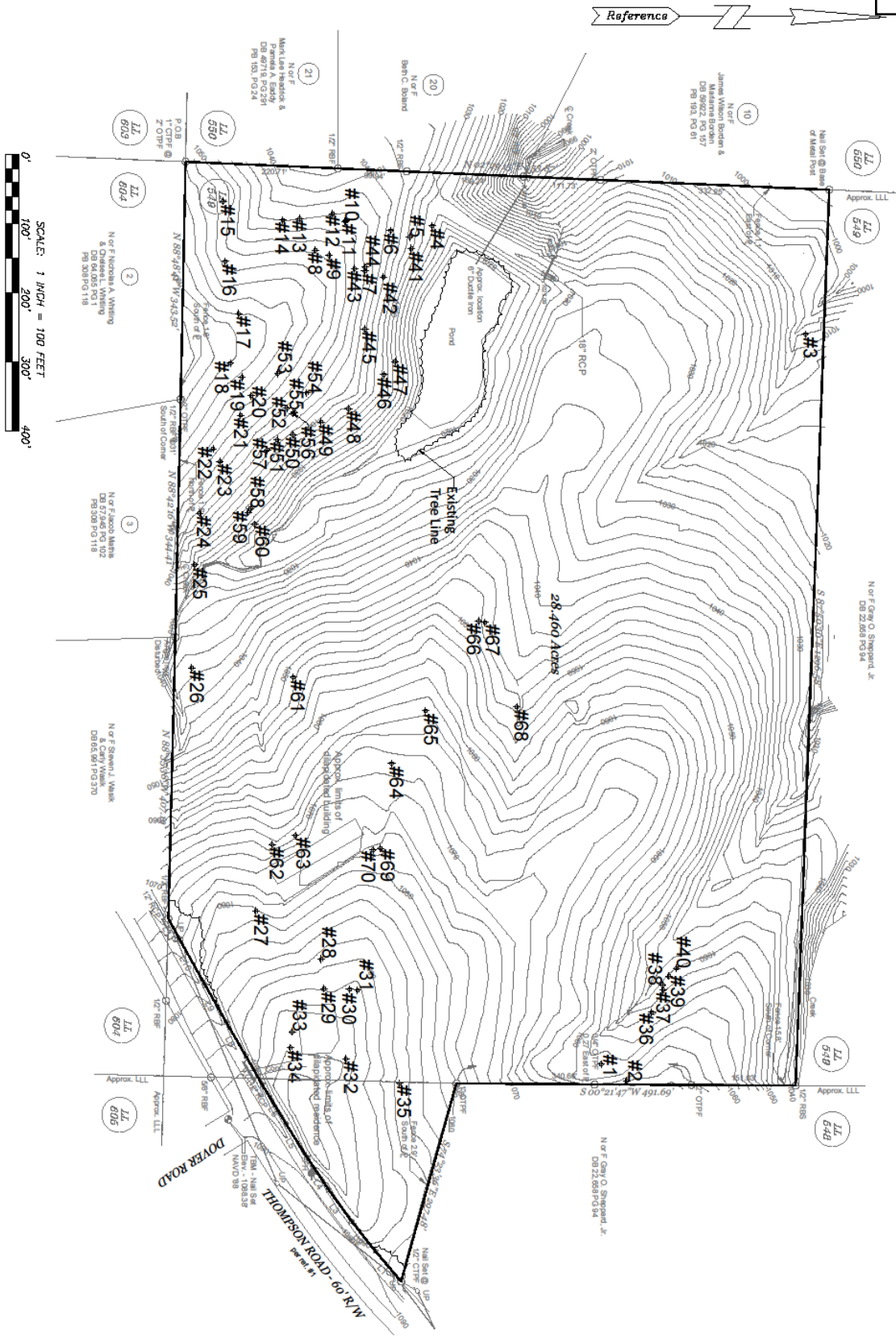


LOCATION MAP

9/24/2026
Prepared by the Community Development Department for the
City of Milton Planning Commission Meeting on September 30, 2026



9/24/2026
Prepared by the Community Development Department for the
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TREE SURVEY

9/24/2026

Prepared by the Community Development Department for the
City of Milton Planning Commission Meeting on September 30, 2026

Specimen Tree Survey Data					
Specimen Tree ID Number	Size (Inches) DBH	Type (Common Name)	Description (Identification Criteria)	Condition Summary (Excellent, Good, Fair, Poor, Dead)	Not a Specimen (X)
1	32	White Oak	Embedded Wire, Included Bark	Poor	X
2	44	White Oak	Rot, Major Dead Limbs	Poor	X
3	29	Yellow Poplar	Minor Dead Limbs	Fair	
4	12	Sourwood	Minimal Included Bark	Fair	
5	12	Sourwood	Minimal Included Bark	Fair	
6	30	Red Oak	Included Bark	Poor	X
7	28	White Oak	Major Dead Limbs	Poor	X
8	25	Red Oak	Rot, Major Dead Limbs	Poor	X
9	28	Red Oak	U-Included Bark	Fair	
10	10	Sourwood	Included Bark	Poor	X
11	11	Sourwood	Minor Dead Limbs	Fair	
12	25	White Oak	Minor Dead Limbs	Fair	
13	26	Sourwood	Rot, Included Bark	Poor	X
14	25	White Oak	Minor Dead Limbs	Fair	
15	33	Hickory	Included Bark	Poor	X
16	26	White Oak	Minor Dead Limbs	Fair	
17	35	White Oak	Included Bark, Major Dead Limbs	Poor	X
18	28	White Oak	Minimal Included Bark	Fair	
19	32	White Oak	Rot	Poor	X
20	26	Red Oak	Minor Dead Limbs	Fair	
21	9	Sourwood	Mechanical Damage	Poor	X
22	8	Sourwood	Rot	Poor	X
23	24	Red Oak	Minimal Included Bark	Fair	
24	24	White Oak	Minor Dead Limbs	Fair	
25	24	Red Oak	Included Bark	Poor	X
26	40	Yellow Poplar	Included Bark	Poor	X
27	38	Red Oak	Minor Dead Limbs	Fair	
28	43	White Oak	Included Bark	Poor	X
29	31	White Oak	Rot	Poor	X
30	25	White Oak	Major Dead Limbs	Poor	X
31	29	White Oak	U Included Bark	Fair	
32	47	White Oak	Major Dead Limbs	Poor	X
33	46	White Oak	Included Bark, Major Dead Limbs	Poor	X
34	31	White Oak	Rot, Included Bark	Poor	X
35	25	Red Oak	Included Bark, Major Dead Limbs	Poor	X
36	32	White Oak	Minor Dead Limbs	Fair	
37	29	White Oak	Embedded Wire	Poor	X
38	28	White Oak	U Included Bark	Fair	
39	27	White Oak	Included Bark	Poor	X
40	29	White Oak	Minor Dead Limbs	Fair	
41	25	White Oak	Minimal Included Bark	Fair	
42	26	White Oak	Major Dead Limbs	Poor	X
43	28	White Oak	Rot	Poor	X
44	10	Sourwood	Minimal Included Bark	Fair	
45	26	White Oak	Major Dead Limbs	Poor	X
46	9	Sourwood	Minimal Included Bark	Fair	
47	8	Sourwood	Minimal Included Bark	Fair	
48	27	Hickory	U Included Bark	Fair	
49	9	Sourwood	Included Bark	Poor	X
50	10	Sourwood	Rot	Poor	X
51	14	Sourwood	Included Bark	Poor	X
52	28	White Oak	Minor Dead Limbs	Fair	
53	25	Red Oak	U-Included Bark	Fair	
54	29	White Oak	Minor Dead Limbs	Fair	
55	28	White Oak	Included Bark	Poor	X
56	9	Sourwood	Minor Dead Limbs	Fair	
57	8	Sourwood	Mechanical Damage	Poor	X
58	27	Red Oak	Major Dead Limbs	Poor	X
59	10	Sourwood	Minor Dead Limbs	Fair	
60	9	Sourwood	Minimal Included Bark	Fair	
61	35	Red Maple	Included Bark	Poor	X
62	27	Yellow Poplar	Minor Dead Limbs	Fair	
63	24	White Oak	Major Dead Limbs	Poor	X
64	33	Red Maple	Included Bark	Poor	X
65	9	Sourwood	U Included Bark	Fair	
66	11	Sourwood	Major Dead Limbs	Poor	X
67	9	Sourwood	Minimal Included Bark	Fair	
68	9	Sourwood	Rot, Included Bark	Poor	X
69	29	Loblolly Pine	Included Bark	Poor	X
70	27	Loblolly Pine		Good	

TREE SURVEY

9/24/2026

Prepared by the Community Development Department for the
City of Milton Planning Commission Meeting on September 30, 2026

Based on the submitted site plan, the proposed preliminary plat meets the requirements of the applicable City codes as they pertain to development of the subject site.

9/24/2026

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PREPARED FOR:

PROJECT NAME:

TASK:

Seal of the International Society of Arboriculture (ISA). The seal is circular with the text "INTERNATIONAL SOCIETY OF ARBORICULTURE" around the top and "THOMAS L SMITH" around the bottom. In the center, it says "CERTIFIED", "CO-0120A", and "ARBORIST". A signature is written across the seal.

Municipality

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FS DESIGN	AS SHOWN SCALE
MPL DRAWN	T1
FS CHECKED	
1/7/2025 DATE	PROJECT No.

Specimen Tree Survey Data					
Specimen Tree ID Number	Size (Inches) DBH	Type (Common Name)	Description (Identification Criteria)	Condition Summary (Excellent, Good, Fair, Poor, Dead)	Not a Specimen (X)
1	32	White Oak	Embedded Wire, Included Bark	Poor	X
2	44	White Oak	Rot, Major Dead Limbs	Poor	X
3	29	Yellow Poplar	Minor Dead Limbs	Fair	
4	12	Sourwood	Minimal Included Bark	Fair	
5	12	Sourwood	Minimal Included Bark	Fair	
6	30	Red Oak	Included Bark	Poor	X
7	28	White Oak	Major Dead Limbs	Poor	X
8	25	Red Oak	Rot, Major Dead Limbs	Poor	X
9	28	Red Oak	U-Included Bark	Fair	
10	10	Sourwood	Included Bark	Poor	X
11	11	Sourwood	Minor Dead Limbs	Fair	
12	25	White Oak	Minor Dead Limbs	Fair	
13	26	Sourwood	Rot, Included Bark	Poor	X
14	25	White Oak	Minor Dead Limbs	Fair	
15	33	Hickory	Included Bark	Poor	X
16	26	White Oak	Minor Dead Limbs	Fair	
17	35	White Oak	Included Bark, Major Dead Limbs	Poor	X
18	28	White Oak	Minimal Included Bark	Fair	
19	32	White Oak	Rot	Poor	X
20	26	Red Oak	Minor Dead Limbs	Fair	
21	9	Sourwood	Mechanical Damage	Poor	X
22	8	Sourwood	Rot	Poor	X
23	24	Red Oak	Minimal Included Bark	Fair	
24	24	White Oak	Minor Dead Limbs	Fair	
25	24	Red Oak	Included Bark	Poor	X
26	40	Yellow Poplar	Included Bark	Poor	X
27	38	Red Oak	Minor Dead Limbs	Fair	
28	43	White Oak	Included Bark	Poor	X
29	31	White Oak	Rot	Poor	X
30	25	White Oak	Major Dead Limbs	Poor	X
31	29	White Oak	U-Included Bark	Fair	
32	47	White Oak	Major Dead Limbs	Poor	X
33	46	White Oak	Included Bark, Major Dead Limbs	Poor	X
34	31	White Oak	Rot, Included Bark	Poor	X
35	25	Red Oak	Included Bark, Major Dead Limbs	Poor	X
36	32	White Oak	Minor Dead Limbs	Fair	
37	29	White Oak	Embedded Wire	Poor	X
38	28	White Oak	U-Included Bark	Fair	
39	27	White Oak	Included Bark	Poor	X
40	29	White Oak	Minor Dead Limbs	Fair	
41	25	White Oak	Minimal Included Bark	Fair	
42	26	White Oak	Major Dead Limbs	Poor	X
43	28	White Oak	Rot	Poor	X
44	10	Sourwood	Minimal Included Bark	Fair	
45	26	White Oak	Major Dead Limbs	Poor	X
46	9	Sourwood	Minimal Included Bark	Fair	
47	8	Sourwood	Minimal Included Bark	Fair	
48	27	Hickory	U-Included Bark	Fair	
49	9	Sourwood	Included Bark	Poor	X
50	10	Sourwood	Rot	Poor	X
51	14	Sourwood	Included Bark	Poor	X
52	28	White Oak	Minor Dead Limbs	Fair	
53	25	Red Oak	U-Included Bark	Fair	
54	29	White Oak	Minor Dead Limbs	Fair	
55	28	White Oak	Included Bark	Poor	X
56	9	Sourwood	Minor Dead Limbs	Fair	
57	8	Sourwood	Mechanical Damage	Poor	X
58	27	Red Oak	Major Dead Limbs	Poor	X
59	10	Sourwood	Minor Dead Limbs	Fair	
60	9	Sourwood	Minimal Included Bark	Fair	
61	35	Red Maple	Included Bark	Poor	X
62	27	Yellow Poplar	Minor Dead Limbs	Fair	
63	24	White Oak	Major Dead Limbs	Poor	X
64	33	Red Maple	Included Bark	Poor	X
65	9	Sourwood	U-Included Bark	Fair	
66	11	Sourwood	Major Dead Limbs	Poor	X
67	9	Sourwood	Minimal Included Bark	Fair	
68	9	Sourwood	Rot, Included Bark	Poor	X
69	29	Loblolly Pine	Included Bark	Poor	X
70	27	Loblolly Pine		Good	

