



PLANNING COMMISSION
City Council Chambers, City Hall
Wednesday, October 28, 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. October 14, 2026, Special Called Planning Commission Meeting Action Minutes

4. GENERAL PUBLIC COMMENT

5. CONSIDERATION OF PRELIMINARY PLATS

A. **Brookecrest, Pods C & D - 12400 King Road** (22 351012150612), **800 Cox Road** (Parcel ID 22 345011600254), **740 Cox Road** (Parcel ID 22 351011610350) part of Parcel ID 22 351012150901, part of Parcel ID 22 345011600452, Parcel ID 22 345011600387, Parcel ID 22 345011600304, Parcel ID 22 345011600460, and Parcel ID 22 351011610913 located in District/Section 2/2 and Land Lots 1160, 1161, 1215-1217.
Owner/Applicant: Harry Schwartz Trust / Toll Southeast LP Company Inc.
Request: To subdivide 53.31 acres into 42 single family lots that are minimum one (1) acre in size zoned AG-1 (Agricultural) District.

B. **Harmony at Highway 9 - 265 Five Acre Road and Parcel ID: 22 523007590149**
Owner/Applicant: Epic Design & Build, LLC
Request: To subdivide 3.79 Acres into 10 single family lots at a density of 2.63 Units per Acre zoned T4 Permissive – Five Acre Road Zone, Deerfield Form Based Code

6. CONSIDERATIONS OF REZONING AND USE PERMIT APPLICATIONS

A. **U26-02 - 12457 Broadwell Road, Suite 103**, within the T4 – Crabapple Form Based Code by The Wilds Early Learning Academy to request a Use Permit to operate a pre-school (Day Care Facility Sec. 8.5.4 of the UDC) within a 750 square feet tenant space, in an existing two-story 12,064 square foot commercial building, to accommodate a maximum of 20 students for each half-day session.

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

- A. RZ26-06** - Text Amendments to the Unified Development Code regarding the retention of large tracts, development standards, and related development regulations applicable to AG-1 lots, including previously deferred provisions from RZ26-03, affecting the following: Article 2 General Provisions; Article 3 Agricultural Districts; Article 6 Special Purpose Districts; Article 8 Use Provisions; Article 9 Site Development; Article 10 Streets and Improvements; Article 11 Environment; Article 12 Administration; and Article 13 Definitions.

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

- A. None

9. OLD BUSINESS

- A. None

10. NEW BUSINESS

- A. None

11. ADJOURNMENT

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



SPECIAL CALLED PLANNING COMMISSION

**City Council Chambers, City Hall
Wednesday, October 14, 2026 at 6:00 PM**

ACTION MINUTES

1. PLEDGE OF ALLEGIANCE

Members Present:

Judy Burds
AJ Bulot

Sumeet Shah
Vic Jones

Members Absent:

Stephanie Butler

Fred Edwards

Staff Present:

Tracie Wildes Robyn MacDonald Natalie Henderson
Michael Cardamon Paul Frickey- City Attorney

2. CONSIDERATION AND ADOPTION OF THE AGENDA

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

3. CONSIDERATION OF MINUTES/ACTIONS OF PREVIOUS MEETINGS

A. September 30, 2026, Meeting Action Minutes

A motion was made by Commissioner Shah and seconded by Commissioner Bulot to recommend approval of the minutes as presented with the addition of Commission Jones be added to the "Members Present". 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. U26-01- A request by Ragin & Associates, Juan Ragin, for a Use Permit to allow an Event Facility (Sec. 8.5.6.B of the UDC) within a 1,625 square feet tenant space, in an existing two-story 38,000 square-foot commercial building, to accommodate a maximum of 90 attendees.

A motion was made by Commissioner Bulot and seconded by Commissioner Jones to recommend APPROVAL CONDITIONAL for U26-01 as present by Staff. The motion passed unanimously.

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

- A. RZ26-05** – Text Amendments to the Unified Development Code regarding AG-1 lots and development standards to the following: Article 2 General Provisions; Article 3 Agricultural Districts; Article 6 Special Purpose Districts; Article 8 Use Provisions (as it relates to setbacks for private swimming pools); Article 9 Site Development; Article 10 Streets and Improvements; Article 11 Environment; Article 12 Administration; and Article 13 Definitions. These amendments include deferred portions of RZ26-03.

A motion was made by Chairperson Burds and seconded by Commissioner Shah to recommend approval of RZ26-05 as presented by staff, with the following modifications:

- 1. Section 6.3.3.D.2.a: Add a definition for “conservation easement” in Article 13, Definitions. (Staff notes that this definition already exists.)*
- 2. Section 6.3.3.D.2.a.3: Add the words “or proposed” between “existing” and “features”.*
- 3. Section 3.110:*
 - o Revise the title to “Natural Area Temporary Construction Setback” by adding the word “Temporary.”*
 - o In subsection A.1.a.i, change the capitalized words following “leading to” to lowercase and add “as hereinafter defined” after the word “buffer.”*
 - o In subsection A.1.a.ii, change “Buffer” to lowercase and add “(as hereinafter defined)” after the word “buffer.”*
 - o In subsection A.7, replace “principal structure” with “principal building” to align with the UDC definitions, and define “natural area temporary construction setback” in Article 13, Definitions if not already defined.*
- 4. UDC Section 3.1.B.2: Insert the words “public street” before “frontage buffer.”*

5. **UDC Section 8.819.B.2.b.i:** Replace “associated decks” with “their decks” and replace “rear and side” with “all.”
6. **UDC Section 2.1.1.A:** Add a new subsection “e.” to state, “For lots equal to or greater than three acres in the AG-1 zoning district, the building area to be greater than 10,890 square feet.”.

The motion passed unanimously.

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

9. OLD BUSINESS

A. None

10. NEW BUSINESS

A. None

11. ADJOURNMENT

A motion was made by Commissioner Shah and second by Commissioner Jones to adjourn the meeting at 8:20 p.m. The motion passed unanimously.

PRELIMINARY PLAT SUBMITTAL – Brooke Crest-Pods C&D

Section 5, Item A.

PROPERTY INFORMATION

LOCATION **12400 King Road** (22 351012150612), **800 Cox Road** (Parcel ID 22 345011600254), **740 Cox Road** (Parcel ID 22 351011610350) part of Parcel ID 22 351012150901, part of Parcel ID 22 345011600452, Parcel ID 22 345011600387, **820 Cox Road** (Parcel ID 22 345011600304), Parcel ID 22 345011600460, and Parcel ID 22 351011610913

DISTRICT/SECTION, LAND LOTS 2/2 – 1160, 1161, 1215-1217

EXISTING ZONING AG-1 (Agricultural)

OVERLAY DISTRICT Rural Milton

ACRES 53.31 (Pods C & D)

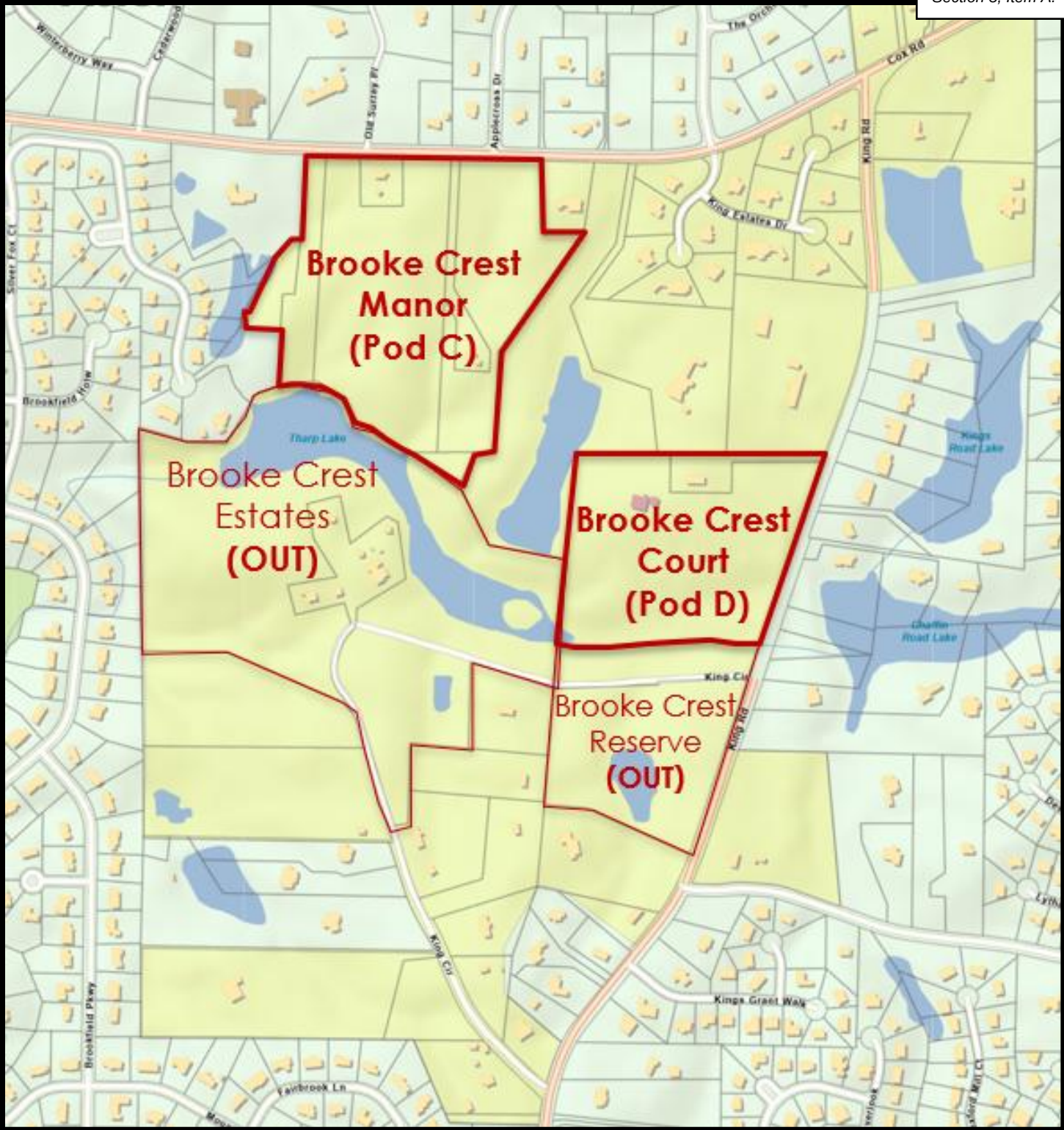
EXISTING USE Four single family homes and scattered accessory structures

PROPOSED USE Single Family Homes

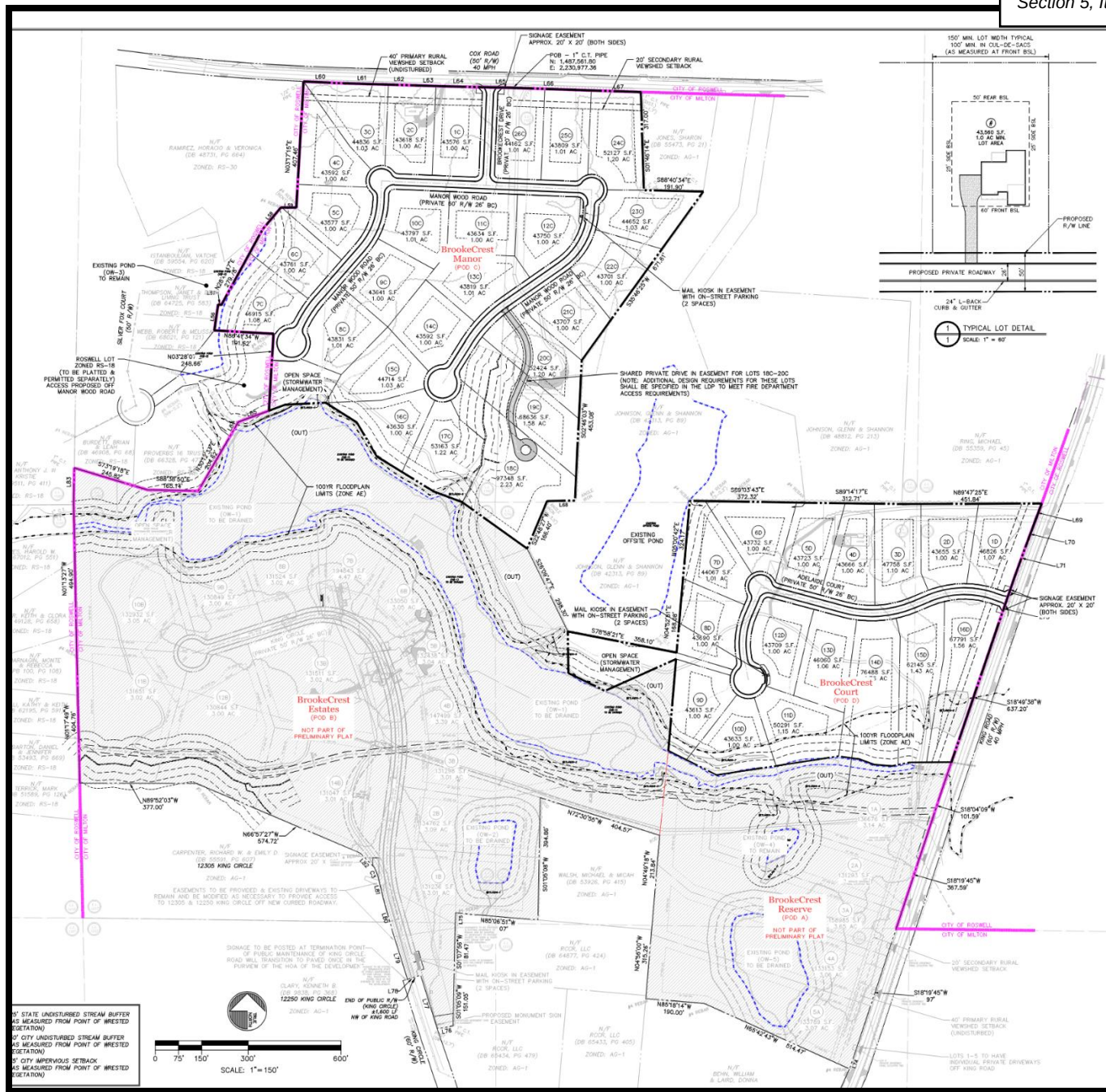
OWNER Harry Schwartz Trust
APPLICANT Toll Southeast LP Company Inc.

PROPOSED PRELIMINARY PLAT

To subdivide **53.31 acres (Pods C&D)** into **42 single family lots** that are minimum one (1) acre in size.



LOCATION MAP (Yellow – City of Milton, Blue – City of Roswell)



PRELIMINARY PLAT (Pods C&D)

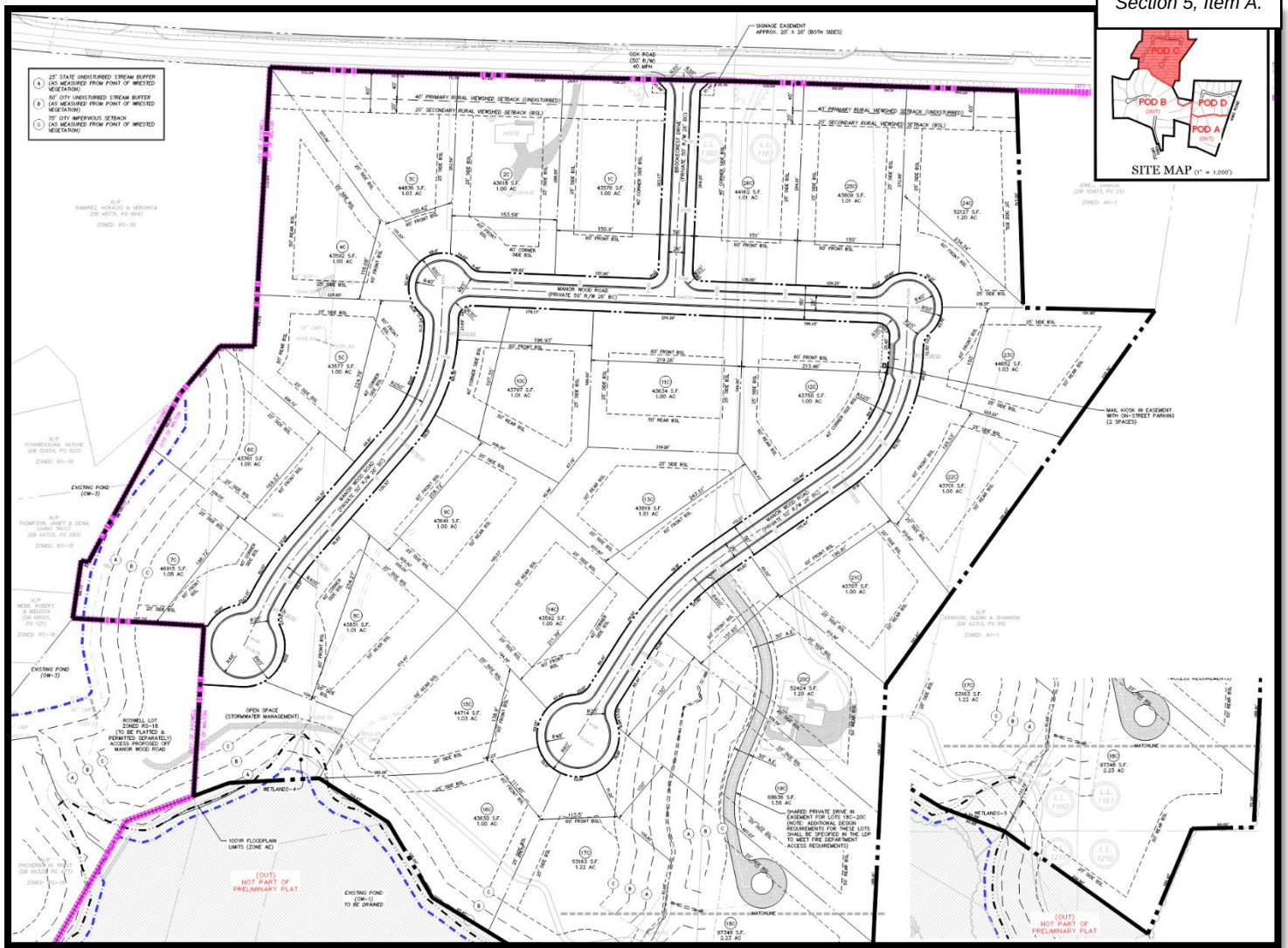
10/23/2026
Prepared by the Community Development Department for the
City of Milton Planning Commission Meeting on October 28, 2026

NOTE: THIS PRELIMINARY PLAT IS FOR PODS C & D
(PODS A & B WILL BE PLATTED SEPARATELY)

SITE ANALYSIS				
TOTAL SITE AREA				116.92 AC±
PROJECT PHASES	POD	POD YIELD	POD AREA	POD DENSITY
BROOKECREST RESERVE (3 AC.)	A	5 LOTS	15.93 AC±	0.31 UNITS/AC
BROOKECREST ESTATES (3 AC.)	B	14 LOTS	47.68 AC±	0.29 UNITS/AC
BROOKECREST MANOR (1 AC.)	C	26 LOTS	32.59 AC±	0.80 UNITS/AC
BROOKECREST COURT (1 AC.)	D	16 LOTS	20.72 AC±	0.77 UNITS/AC
TOTALS		61 LOTS	116.92 AC±	0.52 UNITS/AC
AG-1 ZONING CRITERIA				
MINIMUM BUILDING SETBACKS	FRONT			60 FEET
	CORNER SIDE			40 FEET
	SIDE			25 FEET
	REAR			50 FEET
MINIMUM LOT WIDTH (AS MEASURED AT FRONT BSL)		150 FEET (100 FEET IN CUL-DE-SAC)		
MINIMUM LOT FRONTAGE		35 FEET		
MINIMUM LOT AREA		1.0 ACRE		
MAXIMUM LOT COVERAGE	PUBLIC STREET FRONTAGE			20%
	PRIVATE STREET FRONTAGE			25%
MINIMUM BUILDABLE AREA (25% OF MIN. LOT AREA)		10,890 S.F.		
MAXIMUM BUILDING HEIGHT		SEE MILTON UDC TABLE 6.3.3B		
REQUIRED BUFFERS	40 FT PRIMARY RURAL VIEWSHED SETBACK OFF FRONTAGE R/W			
	20 FT SECONDARY RURAL VIEWSHED SETBACK OFF PRIMARY SETBACK			
PARKING REQUIRED		2 PER DWELLING UNIT		

10/23/2026

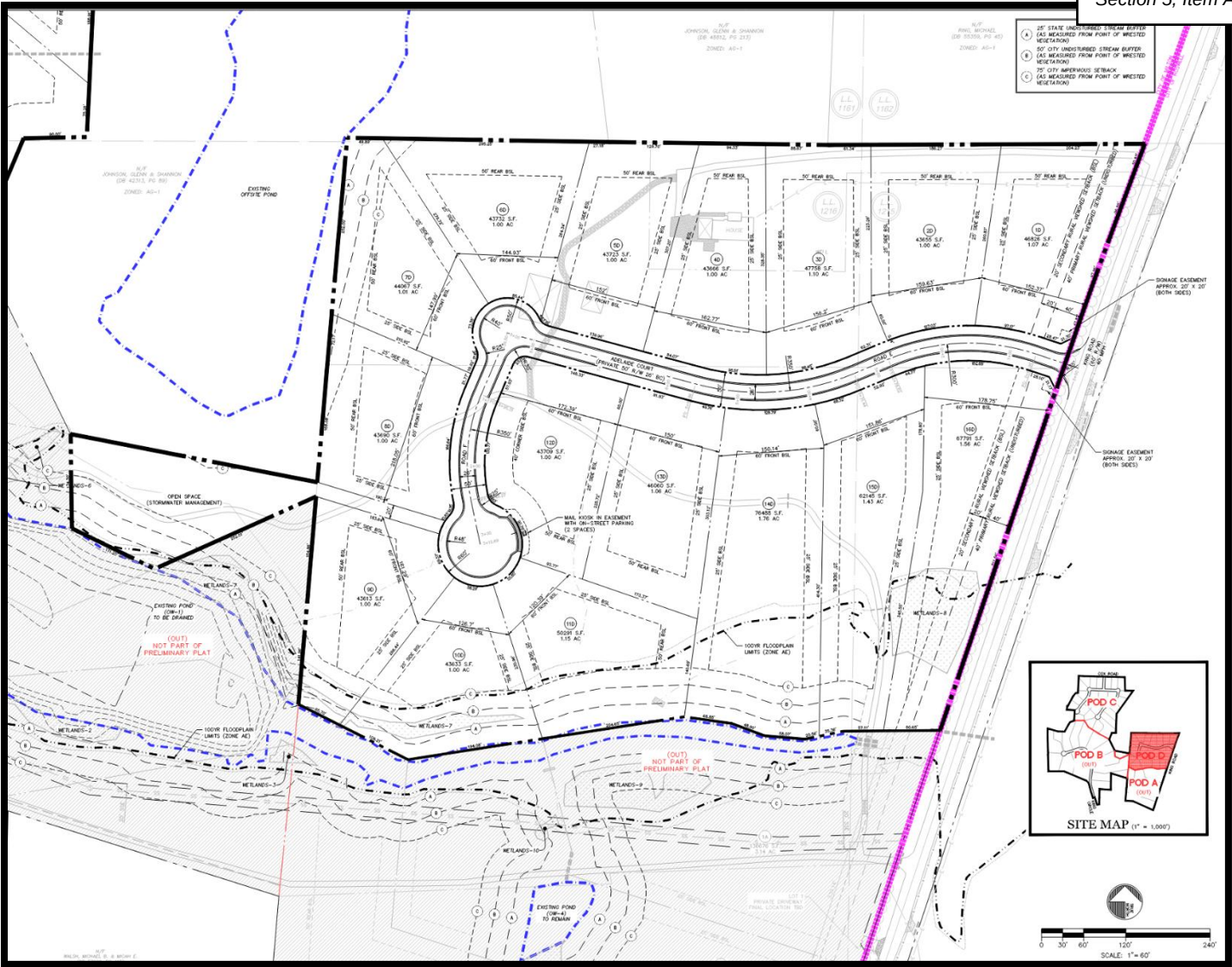
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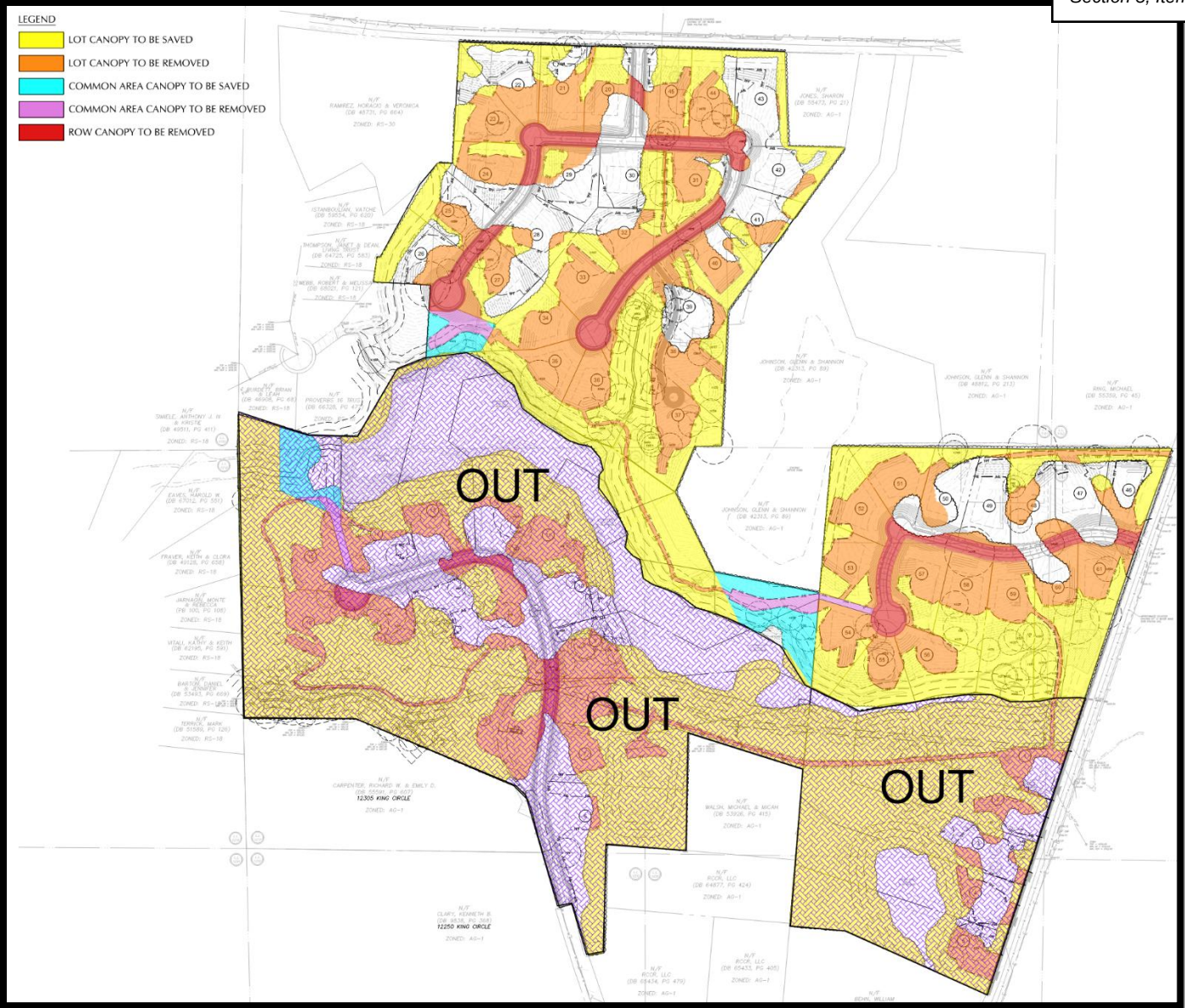
ENLARGED POD "C"

10/23/2026

Prepared by the Community Development Department for the
City of Milton Planning Commission Meeting on October 28, 2026



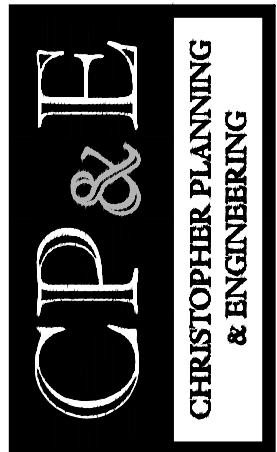
ENLARGED POD "D"



TREE CANOPY PLAN

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.

Section 5, Item A.



BROOKCREST
CONSTRUCTION PLANS
CP&E PROJECT NUMBER 2025151.10

PRELIMINARY PLAT

FOR:

BrookeCrest

PODS C & D

LAND LOTS 1160-1161, 1215-1217 & 1233
2ND DISTRICT
CITY OF MILTON
FULTON COUNTY, GEORGIA
SITE ADDRESS: 12400 KING ROAD

ZONING: AG-1

APPLICANT/DEVELOPER/
PRIMARY PERMITTEE:

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

2400 LAKEVIEW PARKWAY, SUITE 650
ALPHARETTA, GEORGIA 30009
PHONE 770.642.6123

24HR EMERGENCY CONTACT:
MR. J.R. CROWE (GSWCC #74061)
678.699.1403
jcrowe1@tollbrothers.com

GENERAL NOTES:

1. SURVEY INFORMATION TAKEN FROM ALTA SURVEY BY MITCHEL SURVEYING & CONSULTING, LLC DATED 03.15.2025.
2. SUBJECT PROPERTY IS LOCATED OFF KING ROAD AN COX ROAD IN LAND LOTS 1160-1161, 1215-1217, 1232-1233, 2ND DISTRICT, 2ND SECTION, CITY OF MILTON, FULTON COUNTY, GEORGIA.
3. TOTAL SITE AREA 116.92 ACRES± (SEE SITE ANALYSIS)
TOTAL SITE DENSITY 0.52 UNITS/AC (SEE SITE ANALYSIS)
4. DEVELOPER/PRIMARY PERMITTEE:
TOLL BROTHERS
2400 LAKEVIEW PARKWAY, SUITE 650
ALPHARETTA, GA 30009
24-HR CONTACT: MR. J.R. CROWE 678.699.1403
jcrowe1@tollbrothers.com
GSWCC #74061
5. ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
CONTACT: SOTIR J. CHRISTOPHER, P.E.
schristopher@christopherplanning.com
770.331.7303
6. ZONING: AG-1
7. THIS PRELIMINARY PLAT IS FOR PODS C & D OF THE OVERALL BROOKECREST RESIDENTIAL SUBDIVISION. AS NOTED IN THE SITE ANALYSIS, PODS A & B ARE TO BE PLATTED SEPARATELY. THE OVERALL SUBDIVISION WILL BE SINGLE FAMILY DETACHED LOTS. REFER TO SITE ANALYSIS TABLE FOR SITE DETAILS & REQUIREMENTS.
8. PROPERTY IS SPARSELY WOODED IN PLACES WITH AN EXISTING LAKE (THARP LAKE) AND SEVERAL SMALL FARM PONDS. WOOD FRAME HOUSES WITH CORRESPONDING DRIVEWAYS EXIST ON-SITE. ALL EXISTING ON-SITE BUILDINGS TO BE DEMOLISHED WITH THE DEVELOPMENT OF THIS SITE (NO EXISTING STRUCTURES TO REMAIN).
9. ALL JURISDICTIONAL WETLANDS AND BUFFERED STATE WATERS ON OR WITHIN 200' OF SITE HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AND SURVEYED. SITE RECEIVING WATERS IS THARP LAKE.
10. PROPOSED ROADWAYS TO BE PRIVATE 50' R/W (REFER TO MILTON STD. NO. MIL-101 (PROPOSED ROADS TO BE TYPE 2 CURBING WITH 11' FT LANES). ALL STREETS TO BE DESIGNED AND CONSTRUCTED TO CITY OF MILTON AND FULTON COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. PRIVATE ROADS & SHARED PRIVATE DRIVES WILL BE MAINTAINED BY HOA. NO INTERNAL SIDEWALKS PROPOSED.
11. IMPROVEMENTS ALONG COX ROAD PER CITY OF ROSWELL REQUIREMENTS.
12. A PORTION OF THE SITE IS LOCATED WITHIN A DELINEATED 100 YR FLOOD HAZARD AREA PER FIRM PANELS 13121C0034F (PANEL 34 OF 490) LAST REVISED SEPTEMBER 18, 2013.
13. WATER TO BE PROVIDED BY FULTON COUNTY. SEWER TO SEPTIC (FULTON COUNTY HEALTH).
14. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
15. ALL PROPOSED INTERNAL UTILITIES ARE TO BE UNDERGROUND.
16. TRASH TO BE COLLECTED AT CURB.
17. THERE ARE NO RECORDED ARCHAEOLOGICAL SITES WITHIN THE PROPERTY LIMITS OF THIS SITE. INFORMATION PROVIDED BY CLIENT.
18. ALL COMMON AREA SHALL BE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
19. ON-SITE DAMS TO REMAIN TO BE MAINTAINED BY HOA.
20. NO DISTURBANCE WITHIN THE 40 FOOT PRIMARY OR 20 FOOT SECONDARY RURAL VIEWSHED SETBACK SHALL BE ALLOWED UNTIL A DESIGN REVIEW PROCESS IS COMPLETED AND THE DESIGN OF THE RURAL VIEWSHED IS APPROVED BY THE DESIGN COMMITTEE.
21. STORMWATER NARRATIVE:
 - STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH GEORGIA STORMWATER MANAGEMENT MANUAL.
 - WATER QUALITY/RUNOFF REDUCTION STORMWATER MANAGEMENT TREATMENT FOR THE 1 ACRE LOT PHASES TO BE PROVIDED BY REGIONAL, UNDERGROUND STORMWATER SYSTEMS (PERFORATED CMP WITH STONE SURROUND, SUBJECT TO INFILTRATION TESTING). PONDS TO BE PROVIDED IN OPEN SPACE/COMMON AREA. THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES IN ALL PODS.
 - WATER QUALITY/RUNOFF REDUCTION STORMWATER MANAGEMENT TREATMENT FOR THE 3 ACRE LOT PHASES TO BE PROVIDED BY A CITY APPROVED INFILTRATION BMP (BIORTENTION/INFILTRATION TRENCH/UNDERGROUND SYSTEM). PONDS/BMPS TO BE PROVIDED ON INDIVIDUAL LOTS. NO MORE THAN 3 LOTS SHALL DRAIN TO A BMP.
 - THARPE LAKE (DESIGNATED ON-1 ON PLAN & DELINEATION REPORT BY CORBLU ECOLOGY GROUP) TO BE BREACHED IN ACCORDANCE WITH GA SAFE DAM REGULATIONS. THIS WILL RESULT IN A MODIFICATION TO THE THE ASSOCIATED STREAM BUFFERS.
 - A 20 FT DRAINAGE/ACCESS EASEMENT SHALL BE PROVIDED AROUND THE NEW 100 YR FLOODPLAIN BASED UPON THE FINAL DAM BREACH CONDITION.
21. FIRE NOTES:
 - FOR LDP ISSUANCE, FIRE FLOW TEST SHALL BE REQUIRED AND LDP PLANS SHALL DEMONSTRATE COMPLIANCE WITH APPENDIX B OF 2018 IFC.
 - FOR LDP ISSUANCE, FIRE HYDRANT PLACEMENT WILL BE IN ACCORDANCE WITH APPENDICES B AND C OF THE 2018 IFC.

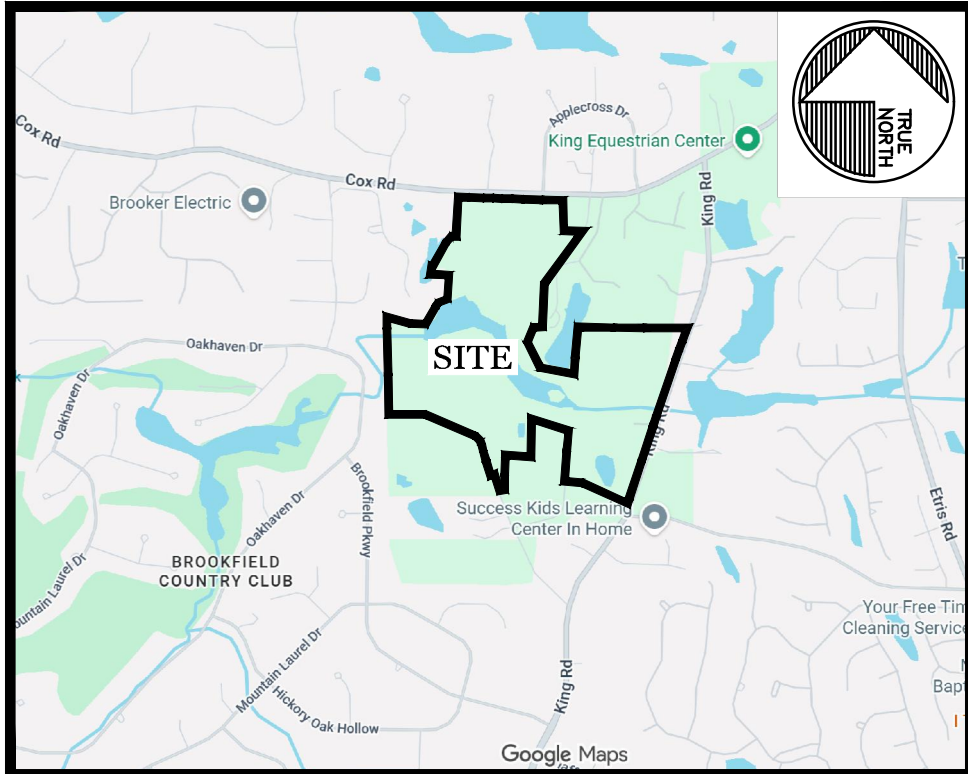
BROOKECREST PRELIMINARY PLAT LOT TABLE

LOT NUMBER	POD	ADDRESS	LOT AREA (SF)	LOT AREA (AC)	LOT WIDTH (FT)	CUL-DE-SAC LOT	LOT AREA OUTSIDE OF FLOODPLAIN (50% REQUIRED)	BUILDABLE AREA* (25% REQUIRED)	USABLE AREA* (30,000 SF REQUIRED)		
1	C	MANOR WOOD ROAD	43,576	1.00	150.90		43,576	100%	14,568	33%	43,576
2	C	MANOR WOOD ROAD	43,618	1.00	153.58		43,618	100%	15,110	42%	43,618
3	C	MANOR WOOD ROAD	44,836	1.03	100.42	X	44,836	100%	16,667	37%	44,836
4	C	MANOR WOOD ROAD	43,592	1.00	118.08	X	43,592	100%	15,409	35%	43,592
5	C	MANOR WOOD ROAD	43,577	1.00	224.78		43,577	100%	19,161	44%	43,577
6	C	MANOR WOOD ROAD	43,761	1.00	169.23		43,761	100%	11,108	25%	32,106
7	C	MANOR WOOD ROAD	46,915	1.08	196.72	X	46,915	100%	11,663	25%	30,355
8	C	MANOR WOOD ROAD	43,831	1.01	254.27	X	43,831	100%	15,550	35%	43,831
9	C	MANOR WOOD ROAD	43,641	1.00	208.72		43,641	100%	15,217	35%	43,641
10	C	MANOR WOOD ROAD	43,797	1.01	196.93		43,797	100%	15,144	35%	43,797
11	C	MANOR WOOD ROAD	43,634	1.00	219.26		43,634	100%	15,064	35%	43,634
12	C	MANOR WOOD ROAD	43,750	1.00	213.46		43,750	100%	15,092	34%	43,750
13	C	MANOR WOOD ROAD	43,819	1.01	247.51		43,819	100%	16,203	37%	43,819
14	C	MANOR WOOD ROAD	43,592	1.00	211.39	X	43,592	100%	18,028	41%	43,592
15	C	MANOR WOOD ROAD	44,734	1.03	138.90	X	44,613	100%	17,348	39%	44,019
16	C	MANOR WOOD ROAD	43,630	1.00	111.45	X	43,630	100%	15,865	36%	35,308
17	C	MANOR WOOD ROAD	53,163	1.22	113.50	X	48,595	91%	19,244	36%	37,125
18	C	MANOR WOOD ROAD	97,348	2.23	100.00	X	97,237	100%	38,150	39%	70,317
19	C	MANOR WOOD ROAD	68,636	1.58	150.00		68,636	100%	21,439	31%	45,404
20	C	MANOR WOOD ROAD	52,424	1.20	151.65		52,424	100%	22,372	43%	51,780
21	C	MANOR WOOD ROAD	43,707	1.00	196.61		43,707	100%	17,134	39%	43,707
22	C	MANOR WOOD ROAD	43,701	1.00	195.53		43,701	100%	15,052	34%	43,701
23	C	MANOR WOOD ROAD	44,652	1.03	150.00	X	44,652	100%	18,215	41%	44,652
24	C	MANOR WOOD ROAD	52,127	1.20	234.34	X	52,127	100%	23,039	44%	52,127
25	C	MANOR WOOD ROAD	43,809	1.01	150.00		43,809	100%	17,486	40%	43,809
26	C	MANOR WOOD ROAD	44,162	1.01	151.00		44,162	100%	14,930	34%	44,162
1	D	ADELAIDE COURT	46,826	1.07	152.37		46,826	100%	13,404	29%	46,826
2	D	ADELAIDE COURT	43,655	1.00	159.63		43,655	100%	17,972	41%	43,655
3	D	ADELAIDE COURT	47,758	1.10	156.20		47,758	100%	20,222	42%	47,758
4	D	ADELAIDE COURT	43,666	1.00	162.77		43,666	100%	17,881	41%	43,666
5	D	ADELAIDE COURT	43,723	1.00	152.00		43,723	100%	17,961	41%	43,723
6	D	ADELAIDE COURT	43,732	1.00	144.93	X	43,732	100%	16,325	37%	43,659
7	D	ADELAIDE COURT	44,067	1.01	147.99		44,067	100%	15,126	34%	37,110
8	D	ADELAIDE COURT	43,690	1.00	218.05		43,690	100%	14,012	32%	43,284
9	D	ADELAIDE COURT	43,613	1.00	161.29	X	39,927	92%	14,628	34%	39,756
10	D	ADELAIDE COURT	43,633	1.00	126.70	X	25,634	59%	12,718	29%	31,413 **
11	D	ADELAIDE COURT	50,293	1.15	120.39	X	31,502	63%	17,692	35%	31,502
12	D	ADELAIDE COURT	43,709	1.00	172.39		43,709	100%	16,125	37%	43,709
13	D	ADELAIDE COURT	46,060	1.06	150.00		46,060	100%	19,619	43%	46,060
14	D	ADELAIDE COURT	76,488	1.76	150.14		48,598	64%	38,054	50%	48,598
15	D	ADELAIDE COURT	62,145	1.43	151.86		45,012	72%	27,651	44%	45,012
16	D	ADELAIDE COURT	67,793	1.56	178.75		47,804	71%	16,647	25%	47,804

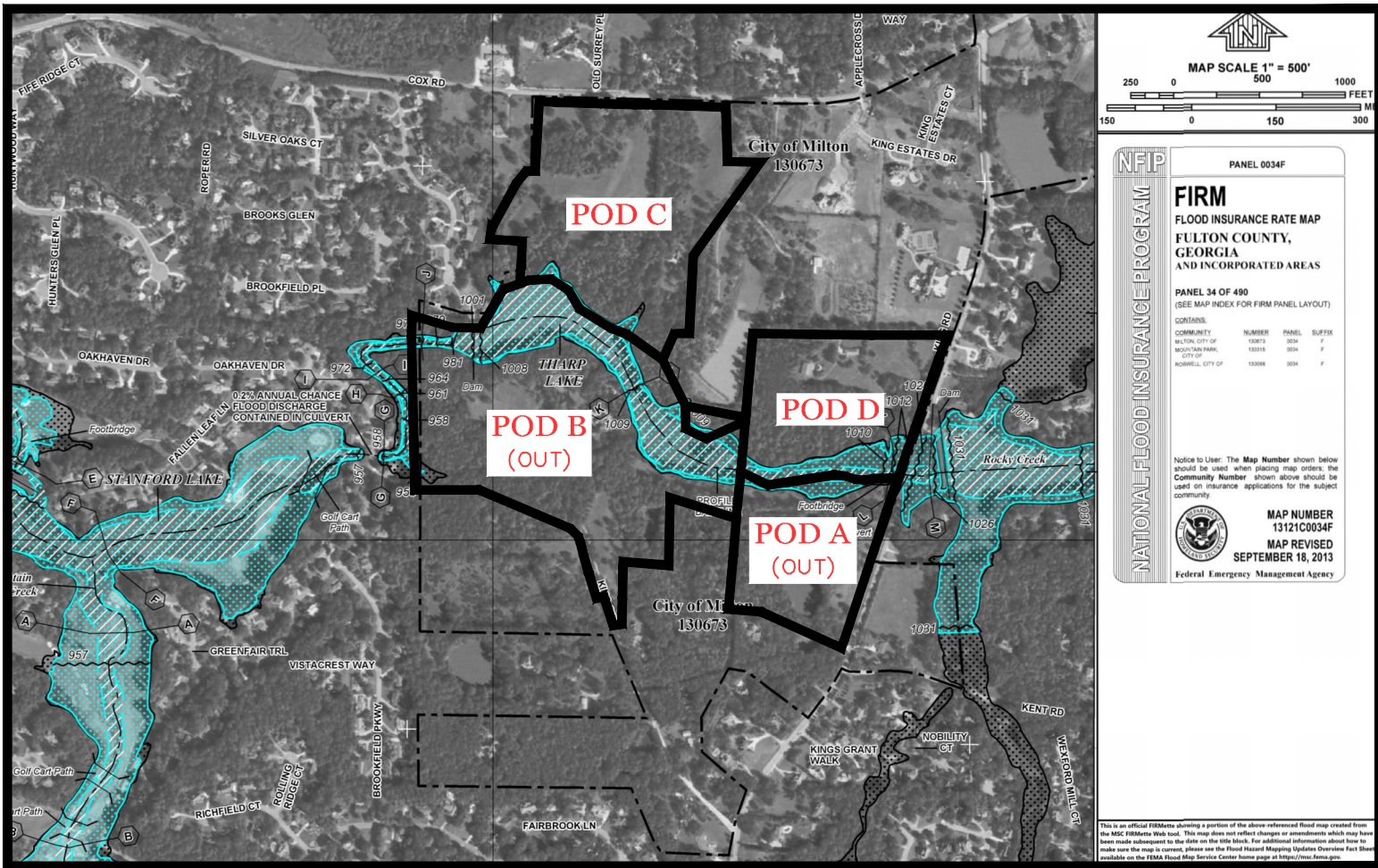
* BUILDABLE AREA EXCLUDES BUILDING SETBACKS, RURAL VIEWSHED, FLOODPLAIN AREA & STREAM BUFFERS/IMPERVIOUS SETBACKS.

** USABLE AREA EXCLUDES STREAM BUFFERS & FLOODPLAIN AREAS.

** AREA FOR THIS LOT ACCOUNTS FOR BREACH CONDITION OF EXISTING THARPE LAKE.



VICINITY MAP
SCALE 1" = 2,000'



FEMA MAP
SCALE 1"=1,000'

INDEX OF REVISIONS

ORIGINAL ISSUE DATE: OCTOBER 2, 2026

10.08.2026	CITY COMMENTS
10.14.2026	CITY COMMENTS

INDEX OF DRAWINGS

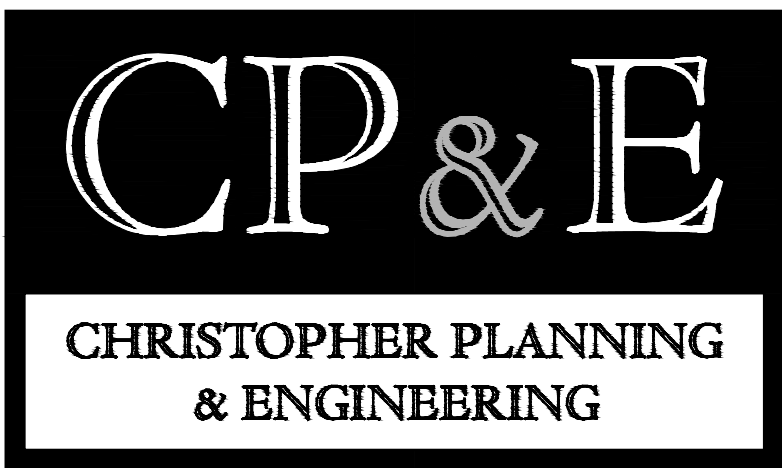
1	OF 3	OVERALL SITE PLAN
2-3	OF 3	PRELIMINARY PLAT

NOTE: THIS PRELIMINARY PLAT IS FOR PODS C & D
(PODS A & B WILL BE PLATTED SEPARATELY)

SITE ANALYSIS				
TOTAL SITE AREA				116.92 AC±
PROJECT PHASES	POD	POD YIELD	POD AREA	POD DENSITY
BROOKECREST RESERVE (3 AC.)	A	5 LOTS	15.93 AC±	0.31 UNITS/AC
BROOKECREST ESTATES (3 AC.)	B	14 LOTS	47.68 AC±	0.29 UNITS/AC
BROOKECREST MANOR (1 AC.)	C	26 LOTS	32.59 AC±	0.80 UNITS/AC
BROOKECREST COURT (1 AC.)	D	16 LOTS	20.72 AC±	0.77 UNITS/AC
TOTALS		61 LOTS	116.92 AC±	0.52 UNITS/AC
AG-1 ZONING CRITERIA				
MINIMUM BUILDING SETBACKS	FRONT			60 FEET
	CORNER SIDE			40 FEET
	SIDE			25 FEET
	REAR			50 FEET
MINIMUM LOT WIDTH (AS MEASURED AT FRONT BSL)		150 FEET (100 FEET IN CUL-DE-SAC)		
MINIMUM LOT FRONTAGE				35 FEET
MINIMUM LOT AREA				1.0 ACRE
MAXIMUM LOT COVERAGE	PUBLIC STREET FRONTAGE			20%
	PRIVATE STREET FRONTAGE			25%
MINIMUM BUILDABLE AREA (25% OF MIN. LOT AREA)				10,890 S.F.
MAXIMUM BUILDING HEIGHT				SEE MILTON UDC TABLE 6.3.3B
REQUIRED BUFFERS	40 FT PRIMARY RURAL VIEWSHED SETBACK OFF FRONTAGE R/W			
	20 FT SECONDARY RURAL VIEWSHED SETBACK OFF PRIMARY SETBACK			
PARKING REQUIRED				2 PER DWELLING UNIT



10/2/2026



ENGINEER:
SOTIR J. CHRISTOPHER, P.E.
GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.17.2027)

12460 CRABAPPLE ROAD
SUITE 202-612
ALPHARETTA, GEORGIA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

2025151.10

CP&E PROJECT NUMBER

CP&E

CHRISTOPHER PLANNING & ENGINEERING



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.31.2027)

12460 CRABAPPLE ROAD, SUITE 202-612
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PRELIMINARY PLAT

FOR:

BrookeCrest

PODS C & D

LAND LOTS 1160-1161,
1215-1217 & 1233
2ND DISTRICT
CITY OF MILTON
FULTON COUNTY, GEORGIA

SITE ADDRESS: 12400 KING ROAD

FOR:

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

2400 LAKEVIEW PARKWAY
SUITE 650
ALPHARETTA, GA 30009

24 HR CONTACT:
MR. J.R. CROWE (GSWCC # 74061)
678.699.1403
jcrowe1@tollbrothers.com

REVISIONS

10.08.2026	CITY COMMENTS
10.14.2028	CITY COMMENTS

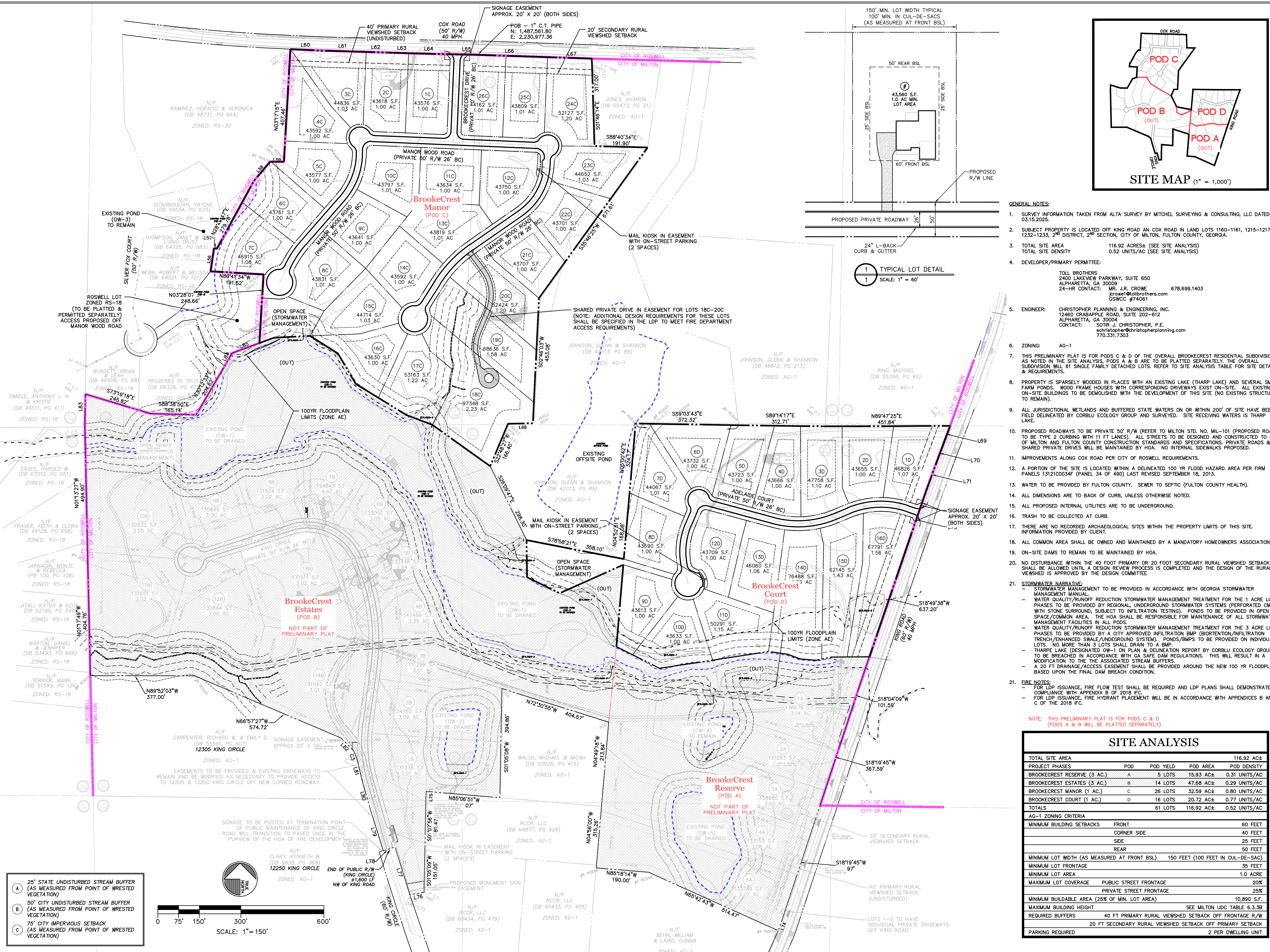
DATE:
OCTOBER 2, 2026

CP&E DRAWING NO:
2025151.10plat.dwg

OVERALL SITE PLAN

SHEET NO.

1 OF 3



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)

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BrookeCrest

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AMERICA'S LUXURY HOME BUILDER

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1	10.08.2026	CITY COMMENTS
2	10.14.2028	CITY COMMENTS

DATE:
OCTOBER 2, 2026

CP&E DRAWING NO:
2025151.10plat.dwg

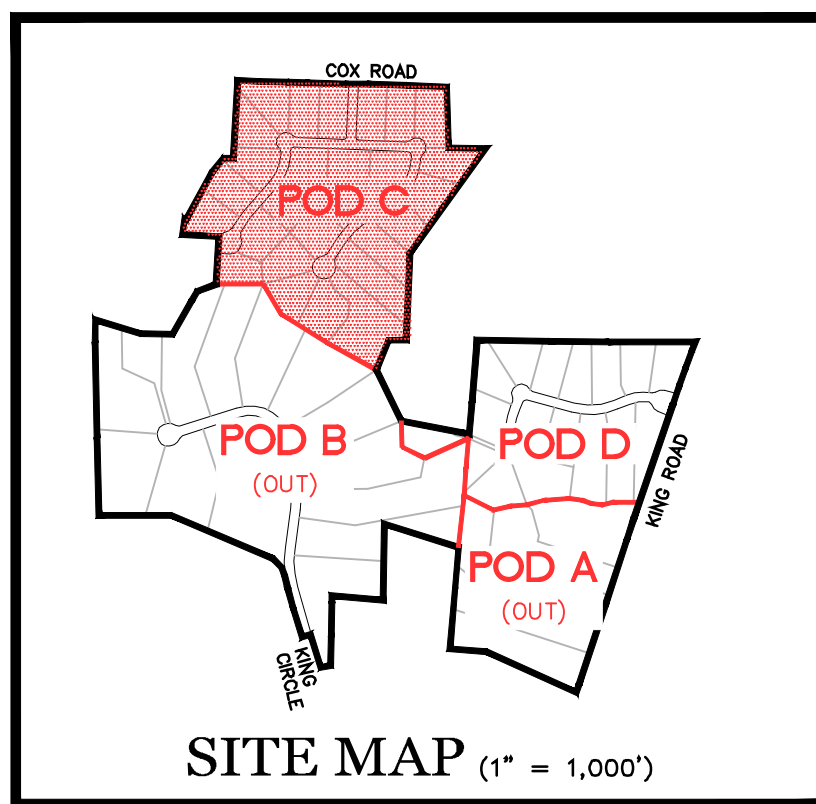
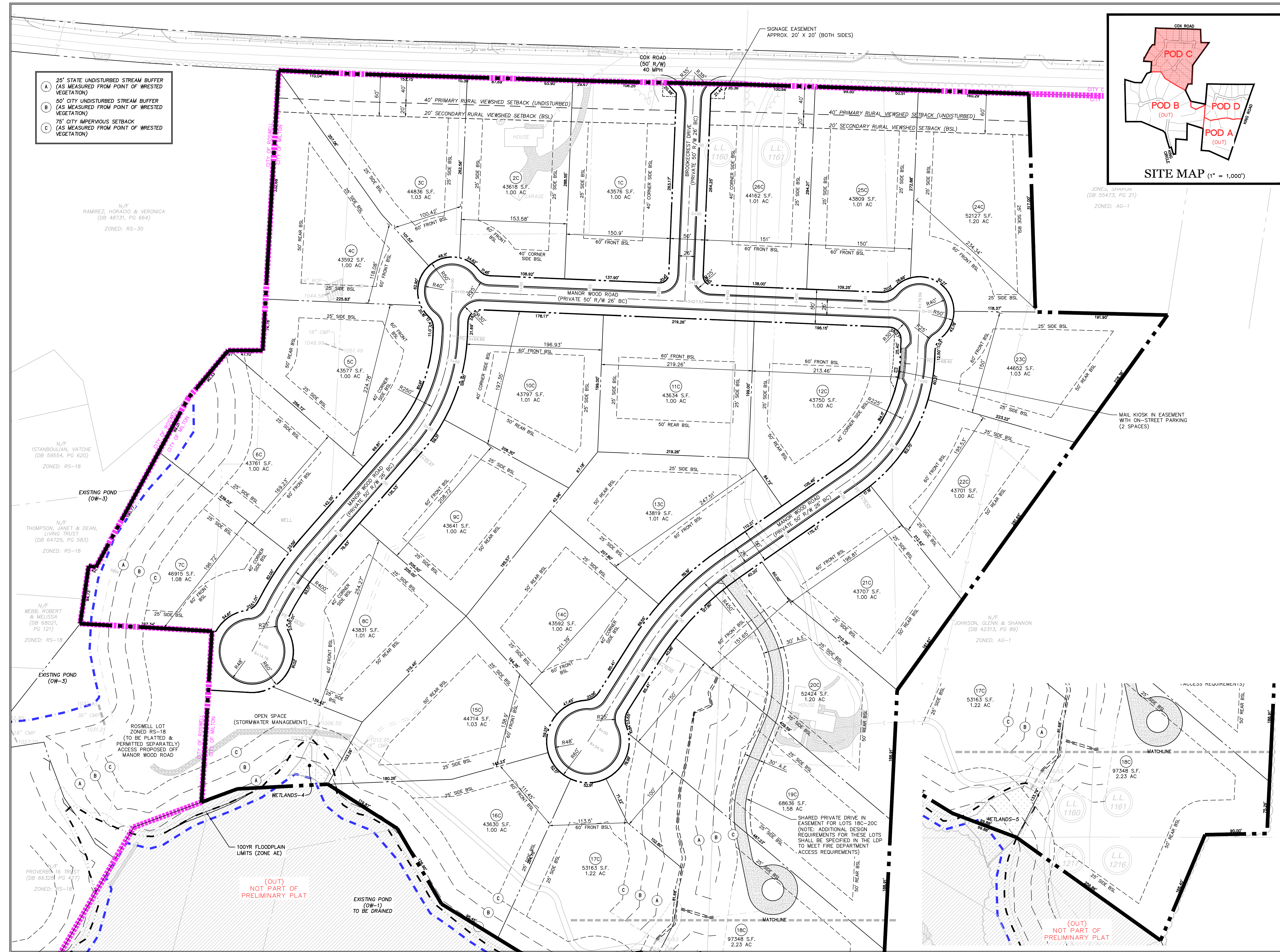
BrookCrest Manor – Pod C

SHEET NO.

2

OF

101



CP&E

CHRISTOPHER PLANNING
& ENGINEERING



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)

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PODS C & D

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1215-1217 & 1233
2ND DISTRICT
CITY OF MILTON
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REVISIONS

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2	10.14.2028	CITY COMMENTS

DATE: OCTOBER 2, 2026 CP&E DRAWING NO: 2025151.10plot.dwg

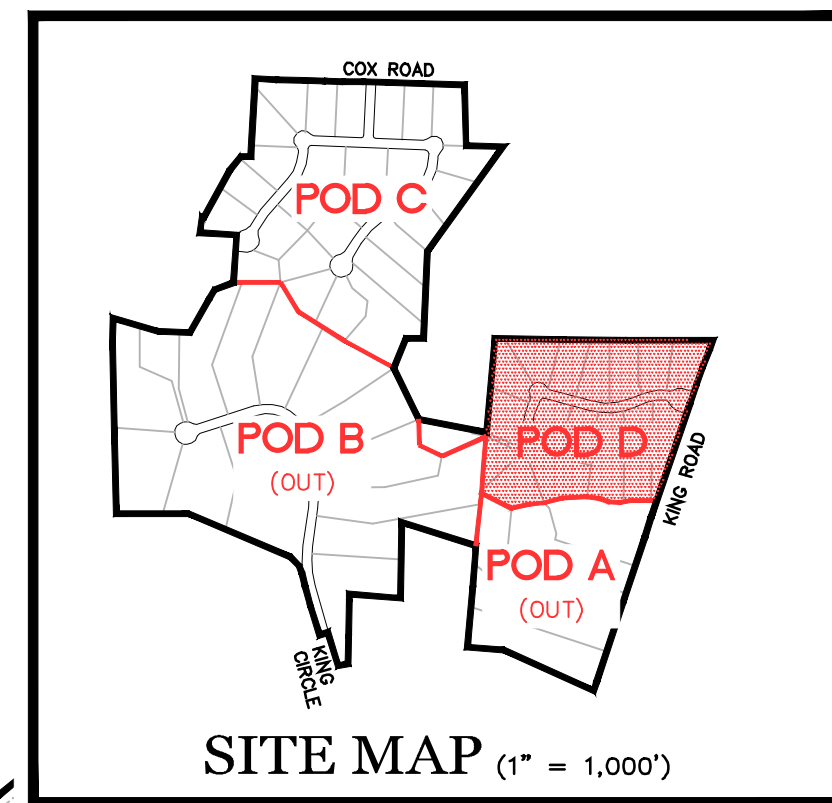
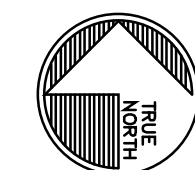
PRELIMINARY
PLAT

BrookCrest Court - POD D

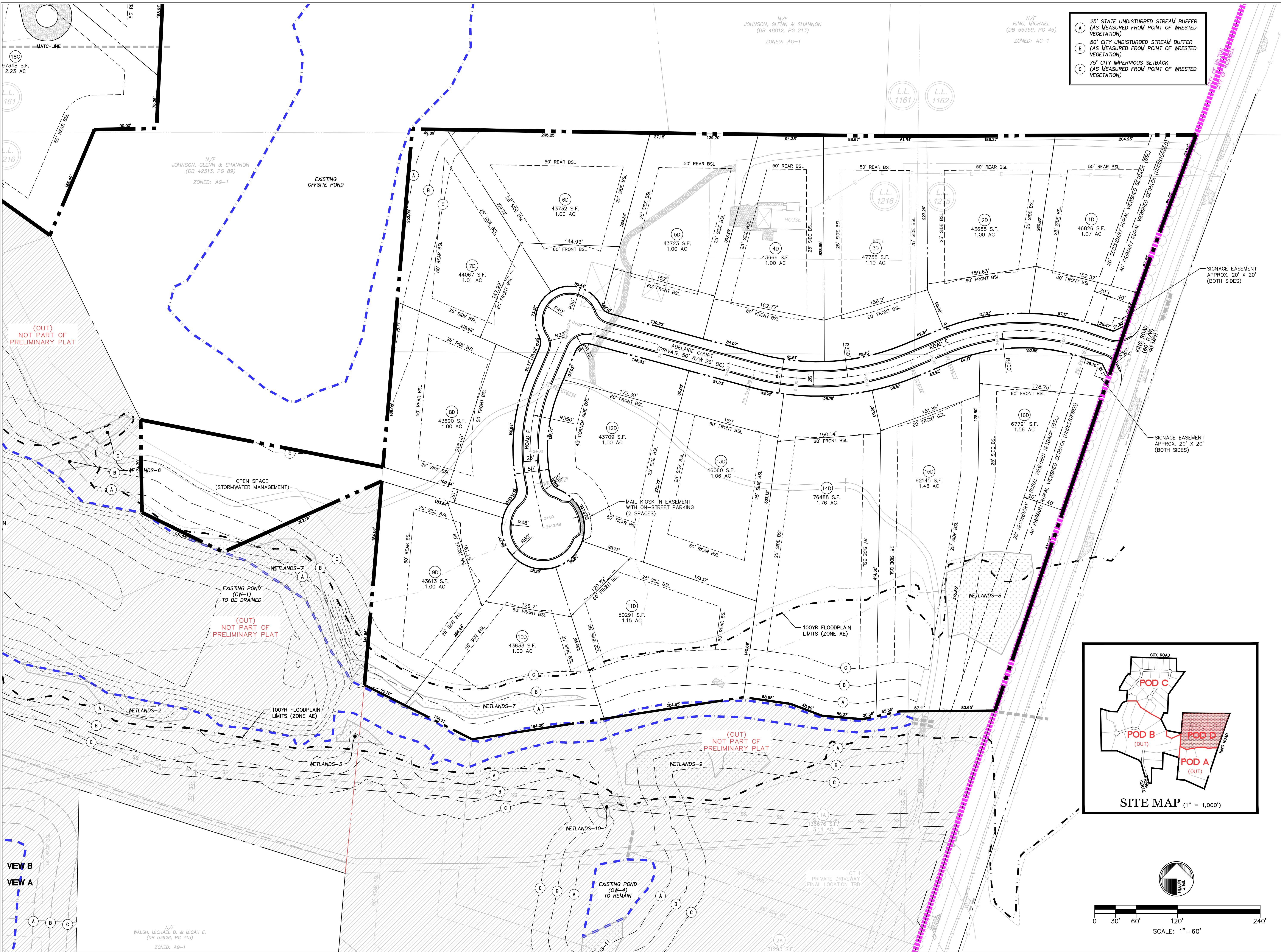
SHEET NO.

3 OF 3

- A 25' STATE UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- B 50' CITY UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- C 75' CITY IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)



0 30' 60' 120' 240'
SCALE: 1" = 60'



LEGEND

EXISTING TREE CANOPY COVER



LAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS
539 Green Street, Ste. 105
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email: landdesigngroupinc@gmail.com
web: www.landdesigngroupinc.com



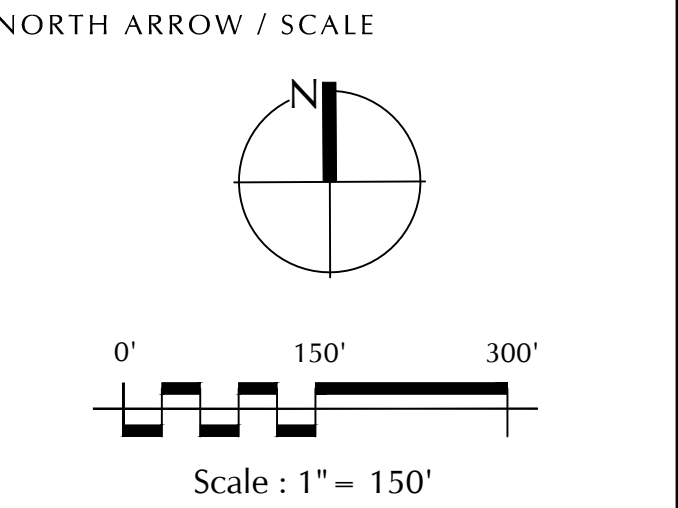
PROJECT
**BROOKECREST
RESIDENTIAL DEVELOPMENT**

Located in:
Land Lots 1159, 1160, 1161, 1162, 1215,
1216, 1217, 1218, 1231, 1232, 1233
6th District
City of Milton, Fulton County, Georgia

DATE:	PROJECT #:
9/25/2026	2024-0123
DRAWN BY:	CHECKED BY:
ODK	JMJ

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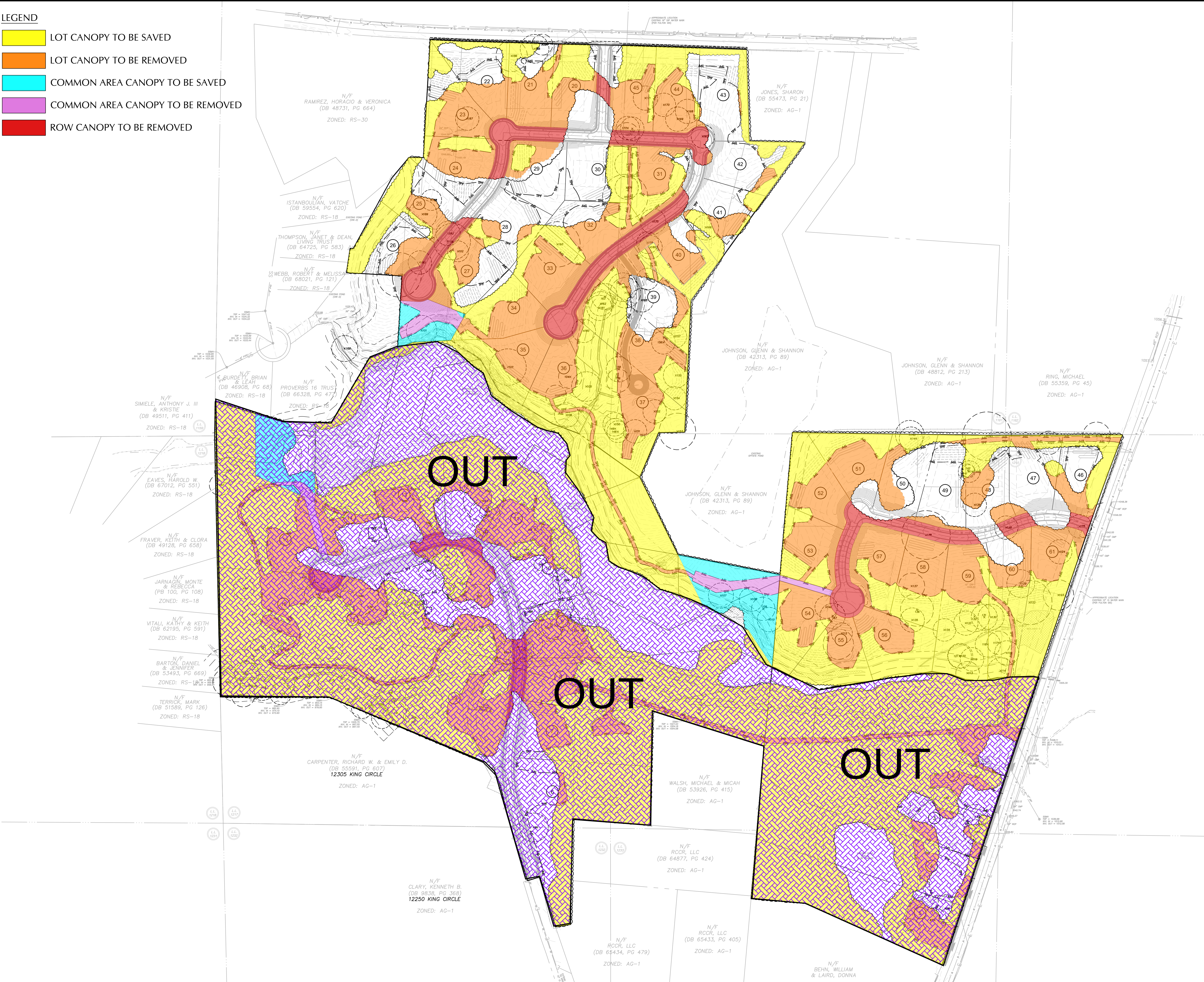
REVISIONS



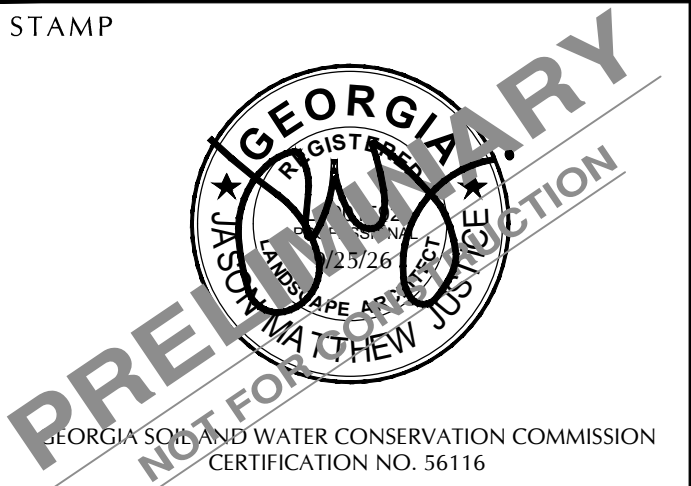
SHEET TITLE
**SITE EXISTING
TREE CANOPY**

SHEET
LC-1

- LEGEND
- LOT CANOPY TO BE SAVED
 - LOT CANOPY TO BE REMOVED
 - COMMON AREA CANOPY TO BE SAVED
 - COMMON AREA CANOPY TO BE REMOVED
 - ROW CANOPY TO BE REMOVED



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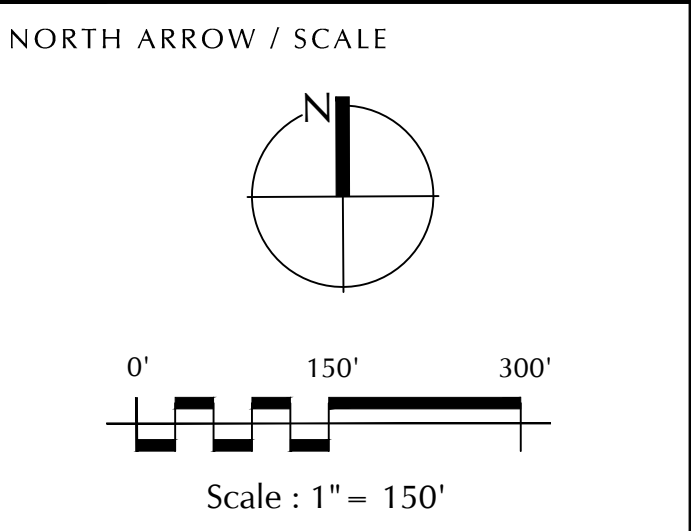
PROJECT
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REVISIONS



SHEET TITLE
LOT CANOPY COVER

SHEET
LC-2

LOT DATA						"The amount of tree canopy cover required on a lot as a condition of development will be the amount currently existing or the minimum amount set forth in Table 11.1.2.C, whichever is less. "						"Canopy coverage must be met with existing trees to remain on site or a combination of existing trees and newly planted trees. Existing trees must make up at least one-third of the required canopy coverage."							
						OPTION A				OPTION B		LESSER OF OPTIONS A OR B							
LOT #	LOT SIZE (sf)	LOT SIZE (acres)	EXISTING TREE CANOPY (SF)	EXISTING TREE CANOPY TO BE REMOVED (SF)	EXISTING TREE CANOPY TO BE SAVED (SF)	LOT #	MIN. TREE CANOPY REQUIREMENT BASED ON THE % OF LOT SIZE (SEE TABLE 11.1.2.C)			MIN. TREE CANOPY REQUIREMENT BASED ON EXISTING CANOPY	REQUIRED MINIMUM TREE CANOPY SIZE PER LOT: LESSER VALUE BETWEEN OPTION A OR B		LOT #	REQUIRED MINIMUM TREE CANOPY SIZE PER LOT	REQUIRED MINIMUM EXISTING TREE CANOPY TO BE SAVED (SF)	PROPOSED TREE CANOPY SAVED PER LOT (SF)	CAN THE 1/3 EXISTING CANOPY REQ. BE MET WITH THE PROPOSED PLAN?	DIFFERENCE BETWEEN SAVED AND REQ. EXISTING, IF REQ. IS NOT MET (SF)	
			INCLUDING INSIDE STATE STREAM BUFFERS SEE CODE 11.11.1.B & D.4.a		*INCLUDING INSIDE STATE STREAM BUFFERS* SEE CODE 11.11.1.B & D.4.a		TABLE A	LOT SIZE (SF)	MIN. CANOPY SIZE	MIN. CANOPY SIZE (= EXISTING CANOPY SIZE)	A or B	MINIMUM CANOPY COVER REQUIRED PER LOT		MINIMUM CANOPY COVER REQUIRED PER LOT	33% OF LOT REQUIREMENT		SAVED TREE CANOPY ≥ REQUIRED EXISTING CANOPY	= SAVED - REQUIRED EXISTING	
1	136,676	3.14	120,984.11	21,003.50	99,980.61	1	25%	136,676	34,169.00	120,984.11	A	34,169.00	1	34,169.00	11,378.28	99,980.61	YES		
2	131,293	3.01	116,268.88	13,397.93	102,870.95	2	25%	131,293	32,823.25	116,268.88	A	32,823.25	2	32,823.25	10,930.14	102,870.95	YES		
3	158,985	3.65	125,986.60	10,324.45	115,662.15	3	25%	158,985	39,746.25	125,986.60	A	39,746.25	3	39,746.25	13,235.50	115,662.15	YES		
4	133,153	3.06	80,682.25	8,858.94	71,823.31	4	25%	133,153	33,288.25	80,682.25	A	33,288.25	4	33,288.25	11,084.99	71,823.31	YES		
5	133,789	3.07	107,305.33	17,518.12	89,787.21	5	25%	133,789	33,447.25	107,305.33	A	33,447.25	5	33,447.25	11,137.93	89,787.21	YES		
6	131,236	3.01	88,805.97	2,671.41	86,134.56	6	25%	131,236	32,809.00	88,805.97	A	32,809.00	6	32,809.00	10,925.40	86,134.56	YES		
7	134,762	3.09	122,822.66	28,823.60	93,999.06	7	25%	134,762	33,690.50	122,822.66	A	33,690.50	7	33,690.50	11,218.94	93,999.06	YES		
8	147,759	3.39	116,747.76	32,247.67	84,500.09	8	25%	147,759	36,939.75	116,747.76	A	36,939.75	8	36,939.75	12,300.94	84,500.09	YES		
9	156,628	3.60	56,882.94	29,517.61	27,365.33	9	25%	156,628	39,157.00	56,882.94	A	39,157.00	9	39,157.00	13,039.28	27,365.33	YES		
10	133,540	3.07	77,063.86	7,252.29	69,811.57	10	25%	133,540	33,385.00	77,063.86	A	33,385.00	10	33,385.00	11,117.21	69,811.57	YES		
11	140,562	3.23	98,759.24	30,059.06	68,700.18	11	25%	140,562	35,140.50	98,759.24	A	35,140.50	11	35,140.50	11,701.79	68,700.18	YES		
12	134,603	3.09	60,065.92	8,592.25	51,473.67	12	25%	134,603	33,650.75	60,065.92	A	33,650.75	12	33,650.75	11,205.70	51,473.67	YES		
13	134,253	3.08	46,004.10	17,687.23	28,316.87	13	25%	134,253	33,563.25	46,004.10	A	33,563.25	13	33,563.25	11,176.56	28,316.87	YES		
14	131,766	3.02	47,225.75	14,096.94	33,128.81	14	25%	131,766	32,941.50	47,225.75	A	32,941.50	14	32,941.50	10,969.52	33,128.81	YES		
15	132,932	3.05	127,585.52	30,079.48	97,506.04	15	25%	132,932	33,233.00	127,585.52	A	33,233.00	15	33,233.00	11,066.59	97,506.04	YES		
16	131,651	3.02	130,997.95	30,561.43	100,436.52	16	25%	131,651	32,912.75	130,997.95	A	32,912.75	16	32,912.75	10,959.95	100,436.52	YES		
17	130,844	3.00	125,947.92	25,683.67	100,264.25	17	25%	130,844	32,711.00	125,947.92	A	32,711.00	17	32,711.00	10,892.76	100,264.25	YES		
18	131,511	3.02	84,763.87	32,099.65	52,664.22	18	25%	131,511	32,877.75	84,763.87	A	32,877.75	18	32,877.75	10,948.29	52,664.22	YES		
19	131,047	3.01	125,940.05	42,957.81	82,982.24	19	25%	131,047	32,761.75	125,940.05	A	32,761.75	19	32,761.75	10,909.66	82,982.24	YES		
20	43,576	1.00	29,918.92	15,506.75	14,412.17	20	57%	43,576	24,838.32	29,918.92	A	24,838.32	20	24,838.32	8,271.16	14,412.17	YES		
21	43,618	1.00	35,143.95	25,467.50	9,676.45	21	57%	43,618	24,862.26	35,143.95	A	24,862.26	21	24,862.26	8,279.13	9,676.45	YES		
22	48,267	1.11	24,379.83	13,938.72	10,441.11	22	57%	48,267	27,512.19	24,379.83	B	24,379.83	22	21,530.76	7,169.74	7,806.14	YES		
23	43,585	1.00	337,198.65	24,716.52	312,482.13	23	57%	43,585	24,843.45	337,198.65	A	24,843.45	23	24,843.45	8,272.87	12,622.50	YES		
24	43,599	1.00	27,715.34	21,619.65	6,095.69	24	57%	43,599	24,851.43	27,715.34	A	24,851.43	24	24,851.43	8,275.53	9,264.81	YES		
25	43,614	1.00	26,497.52	12,239.50	14,258.02	25	57%	43,614	24,859.98	26,497.52	A	24,859.98	25	24,859.98	8,278.37	13,468.97	YES		
26	43,570	1.00	27,409.58	11,600.52	15,809.06	26	57%	43,570	24,834.90	27,409.58	A	24,834.90	26	24,834.90	8,270.02	17,045.09	YES		
27	43,831	1.01	27,755.68	23,791.82	3,963.86	27	57%	43,831	24,983.67	27,755.68	A	24,983.67	27	24,983.67	8,319.56	8,704.87	YES		
28	43,641	1.00	14,015.73	6,666.96	7,348.77	28	57%	43,641	24,875.37	14,015.73	B	14,015.73	28	14,015.73	4,667.24	7,348.77	YES		
29	43,797	1.01	14,743.32	9,173.96	5,569.37	29	57%	43,797	24,964.29	14,743.32	B	14,743.32	29	14,743.32	4,909.53	5,569.37	YES		
30	43,634	1.00	14,771.04	1,580.59	13,190.45	30	57%	43,634	24,871.38	14,771.04	B	14,771.04	30	14,771.04	4,918.76	13,190.45	YES		
31	43,750	1.00	39,467.84	23,698.06	15,769.78	31	57%	43,750	24,937.50	39,467.84	A	24,937.50	31	24,937.50	8,304.19	15,769.78	YES		
32	43,819	1.01	30,498.15	23,060.24	7,437.91	32	57%	43,819	24,976.83	30,498.15	A	24,976.83	32	24,976.83	8,317.28	8,601.18	YES		
33	43,592	1.00	43,068.46	31,147.91	11,920.55	33	57%	43,592	24,847.44	43,068.46	A	24,847.44	33	24,847.44	8,274.20	11,920.55	YES		
34	44,714	1.03	42,132.07	25,225.24	16,906.83	34	57%	44,714	25,486.98	42,132.07	A	25,486.98	34	25,486.98	8,487.16	16,906.83	YES		
35	43,630	1.00	43,629.89	26,413.05	17,216.84	35	57%	43,630	24,869.10	43,629.89	A	24,869.10	35	24,869.10	8,281.41	17,216.84	YES		
36	53,158	1.22	53,158.92	25,071.38	28,087.54	36	57%	53,158	30,300.06	53,158.92	A	30,300.06	36	30,300.06	10,089.92	28,087.54	YES		
37	97,352	2.23	97,352.75	35,872.46	61,480.29	37	40%	97,352	38,940.80	97,352.75	A	38,940.80	37	38,940.80	12,967.29	61,480.29	YES		
38	68,636	1.58	62,263.78	27,281.89	34,981.89	38	40%	68,636	27,454.40	62,263.78	A	27,454.40	38	27,454.40	9,142.32	34,981.89	YES		
39	52,424	1.20	29,988.01	15,734.69	14,253.32	39	57%	52,424	29,881.68	29,988.01	A	29,881.68	39	29,881.68	9,950.60	14,253.32	YES		
40	43,707	1.00	37,476.84	21,188.74	16,288.10	40	57%	43,707	24,912.99	37,476.84	A	24,912.99	40	24,912.99	8,296.03	16,288.10	YES		
41	43,701	1.00	21,610.93	7,663.91	13,947.02	41	57%	43,701	24,909.57	21,610.93	B	21,610.93	41	21,610.93	7,196.44	13,947.02	YES		
42	44,652	1.03	15,459.10	3,349.84	12,109.26	42	57%	44,652	25,451.64	15,459.10	B	15,459.10	42	15,459.10	5,147.88	12,109.26	YES		
43	52,127	1.20	12,876.47	1,245															

PRELIMINARY PLAT SUBMITTAL – HARMONY AT HIGHWAY 7

PROPERTY INFORMATION

LOCATION 265 Five Acre Road and Parcel ID 22 523007590149

DISTRICT/SECTION, LAND LOT 2/2 – 759

EXISTING ZONING T4 Permissive – Five Acre Road Zone

FORM BASED CODE Deerfield

ACRES 3.79

EXISTING USE Undeveloped

PROPOSED USE 10 Single Family Homes

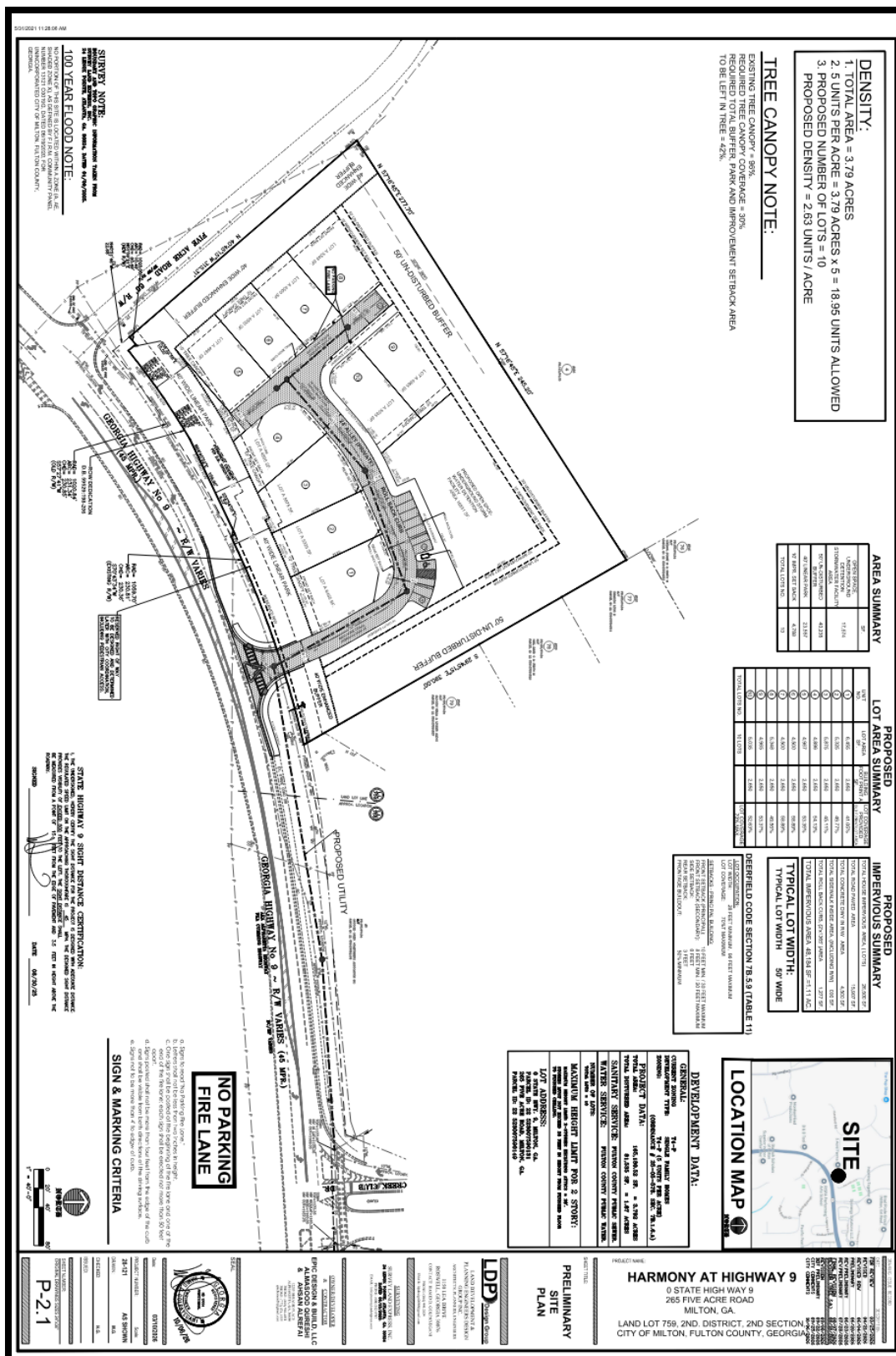
OWNER/APPLICANT Epic Design & Build, LLC

PROPOSED PRELIMINARY PLAT

To subdivide **3.79 acres** into **10 single family lots** at a density of **2.63 units per acre**.

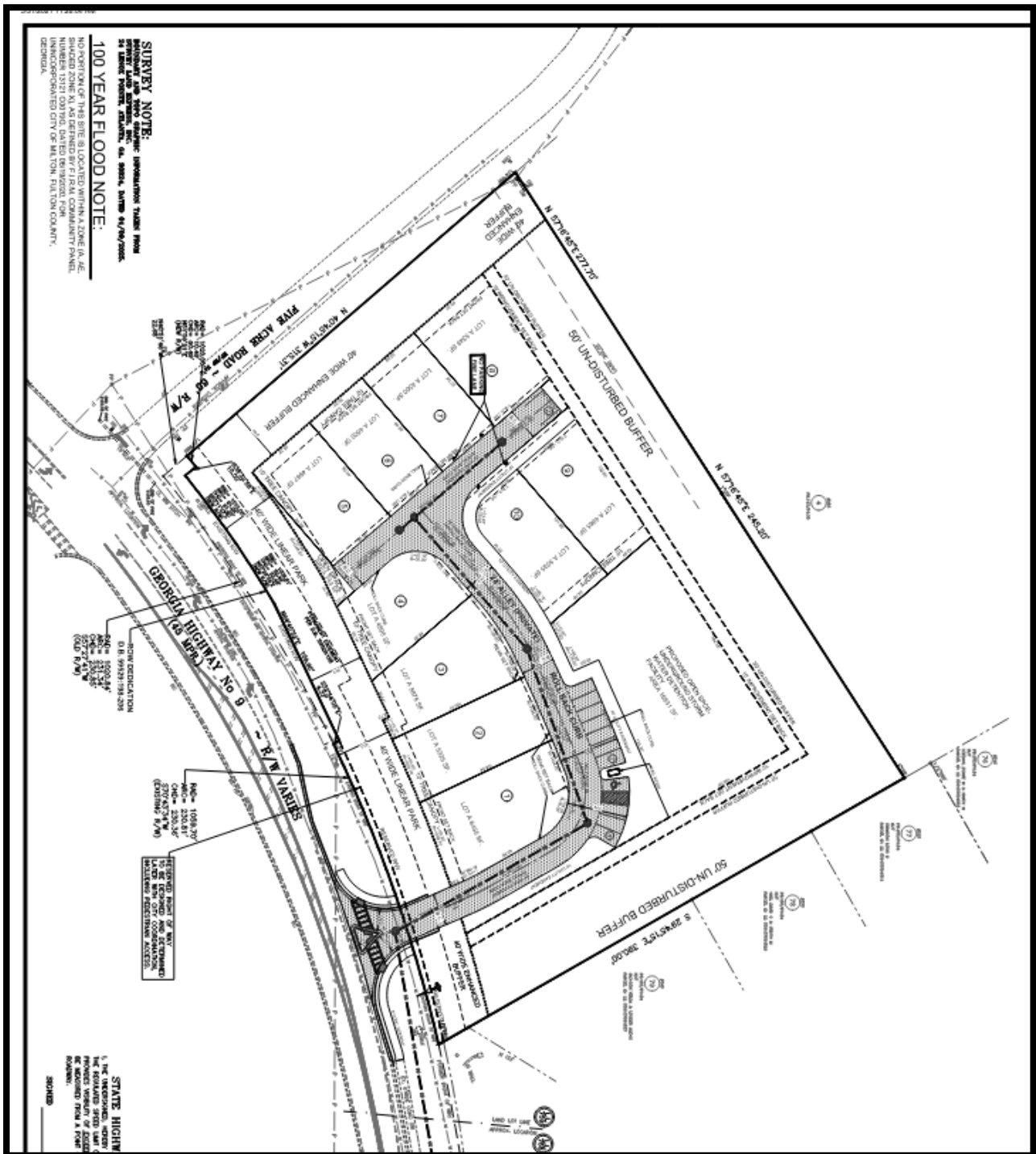


LOCATION MAP



PRELIMINARY PLAT

10/23/2026
Prepared by the Community Development Department for the
City of Milton Planning Commission Meeting on October 28, 2026



PRELIMINARY PLAT - ENLARGED

10/23/2026

Prepared by the Community Development Department for the
City of Milton Planning Commission Meeting on October 28, 2026



TREE SURVEY

10/23/2026
Prepared by the Community Development Department for the
City of Milton Planning Commission Meeting on October 28, 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 if a Warrant is approved by the Community Development Director regarding Sec. 7B.3.2.C.2. - No more than 20% of the total lots in the development may front on a civic space (40' linear park).

10/23/2026

Prepared by the Community Development Department for the
City of Milton Planning Commission Meeting on October 28, 2026

1. TOTAL AREA = 3.79 ACRES
2. 5 UNITS PER ACRE = 3.79 ACRES x 5 = 18.95 UNITS ALLOWED
3. PROPOSED NUMBER OF LOTS = 10
PROPOSED DENSITY = 2.63 UNITS / ACRE

EXISTING TREE CANOPY = 96%.
REQUIRED TREE CANOPY COVERAGE = 30%
REQUIRED TOTAL BUFFER, PARK AND IMPROVEMENT SETBACK AREA
TO BE LEFT IN TREE = 42%.

	SF.
OPEN SPACE, UNDERGROUND DETENTION STORMWATER FACILITY AREA	17,574
50' UN-DISTURBED BUFFER	40,238
40' LINEAR PARK	23,557
10' IMPR. SET BACK	4,788
TOTAL LOTS NO.	10

UNIT NO.	LOT AREA SF.	BUILDING FOOT PRINT A SF.	LOT COVERAGE PROVIDED B.L.D.F PRINT/LOT AREA
①	6.455	2.650	41.05%
②	5.325	2.650	49.77%
③	5.875	2.650	45.11%
④	4.896	2.650	54.13%
⑤	4.967	2.650	53.35%
⑥	4.500	2.650	58.89%
⑦	4.500	2.650	58.89%
⑧	5.348	2.650	49.55%
⑨	4.965	2.650	53.37%
⑩	5.035	2.650	52.63%
TOTAL LOTS NO.	10 LOTS		LOT COVERAGE 70% MAX.

TOTAL HOUSE IMPERVIOUS AREA, (LOTS)	26,500 SF.
TOTAL ROAD PAVED AREA	15,907 SF.
TOTAL CONCRETE DWY IN R/W AREA	4,500 SF.
TOTAL SIDEWALK INSIDE AREA, (INCLUDING R/W)	000 SF.
TOTAL ROLL BACK CURB, (2'x1365') AREA	1,277 SF.
TOTAL IMPERVIOUS AREA 48,184 SF.=1.11 AC.	

TYPICAL LOT WIDTH 50' WIDE

<u>LOT OCCUPATION:</u>	
LOT WIDTH:	28 FEET MINIMUM, 96 FEET MAXIMUM
LOT COVERAGE:	70%T MAXIMUM
<u>SETBACKS - PRINCIPAL BUILDING:</u>	
FRONT SETBACK (PRINCIPAL):	10 FEET MIN. / 30 FEET MAXIMUM
FRONT SETBACK (SECONDARY):	8 FEET MIN. / 20 FEET MAXIMUM
SIDE SETBACK:	0 FEET
REAR SETBACK:	3 FEET
FRONTAGE BUILDOUT:	50% MINIMUM



CURRENT ZONING:	T4-P
DEVELOPMENT TYPE:	SINGLE FAMILY HOMES
ZONING:	T4-P (5 UNITS PER ACRES)
(ORDINANCE # 25-05-578. SEC. 7B.16.A)	
PROJECT DATA:	
TOTAL AREA:	165,180.52 SF. = 3.792 ACRES
TOTAL DISTURBED AREA:	81,535 SF. = 1.87 ACRES
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
NUMBER OF LOTS: TOTAL LOTS = 10	
MAXIMUM HEIGHT LIMIT FOR 2 STORY:	
MAXIMUM HEIGHT LIMIT: 2-STORIES EXCLUDING ATTICS = 28'. STORIES MUST NOT EXCEED 28 FEET IN HEIGHT FROM FINISHED FLOOR TO FINISHED CEILING.	
LOT ADDRESS: 0 STATE HWY. 9, MILTON, GA. PARCEL ID: 22 523007590131 265 FIVE ACRE ROAD, MILTON, GA. PARCEL ID: 22 523007590149	

DATE	DESCRIPTION
FOR REVIEW	03/25/2026
REVISED	04/21/2026
REVISED ROW	06/04/2026
PRELIMINARY	06/20/2026
REV.PRELIMINARY	06/23/2026
REV.PRELIMINARY	07/28/2026
FINAL REVISION	08/07/2026
REVISION (TREE S.A.)	08/18/2026
REVISION	09/08/2026
DOT PRELIMINARY	09/22/2026
CITY COMMENTS	09/25/2026
CITY COMMENTS	10/06/2026

PROJECT NAME: **HARMONY AT HIGHWAY 9**
0 STATE HIGH WAY 9
265 FIVE ACRE ROAD
MILTON, GA.
LAND LOT 759, 2ND DISTRICT, 2ND SECTION
CITY OF MILTON, FULTON COUNTY, GEORGIA

PROJECT NAME:

SHEET TITLE:

LDP Design Group

**LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.**
ARCHITECTS, PLANNERS, ENGINEERS

**1150 LEA DRIVE
ROSWELL, GEORGIA 30076**

CONTACT: HAMID D. GOLPAYEGANI

PHONE: (404) 993-2829
EMAIL: ldpdsgn2000@gmail.com

SURVEYING
SURVEY LAND EXPRESS, INC.
 24 LENOX POINTE, ATLANTA, GA. 30324
 DATED 06/13/2023.
 PHONE: (404) 252-5747
 EMAIL: Info@surveylandexpress.com

OWNER/DEVELOPER
& CONTRACTOR

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI
& AHSAN ALREFAI

12285 BERAGIO PLACE
ALPHARETTA, GA. 30004
PHONE: (860) 986-4051
PHONE: (773) 474-1555
epichomesdb@gmail.com

SEAL



Date: 03/10/2026

PROJECT NUMBER: _____ Scale: _____

26-121	AS SHOWN
--------	----------

DRAWN: MG

STRAWN: _____

CHECKED: H.G.

ISSUED:

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

D 2 1

F-2.1

27

SURVEY NOTE:
BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM
SURVEY LAND EXPRESS, INC.
24 LENOX POINTE, ATLANTA, GA. 30324, DATED 01/09/2025

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0019G, DATED 06/19/2020, FOR UNINCORPORATED CITY OF MILTON, FULTON COUNTY, GEORGIA.

I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 45 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF EXCEED 500 FEET TO THE LEFT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15.0 FEET FROM THE EDGE OF PAVEMENT AND 3.5 FEET IN HEIGHT ABOVE THE ROADWAY.

SIGNED _____ DATE 08/30/25



SURVEY NOTE:
BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM
SURVEY LAND EXPRESS, INC.
24 LENOX POINTE, ATLANTA, GA. 30324, DATED 01/09/2025.

100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0019G, DATED 06/19/2020, FOR UNINCORPORATED CITY OF MILTON, FULTON COUNTY, GEORGIA.

SANITARY SEWER CONNECTION:

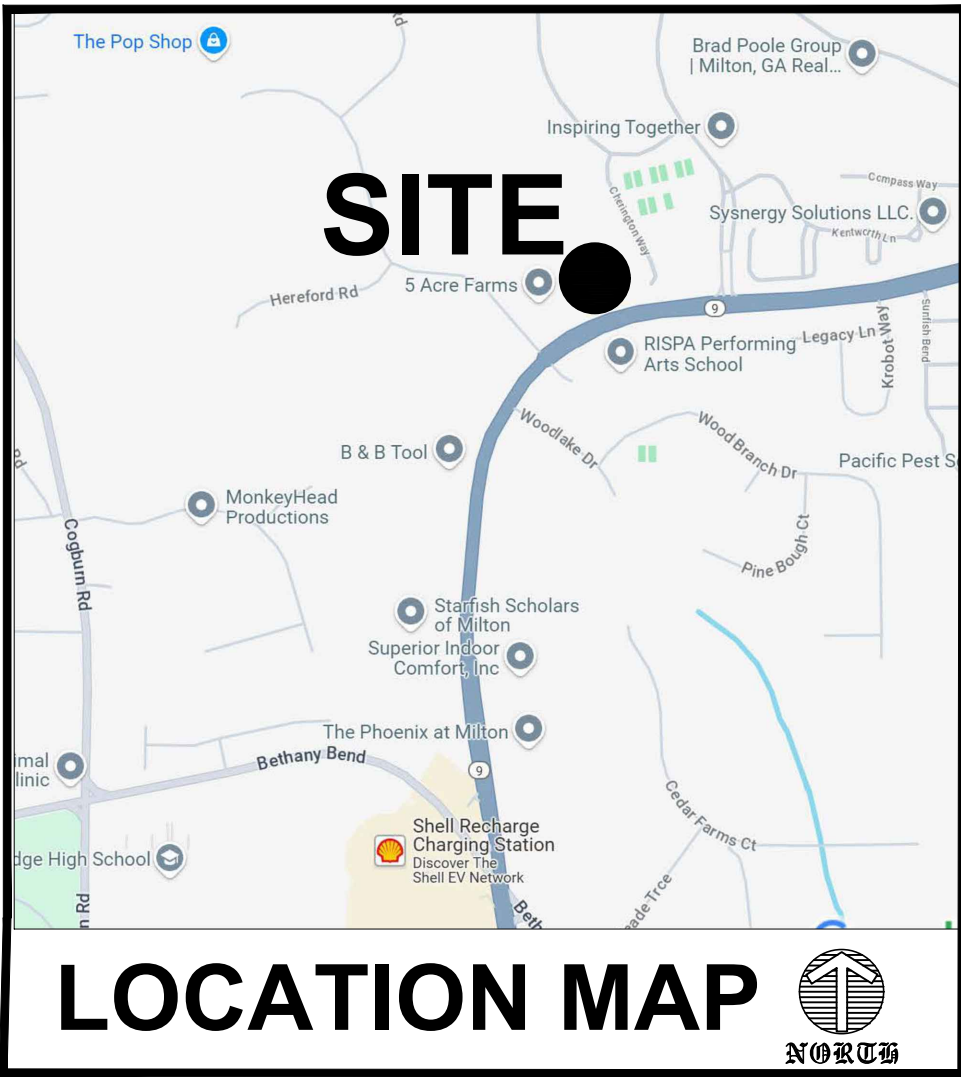
THE SANITARY SEWER WILL BE CONNECTED TO EXISTING SANITARY MANHOLE LOCATED ON INTERSECTION OF HWY. 9 AND CREEK CLUB DRIVE. THE NEW SANITARY SEWER LINE SHALL BE RUN ON R/W OF HWY. 9 TO OUR PROJECT.

EROSION CONTROL NOTES:

1. SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
2. THERE ARE NO CRITICAL EROSION AREAS ON SITE.
3. THERE IS NO VEGETATION ON LIMIT OF CONSTRUCTION.
4. THERE IS NO WETLAND, OR LAKE WITHIN 500' ON PROPERTY.
5. THERE IS NO STREAM BUFFER WITHIN 500' ON PROPERTY.

DEVELOPMENT DATA:

GENERAL:	
CURRENT ZONING:	T4-P
DEVELOPMENT TYPE:	SINGLE FAMILY HOMES
ZONING:	T4-P (5 UNITS PER ACRE) (ORDINANCE # 25-05-578. SEC. 7B.1.6.A)
PROJECT DATA:	
TOTAL AREA:	165,180.52 SF. = 3.792 ACRES
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
BUILDING SETBACKS:	
BUILDING FRONT SETBACK:	10 FT.
BUILDING REAR SETBACK LINE:	10 FT.
COMMON LOT LINE SIDE BUILDING SETBACK:	7.5 FT.
BUILDING REAR SETBACK LINE, (LOTS 8 TO 15):	3 FT.
LOT ADDRESS:	
0 STATE HWY. 9, MILTON, GA.	
PARCEL ID: 22 523007590131	
265 FIVE ACRE ROAD, MILTON, GA.	
PARCEL ID: 22 523007590149	



PETITION NUMBER
U26-02

PROPERTY INFORMATION

ADDRESS	12457 Broadwell Road – Suite 103
DISTRICT/SECTION, LAND LOTS	2/2 1171
EXISTING ZONING	T4 – Crabapple Form Based Code
PROPOSED USE PERMIT	Day Care Facility (Sec. 8.5.4)
ACRES	2.87 acres for entire site
EXISTING USE	Two-story office building
PROPOSED USE	Pre-School

PETITIONER The Wilds Early Learning Academy, Allisa Bryson

OWNER Justin Bachtell

INTENT

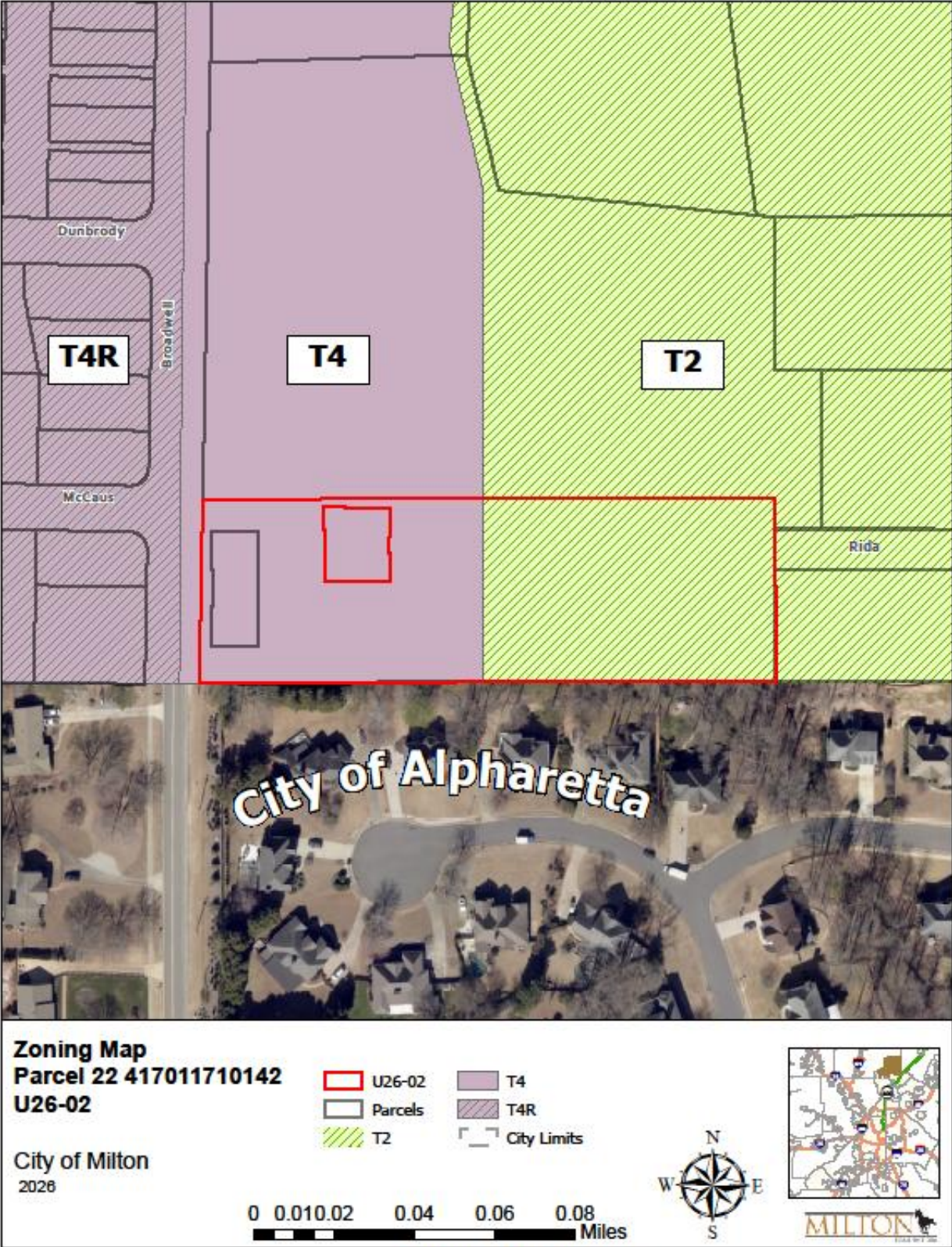
To request a Use Permit to operate a pre-school (Day Care Facility Sec. 8.5.4 of the UDC) within a 750 square feet tenant space, in an existing 6,014 square foot commercial building, to accommodate a maximum of 20 students for each half-day session.

Community Development Department Recommendation- October 28, 2026

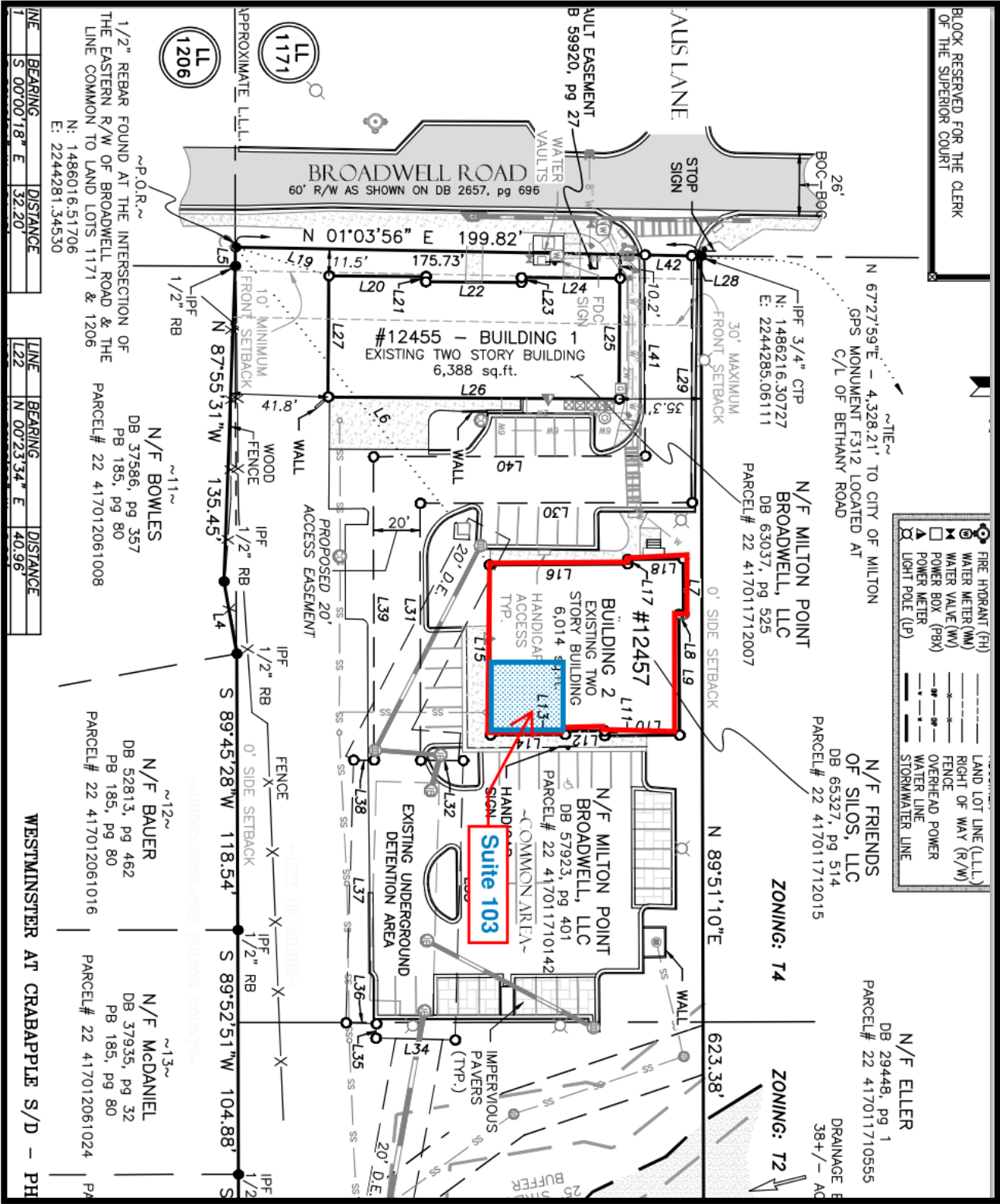
U26-02- Approval Conditional



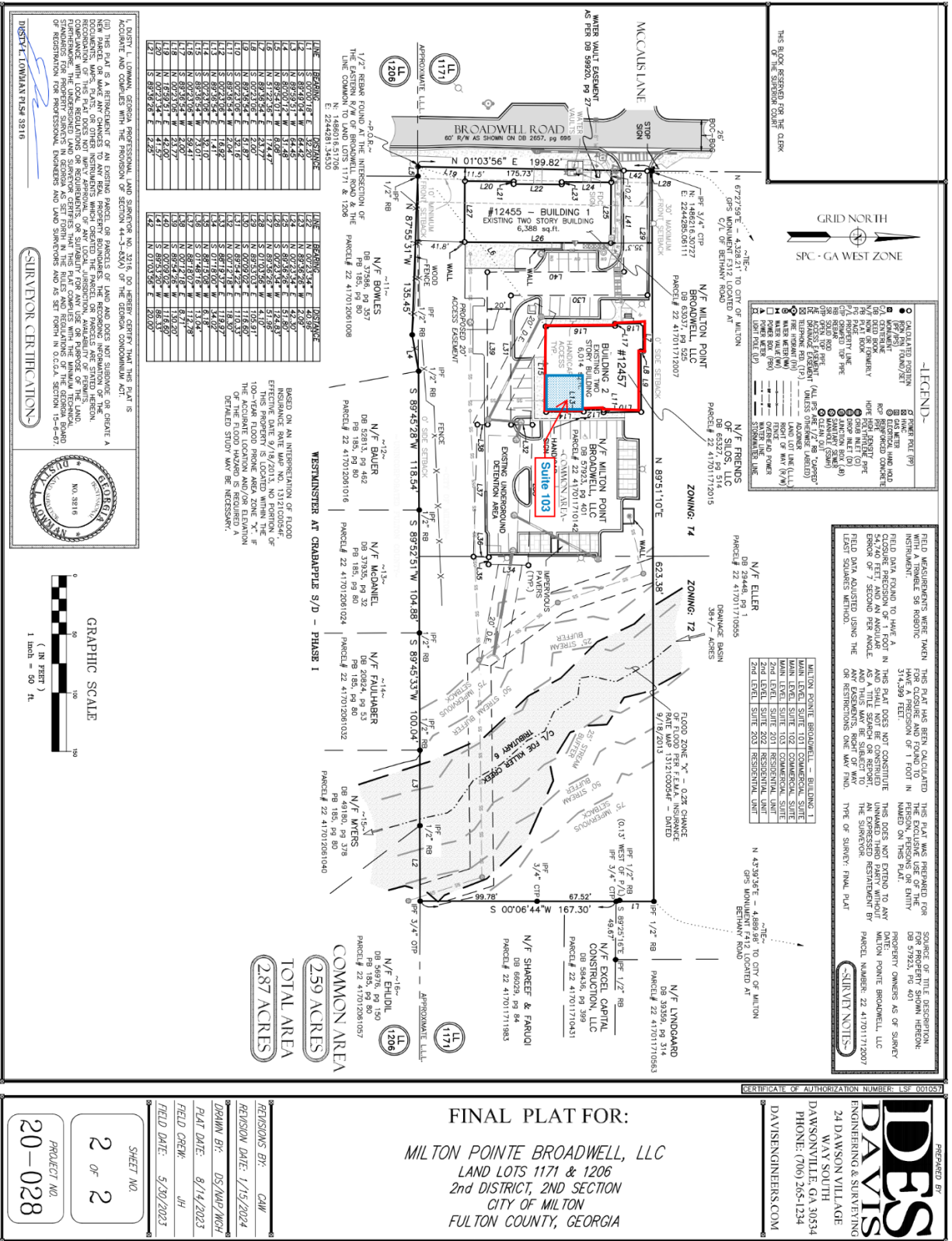
Location Map



Zoning/2040 Future Land Use Plan Map



Enlarged Site Plan Received on September 2, 2026



Overall Site Plan Received on September 2, 2026

Page 5 of 14
U26-02 Prepared by the Community Development Department for the October 28, 2026 Planning Commission Meeting



View of Suite 103

SUBJECT SITE:

The subject property is located at 12457 Broadwell Road within the Crabapple Form Based Code. The property is zoned T4 and is developed within a two-story 6,014 square foot and a 6,388 square foot mixed-use building that fronts on Broadwell Road (not the subject building for the proposed Day Care) and is known as Milton Pointe.

According to the applicant's Letter of Intent dated September 2, 2026, the applicant is requesting a Use Permit to operate a Day Care Facility (Sec 8.5.4) not to exceed 20 students for each half day session, within 750 square feet within Suite 103 of 12457 Broadwell Road. The applicant plans to operate one classroom within an existing commercial building for children of age group 3-6 years of age, with a maximum enrollment of 20 students per class. The class schedule consists of two half day preschool sessions (morning and afternoon) with 1-2 employees based on enrollment. There is no outdoor play areas, other than nature walks or an approved garden space on the landscaped area used for instructional time outside.

SITE PLAN ANALYSIS

Based on the applicant's site plan and Letter of Intent submitted on September 2, 2026, the Community Development Department offers the following considerations:

DEVELOPMENT STANDARDS – T4 –Crabapple Form Based Code

The building was completed in 2022 and features modern farmhouse architectural design. The site complies with the requirements of the T4 Transect Zone.

DEVELOPMENT STANDARDS – Daycare Facility Use Permit - Sec. 8.5.4

REQUIREMENTS	COMPLIANCE
(a) Facility must be for seven or more persons, excluding staff.	The applicant states that there will be a maximum of 20 students per session.
(b) Provide a minimum 6-foot-high opaque fence interior to any required landscape strips or buffers around the periphery of the yard used for the play area.	No outdoor play areas are designated for this use.
(c) Play areas must be located within the rear or side yards.	n/a
(d) The hours of operation are limited to 6:00 a.m. to 7:00 p.m.	Yes, the operating hours are Monday- Friday 7:45am to 4:15pm, with preschool sessions operating during designated morning and afternoon hours, 8am-4pm.
(e) No parking allowed in the minimum front yard setback.	Yes, no parking is located in the front yard setback.
(f) Driveway design must permit vehicles to exit the property in a forward direction.	Yes, the design of the parking area allows for forward movement of vehicles.

Based on the requirements pursuant to Sec. 8.5.4., the site plan and the applicant's letter of intent indicate compliance with the development standards for the Use Permit.

ENVIRONMENTAL SITE ANALYSIS

In reference to the Environmental Impacts to the site, it satisfies the requirement since the proposed use is entirely contained within the interior of an existing commercial building. It requires no land clearing, tree removal, and structural changes to the property's exterior. As such, there is no impact on local soils, topography, wetlands, or wildlife habitats, satisfying compliance with the environmental protection standards of the Milton UDC.

ARBORIST COMMENTS

- Since the building and development already exists, there are no additional requirements for trees.

CITY OF MILTON FIRE MARSHAL

- The Fire Marshal's Office has conducted a site inspection and determined that one wall will require additional drywall/sealing to provide the required fire separation. The applicant and the building landlord discussed this and have begun planning the scope of work. A building permit will be required for this scope of work, which, upon completion, will allow the Certificate of Occupancy to be released from the Fire perspective.

The Fire Marshal's Office has confirmed that adequate fire sprinkler coverage and fire alarm coverage already exist within the space.

PUBLIC WORKS DEPARTMENT (TRANSPORTATION)

- No comments since the building already exists.

LAND DEVELOPMENT ENGINEER

- No comments since the site has been developed.

PUBLIC INVOLVEMENT

COMMUNITY ZONING INFORMATION MEETING – September 29, 2026

The applicant was present at the Community Zoning Information Meeting (CZIM) held at City Hall at 6:00 p.m. There was no one in attendance regarding this item.

CITY OF MILTON DESIGN REVIEW BOARD COURTESY REVIEW – October 6, 2026

The DRB expressed support for the use and recommended approval of the Use Permit. They did not have any comments on any design elements to the space as they were not applicable.

PUBLIC PARTICIPATION REPORT:

The applicant held the participation meeting on October 14, 2026, from 6:00pm to 7:30pm. The meeting location was at 12457 Broadwell Rd, Suite 103, Milton, GA 30004. There was no one in attendance at the meeting nor did the applicant receive any feedback from interested citizens.

USE PERMIT CONSIDERATIONS

In the interest of the public health, safety and welfare, the Mayor and City Council may exercise limited discretion in evaluating the site proposed for a use that requires a Use Permit. In exercising such discretion pertaining to the subject use, the Mayor and City Council shall consider each of the following as outlined in Sec. 8.5.4 of the Unified Development Code: Use Permit Considerations. Staff have reviewed said items pertaining to the subject use, and offers the following comments:

1. Whether the proposed use is consistent with the land use or economic development plans adopted by the Mayor and City Council:

The proposed Day Care Facility is within an existing building within the T4 Transect Zone of the Crabapple Form-Based Code. The T4 Transect Zone is intended to accommodate development that is primarily residential, with a variety of housing types and limited commercial activity. The proposed Day Care Facility is consistent with the intended character of the T4 Transect Zone since it is located within an existing building.

Pursuant to Section 8.2.2 of the Unified Development Code, Day Care facilities require a Use Permit within the T4 Transect Zone. The proposed use is compatible with surrounding land uses, anticipated traffic and circulation, hours of operation, no outdoor activity, no noise, and adequate parking.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed:

To the north of the subject property is a proposed townhouse and single-family subdivision zoned T4, with commercial office uses located farther northwest along Broadwell Road. To the south are established single-family residential homes within the City of Alpharetta. To the east is predominantly wooded and undeveloped land zoned T2, with scattered residential properties and development further to the east in the vicinity of Mid Broadwell Road and Charlotte Road. To the west is the established Crabapple Station residential community, including homes along Dunbrody Drive and adjacent residential streets which is zoned T4 Restricted.

The proposed Day Care Facility is compatible with the surrounding land uses based on the fact that it is contained in a small suite within an

existing building and no outdoor play areas are proposed. In addition, the hours of operation are consistent with other nearby businesses.

3. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development:

The proposed use does not appear to violate any ordinances or regulations governing land development.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets:

Since the streets and sidewalks already exist and were designed to accommodate the number and size of commercial and mixed use buildings, there will be a minimal effect on the traffic flow, vehicular and pedestrian along the adjoining streets. The parking lot has ample parking and is safely off the main road. The parking lot is designed in such a way that a one way drop off/pick up line can easily be created and keep the flow of cars organized and safe.

5. The location and number of off-street parking spaces:

The two-story building within the Milton Pointe mixed use development provides a total of 41 off-street parking spaces. The Crabapple Form Based Code requires one parking space per 1,000 square feet. For the 6,014 square foot building, a minimum of 21 parking spaces is required. There is more than sufficient parking for this use.

6. The amount and location of open space:

The proposed use is a suite within an existing building with 6,014 square feet that is part of an overall mixed use development that contains 2.87 acres, any interior adjustments do not trigger new open space requirements. Because the request is strictly an indoor tenant use change, it does not require modification of the property's exterior green space or site acreage.

7. Protective screening:

The proposed use is in an existing building that is part of an overall mixed use development that does not require any additional or protective screening other than what exists on the site.

8. Hours and manner of operation:

The applicant has indicated that they will comply with the hours, and manner of operation required within the standards of the Use Permit, but further restricts the days and hours of operations be limited to Monday to Friday 7:45am- 4:15pm.

9. Outdoor lighting:

The proposed use is within an existing building that is part of an overall mixed use development. The proposed Day Care Facility in Suite 103 is strictly an indoor space and therefore does not require exterior modifications or new outdoor lighting installation.

10. Ingress and egress to the property.

The subject property is located along Broadwell Road, which provides access to the site. Ingress and egress for the proposed Day Care Facility provides safe and efficient access for employees, parents, visitors, and emergency vehicles. The location and configuration of the existing driveway, internal circulation routes, and vehicle drop-off and pick-up areas accommodates anticipated traffic volumes and minimize conflicts with vehicles traveling along Broadwell Road. On-site maneuvering and queuing space is provided to prevent vehicles from backing onto or stacking within the public right-of-way.

CONCLUSION

The proposed Day Care Facility Use Permit is consistent with the City of Milton 2040 Comprehensive Plan and Map and consistent with the Use Permit Considerations discussed above. Therefore, Staff recommends **APPROVAL** **CONDITIONAL of U26-02.**

RECOMMENDED CONDITIONS

If this petition is approved by the Mayor and City Council at the December 7, 2026, meeting, it should be for a Use Permit for a Day Care Facility (Sec.8.5.4 of the UDC) subject to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall be superseded unless specifically stipulated by the Mayor and City Council.

- 1) To the owner's agreement to restrict the use of the subject property as follows:
 - a) Restrict the use located at 12457 Broadwell Road, Suite 103 to a Day Care Facility.
 - b) Restrict the total square footage of the Day Care Facility to 750 square feet.
 - c) Restrict the hours of operation to Monday through Friday 7:45am to 4:15pm.
 - d) Restrict the maximum number of students of the Day Care Facility to 20 children per class for each morning and each afternoon sessions.
- 2) To the owner's agreement to abide by the following:
 - a) Substantial compliance with the site plan and Letter of Intent received by the Community Development Department on September 2, 2026, whereby the exact layout of the project may contain minor deviations approved by the Community Development Director provided the deviations remain consistent with the purpose and intent of the Council's approval of the Use Permit. Notwithstanding the contents of the site plan, the project must meet or exceed the requirements of the Unified Development Code, all other applicable city ordinances and these conditions.
 - b) The site plan may be revised with the approval of the Community Development Director in order to comply with city codes and zoning conditions. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

U26-02

PRE-APPLICATION REVIEW FOR REZONING, USE PERMIT(S) AND
CONCURRENT VARIANCE(S)

Check all that apply: Rezoning _____ Use Permit(s) ☒ Concurrent Variance(s) _____

Property Address: 12457 BROADWELL RD Tax PIN(s): 22 417011712015
~~BROADWELL~~ SUITE 103 (large) 22 417011710142
MILTON, GA 30004

Existing Zoning: T4
Existing Petition(s): N/A
Existing Use: Office Building
Land Lot(s): 1174
District: 212
Total Acreage: 2.07

Proposed Zoning: N/A
Proposed Use Permit(s): Sec. 8.5.4. - DAY CARE FACILITY
Comprehensive Plan Land Use Map: T4

Overlay District: CRABAPPLE
"FORM BASED CODE"

Frontage: BROADWELL RD Side: EAST Distance: 220'
Frontage: _____ Side: _____ Distance: _____
Frontage: _____ Side: _____ Distance: _____

Applicant: The WILDS EARLY LEARNING ACADEMY
ALLISA BRYSON
12457 BROADWELL RD
MILTON, GA 30004
Owner: JUSTIN BACHTELL SUITE 103

Phone: [REDACTED]
Email: [REDACTED]

Phone: [REDACTED]
Email: [REDACTED]

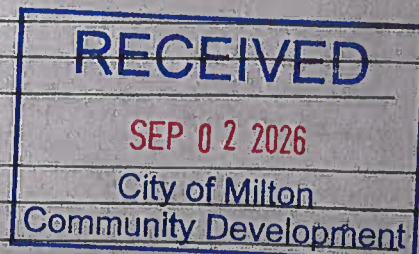
Representative: _____ Phone: _____
Email: _____

Applicant's Intent: To operate a pre-school with a maximum
of 20 students for each half day of school within
750 square feet within ~~apartment~~ of 12457 Broadwell Rd.
SUITE 103

CONCURRENT VARIANCE(S):

Article: _____ Request: _____

Article: _____ Request: _____



Article: _____ Request: _____

Article: _____ Request: _____

Sign Posting	☒	Sewer/Septic		DRI Review	
Public Participation	☒	Cemetery	N/A	Traffic Study	N/A
Stream Protection	☒	Environmental Impact Report		Noise Study	N/A

NON-RESIDENTIAL: Building Height: _____ Gross Square Footage: <u>750 sq. ft.</u> Density: _____	RESIDENTIAL: No. of Units: _____ Density: _____ Minimum Heated Floor Area: _____ Minimum Lot Area: _____
---	---

ATTENDANCE IS REQUIRED AT THE FOLLOWING MEETINGS:

Community Zoning Information Meeting Tuesday, September 29, 2026 @ 6pm

Design Review Board Tuesday, Tuesday, October 6, 2026 @ 6pm

Planning Commission Meeting Wednesday, October 28, 2026 @ 6pm.

Mayor and City Council Monday, December 7, 2026

Applicant's Signature: 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 12.4 of the City of Milton Unified Development Code.

Applicant: [Signature] Date: 8/31/26

Planner: [Signature] Date: 8/31/26

REZONING, USE PERMIT & CONCURRENT VARIANCE

Submit completed forms to:

City of Milton, Attn: Community Development, 2006 Heritage Walk, Milton, GA 30004. Call 678-242-2500 with questions.

APPLICATION FOR REZONING OR USE PERMIT AND CONCURRENT VARIANCE

DATE: Sept 2, 2026 TAX PARCEL ID. NO. 22 417011712007

SECTION I: REZONING REQUEST

Office use only

Zoning Case #: 126 Road Frontage: _____

Property Address (if available) 12457 Broadwell Rd, Suite 103, Milton, GA 30004

Existing Zoning T4 Proposed Zoning N/A

SECTION II: USE PERMIT REQUEST

Office use only

Use Permit Case #: U26-02 Road Frontage: BROADWELL RD

Under the provisions of Article 8 of the City of Milton Unified Development Code, application is hereby made to obtain a Use Permit as follows:

Current Zoning T4

Use Permit Request Sec 8.5.4 Day Care Facility

SECTION III: CONCURRENT VARIANCE REQUEST(S)

Office use only

Variance Case #: _____

Request 1) _____

Ref. Article _____ Section _____

Request 2) _____

Ref. Article _____ Section _____

Request 3) _____

Ref. Article _____ Section _____



SECTION IV: OWNER/PETITIONER

RECEIVED

SEP 02 2026

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
 b) If you are the petitioner and not the sole owner of the property complete Part 2.
 c) If you are the sole owner and petitioner complete Part 1.
 d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application. If the owner is a corporation, limited liability company, limited partnership, limited liability partnership, or other entity recognized by the State of Georgia other than an individual, then the individual signing the petition states under oath that he/she has been authorized by the owner pursuant to the necessary formalities to sign on its behalf.*

JUSTIN BACHTEL
 TYPE OR PRINT OWNER'S NAME

MILTON GA 30004
 CITY & STATE ZIP CODE

[REDACTED]
 PHONE NUMBER

[Signature]
 OWNER'S SIGNATURE

Sworn to and subscribed before me this the

Day of SEPT 1 20 26

Amanda Richards
 NOTARY PUBLIC

Feb. 16, 2030
 MY COMMISSION EXPIRES



Part 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner"). If the petitioner is a corporation, limited liability company, limited partnership, limited liability partnership, or other entity recognized by the State of Georgia other than an individual, then the individual signing the petition states under oath that he/she has been authorized by the petitioner pursuant to the necessary formalities to sign on its behalf.*

AUSSA BRYSON
 TYPE OR PRINT OWNER'S NAME

ELLIJAY, GA 30536
 CITY & STATE ZIP CODE

[REDACTED]
 PHONE NUMBER

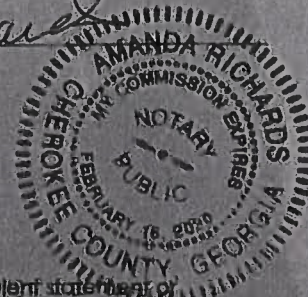
[Signature]
 PETITIONER'S SIGNATURE

Sworn to and subscribed before me this the

Day of Sept 2 20 26

Amanda Richards
 NOTARY PUBLIC

Feb 16 2030
 MY COMMISSION EXPIRES



*Pursuant to O.C.G.A. 16-10-20, "A person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation...in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state, shall upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one or more than five years, or both."



U26-02

The Wilds Early Learning Academy

Section 6, Item A.



Letter of Intent
Special Use Permit Application
Alissa Bryson
The Wilds Early Learning Academy
12457 Broadwell Road,
Milton, Georgia 30004
August 13th, 2026

To the City of Milton Community Development Department, Planning Staff,

Please accept this Letter of Intent in support of the application for a Special Use Permit to allow the operation of a private early childhood education program, The Wilds Early Learning Academy, at 12457 Broadwell Road, Suite 103, Milton, Georgia 30004.

The Wilds Early Learning Academy is a small, boutique preschool serving children ages three through six in a nurturing, play-based educational environment inspired by the educational philosophy of Reggio Emilia. The proposed use is intended to provide a high-quality, arts based early learning opportunity for local families while maintaining compatibility with the surrounding commercial and community character of the Crabapple area.

Proposed Use

The proposed use consists of one classroom within an existing commercial building.

Program characteristics are as follows:

- Building: Existing commercial tenant space: 12457 Broadwell Rd, Suite 103, Milton, 30004
- The property consists of 3 small businesses and 3 residential units (12455 Broadwell Rd), the second building (12457 Broadwell Rd) consisting of co-op office spaces upstairs, Little Breaks Drop-in Day care and indoor play downstairs, along with the room The Wilds Academy occupies
- Approximate tenant space: 750 square feet
- Number of classrooms: One (1)
- Age group served: Children ages 3–6
- Maximum student enrollment: Twenty (20) children per class
- Class schedule: Two half-day preschool sessions (morning and afternoon)
- Maximum number of children on site at one time: Twenty (20) or less
- Number of employees: 1 to 2, based on enrollment
- Hours of operation: Monday through Friday, 7:45 am to 4:15 pm, with preschool sessions operating during designated morning and afternoon hours, 8am to 4pm
- Outdoor play areas: No dedicated outdoor spaces will be in use aside from nature walks or an approved garden space on the landscaped area used for instructional time outside.

Educational Program

The Wilds Early Learning Academy is designed as a low-enrollment Reggio educational program emphasizing inquiry-based learning, creativity, nature exploration, social-emotional development, and hands-on artistic process projects and experiences. The Reggio model is intentionally small in scale and relationship-based, allowing individualized attention and meaningful engagement with children and families.



Compatibility with the Surrounding Area

The proposed use has been intentionally designed to minimize impacts on neighboring properties through:

- A maximum enrollment of twenty (20) children per class, with only 1-2 employees
- One classroom operating within an existing commercial tenant space
- Two half-day preschool sessions that limit the number of children on site at any given time
- Daytime hours of operation
- Scheduled arrival and dismissal procedures designed to minimize traffic congestion
- A low-intensity educational use that generates substantially less activity than many other commercial uses permitted within the district
- Community involvement and opportunities
- No playground contributing to outside noise for neighbors

The applicant is committed to operating the program in a manner that is respectful of surrounding businesses, neighboring property owners, and the character of the Crabapple community.

Community Engagement

In accordance with the City of Milton's Special Use Permit process, the applicant will conduct the required community information meeting and provide neighboring property owners, homeowner association representatives, public agencies, and other interested stakeholders with an opportunity to learn about the proposed use, ask questions, and provide comments prior to public hearings. This meeting will be held about 10 days prior to the PC Meeting, from 6 to 7:30pm.

Variances

No concurrent variances are requested as part of this application. Should City staff determine that a variance is required during the review process, the applicant will work collaboratively with staff to address any applicable development standards.

Closing

The Wilds Early Learning Academy has been thoughtfully designed as a small-scale educational use that will provide an important service to Milton families while remaining compatible with the surrounding area. The applicant respectfully requests the City's consideration of this Special Use Permit application and looks forward to working collaboratively with City staff throughout the review process.

Thank you for your time and consideration.

Respectfully submitted,

Alissa Bryson

Founder, Owner, Educator

The Wilds Early Learning Academy

12457 Broadwell Rd, Suite 103, Milton, 30004

www.thewildsacademy.com

Facebook: The Wilds Academy

Instagram: @thewildsacademy



U26-02

Form A – Environmental Site Analysis
Special Use Permit Application
Alissa Bryson
The Wilds Early Learning Academy
12457 Broadwell Road Suite 103
Milton, Georgia 30004
August 13th, 2026



To the City of Milton Community Development Department, Planning Staff,

Please accept this Letter of Intent in support of the application for a Special Use Permit to allow the operation of a private early childhood education program, The Wilds Early Learning Academy, at 12457 Broadwell Road, Suite 103, Milton, Georgia 30004.

Conformance with the Comprehensive Plan

The proposed project is a boutique early education Reggio-Emilia inspired preschool in one room of the Collaborate building at the above listed address. The site is already built and use as a preschool is consistent with a use permit for its T4 zoning. Currently, this site is operating as cooperative office spaces, Little Breaks drop-in care and indoor playground, 3 small businesses and 3 residential homes. There is a forested area to one side undeveloped, and the other side has a landscaped buffer that is boarded by backyard fences of the homes on the next street, Knightsbridge Way. To the back is forested area, part of the property that is undeveloped and unused. The parking lot backs on to this greenspace and is landscaped a few feet out before the natural terrain takes over.

At this time, The Wilds Academy fits well into the intended use for zoning of mixed-use and form-based commercial use. It also meets the design principles of pedestrian connection and village-style public spaces as the school will be open the community, and two of the other businesses on the property are geared towards children (Little Breaks and Pediatric Orthodontist at Stable). There will be no changes to the outside of this building for the school, and it will always remain at the capacity the room holds – we are not looking to expand beyond this space.

There also are no changes being made to the property in any way or at any time for the duration of the lease. The only change to what currently exists without The Wilds present is an increase of cars entering and exiting during class time. The parking lot has ample parking, is safely off the main road, and Broadwell Road is not a busy street to be impeded in any way by any traffic due to school drop offs. Should efficient flow be required due to volume at some point, the parking lot is designed in such a way that a one way drop off/pick up line can easily be created and keep the flow of cars organized and safe.



Environmental Impacts of the Proposed Project

As for Environmental impacts of the proposed project, none of the listed features, a to h, apply to the space being leased, or the impact of the space being leased.

- a. **Wetlands** – No impact, already built.
- b. **Floodplain** – No impact, already built
- c. **Streams/Stream Buffers**- No impact, no impact, already built
- d. **Slopes exceeding 25% over a 10 ft rise in elevation**- No impact, already built
- e. **Vegetation** – No known endangered species/ already built
- f. **Wildlife Species** – No wildlife endangered, already built
- g. **Archeological/Historical sites** – No impact, already built
- h. **Specimen Trees** – No impact, already built

Project Implementation Measures

There are no changes to the existing site with The Wilds Academy operating that impact any of the listed items, a to i.

- a. **Protection of environmentally sensitive areas** – No impact, already built
- b. **Protection of water quality** – No impact, already build
- c. **Minimization of negative impacts on existing infrastructure**- No impact, already built. This space is bring leased from Collaborate and exists as one of their collaborative office spaces. Parking adequately can handle drop of and pick ups without interrupting the existing tenants.
- d. **Minimization on archeological/historically significant areas** – No impact, already built
- e. **Minimization of negative impacts on environmentally stressed communities**- No impact, N/A
- f. **Creation and preservation of green space and open space**- No impact, already built
- g. **Protection of citizens from the negative impacts of noise and lighting** – No lighting will be added to the existing building. Noise levels will be imperceptible to neighbors.
- h. **Protection oc parks and recreational green space** – No impact, already built
- i. **Minimization of impacts to wildlife habitats** – No impact, already built

Thank you for your time and consideration.

Respectfully submitted,

Alissa Bryson

Founder. Owner. Educator

The Wilds Early Learning Academy

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DISCLOSURE REPORT – FORM C

Office use only
Petition #: U26-02 Mayor and Council Hearing Date: 12/7/2026

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250 or more or made gifts having an aggregate value of \$250 to the Mayor or any member of City Council.

If the answer is YES, proceed to sections 1 through 4.
If the answer is NO, complete only section 4.

RECEIVED
SEP 02 2026
City of Milton
Community Development

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition
If party to petition, complete sections 2, 3 and 4 below.
If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift at \$250 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print): JUSTIN BACHTELL
Signature: *Justin Bachtell* Date: 9-1-26

Petition #: U26-02

Applicant: Alissa Bryson

SEP 02 2026
City of Milton
Community Development

Date Sept 2, 2026

1. The following individuals (property owners within a quarter mile of the property), homeowners associations, political jurisdictions, other public agencies, etc., will be notified in accordance with the requirements of Section 12.3.3.5.d.i.a of the City of Milton Unified Development Code:

Address Form will be provided by Milton City

2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

- Letters will be mailed
- Signage will be posted on the property with the proposed meeting taking place at 12457 Broadwell Rd, Milton, GA
- This meeting will take place on the proposed day/time

3. Individuals and others listed in 1. above will be allowed to participate in the following manner:
(At least one meeting at a convenient time and location is required)

- Individuals may attend the proposed meeting at 12457 Broadwell Rd, Milton, GA
- They may attend the city meetings if they so choose to speak on the proposed Use Permit.
- They may email/call/mail their feedback to the contact info offered in the mailout

Attach additional sheets as needed.

Site Plan Checklist - Form F

U26-02

RECEIVED

SEP 02 2026

Section 6, Item A.

ITEM #

Site plans for rezoning and use permit must be folded, drawn to scale, not larger than 30" x 42", and shall, at a minimum, include the following information:

DESCRIPTION	CHECK
1 Key and/or legend and site location map with North arrow	☒
2 Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning	☒
3 Acreage of subject property	☒
4 Location of land lot lines and identification of land lots	☒
5 Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property	☒ N/A
6 Proposed streets on the subject site	☒ N/A
7 Posted speed limits on all adjoining roads	☒ N/A
8 Current zoning of the subject site and adjoining properties	☒
9 Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject	☒
10 Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 400 feet of the subject site based on aerial photography from an acceptable source as determined by the Director of Community Development	☒ N/A
11 Location of proposed buildings (except single family residential lots) with total square footage	☐
12 Layout and minimum lot size of proposed single family residential lots	☐ N/A
13 Topography (surveyed or County) on subject site and adjacent property within 200 feet as required to assess runoff effects	☐ N/A
14 Location of major overhead and underground electrical and petroleum transmission/conveyance lines	☒
15 Required and/or proposed setbacks	☒
16 100 year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps	☒
17 Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed	☒
18 Required and proposed parking spaces; Loading and unloading facilities	☒
19 Lakes, streams and other waters on the site and associated buffers	☒
20 Proposed stormwater management facilities	☒
21 Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access	☐ N/A
22 Availability of water system and sanitary sewer system	☒
23 Tree lines, woodlands and open fields on subject site	☒
24 Locate all specimen trees on the site, as defined by the City of Milton Tree Preservation Ordinance	☐ N/A
25 Entrance site distance profile assuming the driver's eye at a height of 3.5 feet (See Subdivision Regulations)	☐ N/A
26 Wetlands shown on GIS maps or survey	☐ N/A

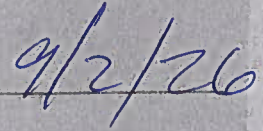
Office use only

I hereby certify that I have completed a preliminary review of the site plan for this project and determined that it meets the minimum standards specified by Sec 64-2153 of the City of Milton Zoning Ordinance.

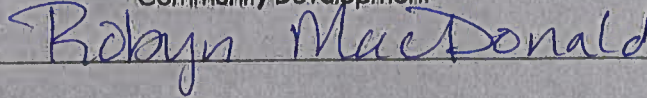
Staff signature: _____


Community Development

Date _____



Staff printed name: _____

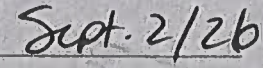


The undersigned acknowledges that the site plan is submitted in accordance with Sec 64-2153 of the City of Milton Zoning Ordinance and failure to comply shall render my application incomplete which may result in delay in the process of this application.

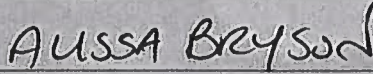
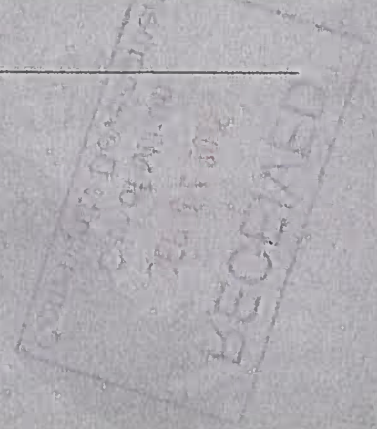
Applicant signature: _____



Date _____



Applicant printed name: _____



RZ26-06 - Text Amendments to the Unified Development Code regarding the retention of large tracts, development standards, and related development regulations applicable to AG-1 lots, including previously deferred provisions from RZ26-03, affecting the following: Article 2 General Provisions; Article 3 Agricultural Districts; Article 6 Special Purpose Districts; Article 8 Use Provisions; Article 9 Site Development; Article 10 Streets and Improvements; Article 11 Environment; Article 12 Administration; and Article 13 Definitions.

This item is being requested to be deferred to a future Planning Commission Meeting to allow further work by the Community Development Staff.