

COMMUNITY ZONING INFORMATION MEETING

Tuesday, February 28, at 7:00 p.m.

City Hall – Council Chambers

2006 Heritage Walk, Milton GA 30004

AGENDA

(This item was deferred to allow updated concurrent variance request)

Agenda Item	Use Permit
<p>U23-01/VC23-01 14725 Wood Road</p>	<p>Applicant: Brumbelow-Reese and Associates, Inc.</p> <p>Use Permit for "Barns or riding areas" (Sec.64-1840) to construct a 210' x 140' covered riding arena and a five-part Concurrent Variance:</p> <ol style="list-style-type: none"> 1) To allow parking within 75' of the east property line (Sec.64-1840 (b)(1)); 2) To reduce the 50' City undisturbed stream buffer and 25' impervious setback (Sec.20-426(1) and (2)); 3) To allow a riding ring/area that is covered to be located less than 100' from property line (Sec.64-415(a)(8)); 4) To allow an existing stable and an addition to the stable to be located closer than 100' to any property line (Sec.64-415(a)(2)); 5) To allow an existing accessory building to be closer than 25' to a side property line and closer than 50' to a rear property line (Sec.64-416(c)(1) and (d)).

Public Hearings/Meetings:

Design Review Board Meeting

Tuesday, March 7, 2023 at 6:00 p.m.

Planning Commission Meeting

Wednesday, March 22, 2023 at 6:00 p.m.

Mayor and City Council Meeting

Monday, May 1, 2023 at 6:00 p.m.




Location:

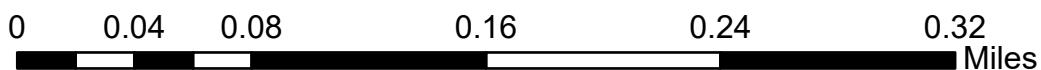
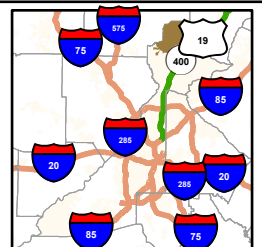
Milton City Hall – Council Chambers
2006 Heritage Walk
Milton, GA 30004
678-242-2540



U23-01
14725 Wood Road

City of Milton
 2023

-  Rivers
-  Waterbodies
-  Milton City Limits



BRUMBELOW-REESE & ASSOCIATES, INC.

Land Surveyors, Land Planners, Development Consultants

13685 Highway 9 N
Milton, Georgia 30004
Phone 770-475-6817
Fax 770-569-4948
Email: brassinc@comcast.net

February 10, 2023

Robyn MacDonald, Zoning Manager
2006 Heritage Walk
Milton, GA 30004

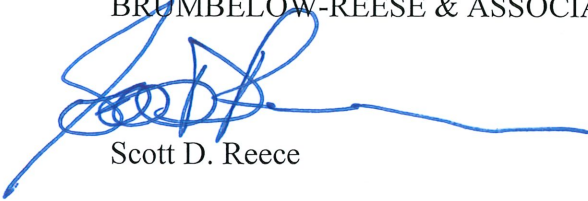
Re: 14725 Wood Road Use Permit

Dear Ms. MacDonald:

We are representing Carolyn Bell of Fortitude Farm in her application for a use permit for a covered riding arena along with 5 concurrent variances. All the requested variances except for the proposed arena, are to bring existing conditions into current code compliance. Ms. Bell has owned and operated an equestrian facility with training on the subject property since 2002. The property has operated as a horse farm with the existing facilities since 1994. The property was divided in 2000 to allow for the construction of White Columns S/D, Phase 6-A. This subdivision created the current property boundaries along with the relation of the existing facilities to the property lines and was approved by Fulton County. The applicant wishes to build a covered riding arena over the existing uncovered riding ring. City of Milton Ordinance 64-1840 requires a use permit for a covered arena, which must be located 100 feet from all property lines. The existing uncovered riding ring is 65± feet from the eastern property line. Due to the location of the streams and the existing ring, we are proposing the covered arena to be 61 feet from the eastern property line. This location best fits the existing ring and most closely mimics the existing conditions. We are therefore requesting a variance to Milton ordinance 64-415(a)(8) which requires a covered riding arena to be 100 feet from all property lines. The existing gravel parking is closer than 75 feet to a property line and requires a variance to Milton ordinance 64-1840(b)(1). Existing improvements are located inside the 50-foot stream buffer and the 75-foot impervious setback requiring a variance to Sec. 20-426 (1) & (2). There is an existing stable located on the property that is closer than 100 feet to a property line. The applicant needs to add additional stalls to the existing stable for her business model to succeed. The proposed stable addition will be located to the west of the existing stable. The proposed addition will be further from any property line than the existing stable. The existing and proposed stable will require a variance to Sec. 64-415(a)(2) that requires structures housing animals to be located 100 feet from any property line. The existing accessory structure is located closer than 25 feet to a side property line and closer than 50 feet to a rear property line requiring a variance to Sec. 64-416(c)(1) & (d). The applicant needs to construct an all-weather facility to conduct training for her clients preparing for offsite shows and competitions. Without

this facility she can not compete with surrounding facilities and would have to sell this property and relocate to a neighboring area to conduct her business. A covered arena is an allowed use for properties larger than 5 acres and the proposed variance seeks to locate the arena on the existing ring. It is our opinion that council should grant the Use Permit and concurrent variances to allow this equestrian center to continue to operate. The variances to codify the existing conditions should also be approved since they existed prior to the creation of the City of Milton. The property is constrained by its shape and existence of streams. There are not alternative locations for the proposed arena. The approval of this Use Permit and the concurrent variances will allow the continued operation of the horse farm and is vital to the continuing viability of the equestrian community of the City of Milton.

Sincerely,
BRUMBELOW-REESE & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Scott D. Reece', with a long horizontal line extending to the right.

Scott D. Reece

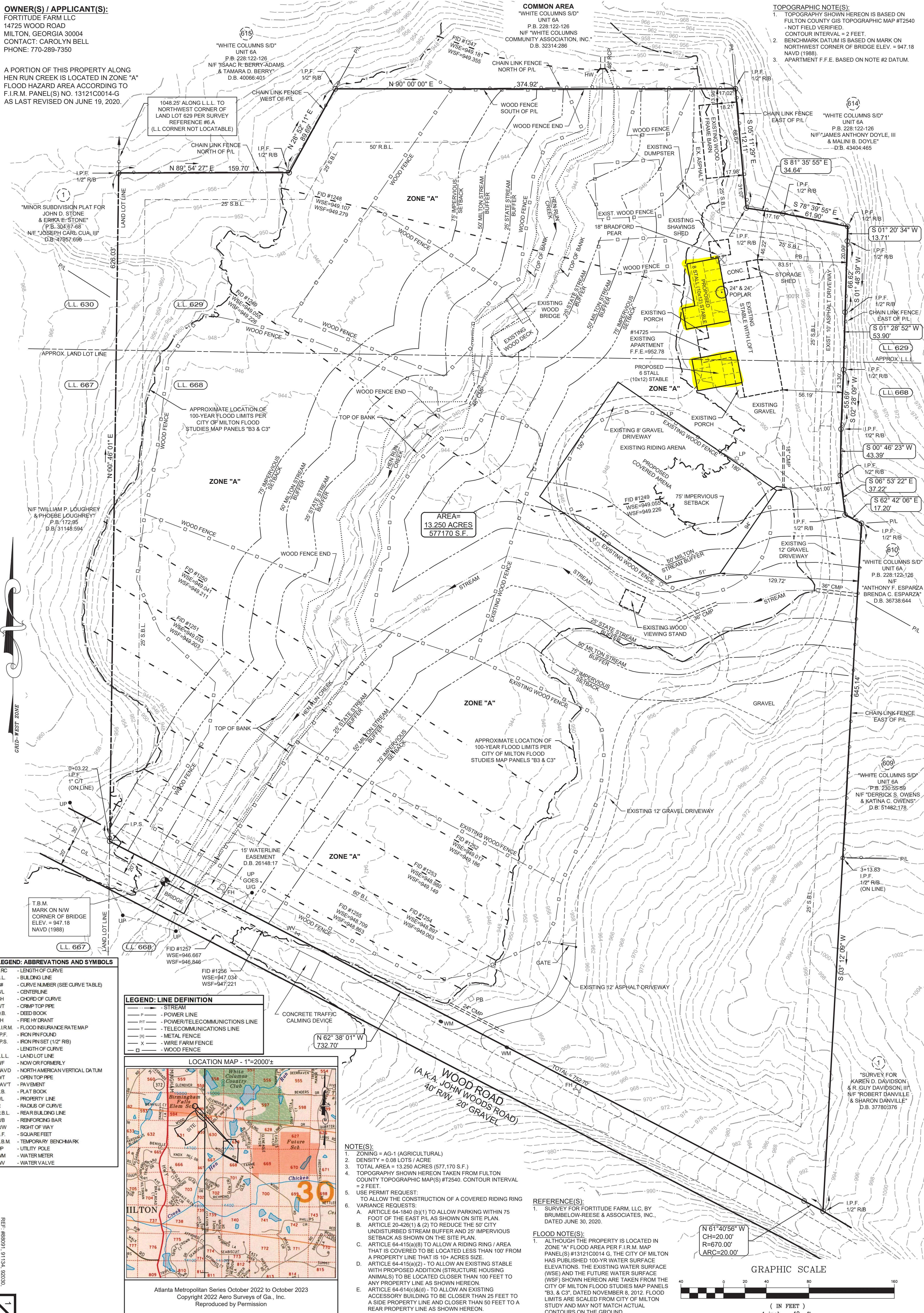
OWNER(S) / APPLICANT(S):

FORTITUDE FARM LLC
14725 WOOD ROAD
MILTON, GEORGIA 30004
CONTACT: CAROLYN BELL
PHONE: 770-289-7350

A PORTION OF THIS PROPERTY ALONG
HEN RUN CREEK IS LOCATED IN ZONE "A"
FLOOD HAZARD AREA ACCORDING TO
F.I.R.M. PANEL(S) NO. 13121C0014-G
AS LAST REVISED ON JUNE 19, 2020.

COMMON AREA
"WHITE COLUMNS S/D"
UNIT 6A
P.B. 228-122-126
N/F "WHITE COLUMNS
COMMUNITY ASSOCIATION, INC."
D.B. 32314-286

TOPOGRAPHIC NOTE(S):
1. TOPOGRAPHY SHOWN HEREON IS BASED ON
FULTON COUNTY GIS TOPOGRAPHIC MAP #T2540
- NOT FIELD VERIFIED.
CONTOUR INTERVAL = 2 FEET.
2. BENCHMARK DATUM IS BASED ON MARK ON
NORTHWEST CORNER OF BRIDGE ELEV. = 947.18
NAVD (1988).
3. APARTMENT F.F.E. BASED ON NOTE #2 DATUM.

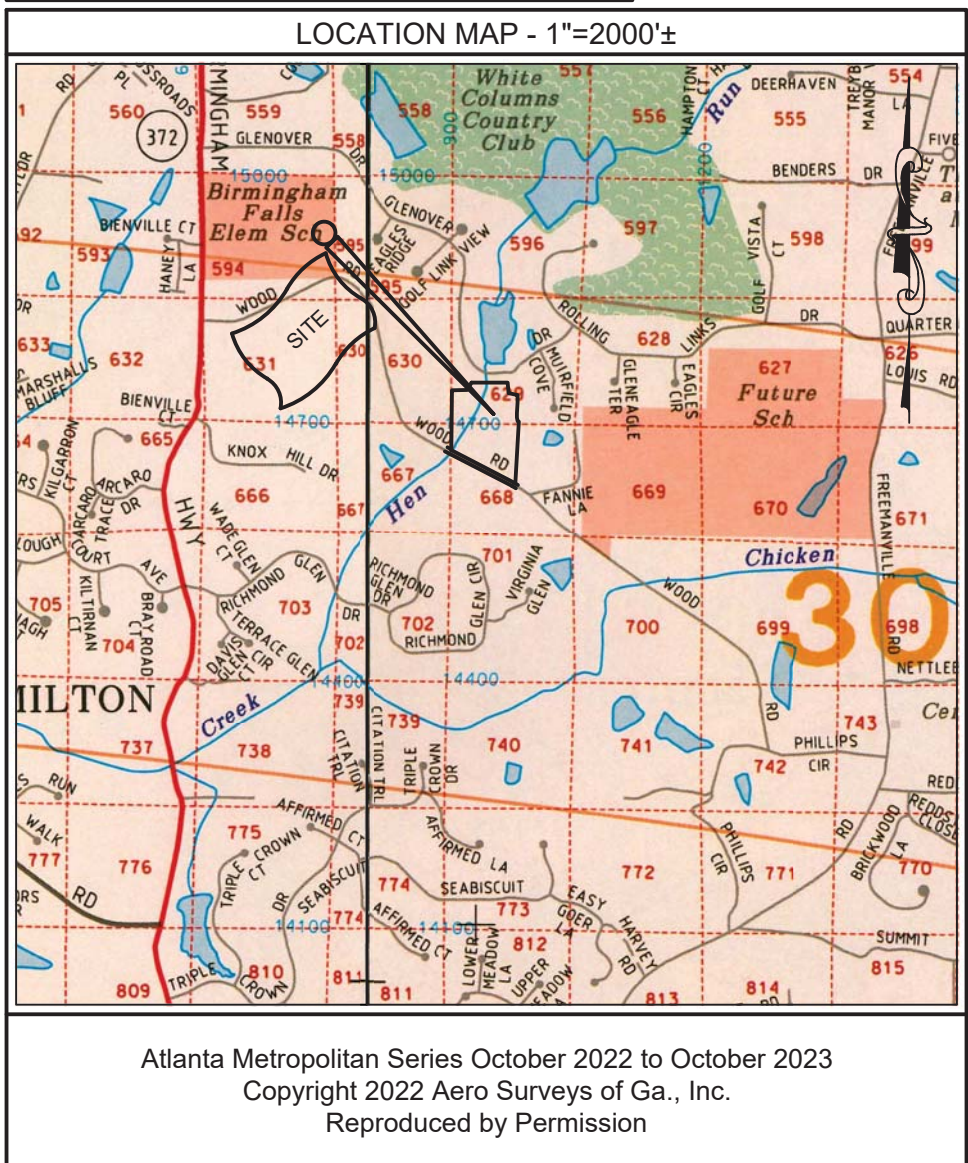


LEGEND: ABBREVIATIONS AND SYMBOLS

- ARC - LENGTH OF CURVE
- B.L. - BUILDING LINE
- CH - CURVE NUMBER (SEE CURVE TABLE)
- CL - CENTERLINE
- CH - CHORD OF CURVE
- CT - CRIMP TOP PIPE
- D.B. - DEED BOOK
- FH - FIRE HYDRANT
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- I.P.F. - IRON PIN FOUND
- I.P.S. - IRON PIN SET (1/2" R/B)
- L - LENGTH OF CURVE
- LL - LAND LOT LINE
- NF - NOW OR FORMERLY
- NAVD - NORTH AMERICAN VERTICAL DATUM
- OT - OPEN TOP PIPE
- PAVT - PAVEMENT
- P.B. - PLAT BOOK
- PL - PROPERTY LINE
- R - RADIUS OF CURVE
- R.B.L. - REAR BUILDING LINE
- RIB - REINFORCING BAR
- R.W. - RIGHT OF WAY
- S.F. - SQUARE FEET
- T.B.M. - TEMPORARY BENCHMARK
- UP - UTILITY POLE
- WM - WATER METER
- WV - WATER VALVE

LEGEND: LINE DEFINITION

- STREAM
- POWER LINE
- POWER/TELECOMMUNICATIONS LINE
- TELECOMMUNICATIONS LINE
- METAL FENCE
- WIRE FARM FENCE
- WOOD FENCE



NOTE(S):

- ZONING = AG-1 (AGRICULTURAL)
- DENSITY = 0.08 LOTS / ACRE
- TOTAL AREA = 13.250 ACRES (577,170 S.F.)
- TOPOGRAPHY SHOWN HEREON TAKEN FROM FULTON COUNTY TOPOGRAPHIC MAP(S) #T2540. CONTOUR INTERVAL = 2 FEET.
- USE PERMIT REQUEST: TO ALLOW THE CONSTRUCTION OF A COVERED RIDING RING VARIANCE REQUESTS:
 - ARTICLE 64-1840(b)(1) TO ALLOW PARKING WITHIN 75 FOOT OF THE EAST P.L. AS SHOWN ON SITE PLAN.
 - ARTICLE 20-426(1) & (2) TO REDUCE THE 50' CITY UNDISTURBED STREAM BUFFER AND 25' IMPERVIOUS SETBACK AS SHOWN ON THE SITE PLAN.
 - ARTICLE 64-415(a)(8) TO ALLOW A RIDING RING / AREA THAT IS COVERED TO BE LOCATED LESS THAN 100' FROM A PROPERTY LINE THAT IS 10+ ACRES SIZE.
 - ARTICLE 64-415(a)(2) - TO ALLOW AN EXISTING STABLE WITH PROPOSED ADDITION (STRUCTURE HOUSING ANIMALS) TO BE LOCATED CLOSER THAN 100 FEET TO ANY PROPERTY LINE AS SHOWN HEREON.
 - ARTICLE 64-614(c)&(d) - TO ALLOW AN EXISTING ACCESSORY BUILDING TO BE CLOSER THAN 25 FEET TO A SIDE PROPERTY LINE AND CLOSER THAN 50 FEET TO A REAR PROPERTY LINE AS SHOWN HEREON.

REFERENCE(S):

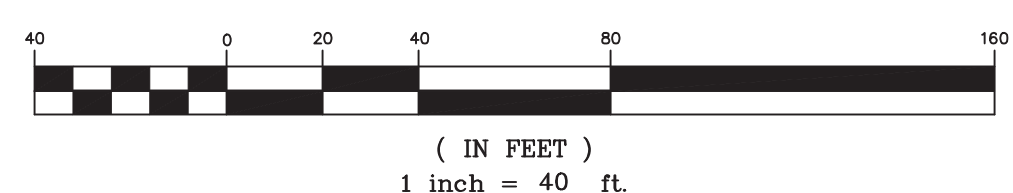
- SURVEY FOR FORTITUDE FARM, LLC, BY BRUMBLOW-REESE & ASSOCIATES, INC., DATED JUNE 30, 2020.

FLOOD NOTE(S):

- ALTHOUGH THE PROPERTY IS LOCATED IN ZONE "A" FLOOD AREA PER F.I.R.M. MAP PANEL(S) #13121C0014 G, THE CITY OF MILTON HAS PUBLISHED 100-YR WATER SURFACE ELEVATIONS. THE EXISTING WATER SURFACE (WSF) SHOWN HEREON ARE TAKEN FROM THE CITY OF MILTON FLOOD STUDIES MAP PANELS "B3 & C3" DATED NOVEMBER 8, 2012. FLOOD LIMITS ARE SCALED FROM CITY OF MILTON STUDY AND MAY NOT MATCH ACTUAL CONTOURS ON THE GROUND.

N 61°40'56" W
CH=20.00'
R=670.00'
ARC=20.00'

GRAPHIC SCALE



<p>VARIANCE SITE PLAN FOR</p> <p>FORTITUDE FARM, LLC</p> <p>DATE: DECEMBER 21, 2022</p>	<p>LOCATED IN:</p> <p>LAND LOT(S): 629, 668 DISTRICT: 2, SECTION: 2</p> <p>CITY OF: MILTON</p> <p>COUNTY OF: FULTON STATE OF: GEORGIA</p>	<p>REVISIONS:</p> <p>02-10-2023 - TO SHOW PROPOSED STABLES</p>	<p>BRUMBLOW-REESE AND ASSOC., INC. LAND SURVEYING SERVICES, LAND PLANNERS, DEVELOPMENT CONSULTANTS (GEORGIA LICENSE LSF000285) - EXPIRATION 6/30/2024</p> <p>13685 HIGHWAY 9 N MILTON, GEORGIA 30004-3616 PHONE: 770-475-6817 FAX: 770-569-4948 EMAIL: BRASSING@COMCAST.NET</p>
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