



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.

APPLICANT'S CHECKLIST

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK <input checked="" type="checkbox"/>
1	Pre-Application Review Form	10 copies	<input checked="" type="checkbox"/>
2	Site Plan with Form "F"	10 copies	<input checked="" type="checkbox"/>
3	Application Form	1 original and 10 copies	<input checked="" type="checkbox"/>
4	Legal Description (8 1/2 "x 11")	10 copies	<input checked="" type="checkbox"/>
5	Letter of Intent (8 1/2 "x 11")	10 copies	<input checked="" type="checkbox"/>
6	Environmental Site Analysis with Form "A"	10 copies	<input checked="" type="checkbox"/>
7	PDF of Site Plan	Upload to the CityView Portal	<input checked="" type="checkbox"/>
8	Impact Analysis (8 1/2 "x 11")	10 copies	<input type="checkbox"/> N/A
9	Disclosure Form(s)	10 copies	<input checked="" type="checkbox"/>
10	Public Participation Plan	10 copies	<input checked="" type="checkbox"/>
11	Public Participation Report	10 copies (Due 7 business days prior to Planning Commission meeting and revised public participation report due 7 business days prior to Milton City Council hearing.)	<input type="checkbox"/>

THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.

12	Adjacent Property Owner List (if outside county boundaries)	1 copy	<input type="checkbox"/> N/A
13	Traffic Impact Study	3 copies	<input type="checkbox"/> N/A
14	Development of Regional Impact Review Form (DRI)	3 copies (If DRI applicable)	<input type="checkbox"/> N/A
15	Noise Study Report	3 copies (If applicable)	<input type="checkbox"/> N/A
			<input type="checkbox"/>

**ALL APPLICABLE ITEMS ARE DUE AT THE TIME OF FILING.
AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.**

ITEM 1. PREAPPLICATION REVIEW MEETING AND FORM: Prior to submitting an application, all applicants are required to meet with a staff person from Community Development who will review the applicant's proposal and site plan and complete a Pre-application Review Form. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting. Call 678-242-2540 to schedule an appointment.

ITEM 2. SITE PLAN CHECKLIST: The site plan checklist (Form F) details the minimum requirements for site plans as specified in the Zoning Ordinance. Prior to submitting an application, a review of the site plan and signoff by Plan Review of Form F is required.

ITEM 3. APPLICATION FORM: Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.

ITEM 4. LEGAL DESCRIPTION: The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

ITEM 5. LETTER OF INTENT: The Letter of Intent should state the requested rezoning and use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields. If concurrent variances are requested, the Letter of Intent should clearly state the requested variances and include explanations of hardships and any other reasons why the development standards cannot be met. If a rezoning request is for a CUP or MIX district, the Letter of Intent should detail the proposed development standards.

ITEM 6. ENVIRONMENTAL SITE ANALYSIS (ESA): All rezoning and/or use permit applications must include an Environmental Site Analysis (ESA) identifying environmental conditions on the site to determine if the proposed use may be considered environmentally adverse. Refer to Environmental Site Analysis (Form A) for specific instructions.

ITEM 7. PDF: Electronic file of the site plan is required to be submitted with all materials to the Milton CityView Web Portal.

ITEM 8. IMPACT ANALYSIS: All rezoning applications must include an Impact Analysis (Form B). An Impact Analysis is not required for Use Permits.

ITEM 9. DISCLOSURE FORM: If the owner, applicant and/or applicant's representative has made a campaign contribution to the Mayor or any member of the City Council for \$250 or more within the past 2 years, sections 1 through 4 of the Disclosure Form (Form C) must be completed. If no contributions have been made, complete Section 4 only.

ITEM 10. PUBLIC PARTICIPATION PLAN: The Public Participation Plan is to ensure that applicants pursue early and effective public participation in conjunction with their petitions, ensure that the citizens of the City of Milton have an adequate opportunity to learn about petitions that may affect them, and to ensure ongoing communication between applicants, adjoining property owners, environmentally stressed communities, community associations and other organizations, elected officials and City staff. Applicants are required to submit a Public Participation Plan (Form D) at the time of the filing of the rezoning/use permit application.

ITEM 11. PUBLIC PARTICIPATION PLAN REPORT: A Public Participation Plan Report must be completed on Form E and filed no later than 7 business days before the Planning Commission meeting and an updated Public Participation Report is due no later than 7 business days before the Mayor and City Council hearing.

ITEM 12. ADJACENT PROPERTY OWNER LIST: If the subject property is within 300 feet of an adjacent city or county, the petitioner must furnish the names and addresses of all property owners in the adjacent city or county that are within 300 feet of the subject property.

ITEM 13. TRAFFIC IMPACT STUDY: Rezoning / Use Permits may require a traffic study. Please contact the City of Milton Traffic Engineer at 678-242-2538 to set up a scoping meeting.

ITEM 14. DEVELOPMENT OF REGIONAL IMPACT (DRI): The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request with the City of Milton. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available appropriate agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details contact the ARC at www.georgiaplanning.com/planners/dri/ and GRTA at www.grta.org/dri/home.html 404-463-3000.

ITEM 15. NOISE STUDY REPORT (if applicable): Any rezoning/use permit located in an area exceeding a DNL (i.e. day-night average sound level) of 65dBA or within 500 feet of a principal arterial and/or expressway.

OTHER RELEVANT INFORMATION

1. If a project is located in any watershed, it may be subject to the Standards for Protection of Public Water Supply Watersheds.

PUBLIC HEARINGS

- A) The Planning Commission** holds a public hearing on the fourth Wednesday of each month at 6:00 PM at City Hall. The Planning Commission makes a recommendation that is forwarded to the Mayor and City Council.
- B) The Mayor and City Council** hold public hearings for zoning items on the third Monday of each month at 6:00 PM at City Hall.

PUBLIC NOTICE

- A) Community Zoning Information Meeting (CZIM):** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the Community Zoning Information Meeting (CZIM). This meeting is open to all interested citizens and applicants are required to attend. This meeting is typically held on the fourth Tuesday of the month.
- B) Planning Commission and Mayor and City Council Public Hearing Notice:** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the Planning Commission and Mayor and City Council public hearings. Applicants are required to post signs in conspicuous places along the property's street frontage(s) no later than 20 days before the Planning Commission hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date.
- If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the Community Development Director at 678-242-2500 to pick up new signs and re-post on the property. If the Planning Commission or Mayor and City Council defer a petition, it is the applicant's responsibility to contact the Community Development Director at 678-242-2500 to pick up new signs and re-post on the property 20 days prior to the next hearing date. When a petition is deferred by the Mayor and City Council for less than 20 days, posting an updated sign is not required.
- C) Adjacent Owner Notice:** By U.S. Mail, notices are sent by the City to all property owners within 500 feet of properties with a minimum of 75 residents subject to rezonings and/or use permits. Said notices are mailed 14 days prior to the Community Zoning Information Meeting (CZIM) hearing to property owners of record.

STAFF ANALYSIS: Prior to the public hearings, the Community Development Department will publish its findings, recommendations and comments in the staff analysis. Please contact the Department at 678-242-2540 for additional information.

SECTION V: ATTORNEY / AGENT

If this application is signed by an attorney or agent on behalf of another, the undersigned attorney/agent states under oath that they have been given express permission to execute and submit this application on their behalf.

Check One: Attorney Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE

ZIP CODE

PHONE NUMBER

PETITIONER'S SIGNATURE

*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."

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: 6/10/24 TAX PARCEL ID. NO. 22 412 008460652

SECTION I: REZONING REQUEST

Office use only

Zoning Case #: _____ Road Frontage: _____

Property Address (if available) 900 Pleasant Hollow Trail Milton, GA 30004
Existing Zoning AG-1 Proposed Zoning AG-1

SECTION II: USE PERMIT REQUEST

Office use only

Use Permit Case #: U24-02 Road Frontage: PLEASANT HOLLOW TRAIL

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 AG-1
Use Permit Request Artist Studio

SECTION III: CONCURRENT VARIANCE REQUEST(S)

Office use only

Variance Case #: VC24-02

Request 1) To allow the existing structure to remain in front of the ~~Ref. Article~~ primary residential structure ^{Section} 3.1.4

Request 2) To allow the existing ^{accessory} structure not be designed in accordance ~~Ref. Article~~ with the predominant ^{commercial building type} ~~Section~~ 6.3.4.H.1.a

Request 3) The existing accessory structure will not have a ratio of openings ~~Ref. Article~~ to solids from 30% to 50% ~~Section~~ 6.3.4.H.4.a

Request 4) The existing accessory structure will not have ^{a.} the same window arrangements as the side with the principle entrance. 6.3.4.H.4.e


SECTION IV: OWNER/PETITIONER

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, than 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.*

Andy Campbell + Courtney Bartik Sworn to and subscribed before me this the
TYPE OR PRINT OWNER'S NAME
900 Pleasant Hollow Trail Day of June 12 2024
ADDRESS
Alpharetta GA 30004 Monica Pastore
CITY & STATE ZIP CODE NOTARY PUBLIC
614-307-5777 / 404-217-4306 March 15, 2022
PHONE NUMBER MY COMMISSION EXPIRES
[Signature] [Signature]
OWNER'S SIGNATURE



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, than 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.*

Andy Campbell + Courtney Bartik Sworn to and subscribed before me this the
TYPE OR PRINT OWNER'S NAME
900 Pleasant Hollow Trail Day of June 12 2024
ADDRESS
Alpharetta, GA 30004 Monica Pastore
CITY & STATE ZIP CODE NOTARY PUBLIC
614-307-5777 / 404-217-4306 March 15, 2022
PHONE NUMBER MY COMMISSION EXPIRES
[Signature] [Signature]
PETITIONER'S SIGNATURE



*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."

ENVIRONMENTAL SITE ANALYSIS – FORM A

Provide a complete Environmental Site Analysis document fully addressing all items as required in sections 1 through 3 below. Attach this Form A to the front of the completed Environmental Site Analysis document (and any subsequent revisions) prior to submission.

Applicant: Kerly Campbell
Courtney Bertik

ESA Revision Number: _____

Phone Number: 404-217-4306

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN. Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT. For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. Wetlands

- U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://www.fws.gov/wetlands/Data/Mapper.html>)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

b. Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)
- Field observation and verification

c. Streams/stream buffers

- Field observation and verification

d. Slopes exceeding 25 percent over a 10-foot rise in elevation

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

e. Vegetation

- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

f. Wildlife Species (including fish)

- United States Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation

g. Archeological/Historical Sites

- Historic Resources Survey
- Georgia Department of Natural Resources, Historic Preservation Division
- Field observation and verification

h. Specimen trees

- Identify all specimen trees as defined by the City of Milton Tree Preservation Ordinance

- 3. PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.
- a. Protection of environmentally sensitive areas**, i.e., floodplain, slopes exceeding 25 percent, river corridors.
 - b. Protection of water quality**
 - c. Minimization of negative impacts on existing infrastructure**
 - d. Minimization on archeological/historically significant areas**
 - e. Minimization of negative impacts on environmentally stressed communities** where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.
 - f. Creation and preservation of green space and open space**
 - g. Protection of citizens from the negative impacts of noise and lighting**
 - h. Protection of parks and recreational green space**
 - i. Minimization of impacts to wildlife habitats**

IMPACT ANALYSIS – FORM B (NOT REQUIRED FOR USE PERMITS)

Analyze the impact of the proposed rezoning and answer the following questions:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? Yes No

2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? Yes No

3. Does the property to be rezoned have a reasonable economic use as currently zoned? Yes No

4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? Yes No

5. Is the zoning proposal in conformity with the policies and intent of the land use plan? Yes No

6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal? Yes No

7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment, or citizens of the City of Milton? Yes No

DISCLOSURE REPORT – FORM C

Office use only

Petition #: 024-02 / VC24-02 Mayor and Council Hearing Date: 10/7/24

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.

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): Keith Campbell Courtney Bartik
Signature:  Date: 6/10/24

PUBLIC PARTICIPATION PROGRAM

The Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development.

Part 1 of the process is the Public Participation Plan (Form D) which is required with all rezoning and/or use permit applications. The plan must be filed simultaneously with the application. The minimum standards for the plan are as follows:

- Identification of all property owners within a quarter mile of the site and area homeowners' associations, environmentally stressed communities, political jurisdictions, and any other public agencies or organizations which may be affected by an application as determined by the applicant and the current planner at the time of the pre-application review.
- Explanation of how interested parties will be informed of rezoning/use permit applications.
- Methods for providing opportunities for discussion with interested parties before public hearings are held. Applicants are required to schedule at least one meeting at a convenient location and time and notify all interested parties, as identified above of the purpose, place and time of the meeting.
- Applicant's schedule for completion of the Public Participation Plan.

Part 2 of the Public Participation Program is the Public Participation Report (Form E) is due no later than seven (7) business days prior to the scheduled Planning Commission meeting and the applicant(s) must turn in a revised copy of the Public Participation Report no later than seven (7) business days prior to the Mayor and City Council hearing. The minimum standards for the report are as follows:

- Provide a list of all parties that were contacted, the methods of notification that were used, and copies of all notification letters.
- Provide dates and locations of all community and/or other meetings that were attended by the applicant to discuss an application. (attach meeting notices, letters, etc.)
- Provide the number of people who participated in meetings held to discuss an application. (attach sign-in sheets)
- A summary of concerns and issues expressed by interested parties.
- A summary of the applicant's response to concerns and issues.

PUBLIC PARTICIPATION PLAN – FORM D

Petition #: 024-02 / VC 24-02

Applicant: Keith Campbell | Courtney Bantlik

Date 6/10/24

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:

Exhibit A

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.)

letter

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)

1 meeting → to be submitted

Attach additional sheets as needed.

PUBLIC PARTICIPATION PLAN – FORM E

Applicant: Keith Campbell & Courtney Bartik Date 6/10/24

1. The following parties were notified of the requested rezoning/use permit:

Exhibit A

2. The following meetings were held regarding this petition: (Include the date, time and meeting location)

Letter

3. The following issues and concerns were expressed:

4. The applicant's response to issues and concerns was as follows:

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

- Notice
- Flyer
- Letters
- Other _____
- Sign-In Sheet(s)

Attach additional sheets as needed.

Site Plan Checklist - Form F

ITEM #

Site plans for rezoning and use permit must be folded, drawn to scale, no larger than 30" x 42", and shall, at a minimum, include the following information:

DESCRIPTION	CHECK
1 Key and/or legend <u>and site location map</u> <i>attached aerial</i> with North arrow	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
3 Acreage of subject property	<input checked="" type="checkbox"/>
4 Location of land lot lines and identification of land lots <i>NONE</i>	<input checked="" type="checkbox"/>
5 Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property <i>N/A</i>	<input type="checkbox"/>
6 Proposed streets on the subject site <i>N/A</i>	<input type="checkbox"/>
7 Posted speed limits on all adjoining roads <i>Aerial</i>	<input checked="" type="checkbox"/>
8 Current zoning of the subject site and <u>adjoining properties</u> <i>Aerial</i>	<input checked="" type="checkbox"/>
9 Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
11 Location of proposed buildings (except single family residential lots) with total square footage	<input type="checkbox"/> <i>N/A</i>
12 Layout and minimum lot size of proposed single family residential lots	<input type="checkbox"/> <i>N/A</i>
13 Topography (surveyed or County) on subject site and adjacent property within 200 feet as required to assess runoff effects	<input checked="" type="checkbox"/>
14 Location of major overhead and underground electrical and petroleum transmission/conveyance lines	<input checked="" type="checkbox"/>
15 Required and/or proposed setbacks	<input checked="" type="checkbox"/>
16 100 year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps	<input type="checkbox"/> <i>N/A</i>
17 Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed	<input checked="" type="checkbox"/>
18 Required and proposed parking spaces; Loading and unloading facilities	<input checked="" type="checkbox"/>
19 Lakes, streams and other waters on the site and associated buffers	<input checked="" type="checkbox"/> <i>N/A</i>
20 Proposed stormwater management facilities	<input type="checkbox"/> <i>N/A</i>
21 Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access	<input checked="" type="checkbox"/>
22 Availability of water system and <u>sanitary sewer system</u>	<input checked="" type="checkbox"/>
23 Tree lines, woodlands and open fields on subject site <i>Aerial</i>	<input checked="" type="checkbox"/>
24 Locate all specimen trees on the site, as defined by the City of Milton Tree Preservation Ordinance <i>ON TOPO</i>	<input checked="" type="checkbox"/>
25 Entrance site distance profile assuming the driver's eye at a height of 3.5 feet (See Subdivision Regulations)	<input checked="" type="checkbox"/>
26 Wetlands shown on GIS maps or survey	<input type="checkbox"/> <i>N/A.</i>

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 Section 12.3.4 of the City of Milton Unified Development Code.

Staff signature: Robyn H Macdonald Date 6/12/24
Community Development

Staff printed name: Robyn Macdonald

The undersigned acknowledges that the site plan is submitted in accordance with Section 12.3.4 of the City of Milton Unified Development Code and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature: Keith Campbell Courtney Bartis Date 6/10/24

Applicant printed name: Keith Campbell Courtney Bartis

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: 900 Pleasant Hollow Trail Tax PIN(s): 8
Milton, GA 30004 22.412008460652

Existing Zoning: AG-1 Proposed Zoning: N/A.
Existing Petition(s): N/A. Proposed Use Permit(s): _____
Existing Use: accessory structure Artist Studio BS, 14, C, 2.
Single family residence w/ Comprehensive Plan Land Use Map: AEI
846 Agricultural, Equestrian, Estate Res.
Land Lot(s): _____ Overlay District: RURAL MILTON
District: 2/2
Total Acreage: 3.3

Frontage: New Providence Rd Side: North Distance: 284.9'
Frontage: Pleasant Hollow TRAIL Side: West Distance: 552.84'
Frontage: _____ Side: _____ Distance: _____

Applicant: Keith (Andy) Campbell Phone: 404-217-4306
Email: Campbellkade@yahoo.com

Owner: Keith (Andy) Campbell Phone: _____
Email: _____

Representative: N/A. Phone: _____
Email: _____

Applicant's Intent: request a Use Permit to
To utilize the existing Accessory Structure as an
Artist Studio that produces handmade custom book bindery.

CONCURRENT VARIANCE(S):
Section 3.1.4 Request: To allow the existing structure
to remain in front of the primary residential structure.

Section 6.3.4.H.a. Request: To allow the existing accessory
structure not be designed in accordance with the predominant
commercial building types.

RECEIVED
JUN 13 2024
City of Milton
Community Development
FILE COPY

Section 6.3.4.H.4.a Request: The existing ^{accessory} structure
 Article/Section: 6.3.4.H.4.a Will not have a ratio of openings to solids from 30% to 50%.

Article/Section: 6.3.4.H.4.e Request: The existing accessory structure
 Will not have a the same window arrangements as the side with the principal entrance.

Sign Posting	<input checked="" type="checkbox"/> Yes	Sewer/Septic	Yes	DRI Review	No
Public Participation	<input checked="" type="checkbox"/> Yes	Cemetery	<u>NO</u>	Traffic Study	<u>NO</u>
Stream Protection	<u>NO</u>	Environmental Impact Report	No	Noise Study	No

NON-RESIDENTIAL:	RESIDENTIAL:
Building Height: <u>23'</u>	No. of Units: _____ Density: _____
Gross Square Footage: <u>1,200sf</u>	Minimum Heated Floor Area: _____
Density: _____	Minimum Lot Area: _____

DEVELOPMENT STANDARDS FOR CUP, NUP, & MIX DISTRICTS			
Minimum Front Yard		Minimum Lot Frontage	
Minimum Rear Yard		Minimum Lot Width	
Minimum Side Yard (Interior)		Minimum Building Separation	
Minimum Rear Yard (Adj. to Street)			

ATTENDANCE IS REQUIRED AT THE FOLLOWING MEETINGS:

Community Zoning Information Meeting Tuesday July 23, 2024 @ 6pm.

Design Review Board Tuesday, August 6, 2024 @ 6pm.

Planning Commission Meeting Wednesday, August 28, 2024 @ ^{6pm} 6pm

Mayor and City Council Monday, October 7, 2024 @ 6pm

Section 6.3.4.H.4.a Request: The existing accessory structure
 Will not have architectural details to create

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 ~~2~~ of the City of Milton ~~Zoning Ordinance~~ **Unified Development Code**

Applicant: Will A. [Signature] Date: 6/10/24

Planner: Robyn A. MacDermid Date: 6.10.24

Legal Description

Lot 1 – Pleasant Hollow Farms
(900 Pleasant Hollow Trail, Milton, Georgia)

All that tract or parcel of land lying and being in Land Lot 846 of the 2nd District, 2nd Section, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the northern end of the curved intersection of the northerly right-of-way line of Providence Road (variable right-of-way width) with the westerly right-of-way line of Pleasant Hollow Trail (40' right-of-way); thence run southwest along the arc of said curved intersection and along an arc of a curve to the left an arc distance of 31.04 feet to a point at the southerly end of said curved intersection (said arc being subtended by a chord bearing south 29 degrees 44 minutes 47 seconds west a distance of 28.02 feet and having a radius of 20.00 feet); thence run south 74 degrees 12 minutes 31 seconds west along said northerly right-of-way line of Providence Road a distance of 156.28 feet to a point; thence run south 74 degrees 51 minutes 11 seconds west along said northerly right-of-way line of Providence Road a distance of 99.51 feet to a point; thence run south 75 degrees 49 minutes 57 seconds west along said northerly right-of-way line of Providence Road a distance of 29.18 feet to a rebar set; thence leaving said northerly right-of-way line of Providence Road, run north 00 degrees 36 minutes 01 second east a distance of 395.82 feet to an open top pipe found; thence run north 00 degrees 36 minutes 01 second east a distance of 238.37 feet to a square bar found; thence run south 89 degrees 12 minutes 43 seconds east a distance of 153.31 feet to a square bar found on said westerly right-of-way line of Pleasant Hollow Trail; thence run south 22 degrees 33 minutes 59 seconds east along said westerly right-of-way line of Pleasant Hollow Trail a distance of 182.15 feet to a point; thence continuing in a southerly direction along said westerly right-of-way line of Pleasant Hollow Trail along the arc of a curve to the right a distance of 142.94 feet to a point (said arc being subtended by a chord bearing south 13 degrees 33 minutes 59 seconds east and having a chord distance of 142.36 feet and a radius of 455.00 feet); thence run south 04 degrees 33 minutes 59 seconds east along said westerly right-of-way line of Pleasant Hollow Trail a distance of 143.94 feet to a point; thence continuing in a southerly direction along said westerly right-of-way line of Pleasant Hollow Trail along the arc of a curve to the left a distance of 83.26 feet to a point located at the northern end of the curved intersection of said northerly right-of-way line of Providence Road with said westerly right-of-way line of Pleasant Hollow Trail and the POINT OF BEGINNING (said arc being subtended by a chord bearing south 09 degrees 38 minutes 28 seconds east and having a chord distance of 83.15 feet and a radius of 470.00 feet); said tract containing 3.320± acres, being Lot 1 Pleasant Hollow Farms Subdivision, as per plat recorded in Plat Book 193, Page 27, as revised in Plat Book 339, Page 142, Fulton County, Georgia Records.



FILE COPY



LETTER OF INTENT

My name is Courtney Bartik. I am the founder of Blue Sky Papers LLC and brand ClaireMagnolia. My intent is to locate my art studio in the barn on our property at 900 Pleasant Hollow Trail. Our property is zoned AG-1 (Agricultural 1) and includes an existing residence and an existing barn on 3.3 acres. Because I plan to locate the business in the barn on our property (defined as an accessory structure), I am required to get a use permit to operate my art studio under section 8.5.14.C.2 of the Milton UDC. If I located the studio in the primary structure of my home, as opposed to the barn, it is my understanding a separate use permit would not be required but I would just need to meet all requirements of a home-based business.

We intend to make improvements to the interior of the barn but leave most of the exterior of the barn undisturbed as we feel it fits in well as is with the rural character of the area. Because we are not modifying the exterior of the barn we will need several variances for our use permit including:

1. A variance to allow the existing structure (barn) to remain where it is located which is defined as "in front" of the primary residential structure per Section 3.1.4.

The barn is not functionally in front of our residence but is to the side of our residence but, per Milton code, it is defined as in front of the residence as it is closest to Providence Road.

If this variance is granted it would not offend the spirit or intent of the ordinance. The barn already exists in its current location which is functionally to the side of the residence not in front. Requiring relocation would create an unnecessary hardship. The barn has been in its current location for 20+ years and will not cause substantial detriment to the public good or surrounding properties. Public safety, health & welfare are not impacted by allowing the barn to remain where it is located and providing this variance.

2. A variance to allow the existing structure (barn) not to be designed in accordance with the predominant commercial building types per Section 6.3.4.H.1.a

We feel the barn, as designed, fits in well with the rural character of the area. Modifying the barn to fit code as required for commercial buildings would make the barn stand out more than is necessary. We intend to use the barn for a home-based business that will have no customers and feel designing the exterior to commercial standards is not applicable in this instance.

If this variance is granted it would not offend the spirit or intent of the ordinance. The intent of the ordinance is to make all buildings look as nice as possible. Unlike other buildings subject to this ordinance, the barn is situated behind heavy landscaping making it hardly visible and it also not open to the public so visibility is not required.

FILE COPY

Requiring additional architectural modifications to the existing barn would make the barn stand out more for no purpose and at additional cost which would be an unnecessary hardship. The barn with its current architectural facade has been there for 20+ years – keeping the façade as is will not cause substantial detriment to the public good or surrounding properties. Public safety, health & welfare are not impacted by allowing the barn to keep its current façade.

3. A variance to allow the existing structure (barn) to not have a ratio of openings to solids of 30% to 50% per Section 6.3.4.H.4.a

We feel the barn, as designed, fits in well with the rural character of the area. Modifying the barn to fit code by including more openings to a barn would make the barn stand out more than is necessary. We intend to use the barn for a home-based business that will have no customers and feel designing the exterior to commercial standards is not applicable in this instance.

If this variance is granted it would not offend the spirit or intent of the ordinance. The intent of the ordinance is to make all buildings look as nice as possible. Unlike other buildings subject to this ordinance, the barn is situated behind heavy landscaping making it hardly visible and it also not open to the public so visibility is not required. Requiring additional openings (windows/doors) to the existing barn would make the barn stand out more for no purpose and at additional cost which would be an unnecessary hardship. The barn with its current architectural facade has been there for 20+ years – keeping the façade as is will not cause substantial detriment to the public good or surrounding properties. The barn blends in better in an AG-1 setting with the natural wood façade as opposed to additional doors and windows. Public safety, health & welfare are not impacted by allowing the barn to keep its current façade.

4. A variance to allow the existing structure (barn) to not have the same window arrangements on the side of the building as the front and principal entrance of the building per Section 6.3.4.H.4.e.

We feel the barn, as designed, fits in well with the rural character of the area. Modifying the barn to fit code by including more openings to a barn would make the barn stand out more than is necessary. We intend to use the barn for a home-based business that will have no customers and feel designing the exterior to commercial standards is not applicable in this instance.

If this variance is granted it would not offend the spirit or intent of the ordinance. The intent of the ordinance is to make all buildings look as nice as possible. Unlike other buildings subject to this ordinance, the barn is situated behind heavy landscaping which makes all but the front of the barn hardly visible. Requiring the sides of the building to have the same window arrangements as the front would only make the barn stand out

more for no purpose and at additional cost which would be an unnecessary hardship. The barn with its current architectural facade has been there for 20+ years – keeping the facade as is will not cause substantial detriment to the public good or surrounding properties. The barn blends in better in an AG-1 setting with the natural wood facade on the sides as opposed to additional doors and windows. Public safety, health & welfare are not impacted by allowing the barn to keep its current facade.

The studio will not be open to the public – there will be no commercial visitors. There is a separate driveway to the barn and enough parking for employees so no parking will be located off the property. I have no full time employees but do have 3 part-time artists who have worked with me for a combined 16+ years including my high school daughter Claire. They have perfected our handmade craft and I am proud to employ such talented artists in the community.

We have been handmaking custom books, leather goods and various handmade goods for our community and beyond for nearly 17 years. The majority of what we do is provide handmade goods for life's special moments – new babies (baby books, photo albums), weddings (guest books, albums, vow books, holders, etc) and funerals (guest books and memory books). Among many other handcrafted goods, we also make leather artists portfolios for artists to show their art during job interviews and custom leather menu holders – just recently completed for Alpharetta's Lily Sushi.

Other than my 3 part time artists who will park at the barn, the only traffic we will receive are from shipments. We have daily pick-ups that are routed with US Postal's and UPS's drop-offs in the area similar to Amazon and other shipments, so no additional street traffic should occur. The interruption to anyone's daily life nearby should be non-existent. The barn already has it's own private gate and driveway and is the first entrance on Pleasant Hollow Trail. We plan to install an electric gate to current standards (15' back from road) and anyone entering the barn will have their own gate opener. The barn is situated next to Providence Road and is surrounded by mature landscaping providing appropriate screening for all neighbors. The production of our handmade goods produces no noise.

We operate during usual business hours M-F 9-6. The demand for more costly handmade goods has decreased with time, as pressures have risen from inexpensive imports and high labor costs. I would like to continue to support our many loyal customers over the last 17 years by continuing to provide handcrafted items as a home based business from the barn on my property. We hope our track record and reputation makes us a desirable addition to this area as well as gives you faith in our ability to be a good neighbor to the community.

I have attached images of myself and the artists who work with me, as well as some of our work.



RECORDED
JUN 13 2017
City of Milan
Community Development

FILE COPY



Back of Barn

Facing west



Side of Barn Facing House

Facing North



Side of Barn Facing Providence Road

Facing South

RECEIVED
JUN 13 2024
City of Milton
Community Development
FILE COPY



FILE COPY

RECEIVED
JUN 13 2024
City of Milton
Community Development



FILE COPY

RECEIVED
JUN 13 2024
City of Milton
Community Development



FILE COPY

RECEIVED

JUN 13 2024

City of Tallon
Community Development



FILE COPY

RECEIVED
JUN 13 2024
City of Milton
Community Development

ENVIRONMENTAL SITE ANALYSIS – FORM A

1. Conformance with the Comprehensive Plan

The property is zoned AG-1 (Agricultural 1) and includes an existing residence and an existing barn. A use permit for an Artist Studio is permitted within AG-1 with Council approval. Subject site is zoned AG-1 and is compliant with the Future Land Use Designation of Agricultural, Equestrian and Estate. Therefore, this request is consistent with the 2040 Land Use Plan within the Central Milton character area.

The homeowner wants to have a home-based business but it is best suited in the barn vs the residence. We plan to locate a studio in the barn which will produce hand-made custom books and artisan keepsakes for sale on-line only. There will be no customers at the location. The name of the business is Blue Sky Papers and the majority of the products are handmade books of the finest high grain leather. The definition of agriculture is using natural resources to produce commodities which maintain life, including food, fiber, forest products, horticultural crops and their related services. Blue Sky Papers is solely owned and run by the property owner Courtney M. Bartik.

2. Environmental Impacts of the Proposed Project – The project is simply utilizing existing structures on the property that have been there for over 20 years; not adding any additional structures so there are no environmental impacts. There are no wetlands on the property, no floodplain, there is a stream on the property and noted buffers on the siteplan. See exhibit noting existing topographic features.
3. Project Implementation Measures – The project is simply utilizing existing structures on the property; not adding any additional structures so not impacting the environment. Any work will be completed inside the studio. Hand working leather and fabric materials makes very little noise so there will be very little additional noise inside the property and no additional noise outside the property.

FILE COPY





RECEIVED
JUN 13 2024
City of Milton
Community Development

FILE COPY

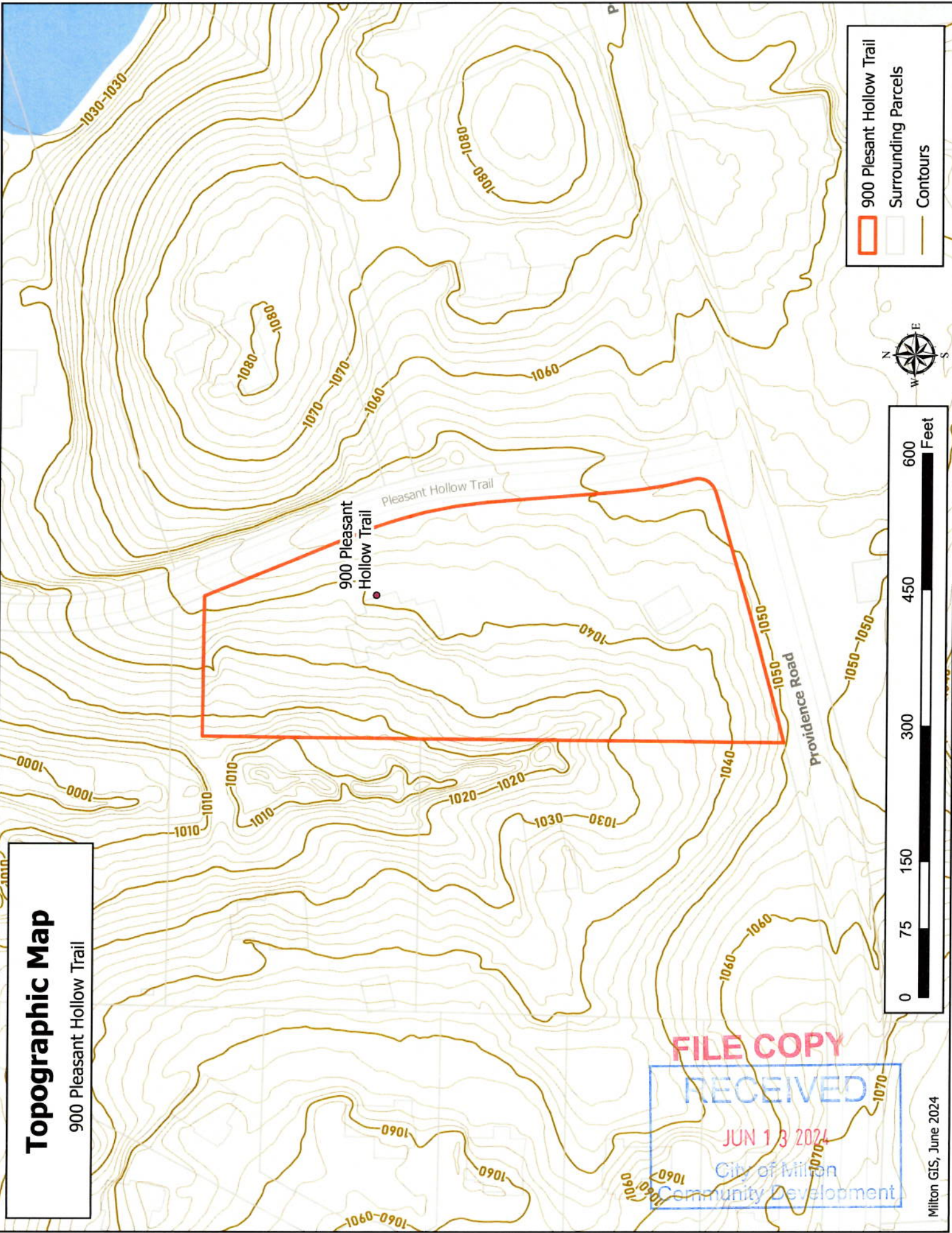
Topographic Map

900 Pleasant Hollow Trail

900 Pleasant Hollow Trail
Surrounding Parcels
Contours



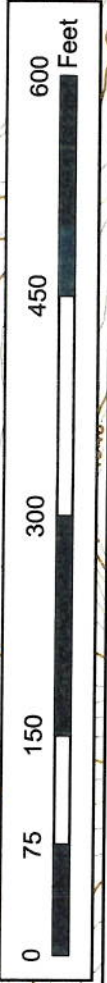
FILE COPY
RECEIVED
JUN 13 2024
City of Milton
Community Development



Topographic Map

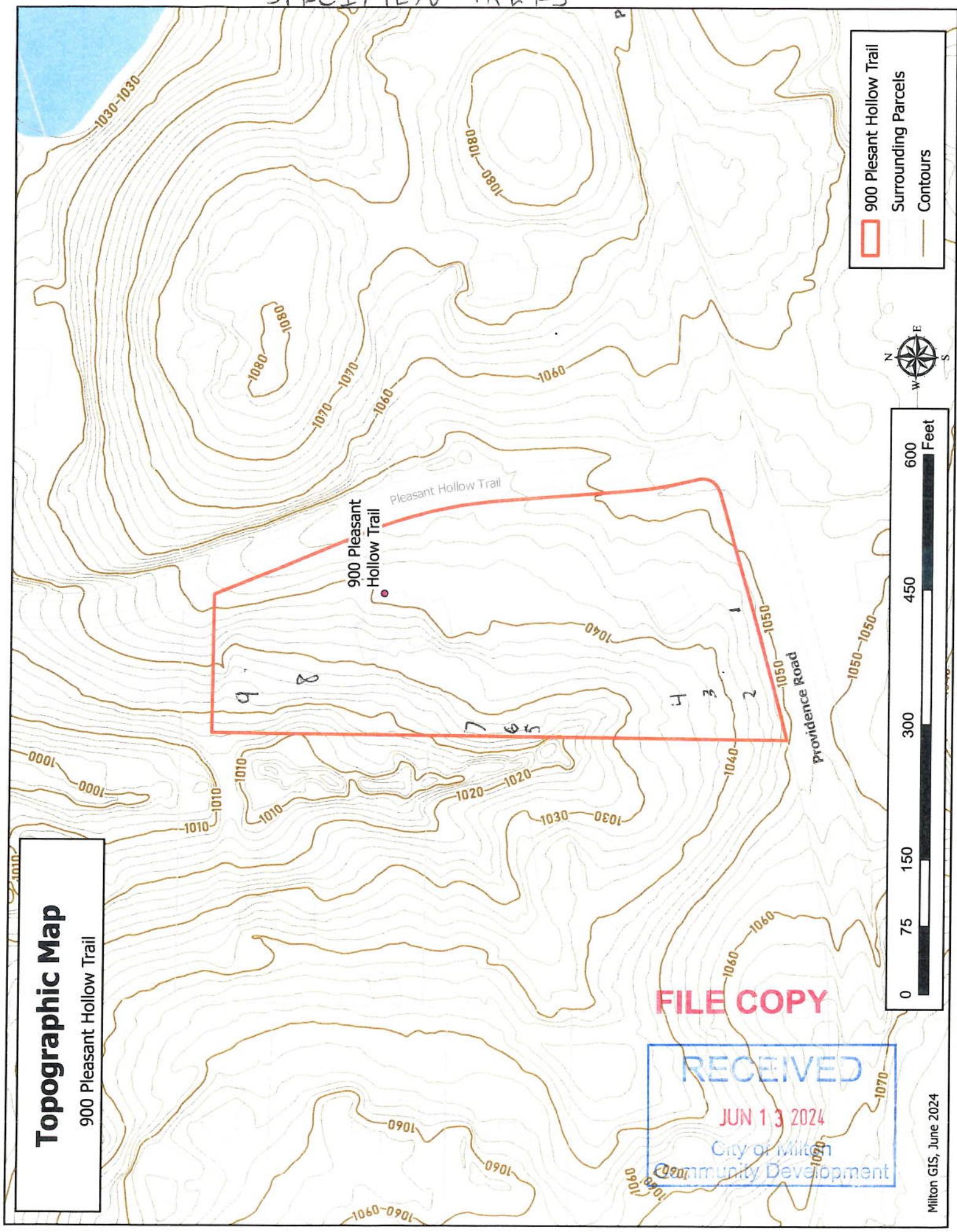
900 Pleasant Hollow Trail

900 Pleasant Hollow Trail
Surrounding Parcels
Contours



FILE COPY

RECEIVED
JUN 13 2024
City of Milton
Community Development



SPECIMEN TREE KEY

- 1 – 25" HARDWOOD
- 2 – 25" HARDWOOD
- 3 – 26" HARDWOOD
- 4 – 26" HARDWOOD
- 5 – 27" HARDWOOD
- 6 – 28" HARDWOOD
- 7 – 25" HARDWOOD
- 8 – 28" HARDWOOD
- 9 – 27" HARDWOOD

FILE COPY

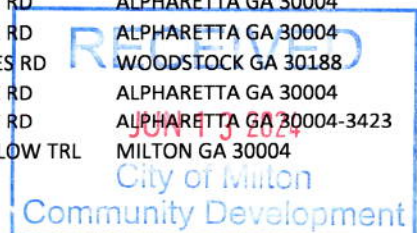
RECEIVED

JUN 13 2024

City of Milton
Community Development

ParcelID	Owner	OwnerAddr1	owneraddr2
22 395008110460	CLAYPOOLE ROBERT & CLAYPOOLE YELITZA RAQUEL	204 AFFIRMED CT	ALPHARETTA GA 30004
22 395008110478	FORTUGNO PETER P & JANE A	200 AFFIRMED CT	ALPHARETTA GA 30004
22 395008110486	TILLI ANDREW & TILLI KALEE	196 AFFIRMED CT	ALPHARETTA GA 30004
22 395008110494	NICHOLS ALAN R & NICHOLS SANDRA L	192 AFFIRMED CT	ALPHARETTA GA 30004
22 396008100360	CHEN VICTOR W & LAW LANA	14021 TRIPLE CROWN DR	ALPHARETTA GA 30004
22 396008100378	ELLIS ROBERT C & JENNIFER D	14025 TRIPLE CROWN DR	MILTON GA 30004
22 396008100386	BELL KENDRELL A & TAHIRA J	146 TRIPLE CROWN CIR	ALPHARETTA GA 30004
22 396008100394	MURPHY STEPHEN & TAYLOR	142 TRIPLE CROWN CIR	ALPHARETTA GA 30004
22 396008100402	LYDA RYAN HOLT & LYDA KRISTY MARIE	138 TRIPLE CROWN CIR	ALPHARETTA GA 30004
22 396008100410	PENDINO JEFFREY B PENDINO LYNN ERIN	141 TRIPLE CROWN CIR	ALPHARETTA GA 30004
22 396008100428	SLAVOV VLADISLAV Z & MELTON	145 TRIPLE CROWN CIR	MILTON GA 30004
22 396008100436	FRANKLIN CHRISTOPHER MILES & CHARLOTTE	14037 TRIPLE CROWN DR	MILTON GA 30004
22 396008100444	GREENWOOD ANTHONY A & GREENWOOD GINA M	14041 TRIPLE CROWN DR	ALPHARETTA GA 30004
22 396008100451	WHITMER JASON & COURTNEY	14045 TRIPLE CROWN DR	ALPHARETTA GA 30004
22 396008100576	ENYART JEFFREY V & LAURI M	14042 TRIPLE CROWN DR	ALPHARETTA GA 30004
22 396008100600	TRIPLE CROWN HOMEOWNERS ASSOCIATION INC	1102 ABBEY CT	ALPHARETTA GA 30004
22 396008470193	KAECK LISA & DEVOE DAVID	14550 PROVIDENCE RD	ALPHARETTA GA 30004
22 396008470326	INDERBITZEN JOSEPH B & INDERBITZEN CATHY	14570 PROVIDENCE RD	MILTON GA 30004
22 396008470334	GA BAPTIST DEV DISABILITIES MINISTRIES INC	P O BOX 2878	DULUTH GA 30096
22 396008470821	ROWLANDS TED H ET AL	3530 HAWTHORNE LANE	ALPHARETTA GA 30004
22 396008470839	MURIRA CRISPIN & QUIGLEY KATE	3540 HAWTHORNE LANE	ALPHARETTA GA 30004
22 396008470847	OLIVER THOMAS & OLIVER BRANDIE	4530 HAWTHORNE CT	ALPHARETTA GA 30004
22 396008470854	MATHEWS TROY & SHAWN HODGES	4540 HAWTHORNE CT	ALPHARETTA GA 30004
22 396008470862	BOREK GEORGE & BOREK KIMBERLY	4545 HAWTHORNE CT	ALPHARETTA GA 30004-4609
22 396008470870	EDWARDS ROBERT BLAKE & EDWARDS AMY	4535 HAWTHORNE CT	ALPHARETTA GA 30004
22 396008470888	FINAN ROBERT J & JENNIFER A	3560 HAWTHORNE LANE	ALPHARETTA GA 30004
22 396008470896	STEFL TIMOTHY E & STEFL WAVEY	3570 HAWTHORNE LANE	ALPHARETTA GA 30004
22 396008470912	NICHOLS GREGORY T & DANNA	3545 HAWTHORNE LANE	ALPHARETTA GA 30004
22 396008470920	SHEPHERD BRAD & ELIZABETH ANNE	3535 HAWTHORNE LANE	ALPHARETTA GA 30004
22 396008470938	MONJE EUGENE & ANGELA	3525 HAWTHORNE LANE	ALPHARETTA GA 30004
22 396008470946	HAWTHORNE MANOR HOMEOWNERS ASSOCIATION INC	4400 N POINT PKWY STE 295	ALPHARETTA GA 30022
22 397008470126	CLARK JAMES	13795 BIRMINGHAM HWY	MILTON GA 30004-3456
22 397008820080	DINSMORE THOMAS L	13730 BIRMINGHAM HWY	ALPHARETTA GA 30004-3469
22 397008820403	MUTA MATTHEW SHIGENOBU & MUTA AMY SUZANNE	13750 BIRMINGHAM HWY	ALPHARETTA GA 30004
22 397008820429	CAVALLARO LAURIE & BRICE KEVIN R	320 CENTRAL AVE UNIT 410	SARASOTA FL 34236
22 412008110679	BLAHA DAVID A & KATHERINE D	920 PLEASANT HOLLOW TRL	ALPHARETTA GA 30004
22 412008110687	SLINKER MICHAEL TODD ET AL	930 PLEASANT HOLLOW TRL	ALPHARETTA GA 30004
22 412008110695	ZUNKE DALE NELSON JR & ZUNKE JACKIE LYNN	940 PLEASANT HOLLOW TRL	ALPHARETTA GA 30004
22 412008110703	SCOTT DAVID H & JILL F	950 PLEASANT HOLLOW TRL	ALPHARETTA GA 30004
22 412008110711	STANLEY C ANDREW & SANDRA W	965 PLEASANT HOLLOW TRL	ALPHARETTA GA 30004
22 412008110729	COLLMAN MARK R & TANA W	955 PLEASANT HOLLOW TRL	ALPHARETTA GA 30004
22 412008110737	AUGELLO JARED R & LISA	945 PLEASANT HOLLOW TRL	MILTON GA 30004
22 412008110745	CARTER JULIE HIERS	935 PLEASANT HOLLOW TRL	ALPHARETTA GA 30004
22 412008120900	SCHWING PATRICK M & SCHWING KATHERINE M	13970 HAYSTACK LANE	ALPHARETTA GA 30004
22 412008120918	EDMONDS RYAN C & ASHLEY	13960 HAYSTACK LANE	MILTON GA 30004
22 412008120926	ELLERY THOMAS	13950 HAYSTACK LN	MILTON GA 30004
22 412008120934	WOODY JOSEPH FRALIN & WOODY DESIREE LOUISE	13940 HAYSTACK LANE	ALPHARETTA GA 30004
22 412008450273	HANEY SARAH BEATRICE W	14380 PROVIDENCE RD	ALPHARETTA GA 30004
22 412008450380	GMAG VI LLC	14375 PROVIDENCE RD	ALPHARETTA GA 30004
22 412008450471	SEGARS & SNIDOW LLC	14355 PROVIDENCE RD	ALPHARETTA GA 30004
22 412008450497	KALLE DONALD R JR	14385 PROVIDENCE RD	ALPHARETTA GA 30004
22 412008450554	STEPHENS SARA J	14365 PROVIDENCE RD	ALPHARETTA GA 30004
22 412008450786	BECK KATHY L	14350 PROVIDENCE RD	ALPHARETTA GA 30004
22 412008450943	HAYFIELD HOMEOWNERS ASSOCIATION INC	14355 PROVIDENCE RD	ALPHARETTA GA 30004
22 412008460157	DUNCAN MICHAEL FRANCIS & NANCY KAY	349 BLUEBIRD ACRES RD	WOODSTOCK GA 30188
22 412008460447	PROVIDENCE BAPTIST CHURCH	20075 PROVIDENCE RD	ALPHARETTA GA 30004
22 412008460595	MAYO NANCY S & DAVID M	14545 PROVIDENCE RD	ALPHARETTA GA 30004-3423
22 412008460652	GRANTHAM WILLIAM C & GRANTHAM SHARON L	900 PLEASANT HOLLOW TRL	MILTON GA 30004

FILE COPY



22 412008460660	LAMBERT DREXEL KEAT & MELONY SULLIVAN	910 PLEASANT HOLLOW TRL	MILTON GA 30004
22 412008460751	DONNELLY MICHAEL S & DONNELLY GABRIELLE T	925 PLEASANT HOLLOW TRL	ALPHARETTA GA 30004
22 412008460769	SHUBERT EDWARD M & LINDA A	915 PLEASANT HOLLOW TRL	ALPHARETTA GA 30004
22 412008460777	BROWN SCOTT & BROWN KIRSTEN DILLINGHAM	905 PLEASANT HOLLOW TRL	ALPHARETTA GA 30004
22 413008820424	TOURVILLE TIMOTHY J & TOURVILLE SARAH J	740 TRAMORE PL	ALPHARETTA GA 30004
22 413008830431	BOONE MICHAEL R & HOYT DEBRA S	750 TRAMOR PL	MILTON GA 30004
22 413008830449	KOLEOS DAVID J & EMILY C	746 TRAMORE PL	ALPHARETTA GA 30004
22 413008830456	DECOSTER RICHARD B & JANET L	770 TRAMORE PL	ALPHARETTA GA 30004
22 413108830141	M & M FOODY TRUST THE	890 FREEMANWOOD LN	MILTON GA 30004-3418
22 413108830158	HPA BORROWER 2016 2 ML LLC	180 N STETSON AVE STE 3650	CHICAGO IL 60601
22 413108830166	BANAN BEHNAME & BETSY L	870 FREEMANWOOD LN	ALPHARETTA GA 30004-3418
22 413108830174	FLORES EDWARD & GLENNA R	860 FREEMANWOOD LN	ALPHARETTA GA 30004-3418
22 413108830182	SEAMAN MARIAN W	850 FREEMANWOOD LANE	ALPHARETTA GA 30004
22 413108830190	HANFTWURZEL GRETCHEN & ERICK	840 FREEMANWOOD LN	ALPHARETTA GA 30004
22 413108830208	SAUNDERS KIMBERLY S & H STUART III	830 FREEMANWOOD LN	ALPHARETTA GA 30004
22 413108830216	ZUBEK RENEE L	820 FREEMANWOOD LANE	ALPHARETTA GA 30004
22 413108830224	HAWLEY MEGAN LOUISE	805 FREEMANWOOD LN	MILTON GA 30004
22 413108830232	CUMMINGS BRIAN L & CUMMINGS JEAN MARIE	815 FREEMANWOOD LANE	ALPHARETTA GA 30004
22 413108830240	GARRETT KIRSTEN & GARRETT JACK	825 FREEMANWOOD LANE	ALPHARETTA GA 30004
22 413108830257	BUTTERWICK ROBERT D & DONNA P	835 FREEMANWOOD LN	ALPHARETTA GA 30004
22 413108830265	SNYDER JAMES C & MARGARET Y	845 FREEMANWOOD LN	ALPHARETTA GA 30004-3418
22 413108830273	FOSTER NICHOLAS & ANGELIQUE	855 FREEMANWOOD LANE	ALPHARETTA GA 30004
22 413108830281	STENSTROM SUSAN & ROBERT R	865 FREEMANWOOD LN	ALPHARETTA GA 30004-3418
22 413108830299	MALTA DIANNA K & VINCENT A	875 FREEMANWOOD LN	ALPHARETTA GA 30004
22 413108830307	SPRUELL JAMES A	885 FREEMANWOOD LN	MILTON GA 30004
22 413108840454	ANDERSON IAN S & ANDERSON NICOLETTE L	894 FREEMANWOOD LN	ALPHARETTA GA 30004
22 396008470813	HOBBS ELIZABETH	3520 HAWTHORNE LANE	ALPHARETTA GA 30004
22 396008470102	WAFKAM PROPERTIES LLC	215 HOBSON LN	DULUTH GA 30097
22 397008820387	BOLLING BRYAN K & CYNTHIA	13770 BIRMINGHAM HWY	ALPHARETTA GA 30004
22 397008820395	JAMISON ROBERT PEYTON JR & JAMISON MEGAN L	13790 BIRMINGHAM HWY	ALPHARETTA GA 30004

FILE COPY





N/F
ELIP SPENCE
HAZEL SPENCE
DB 22271 PG 146-147

②

LEGEND

- R/W PROPERTY LINE
- BC RIGHT-OF-WAY
- EC CENTERLINE
- G DENOTES BACK OF CURB
- EP DENOTES GUTTER
- ETW DENOTES EDGE OF PAVING
- ETP DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- X DENOTES FENCE
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- P DENOTES GUY WIRE
- GW DENOTES GUY WIRE
- PM DENOTES POWER METER
- PC DENOTES POWER CONDITION
- TC DENOTES TELEPHONE
- CBW DENOTES CABLE BOX
- GV DENOTES GAS VALVE
- GLM DENOTES GAS LINE MARKER
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- FW DENOTES FIRE HYDRANT
- MW DENOTES MONITORING WELL
- HW DENOTES HEADWALL
- JB DENOTES JUNCTION BOX
- DI DENOTES DROP INLET
- S DENOTES SANITARY SEWER LINE
- SSMH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT

REFERENCE MATERIAL

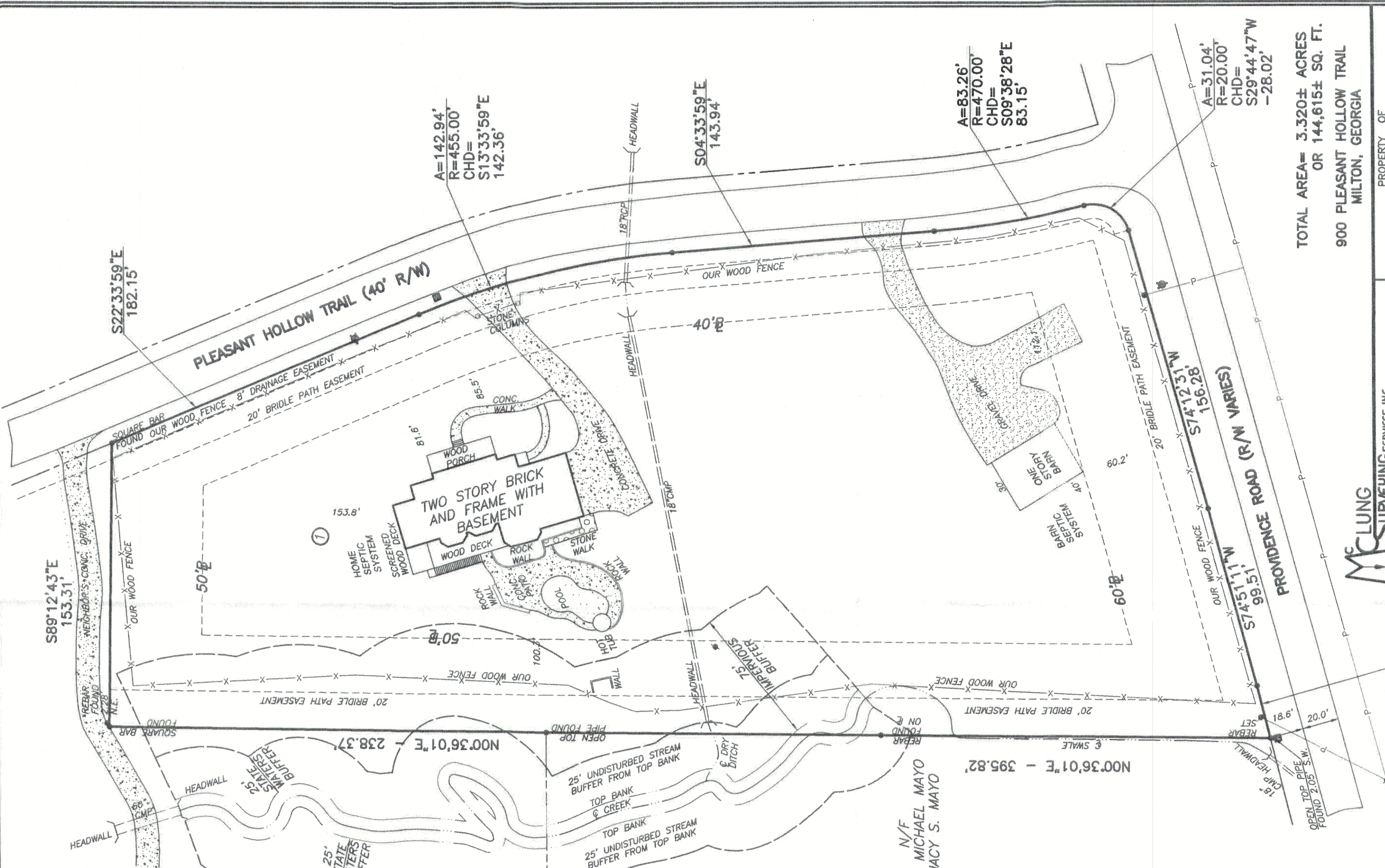
- WARRANTY DEED IN FAVOR OF A.J. CUSTOM HOMES, INC. DEED BOOK 22094, PAGE 35 FULTON COUNTY, GEORGIA RECORDS

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA, A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT NOT INTENDED FOR RECORDING.



N/F
DAVID MICHAEL MAYO
NANACY S. MAYO



4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000752

This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

This original of the plat was sealed and signed by Michael R. Noles L.S. #2646 on 6-16-13. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#234528

TOTAL AREA= 3.320± ACRES
OR 144,615± SQ. FT.
900 PLEASANT HOLLOW TRAIL
MILTON, GEORGIA

PROPERTY OF
KEITH A. CAMPBELL
COURTNEY M. BARTIK

LOT 1
PLEASANT HOLLOW FARMS

LAND LOT 846
DISTRICT 2ND
FULTON COUNTY
GEORGIA

SCALE: 1"=40'

PS 193-28
PC 27-28
DB
PG
CB-A

No.	Revision	Date

