



**COMMUNITY ZONING INFORMATION MEETING  
TUESDAY, MAY 26, 2015  
CITY COUNCIL CHAMBERS 107E  
7:00 PM**

Agenda Item / Location / Petitioner	Request
<p><b>Petition No:</b> RZ15-13  <b>Location:</b> 3225 Francis Road  <b>Petitioner:</b> Sixto Omar Martinez Rivera</p>	<p>To rezone from AG-1 (Agricultural) to R-3 (Residential) to develop 2 single family residences.</p>

Public Hearings: Community Zoning Information Meeting  
**Tuesday, May 26, 2015 at 7:00 p.m.**

Design Review Board Meeting  
**Tuesday, June 2, 2015 at 6:00 p.m.**

Planning Commission Meeting  
**Wednesday, June 24, 2015 at 7:00 p.m.**

Mayor and City Council Meeting  
**Monday, July 20, 2015 at 6:00 p.m.**



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 13000 Deerfield Parkway, Suite 107 | Milton GA 30004





**RZ15-13**

**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

RECEIVED

APR 30 2015

CITY OF MILTON  
COMMUNITY DEVELOPMENT

April 17, 2015

Robyn Macdonald  
City of Milton Community Development  
13000 Deerfield Parkway, Suite 107C  
Milton, GA 30004

Re: 3225 Francis Road

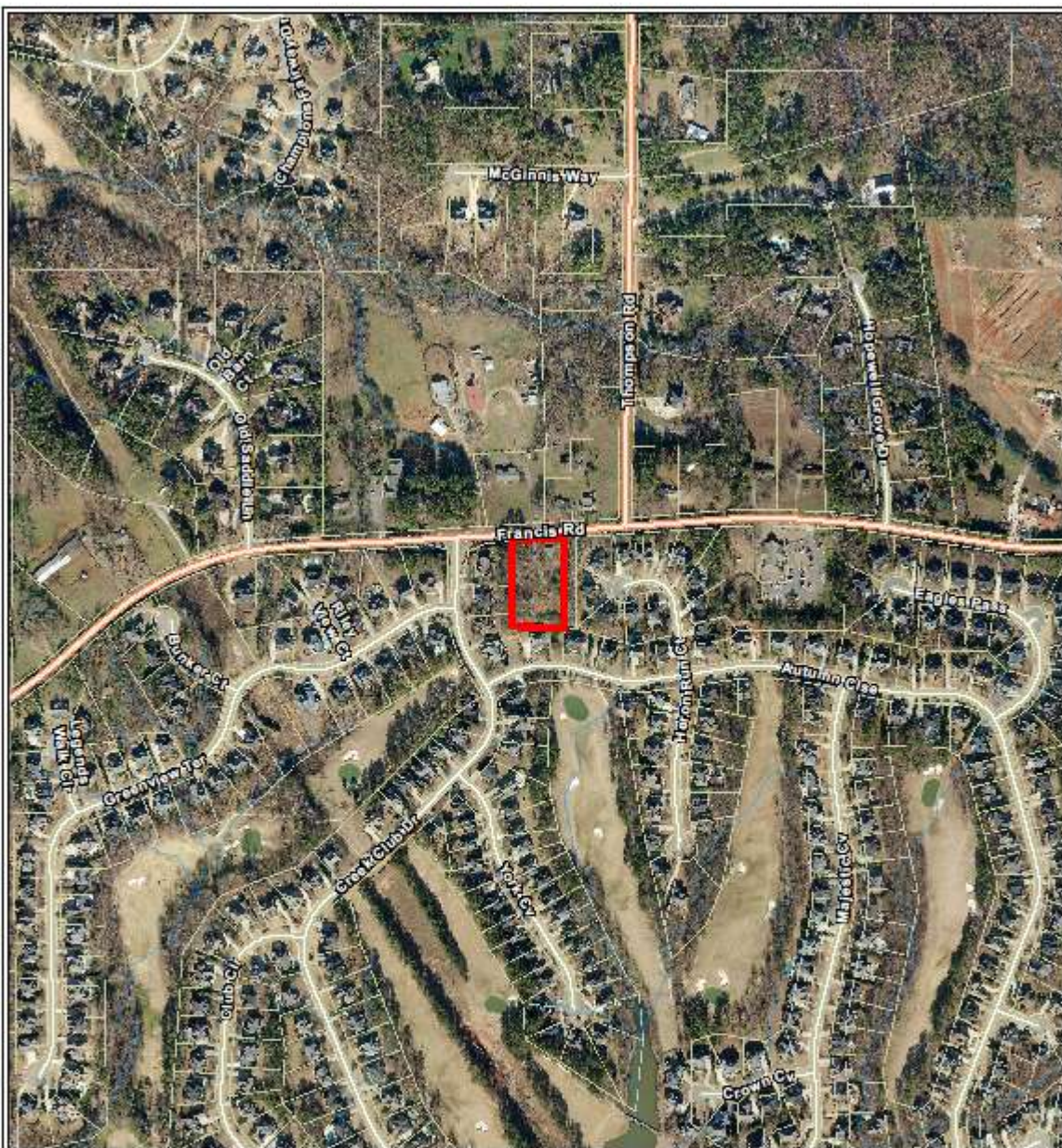
Dear Ms. MacDonald:

We are representing Fuqua & Associates, Inc. in their application to rezone the property located at 3225 Francis Road (Tax Parcel 22537006110204) from AG-1 to R-3. The subject property is 1.51/- acres bounded on the East, South, and West by Crooked Creek Subdivision, zoned CUP. Crooked Creek has a 12,000 S.F. lot size minimum. The property currently has an abandoned single family residence with associated out buildings. The applicant is proposing a 2 lot Minor Subdivision with minimum 30,000 S.F. Lots served by Sanitary Sewer. The proposed residences shall have a minimum heated floor area of 2400 S.F. The Comprehensive Land Use Plan designates this area for medium density residential development. The proposed rezoning (R3) meets the definition of medium density residential. The proposed zoning will allow development of the desired sized houses without any variances. This property is subject to the State Route 9 overlay district. The proposed zoning will allow for development of houses of similar size and character to adjacent and surrounding properties. In our opinion the proposed zoning will allow for re-development of this parcel in a manner similar to the adjacent Crooked Creek Subdivision.

Sincerely,  
BRUMBELOW-REESE & ASSOCIATES, INC.

  
Scott Reese





**Site Map**  
**RZ15-013**  
**3225 Francis Road**  
**City of Milton**

-  Subject Parcels
-  Rivers
-  Waterbodies
-  Parcels
-  Milton City Limits



**MILTON**  
Created/Altered: 5/6/2015

May 2015



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**RZ15-13**





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RZ15-13 – Site Plan submitted April 30, 2015