

**COMMUNITY ZONING INFORMATION MEETING
TUESDAY, JUNE 23, 2015
CITY COUNCIL CHAMBERS 107E
7:00 PM**

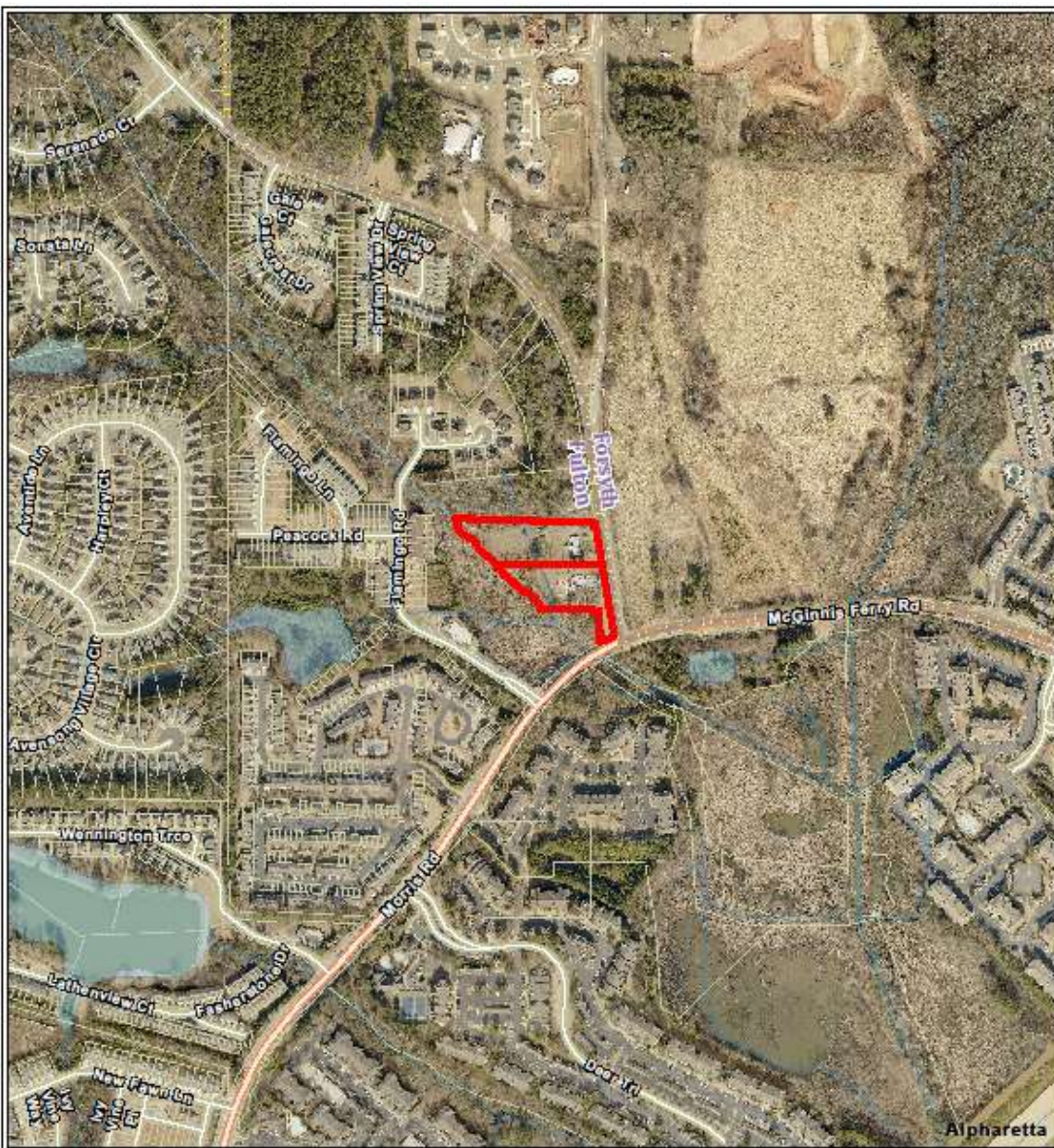
Agenda Item / Location / Petitioner	Request
RZ15-14/U15-04/VC15-03 3503 and 3505 Bethany Bend Wisdarium LLC	To rezone from O-I (Office-Institutional) and AG-1 (Agricultural) to O-I (Office-Institutional) and a Use Permit for a Private School (Sec. 64-1831) to expand the existing school from 2,000 square feet to 6,000 square feet for up to 150 students. A two-part concurrent variance to reduce the 50 foot undisturbed buffer and 10 foot improvement setback to a 10 foot landscape strip along the north property line (Sec. 64-1091(a)) and to reduce the 100 foot setback for recreation areas to 40 feet along the north property line (Sec. 64-1831(b)(4)).
RZ15-15 Text Amendment	To amend the Rural viewshed within the Rural Milton Overlay for Single-Family type uses. (Sec. 64-1141 (a))
RZ15-16 Text Amendment	To amend Private Swimming Pool Standards for detached dwellings. (Sec. 64-1069 (b))
RZ15-17 Text Amendment	To create a definition for "barrier" in definitions (Sec.64-1)

Public Hearings: Design Review Board Meeting
(Text Amendments are not reviewed by DRB)
Tuesday, July 7, 2015 at 6:00 p.m.

Planning Commission Meeting
Wednesday, July 22, 2015 at 7:00 p.m.

Mayor and City Council Meeting
Monday, August 17, 2015 at 6:00 p.m.

For additional information, please contact Robyn MacDonald at 678-242-2540.



Site Map
RZ15-014 / U15-04 / VC15-03
3503 & 3505 Bethany Bend
City of Milton

-  Subject Parcel(s)
-  Rivers
-  Waterbodies
-  Parcels
-  Milton City Limits



June 2015



Created/Altered: 6/3/2015



RZ15-14/
U15-04/
VC15-03

Wisdorium, LLC
Red Apple Montessori School
3505 Bethany Bend
Milton, GA 30004
June 1, 2015

City of Milton, GA

RECEIVED

JUN 01 2015

CITY OF MILTON
COMMUNITY DEVELOPMENT

RE: Rezoning and Use Permit Request

To Whom It May Concern:

Wisdorium, LLC, owner and operator of Red Apple Montessori School at 3505 Bethany Bend, intends to expand its operations from its current capacity of 50 students to 150 students. It also intends to expand its curriculum from the current pre-school only, to include elementary school year classes as well. This we believe will added a very desirable and attractive service to the existing and planned, residential areas surrounding the school.

The expansion would require the acquisition and rezoning of the adjacent property at 3503 Bethany Bend, to allow for the construction of a 6,000 sq building, which will house an additional 5 classrooms, as well as the required 11 parking spaces and children's playgrounds for the new students. The added classes will require an additional 10 teachers.

Due to large portions of the property are designated within the 500 year flood plain, the buildable area of the property is extremely limited. As such, it is necessary to request a variance on the setback from the neighboring residential property to the north, reducing it to 20 ft landscape strip. Please note that the north side of the building will be the backside, with not entry/exit activity or parking. The school operates during working hours with almost no noise production, and no night time activity.

Furthermore, due to the size and shape of the property the 100 ft set-back for the playground would effectively eliminate any playground space. As such it is so necessary to request a variance to allow the reduction of this set-back to 40 ft. The playground will only be used during school hours, and would not be a ball park, but simply consist of small children playground, that differs only in size from playground found in many residential back yards.

We look forward to working with and continue to serve the needs of the community by helping educate and shape the minds of the future generations.

Thank you for your consideration,

Respectfully,


Bijl Eappen