

PRELIMINARY PLAT SUBMITTAL – Epic Townhomes

PROPERTY INFORMATION

LOCATION 235 Five Acre Road and Parcel ID 22 523007590131- SR 9

DISTRICT/SECTION, LAND LOT 2/2 — 759

EXISTING ZONING T4-P (Permissive) – Deerfield FBC

ACRES 3.87 acres

EXISTING USE Undeveloped

PROPOSED USE 20 Townhomes

DEVELOPER Epic Design & Build, LLC

ADDRESS 12285 Beragio Place
Alpharetta, GA 30004

SITE PLANNER Land Development & Planning Engineers Design Group Inc.

ADDRESS 1150 Lea Drive
Roswell, GA 30076

PROPOSED PRELIMINARY PLAT

To subdivide the T4-P parcel into 20 townhome lots on 3.87 acres with a density of 10,000 square feet/acre.

4/18/2025

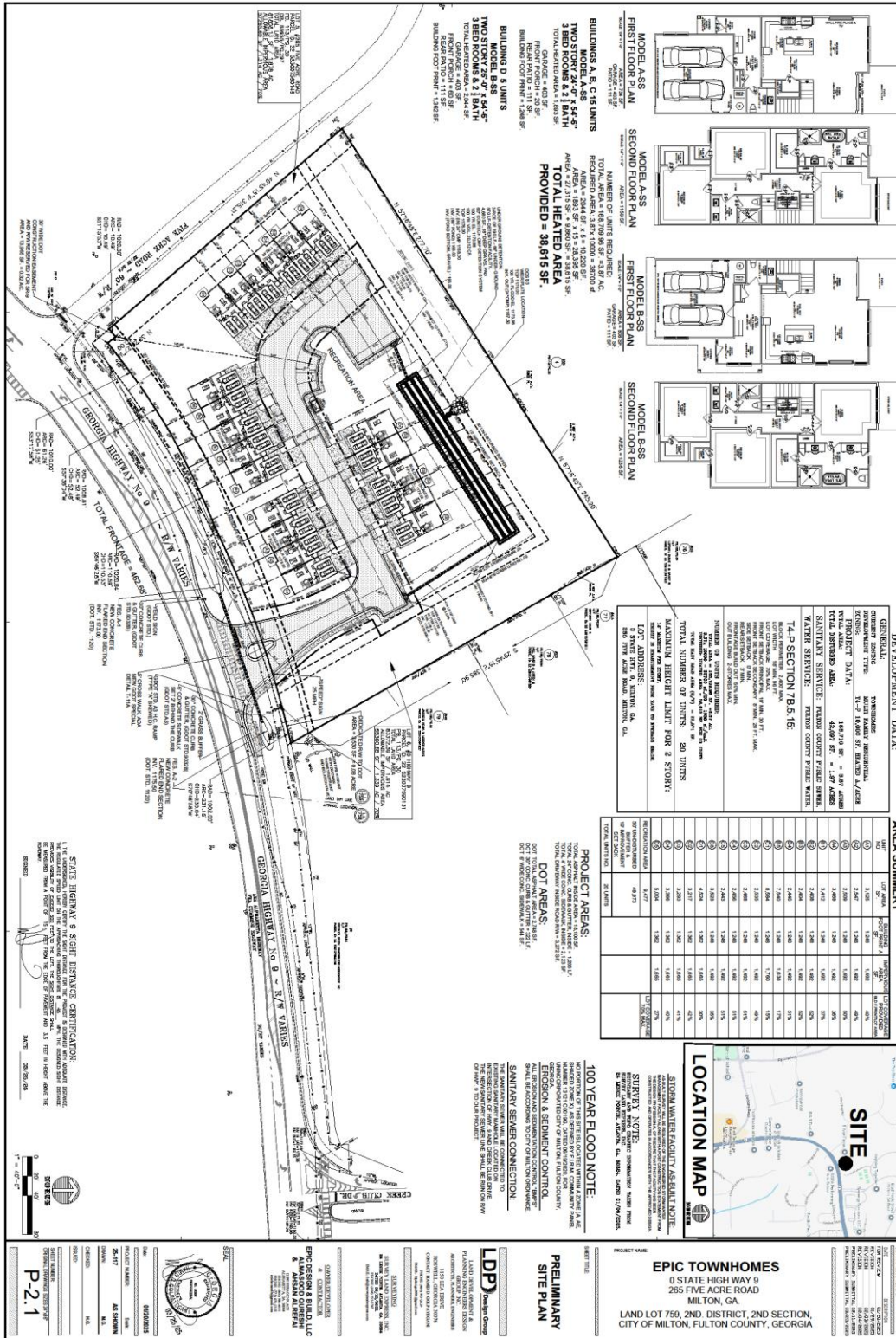
Prepared by the Community Development Department for the
City of Milton Planning Commission Meeting on April 23, 2025



SITE MAP

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Preliminary Plat

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Tree Survey

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History and Background of Subject Site

These two parcels fronting on Hwy 9, on the north side of Five Acre Road is within what is called the “Five Acre Road Zone” and is zoned T4-P (Permissive) within the Deerfield Form Based Code (FBC).

In the summer of 2014, the City adopted the 9 North Vision Plan, which was the foundation for the Deerfield FBC north of Bethany Bend to the Fulton/Forsyth County line.

During the 9 North Vision Plan, a facilitator from Georgia Tech, worked with property owners within the Five Acre subdivision and the four parcels adjacent to Hwy 9. Through mediation, a plan was agreed upon on how these four parcels should be developed in the future. The components of the plan were reflected in the 9 North Vision Plan and ultimately into ordinance within the Deerfield FBC which was approved by the City Council in April 2015.

City Staff Comments

The proposed preliminary plat has been reviewed by the Fire Marshal, Milton Transportation, Georgia Department of Transportation, Arborist, Stormwater, Fulton County Public Works for water and sanitary service. Further review will occur at the time of Land Disturbance Permit submittal for the development.

Requirements of the Five Acre Road Zone

Below are the specific requirements for this area. The proposed preliminary plat meets or exceeds all of these requirements.

7B.1.6. A.2. Density Calculations

In the Five Acre Road Zone, density must not exceed 10,000 square feet of floor area per acre of gross site area, regardless of Transect Zone or Special District.

7B.1.1. A.1. Landscape Buffers

- A. Adjacent to a Special District, a T2 Zone, or a single-family residential use not located within this district, the following apply:
 - 1. For sites 4 acres or less in area, a 50-foot-wide undisturbed buffer or alternative screening design, with a 10-foot improvement setback, must be

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located adjacent to a Special District, T2 zone, or single-family residential use not located within this district.

7B.3.5.K. Thoroughfares – Public Frontages, Specific to Five Acre Road

1. The requirements of Transect Zones and Special Districts notwithstanding, no sidewalk is required in the public frontage.
2. The public frontage must include a landscape strip with a minimum width of 20 feet that extends from the right-of-way line into the property. Street trees must be planted in the landscape strip and spaced a minimum of 30 and a maximum of 60 feet on-center. The spacing may be adjusted by warrant to accommodate specific site conditions.
3. In addition to the street trees, the landscape strip must be planted in accordance with the landscape buffer requirements of Sec. 7B.2.3.A.3. Said plantings must include sufficient evergreen species to prevent properties fronting State Route 9 from being seen from Five Acre Road year-round. One subdivision sign for the Five Acre Road Neighborhood may be located in the landscape strip.

7B.4.6.A.5 - Building Function

1. Notwithstanding the provisions of this section to the contrary, the following uses are prohibited in the Five Acre Road Zone, regardless of Transect Zone or Special District:
 - a. All group living.
 - b. All vehicular uses.
 - c. Animal care (with inside or outside pens).
 - d. Hospital.
 - e. Motel, hotel.
 - f. School, private (K-12) and school, special.

7B.4.7.A.5 Screening and Fencing - Specific to the Five Acre Road Zone.

- a. Chain-link fencing is prohibited.
- b. Perimeter fencing must be in keeping with the equestrian character of Milton.

7B.4.8.C Stormwater Facilities

Above-ground facilities are prohibited in the Five Acre Road Zone. All facilities must be completely underground.

7B.4.10.A.6 Parking Locations

No rear alley, rear lane, or driveway may be accessed from or connected to Five Acre Road, except for driveways serving detached single-family uses.

7B.4.18.H. Specific to Townhouses

2. The area of each facade must be at least 20% windows and doors, with each floor calculated independently. This percentage may be reduced by warrant.
3. Adjacent townhouse units must not have the same facade. Differentiation between adjacent facades may be accomplished by a change in materials, building height, color, roof form or setbacks, provided that the appearance of a separate building is achieved.
4. Townhouses located in any T-zone must comply with the facade standards set forth in Sec. 7B.4.18.E for commercial, mixed-Use, and multifamily buildings or paragraph I below for single-family dwellings.

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.

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