



Design Review Board

June 3, 2025

STAFF REPORT

(For Courtesy Review of **U25-02**)

PROPERTY INFORMATION

Address: 14505 Batesville Road, Milton, GA 30004
District/Land Lot: 2 / 662 and 706
Character Area: Birmingham
Existing Zoning: AG-1 (Agricultural)
Overlay: Rural Milton
Acres: 35.87 acres
Existing Use: Rural Event Facility – U14-02/ZM17-01 and
Bed and Breakfast – U14-01

Request: A courtesy review of a Use Permit for a Rural Event Facility (Sec. 8.7.1.H of the UDC) on 35.87 acres (reduction from previously approved U14-02/ZM17-01 on 47.7 acres) within a 6,539 sq. ft. house, 4,296 sq. ft. atrium structure, 4,760 sq. ft. existing building and two gazebos for a maximum of 250 attendees.

Owner/ Applicant: LRF Milton, LLC
Address: 14505 Batesville Road

Background: The existing use for a Rural Event Facility known as Little River Farms and Bed and Breakfast was previously approved by the Mayor and City Council in 2014 and modified in 2017 to include an additional barn structure on 47.7 acres. The current request is to reduce the acreage by subtracting a portion of the original 47.7 acres as well as adding a parcel not originally part of the 2014 request.

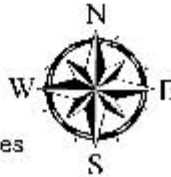


**14505 Batesville Rd
Aerial View**

City of Milton
2025

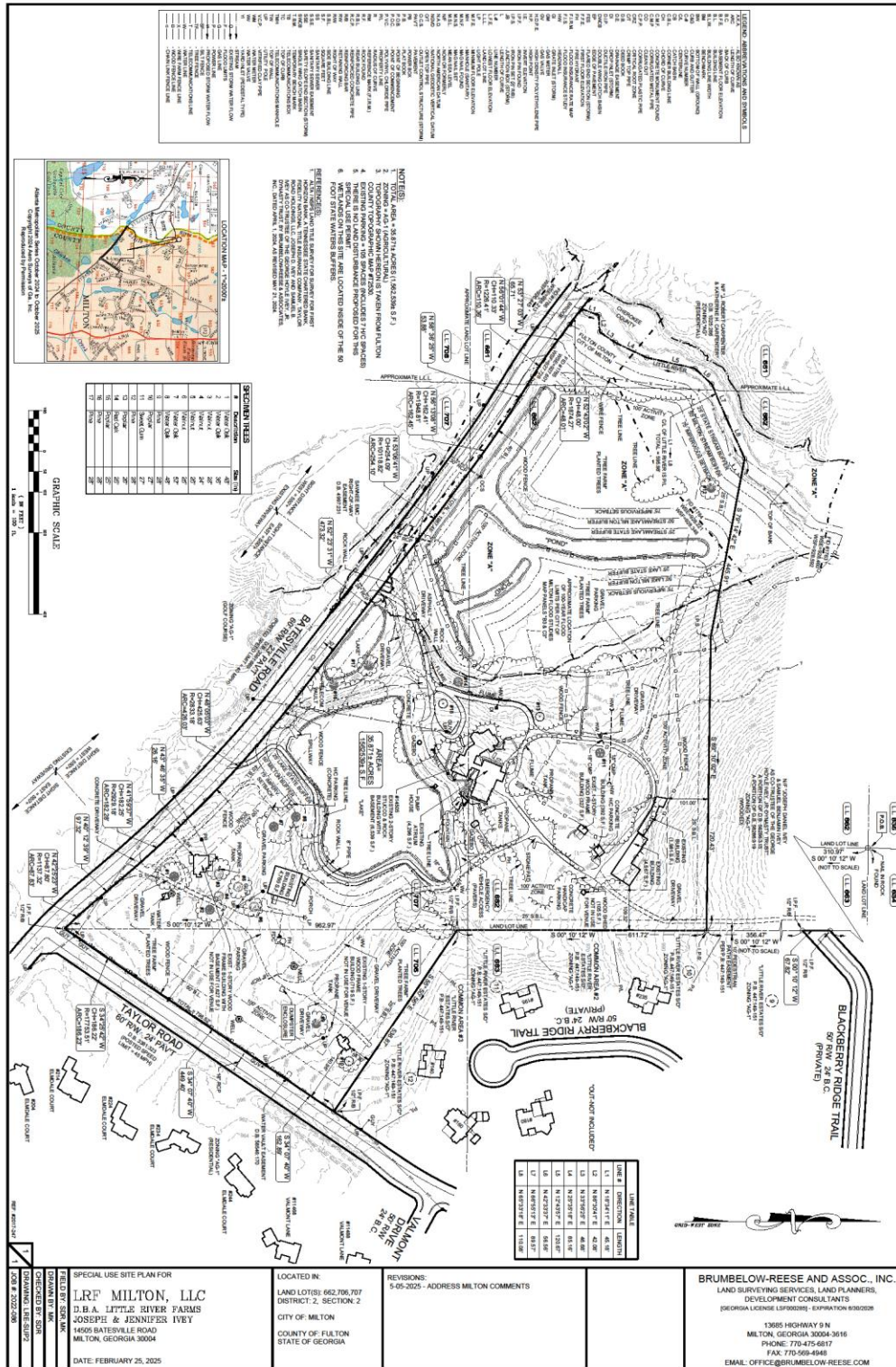


- Subject Site
- Parcels
- City Limits



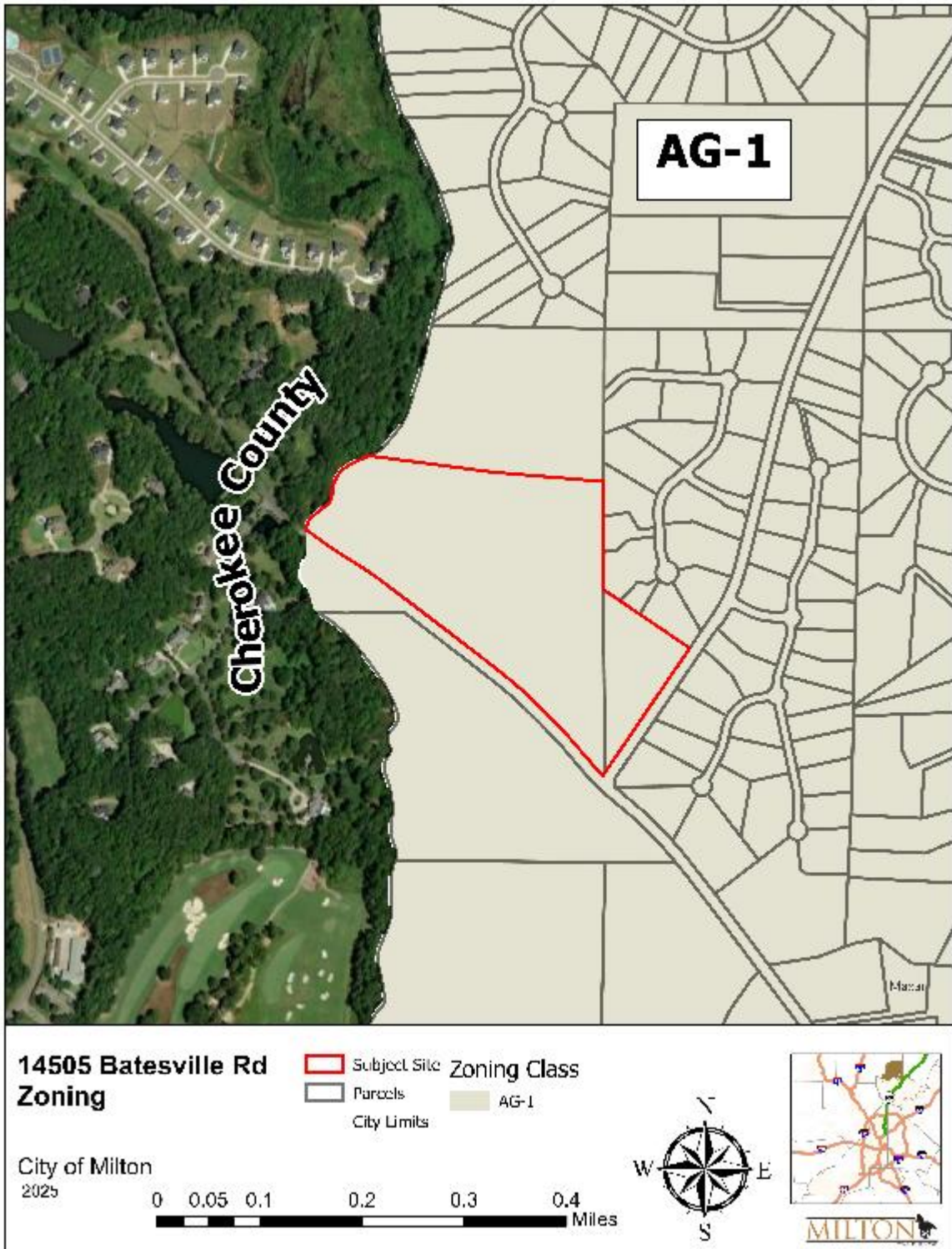
LOCATION MAP

Courtesy Review of Use Permit – U25-02
Prepared by the Community Development Department for the
Design Review Board Meeting on June 3, 2025



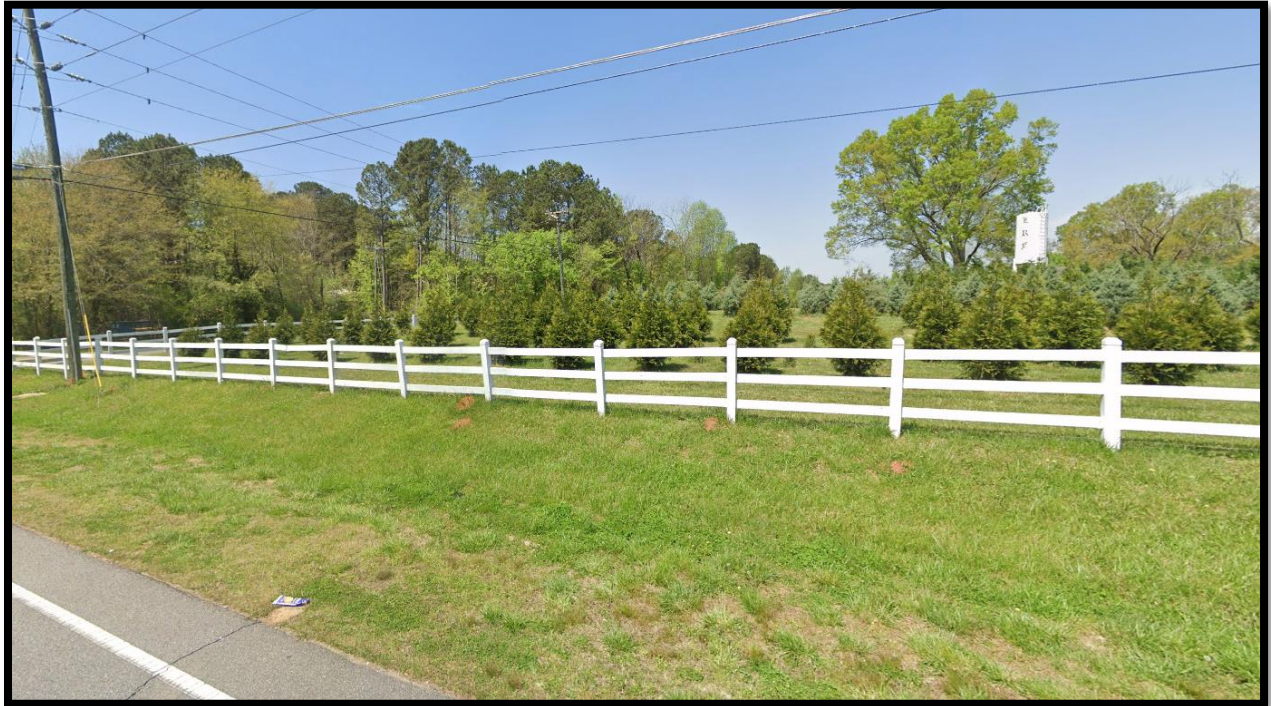
SITE PLAN

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ZONING

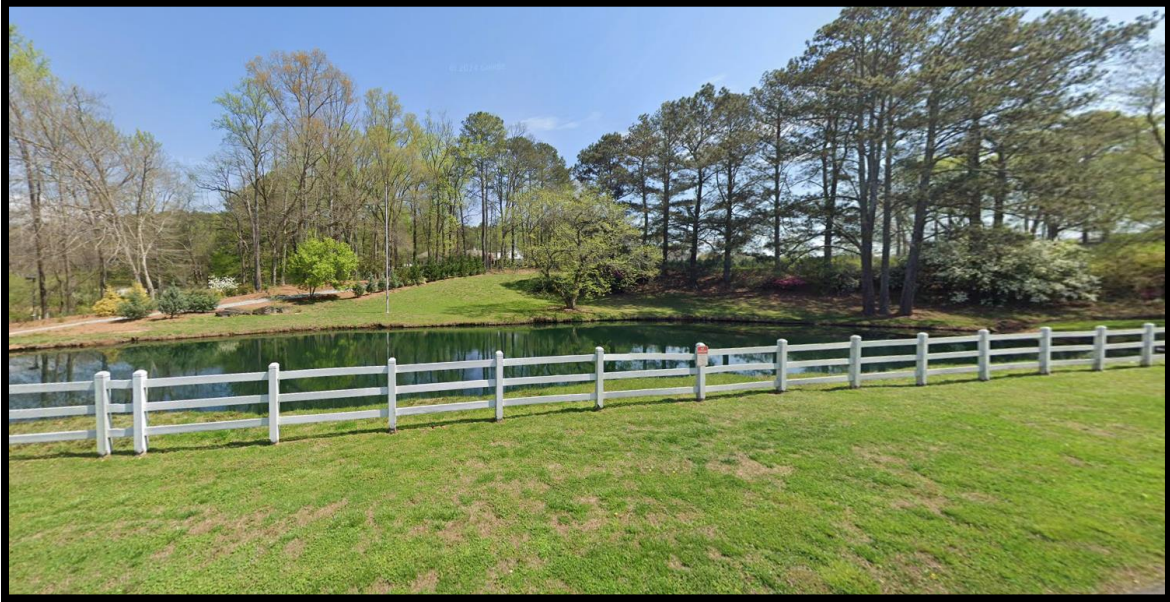
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VIEW FROM TAYLOR ROAD TOWARDS BATESVILLE ROAD



VIEW FROM TAYLOR ROAD NORTH



VIEW FROM BATESVILLE ROAD



VIEW FROM BATESVILLE ROAD LOOKING AT SOUTHERN ENTRANCE/EXIT