

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: _____

TYPE OF REVIEW: FINAL _____ COURTESY _____ CASE # _____

PROJECT INFORMATION

PROJECT NAME: THOMPSON ROAD

PROJECT ADDRESS: 15425 THOMPSON ROAD MILTON GA 30004

OVERLAY/FORM BASED CODE: _____

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES _____ NO X

PROJECT TYPE (CHECK ONE):
SITE/LANDSCAPE _____
BUILDING _____
SALES TRAILER _____
DEMOLITION X
ZONING/USE PERMIT/VARIANCE _____
OTHER (EXPLAIN) _____

PROJECT DESCRIPTION: Demolish and haul away all structures and impervious and replace with new construction home 7,500 sq ft

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: VIA HODIS

COMPANY: Studio H Inc

ADDRESS: 14140 Freemanville Road Milton GA 30004

PHONE: 570 862-3187 FAX: _____

EMAIL: freemanvillesub@gmail.com

APPLICANT'S SIGNATURE: To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on 8/5/2025, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)

Applicant: [Signature] Date 6/24/2025

SERVICE • TEAMWORK • OWNERSHIP • LEADERSHIP • RURAL HERITAGE





Application Summary

Property Address: 15425 Thompson Road, Milton, GA 30004

Request(s): To demolish a 1-story home and 1-story garage.

Applicant: Vio Hodis

Type of Review: Final Review of Demolition Plan

Zoning Information:

Zoning District: AG-1 in the Rural Milton Overlay District

Total Acreage: 1.16 Acres

Existing Use: Residential

Background Information:

The property at 15425 Thompson Road consists of a 1,248 square-foot brick ranch-style home, that was built in 1965. The 2-story garage was permitted and built in 2017.

GA Historic Resources GIS and Milton Historic Survey List:

Not listed.

Staff Recommendations:

Staff recommends approval of the demolition request with the following conditions:

1. Complete the Demolition Permit Application and submit the required documents.
2. Level and grass the area that was disturbed.
3. No trees are to be removed without a permit.

Prepared by:

Rema Abdelfattah, Planner I

678-242-2528

Site Map



**15425 Thompson Road
Site Review**

City of Milton
2025

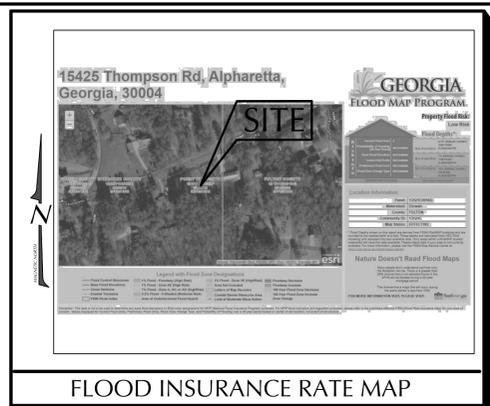
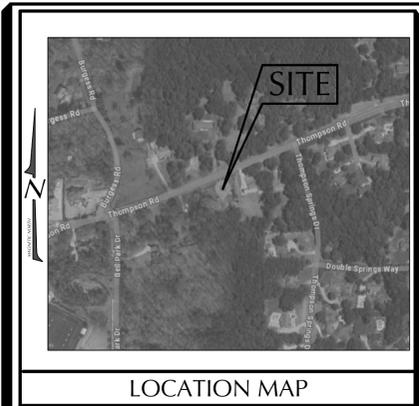
0 0.02 0.04 0.07 0.11 0.14 Miles

Subject Site
Parcels
City Limits

MILTON

The complex block contains a title, a scale bar in miles, a legend with three items (Subject Site, Parcels, City Limits), a north arrow, and an inset map of Milton, Georgia, showing major roads and the location of the subject site.

Demolition Plan Review – 15425 Thompson Road
Prepared by the Community Development Department for the
Design Review Board Meeting on August 5, 2025



- LEGEND**
- IPS IRON PIN SET (1/2" REBAR)
 - RBF REBAR FOUND
 - CTF CRIMP TOP FOUND
 - OIF OPEN TOP FOUND
 - JB JUNCTION BOX
 - R/W RIGHT-OF-WAY
 - BL BUILDING LINE
 - PL PROPERTY LINE
 - CB CATCH BASIN
 - HW HEADWALL
 - SMH SEWER MANHOLE
 - X FENCE
 - L.L. LAND LOT LINE
 - O.L.L. ORIGINAL LOT LINE
 - D.E. DRAINAGE EASMT.
 - S.E. SEWER EASMT.
 - U.E. UTILITY EASMT.
 - C.L. CHAIN LINK
 - PP POWER POLE
 - DI DROP INLET
 - LP LIGHT POLE
 - EP EDGE OF PAVEMENT
 - CL CENTERLINE

SITE INFORMATION:

15425 THOMPSON ROAD
TOTAL AREA: 1.29 ACRES

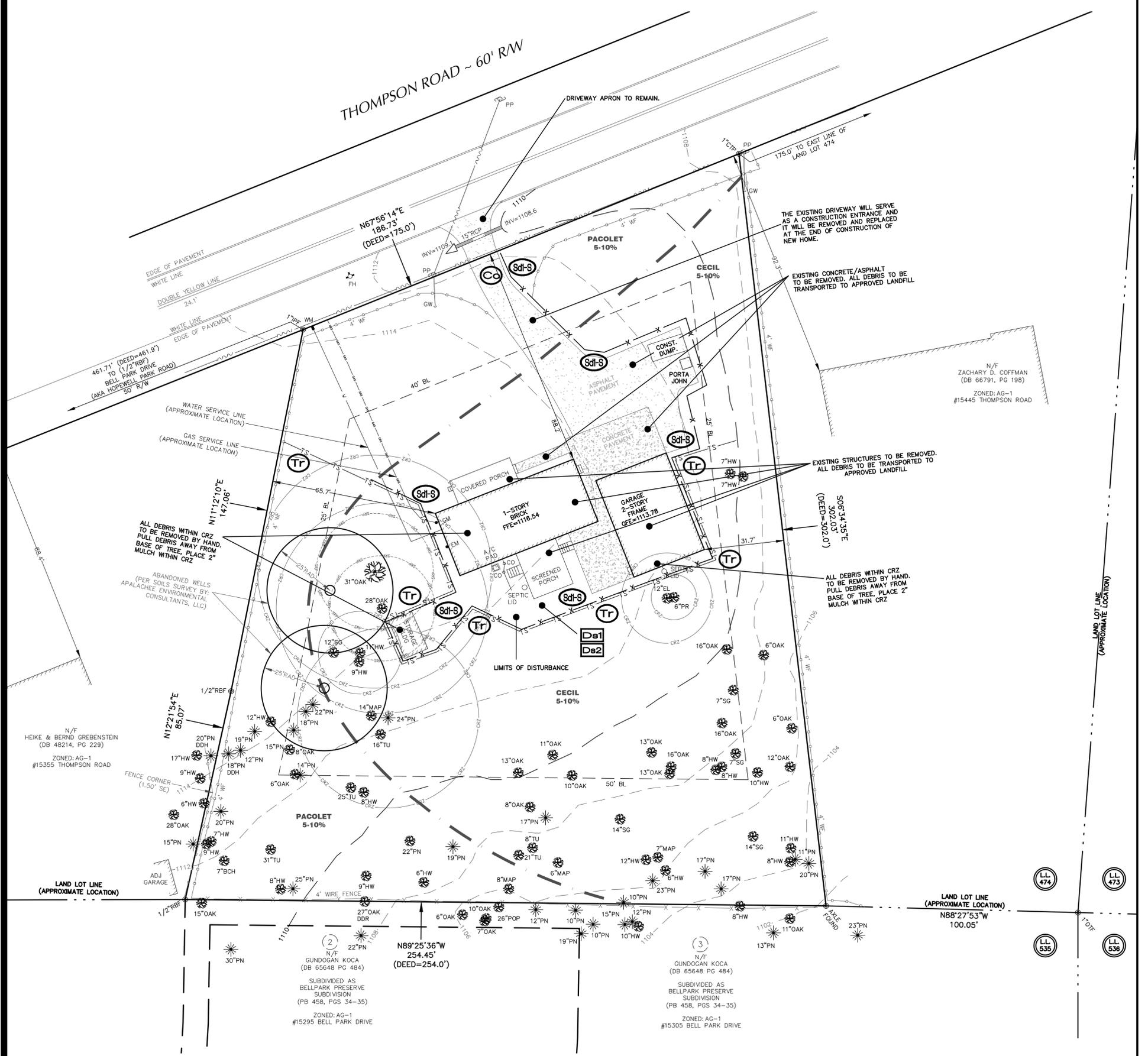
ZONING: AG-1 REQUIREMENTS
LOT WIDTH @ B.L.: 150 FT

MINIMUM YARD ADJACENT TO PUBLIC STREET:
FRONT YARD: 60 FT
INTERIOR SIDE YARD SETBACKS: 25 FT
REAR YARD: 50 FT

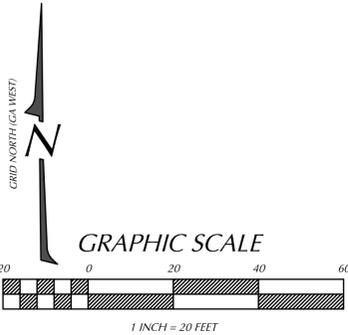
MAXIMUM HEIGHT OF STRUCTURES: 40 FEET
MAXIMUM LOT COVERAGE: 20 PERCENT
MINIMUM HOUSE SIZE: 1600 S.F. (LESS THAN TWO-STORY)
1800 S.F. (FOR TWO-STORY)
1800 S.F.W/ 1050 S.F.ON GROUND FLOOR (FOR MORE THAN TWO-STORY)

UTILITIES:
GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - AT&T
POWER - GEORGIA POWER

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.L.A. SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD INSURANCE RATE MAP #13121C0018G, EFFECTIVE DATE: 3-4-2018



SEE PAGE 2 FOR NOTES/DETAILS



DEMOLITION PLAN
SCALE: 1" = 20'

811 Know what's below.
Call before you dig.
Dial 811.
or call 800-282-7411

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
VIRGIL F. GADDY
Level II Certified Design Professional
CERTIFICATION NUMBER 0000004448
ISSUED: 1/8/08 EXPIRES: 1/24/22

OWNER:
STEVEN D. & MARGARET R. HALEY
TRUSTEES OF THE HALEY3 TRUST
15425 THOMPSON ROAD
MILTON, GA 30004

CONTRACTOR:
STUDIOH, INC.
14140 FREEMANVILLE RD
MILTON, GA 30004

24 HOUR CONTACT:
VIOTODIS
(510) 862-3167

ENGINEER/SURVEYOR:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920

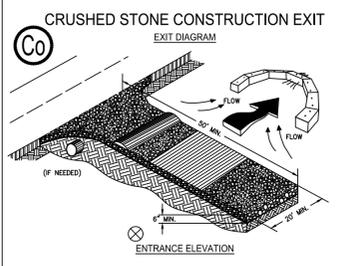
D-1
PROJECT NUMBER: SHI-25-007

DEMOLITION PLAN
DATE: 6-24-23
DRAWN: CV
CHECKED: WFG
SCALE: 1" = 20'

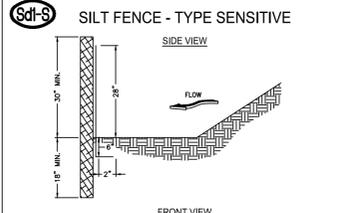
15425 THOMPSON ROAD
(DEED BOOK 67708, PAGE 331)
LAND LOT 474 ~ 2ND DISTRICT ~ 2ND SECTION
CITY OF MILTON, FULTON COUNTY, GEORGIA

GADDY SURVEYING & DESIGN, INC.
1215 Pleasant Hill Road
Lawrenceville, Georgia 30044
Phone - (770) 931-5920
FAX - (770) 931-5903

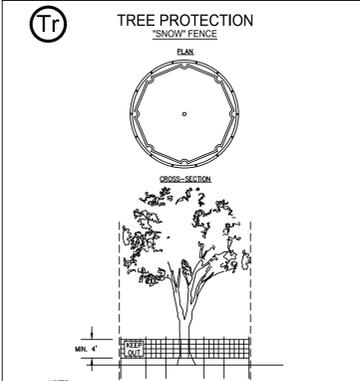
REVISIONS			
NO.	DATE	BY	DESCRIPTION



- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CURVE FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. DRAINAGE PAD SHALL HAVE A MINIMUM THICKNESS OF 4".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION DITCH SHOULD BE CONSTRUCTED WHEN GRADE TRANSITION AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (CONVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR THE WASHRACKS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIALS SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



- NOTES:**
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.



- NOTES:**
1. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 8 FEET OR CENTER-TO-CENTER IS NOT TO BE USED FOR STAKES).
 2. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCING. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
 3. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
 4. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, groves, or a silt fence.

VEGETATIVE PRACTICES

Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SOILING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.

GRASSING SCHEDULE (HYDROSEEDING RATES)

Ds1 MULCHING RATES

MATERIALS: CHOOSE ONE OF THE FOLLOWING:

1. DRY STRAW OR HAY - APPLY AT A DEPTH OF 2 TO 4 INCHES
2. WOOD WASTE - APPLY AT A DEPTH OF 2 TO 3 INCHES
3. CUTBACK ASPHALT - APPLY AT 1200 GALLONS PER ACRE
4. POLYETHYLENE FILM - SECURE OVER BANKS

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON MAY BE ACCOMPLISHED WITH: STRAW OR HAY-2.5 TONS/ACRE
WOOD WASTE, BARK, SAWDUST-2.5 DEEP/APPROX. 6-9 TONS/ACRE

NOTE: SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR ADDITIONAL SEED TYPES.

Ds2 TEMPORARY VEGETATION

SPECIES	RATE/1000 S.F.	DATES	LIME	FERTILIZER (LBS./ACRE)		
				N	P ₂ O ₅	K ₂ O
WINTER RYE	1.5 - 2.185	04/01/03-04	1 TON/ACRE	60-90	120-180	120-180
WHEATING LOVEGRASS	2-3.185	03 - 07	1 TON/ACRE	60-90	120-180	120-180
WHEAT	2-3.185	03 - 12/31	1 TON/ACRE	60-90	120-180	120-180
RYEGRASS, ANNUAL	2-3.185	03 - 1/30	1 TON/ACRE	60-90	120-180	120-180

*HYDROSEED ON ALL 2:1 (H:V) SLOPES.

SITE INFORMATION:

15425 THOMPSON ROAD
TOTAL AREA: 1.29 ACRES

ZONING: AG-1 REQUIREMENTS
LOT WIDTH @ B.L.: 150 FT

MINIMUM YARD ADJACENT TO PUBLIC STREET:
FRONT YARD: 60 FT
INERIOR SIDE YARD SETBACKS: 25 FT
REAR YARD: 50 FT

MAXIMUM HEIGHT OF STRUCTURES: 40 FEET
MAXIMUM LOT COVERAGE: 20 PERCENT
MINIMUM HOUSE SIZE: 1600 S.F. (LESS THAN TWO-STORY)
1800 S.F. (FOR TWO-STORY)
1800 S.F. W/ 1050 S.F. ON GROUND FLOOR (FOR MORE THAN TWO-STORY)

UTILITIES:
GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - AT&T
POWER - GEORGIA POWER

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD INSURANCE RATE MAP #1312C0018G, EFFECTIVE DATE: 3-4-2018

- EROSION CONTROL MEASURES:**
1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 3. MAINTENANCE STATEMENT - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
 4. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
 5. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
 6. VEGETATIVE PLANS - FOR ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES WILL INCLUDE: SPECIES, PLANTING DATES, SEEDING, FERTILIZER AND MULCHING RATES.
 7. SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL.)
 8. SILT FENCE ALSO INDICATES LIMITS OF DISTURBANCE.

DEMOLITION NOTES:

TOTAL AREA = 1.29 ac
TOTAL DISTURBED AREA = 0.38 ac
TOTAL DEMOLITION DEBRIS = 190 CU. YD.

40 CU. YD. CONSTRUCTION DUMPSTERS TO BE UTILIZED TO HAUL DEMOLITION DEBRIS TO A STATE APPROVED LAND FILL.

ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS. ALL OTHER PROJECT SHALL NOT EXCEED 2H:1V.

ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.

ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

THERE ARE NO KNOWN EXISTING OR PROPOSED INERT WASTE BURY PITS ON SITE.

TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER II, SECTION 2-11 AND 2-12 OF THE "MANUAL OF STANDARDS" AS DESCRIBED IN NOTE.

CONTRACTOR TO COORDINATE WITH LOCAL UTILITIES IF ANY UTILITY DISCONNECTION IS REQUIRED, PRIOR TO START OF DEMOLITION.

CONTACT AT&T @ 770-391-2810 BEFORE STARTING CONSTRUCTION.

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

ALL TREE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING. ALL TREE SAVE FENCE TO BE REPAIRED OR REPLACED AS NEEDED. NO PARKING, STORAGE, OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

DUMPSTER OR ANY ONSITE WASTE DISPOSAL EQUIPMENT MAY NOT BE LOCATED ON THE STREET. IF ADEQUATE TRAFFIC CONTROLS CAN BE IMPLEMENTED, THE PLANNING DEPARTMENT DIRECTOR OR DESIGNEE MAY APPROVE THE PLACEMENT OF DUMPSTER AND ONSITE WASTE DISPOSAL EQUIPMENT ON STREET SO LONG AS THE STREET HAS A PAVED WIDTH GREATER THAN TWENTY-FOUR (24) FEET.

POTABLE TOILETS SHALL BE LOCATED OFF OF THE RIGHT-OF-WAY AND AT LEAST FIFTEEN (15) FEET FROM ANY SIDE PROPERTY LINE.

SOIL SERIES:
CECIL, 5 to 10 percent slopes
PACOLET, 5 to 10 percent slopes

Affidavit for Plugging/Sealing Abandoned Water Well

By:
K Bolton Well and Pump Service, Inc
185 Doyle Martin Rd Dawsonville, GA 30534 | 678-878-5216

State of Georgia
Fulton County

I, Kandi Bolton, do solemnly swear, subject to criminal penalties, that the water well located at:
Well #1 15425 South Thompson Rd
Alpharetta, Ga 30004

has been plugged/sealed according to the guidelines set forth by the Georgia DNR-EPD/Georgia Geologic Survey in Circular #13, "Grouting and Plugging of Domestic Water Wells in Georgia." (Water Wells Standards Act of 1985 section 12-5-134)

Kandi Bolton: Kandi Bolton
Date: 6-29-25

Georgia Water Well Contractors License # 558

Affidavit for Plugging/Sealing Abandoned Water Well

By:
K Bolton Well and Pump Service, Inc
185 Doyle Martin Rd Dawsonville, GA 30534 | 678-878-5216

State of Georgia
Fulton County

I, Kandi Bolton, do solemnly swear, subject to criminal penalties, that the water well located at:
Well #2 15425 South Thompson Rd
Alpharetta, Ga 30004

has been plugged/sealed according to the guidelines set forth by the Georgia DNR-EPD/Georgia Geologic Survey in Circular #13, "Grouting and Plugging of Domestic Water Wells in Georgia." (Water Wells Standards Act of 1985 section 12-5-134)

Kandi Bolton: Kandi Bolton
Date: 6-29-25

Georgia Water Well Contractors License # 558

DETAILS

OWNER:
STEVEN D. & MARGARET R. HALEY
TRUSTEES OF THE HALEY'S TRUST
15425 THOMPSON ROAD
MILTON, GA 30004

CONTRACTOR:
STUDIO H, INC.
14140 FREEMANVILLE RD
MILTON, GA 30004

24 HOUR CONTACT:
VIO HODDS
(510) 862-3167

ENGINEER/SURVEYOR:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920

D-2

DRAWING NUMBER

DEMOLITION
PLAN

PROJECT NUMBER
SH-25-007

DATE DRAWN
6-24-25

SCALE
1" = 20'

SHEET TITLE

DRAWN
CV

CHECKED
VFG

15425 THOMPSON ROAD

(DEED BOOK 67708, PAGE 331)

LAND LOT 474 ~ 2ND DISTRICT ~ 2ND SECTION
CITY OF MILTON, FULTON COUNTY, GEORGIA

REVISIONS			
NO.	DATE	BY	DESCRIPTION











Burgess

Hopewell Rd

Burgess Rd

Burgess Rd

Burgess Rd

Thompson Rd

Thompson Rd

Thompson Rd

Thompson Rd

Thompson Rd

Stonebrook Farms Dr

Canonero Dr

Milton Fire Department
Station #42

Thompson Rd

Bloom Roadside

Hopewell Rd

Bell Park Dr

Field 3

Field 6

Bell Memorial Park

Double Springs Way

Double Springs Way

Thompson Springs Dr

Hulen Way

Google