

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: 4-1-25

TYPE OF REVIEW: FINAL ☐ COURTESY ☒ CASE #

PROJECT INFORMATION

PROJECT NAME: Blakely Manor S/D

PROJECT ADDRESS: #0 Freemanville Road, Milton, Georgia 30004 (Parcel I.D. 22 439004550087 & 22 439004550152)

OVERLAY/FORM BASED CODE: Rural Milton

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES ☒ NO ☐

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

Variance request:

PROJECT DESCRIPTION: 1. - 3.1.4.(A) Reduce front setback to 50 feet
2. - 3.1.4.(D) Increase all rear setbacks to 60 feet
3. - 8.8.19(2)(b)(ii) Increase pool setback from 10' to 20' on rear property lines for all exterior lots.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Scott D. Reece

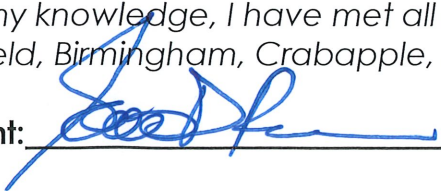
COMPANY: Brumbelow-Reese & Associates, Inc.

ADDRESS: 13685 Highway 9, Milton, Georgia 30004

PHONE: 770-475-6817 FAX: 770-569-4948

EMAIL: office@brumbelow-reese.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 _____, 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:  Date 03-17-2025

VARIANCE COURTESY REVIEW (6B)

Applicant: Scott D. Reece

Addresses:

0 Freemanville Road - Parcel ID 22 439004550087

0 Freemanville Road - Parcel 22 439004550152

Total Area: 50.09 acres

MILTON

ESTABLISHED 2006



VARIANCE COURTESY REVIEW (6B)

Variance Requests:

- **Sec. 3.1.4.A. – Unified Development Code.** To reduce the 60 feet minimum front yard to 50 feet for thirty-six (36) total lots in the proposed **Blakley Manor Subdivision**.

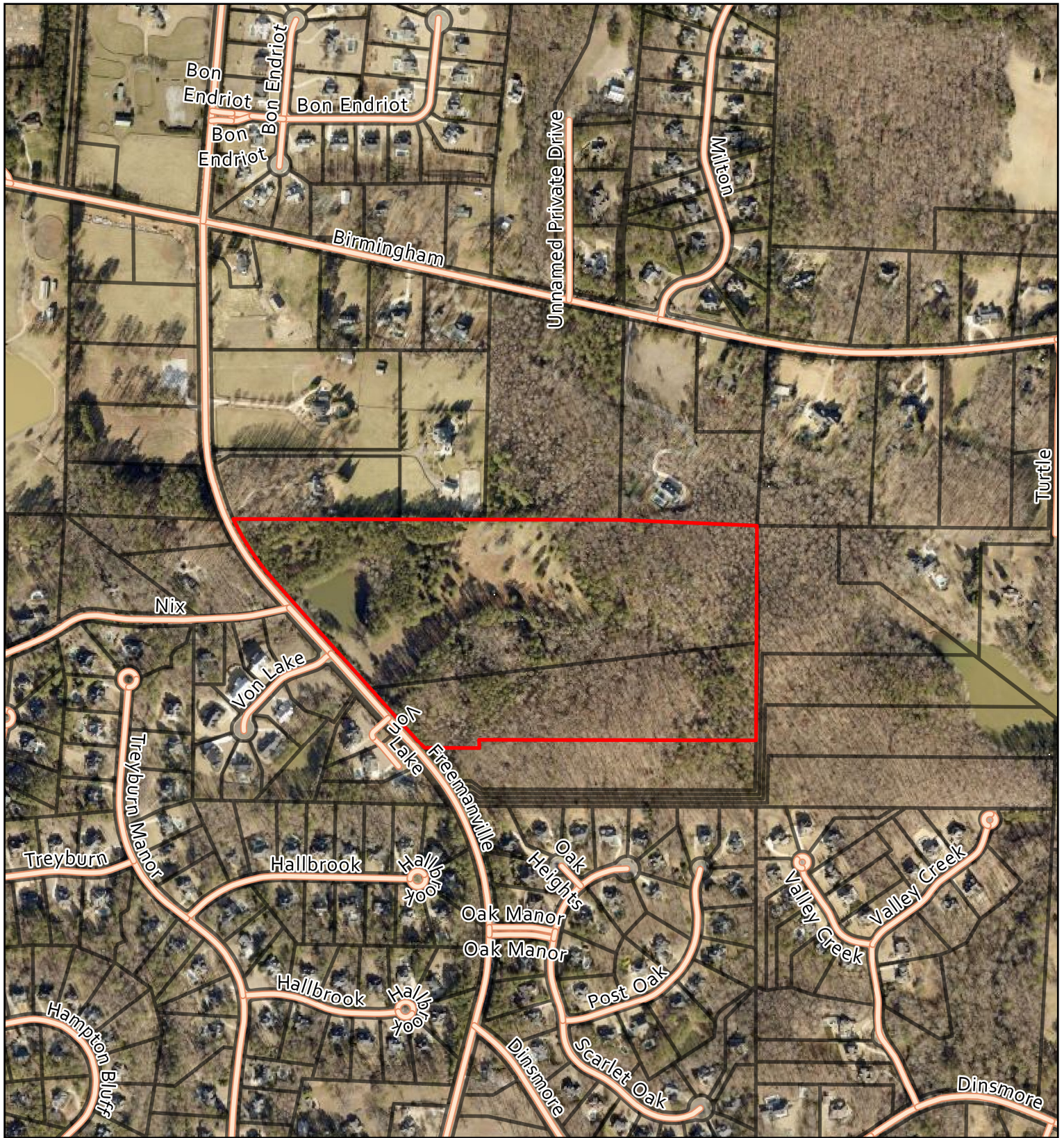


ADDITIONAL INFORMATION

Setback **increases** for thirty-six (36) total lots in the proposed **Blakley Manor Subdivision**:

1. **Increase** the 50 feet minimum rear yard to 60 feet.
2. **Increase** the rear 10 feet minimum pool, pool equipment and pool decking distance to 20 feet for all exterior lots.





V25-10

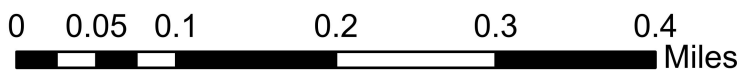
Parcel ID 22 439004550087

Parcel 22 439004550152

6 B

City of Milton

2025

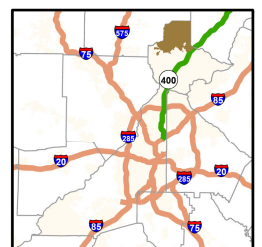
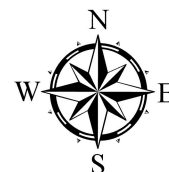


Street Centerlines

Subject Site

Parcels

City Limits



MILTON
ESTABLISHED 2006

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: office@Brumbelow-Reese.com

March 19, 2025

Michael Cardamon
City Of Milton
2006 Heritage Walk
Milton, GA 30004

Re: Blakely Manor Subdivision Variance Application

Dear Mr. Cardamon:

We are working with Chatham Neighborhoods in the development of Blakely Manor Subdivision located on Freemanville Road. The property is 50 acres, zoned AG-1. The property was approved for a 36 lot residential subdivision and is under construction at this time. The current permitted Building Setback Lines are: 60 foot front, 25 foot side, 50 foot rear, and 40 foot corner. During the permitting and construction phase of the subdivision, adjoining property owners voiced concerns about the proximity of construction. The engineering of stormwater management dictated areas of disturbance and limited the applicants ability to not disturb certain areas of the property. After considering all options the applicant has decided to petition for a reversal of the front and rear setbacks. The reversal of the building lines would create an additional 10 feet of separation of all structures from the rear property line. The applicant is seeking variances to the UDC for Section 3.1.4.(A), reduce the front setback to 50 feet, Section 3.1.4.(D) increase rear setback to 60 feet, additionally the applicant is increasing the rear pool setback from 10 feet to 20 feet on all exterior lots (Section 8.8.19 (2)(b)(ii)). The subdivision is private with gated streets limiting the access. If the variances are granted the residences would be located 60 feet from the back of curb on internal streets. The applicant is not seeking any increase in density or additional building area. Approval would allow for increased rear yards and less impact to adjoining properties.

The proposed variances would not offend the spirit of the ordinance as there are 13 existing subdivisions developed via the former CUP regulations in the Rural Milton overlay, 3 of which are located on Freemanville Road with over 300 lots. The CUP developed properties have front building lines of 30 feet or less. The granting of these variances does provide precedence and allows for a product that provides additional protection for adjoining properties. The property is the first development that we have permitted since the city enacted the 150 foot minimum lot width for AG-1 zoning. Standard/typical lot configuration is now 150 feet wide x 300 feet deep versus the former 100 feet wide x 430 feet deep design. The increase in house size and the majority of properties desiring pools has placed unique pressure on rear yard area. The

topography of the subject property with its multiple drainage areas and the stormwater management has created unique designs for this property. These exceptional conditions have created a need for the variances to provide for the best product for the applicant and the surrounding area. The proposed variances only address development on interior private streets and will not be visible to the general public. The aforementioned fact and the existence of multiple communities developed with less front setback in the general area demonstrates that relief if granted would not cause a substantial detriment to the public good or surrounding properties. The allowance of the proposed residences to be constructed 50 feet from the right of way of internal streets and increasing the rear build setback by 10 feet in no way harms the public safety, health and welfare. Approval of the variances would allow an improved development and insure that substantial justice is done.

Sincerely,
BRUMBELOW-REESE & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Scott D. Reece", with a long horizontal flourish extending to the right.

Scott D. Reece

C.U.P. DEVELOPMENTS

City Map Experience

🟢 Authoritative

Private Member ⓘ
City of Milton

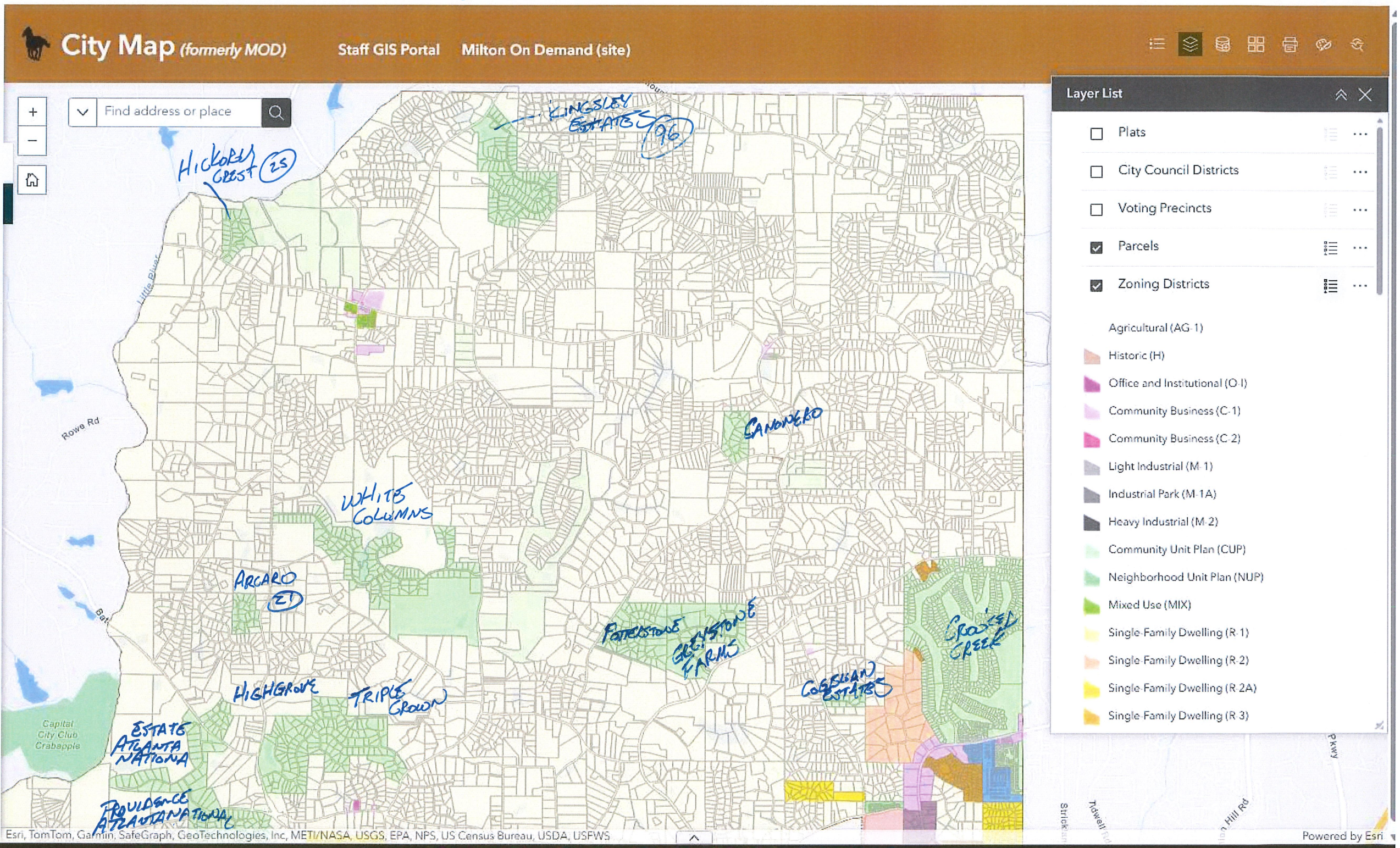
Summary

Formerly known as "Milton On Demand" (or MOD), this interactive map allows you to examine every part of Milton and its GIS layers.

View Full Details

Details

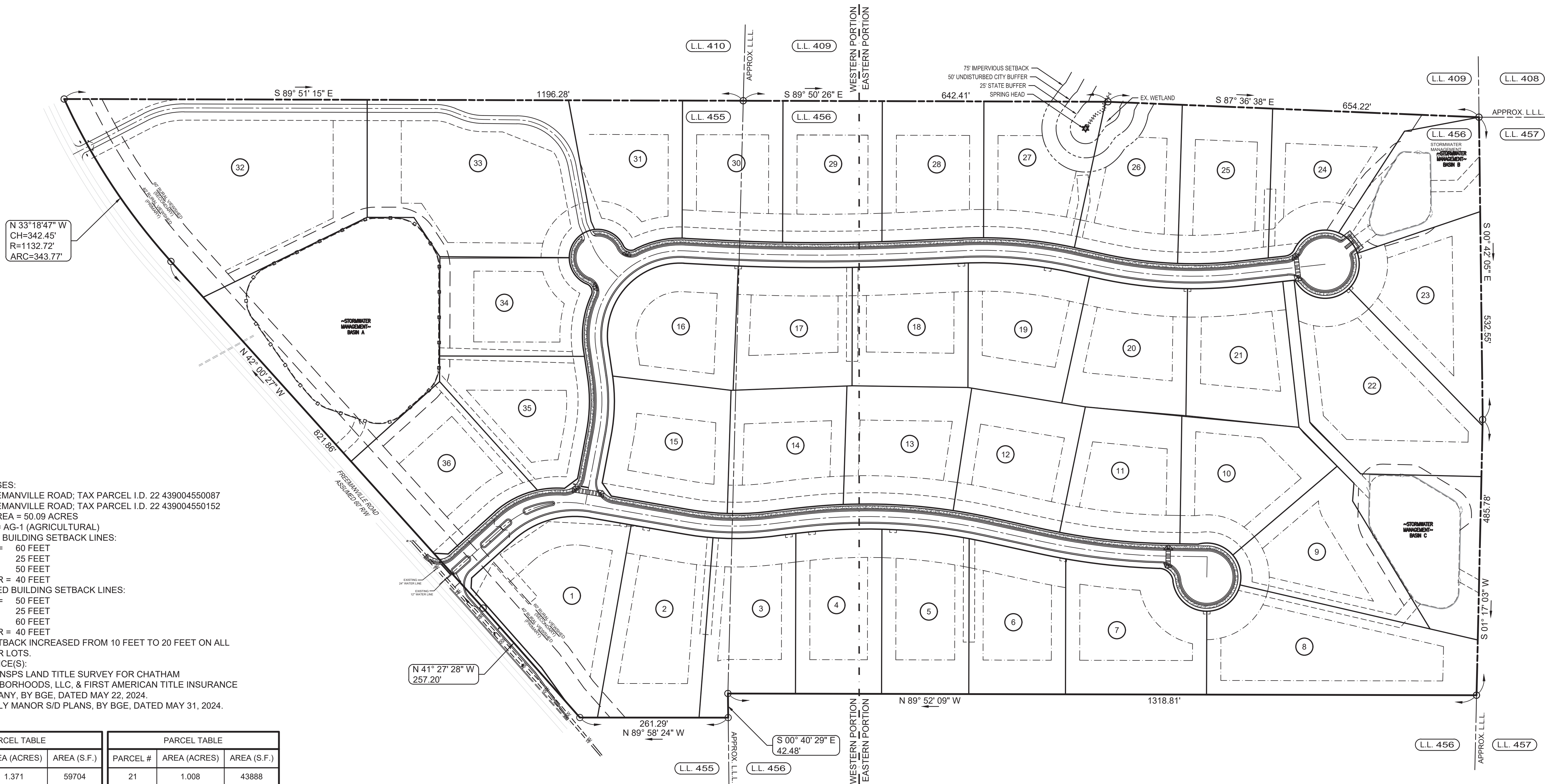
- 📱 Application
Web Experience
- 🕒 February 19, 2025
Date Updated
- 📅 October 18, 2023
Published Date
- 🌐 Public
Anyone can see this content
- 🔒 CC BY-NC 4.0 License
[View license details](#)



C.U.P. FRONT 30'
SIDE 10'
REAR 50'

BLAKELY MANOR S/D

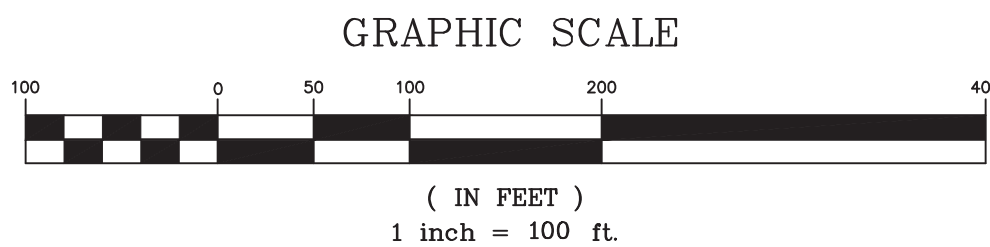
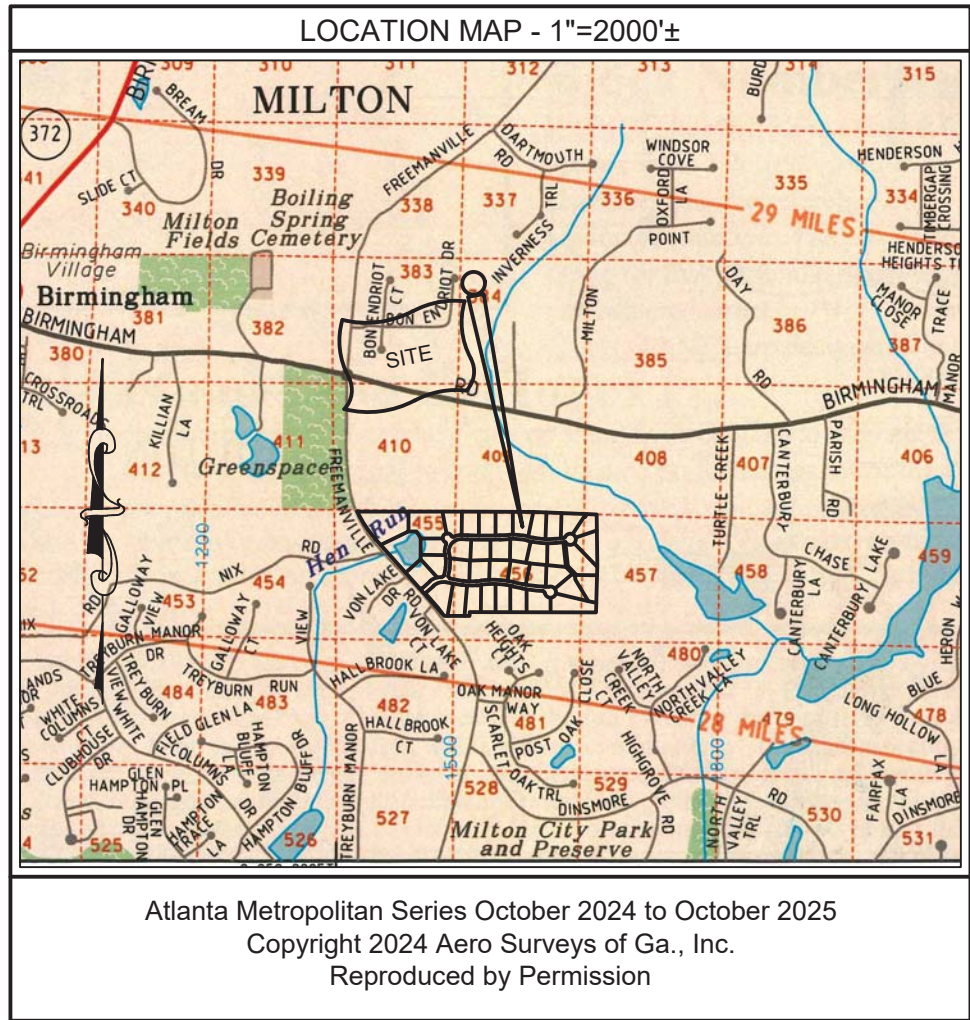
OVERALL SITE



NOTE(S):

- ADDRESSES:
 - 0 FREEMANVILLE ROAD; TAX PARCEL I.D. 22 439004550087
 - 0 FREEMANVILLE ROAD; TAX PARCEL I.D. 22 439004550152
- TOTAL AREA = 50.09 ACRES
- ZONING = AG-1 (AGRICULTURAL)
- EXISTING BUILDING SETBACK LINES:
 - FRONT = 60 FEET
 - SIDE = 25 FEET
 - REAR = 50 FEET
 - CORNER = 40 FEET
- PROPOSED BUILDING SETBACK LINES:
 - FRONT = 50 FEET
 - SIDE = 25 FEET
 - REAR = 60 FEET
 - CORNER = 40 FEET
- POOL SETBACK INCREASED FROM 10 FEET TO 20 FEET ON ALL EXTERIOR LOTS.
- REFERENCE(S):
 - A. ALTA / NSPS LAND TITLE SURVEY FOR CHATHAM NEIGHBORHOODS, LLC, & FIRST AMERICAN TITLE INSURANCE COMPANY, BY BGE, DATED MAY 22, 2024.
 - B. BLAKELY MANOR S/D PLANS, BY BGE, DATED MAY 31, 2024.

PARCEL TABLE			PARCEL TABLE		
PARCEL #	AREA (ACRES)	AREA (S.F.)	PARCEL #	AREA (ACRES)	AREA (S.F.)
1	1.371	59704	21	1.008	43888
2	1.224	53321	22	1.592	69353
3	1.037	45178	23	1.143	49774
4	1.002	43645	24	1.011	44030
5	1.002	43665	25	1.000	43567
6	1.000	43578	26	1.001	43588
7	1.202	52370	27	1.064	46330
8	1.610	70119	28	1.001	43619
9	1.069	46575	29	1.001	43600
10	1.052	45813	30	1.001	43601
11	1.004	43739	31	1.001	43610
12	1.000	43577	32	2.941	128126
13	1.000	43561	33	2.208	96187
14	1.000	43569	34	1.008	43896
15	1.043	45454	35	1.000	43563
16	1.003	43674	36	1.147	49944
17	1.002	43658			
18	1.001	43601			
19	1.000	43568			
20	1.013	44138			



BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYING SERVICES, LAND PLANNERS,
DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000289] - EXPIRATION 6/30/2026
13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: OFFICE@BRUMBELOW-REESE.COM

REVISIONS:

LOCATED IN:
LAND LOT(S): 455, 456
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF: GEORGIA

VARIANCE SITE PLAN - OVERALL SITE FOR

BLAKELY MANOR S/D
FULTON COUNTY LDP #WRN24-038
CITY OF MILTON LDP #PRLD202400427

DATE: MARCH 14, 2025

FIELD BY: -

DRAWN BY: MK

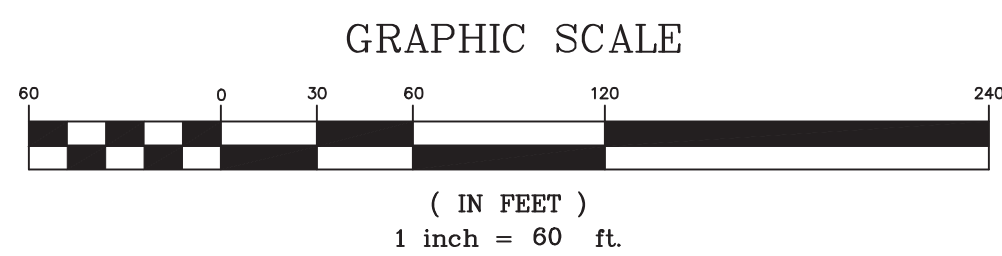
CHECKED BY: SDR

DRAWING: BLMANOR-VAR

JOB #: 2023-099

PARCEL TABLE		
PARCEL #	AREA (ACRES)	AREA (S.F.)
1	1.371	59704
2	1.224	53321
3	1.037	45178
4	1.002	43645
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21	1.008	43888
22	1.592	69353
23	1.143	49774
24	1.011	44030
25	1.000	43567
26	1.001	43588
27	1.064	46330
28	1.001	43619
29	1.001	43600
30	1.001	43601
31	1.001	43610
32	2.941	128126
33	2.208	96187
34	1.008	43896
35	1.000	43563
36	1.147	49944



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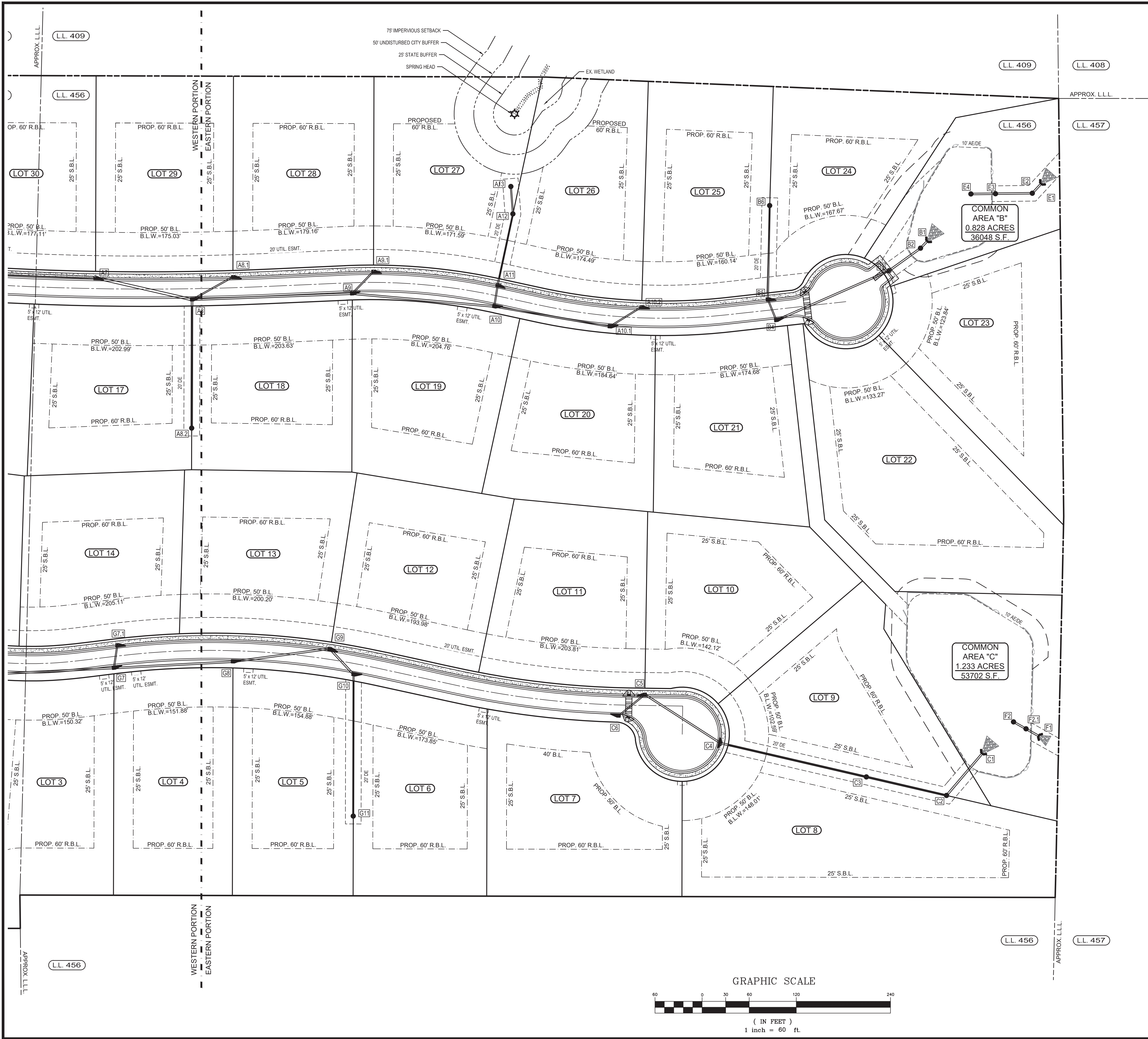
REVISIONS:

LOCATED IN:
LAND LOT(S): 455, 456
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF: GEORGIA

VARIANCE SITE PLAN - WESTERN PORTION FOR
BLAKELY MANOR S/D
FULTON COUNTY LDP #WRN24-038
CITY OF MILTON LDP #PRLD202400427

DATE: MARCH 14, 2025

FIELD BY: -
DRAWN BY: MK
CHECKED BY: SDR
DRAWING: BLMANOR-VAR
JOB #: 2023-099



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REVISIONS:

LOCATED IN:
LAND LOT(S): 455, 456
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF: GEORGIA

VARIANCE SITE PLAN - EASTERN PORTION FOR

BLAKELY MANOR S/D
FULTON COUNTY LDP #WRN24-038
CITY OF MILTON LDP #PRLD202400427

DATE: MARCH 14, 2025

DRAWN BY: MK

CHECKED BY: SDR

DRAWING: BLMANOR-VAR

JOB #: 2023-099

3/3