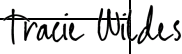




# AGENDA REPORT

MEETING DATE:	April 13, 2026	Regular
DEPARTMENT:	Community Development	Sara Leaders, Community Development and Public Works Director
SECTION OF AGENDA:	New Business	April 13, 2026
AGENDA ITEM TITLE:	Consideration of Final Plats.	
STATEMENT OF PURPOSE:	Final Plat Revision for Lyndon Creek subdivision to revise the lot lines between lots 6 -7 and lot 11 and the Common Area.	
FINANCIAL IMPACT:	None	
RECOMMENDED ACTION:	Approval	

Signed by:  
  
 8668FD914CF24AA...

## BACKGROUND:

The Milton Unified Development Code requires that the Mayor and City Council approve all Final Plats, Minor Plats, re-recordings, and revisions following review and certification by the Community Development Director.

## ANALYSIS:

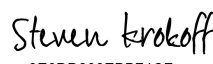
Staff has reviewed the proposed final plat revision and determined it is consistent with the Unified Development Code and applicable Subdivision Regulations.

## STAFF RECOMMENDATION:

Staff recommends approval.

## REVIEWS & APPROVALS:

Financial Review:  
 Legal Review:  
 Concurrent Review: Steven Krokoff, City Manager

DocuSigned by:  
  
 9E6DD808EBB74CF...

## ATTACHMENTS:

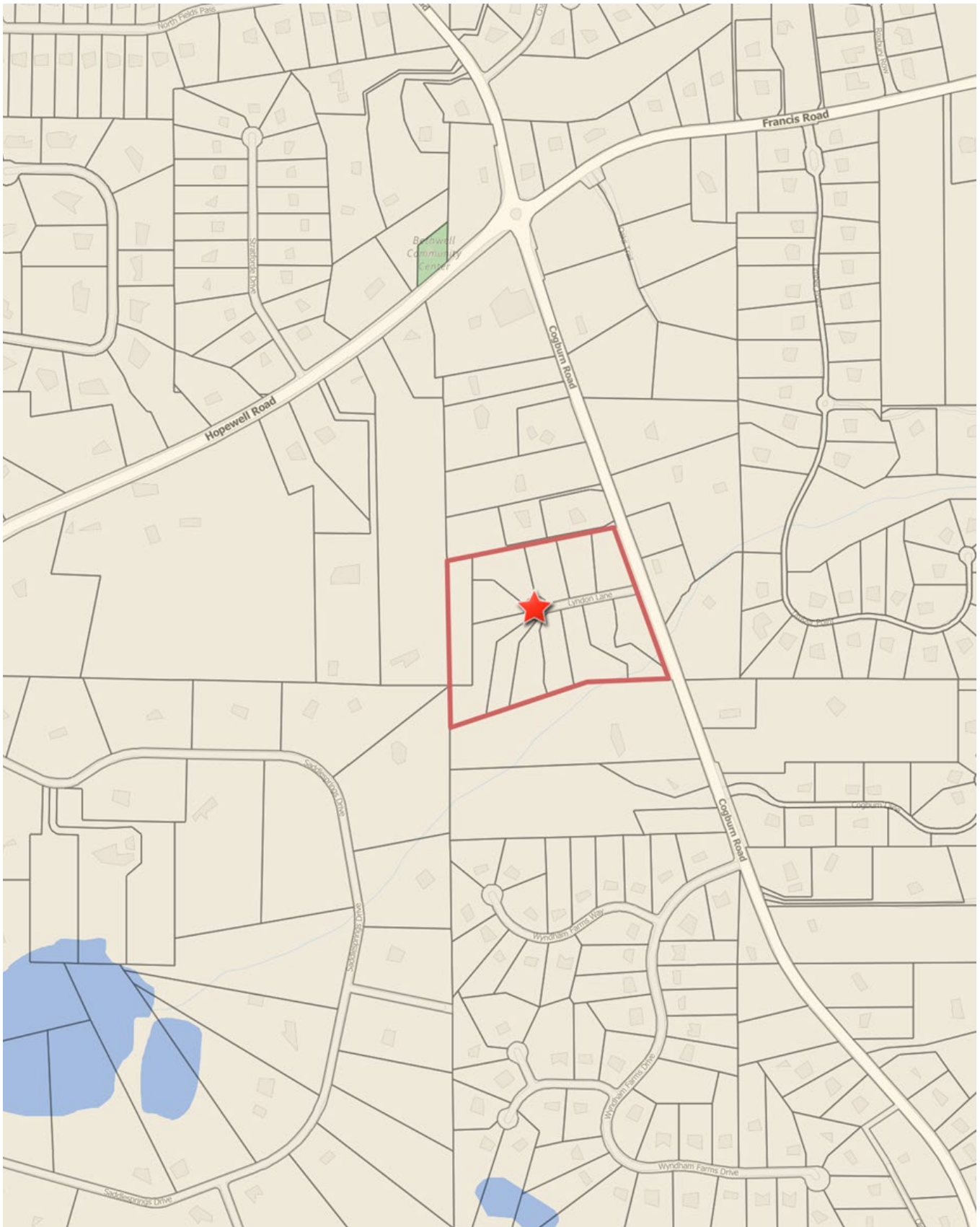
Plat List, Location Maps, Plat



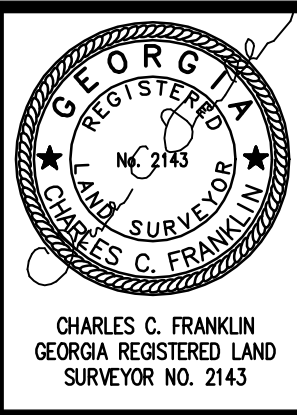
Plat List

Name of Development / Location	Action	Comments / # lots	Total Acres	Density
1. <b>Lyndon Creek</b> LL 690 & 751 Dist. 2, Sect. 2	Final Plat Revision	To revise the lot lines between lots 6-7 and Lot 11 and the Common Area.	<b>15.714</b> Acres	<b>0.70</b> Units/Acre

Location Map – Lyndon Creek







**OWNER**  
**GEORGIA-TENNESSEE**  
**DEVELOPMENT PARTNERS, LLC**  
 92 FIRECREEK DRIVE  
 RINGGOLD, GA 30736  
 770-527-5119

**DEVELOPER**  
**GEORGIA-TENNESSEE**  
**DEVELOPMENT PARTNERS, LLC**  
 92 FIRECREEK DRIVE  
 RINGGOLD, GA 30736  
 770-527-5119

**CONTRACTOR**  
**PACES FERRY BUILDERS**  
 4200 NORTHSIDE PARKWAY  
 BUILDING 14, SUITE 100  
 ATLANTA, GA 30327  
 770-527-5119

**24 HR CONTACT:**  
**GUY CHERWONUK**  
 770-527-5119

**GENERAL NOTES:**  
 DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL.  
 ALL STORM EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE.  
 CITY OF MILTON AND FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL UTILITY & DRAINAGE EASEMENTS.  
 IRON PIN SET (#4 R/B) AT ALL LOT CORNERS. UNLESS OTHERWISE NOTED  
 ALL UTILITIES SHALL BE UNDERGROUND

- DH-A** - HOLDS  
 SITE PLAN IS REQUIRED SHOWING BUILDING AND DRIVEWAY LOCATION WITH DIMENSIONS OF THE LOT. SHOW ALL STRUCTURES, SETBACKS, EASEMENTS, SPECIMEN TREES, AND PUBLIC INFRASTRUCTURE.
- DH-B** - HOLDS  
 SITE PLAN REQUIRED SHOWING EXISTING AND PROPOSED CONTOUR GRADES, EROSION CONTROL MEASURES, ITEMS IN "A" ABOVE. A REGISTERED, LICENSED PROFESSIONAL ENGINEER, LICENSED LANDSCAPE ARCHITECT OR REGISTERED SURVEYOR MUST SIGN AND SEAL THE PLANS.
- DH-C** - HOLDS  
 SITE PLAN IS REQUIRED SHOWING MINIMUM FINISHED FLOOR ELEVATION, IRF ELEVATION AND CONTOUR LINE. 25 AND 100 YEAR ELEVATIONS OF THE DETENTION FACILITY, TOP OF BANK FOR STREAMS, DRAINAGE DITCH, AND ITEMS FOR DH-A HOLDS STATED ABOVE. A FINAL ELEVATION CERTIFICATE MUST BE COMPLETED BY THE PROPERTY OWNER OR REPRESENTATIVE AND SUBMITTED TO THE CITY DEPARTMENT OF COMMUNITY DEVELOPMENT AT THE TIME THE LOWEST FLOOR/FIRST FLOOR (REFERENCE LEVEL) IS ESTABLISHED. PRIOR TO FURTHER CONSTRUCTION OF THE BUILDING.
- DH-D** - HOLDS  
 ONLY THE DIRECTOR OR THE SPECIFIC APPOINTEE REPRESENTING THE DIRECTOR MAY RELEASE THIS TYPE OF HOLD. A DH-D HOLD IS A GENERAL HOLD FOR A SPECIFIC PURPOSE NOT PREVIOUSLY COVERED BY THE PRECEDING EXPLANATION BELOW.

RESERVED FOR SUPERIOR COURT CLERK  
 This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 160-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

**SITE NOTES:**  
 PROPOSED USE - SINGLE FAMILY RESIDENTIAL  
 EXISTING ZONING - AG-1  
 AREA - 15,714 ACRES  
 OPEN SPACE - 0.71 ACRES  
 LOTS - 11 LOTS  
 DENSITY - 1.43 LOTS PER ACRE  
 MINIMUM LOT SIZE - 1.00 ACRE  
 MINIMUM LOT WIDTH @ B/A - 100 FEET  
 MINIMUM LOT ROAD FRONTAGE - 35 FEET

REFERENCE SURVEY: "SURVEY FOR ESTATE OF LYNDON A HARRIS", BY BRUMBELOW-REESE AND ASSOC., INC., DATED MARCH 31, 2018 AND "MINOR SUBDIVISION PLAT FOR BRENDA ELY", BY BRUMBELOW-REESE AND ASSOC., INC., DATED MAY 17, 2018

ALL EXISTING STRUCTURES TO BE REMOVED (TBR), UNLESS OTHERWISE NOTED.

PROPERTY WILL BE SERVED BY FULTON COUNTY PUBLIC WATER (AVAILABLE IN EBENEZER RD. R/W) AND AN ON-SITE INDIVIDUAL SEPTIC SYSTEMS.

**BUILDING SETBACK REQUIREMENTS:**

FRONT - 80 FEET  
 REAR - 50 FEET  
 SIDE YARD ADJACENT TO STREET - 40 FEET  
 SIDE - 25 FEET

ALTHOUGH THE PROPERTY IS LOCATED IN ZONE "A" FLOOD AREA PER F.I.R.M. PANEL 13120C0018, THE CITY OF MILTON HAS PUBLISHED 100 YR. WATER SURFACE ELEVATIONS. THE EXISTING WATER SURFACE (WSE) AND THE FUTURE WATER SURFACE (WFS) SHOWN HEREON ARE TAKEN FROM THE CITY OF MILTON FLOOD STUDIES MAP PANELS "C4 & C5".

**PARCEL(S) INFORMATION:**

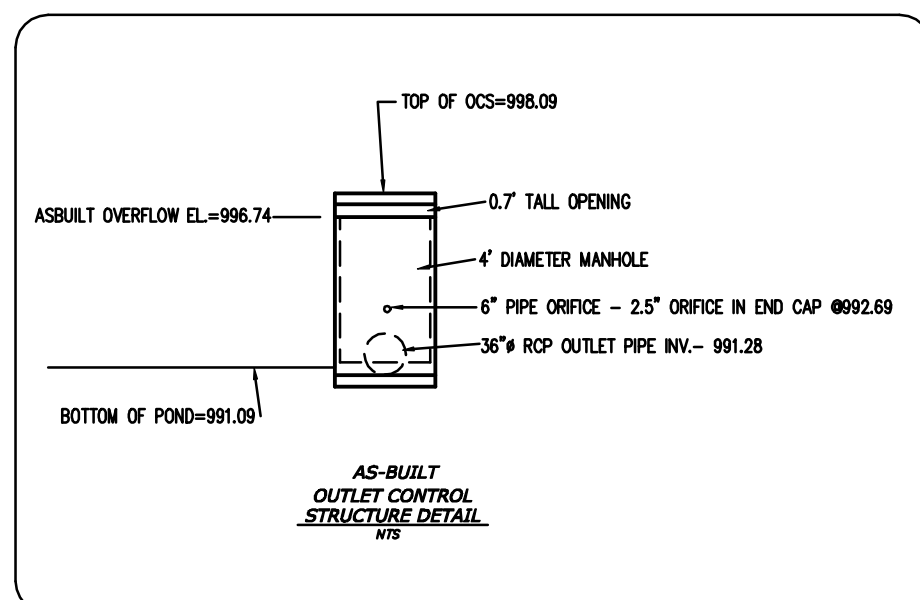
TAX PARCEL I.D. - 22 506006900282  
 22 507007510132

LINE	DISTANCE	DIRECTION
ALL3	60.12'	N55°19'39"E
ALL4	150.05'	N08°37'29"E

LINE	DISTANCE	DIRECTION
L1	27.17'	S02°26'37"E
L2	44.00'	S19°50'41"E
L3	30.03'	S64°47'46"W
L4	36.46'	S56°47'11"W
L5	44.22'	S07°11'50"W
L6	44.02'	S03°22'36"W
L7	47.64'	N09°16'44"W
L8	50.85'	N1°34'01"E
L9	29.25'	N04°55'01"E
L10	44.80'	N08°45'57"W
L11	60.69'	N11°14'53"W
L12	36.19'	S08°49'23"W
L13	26.22'	S01°17'33"W

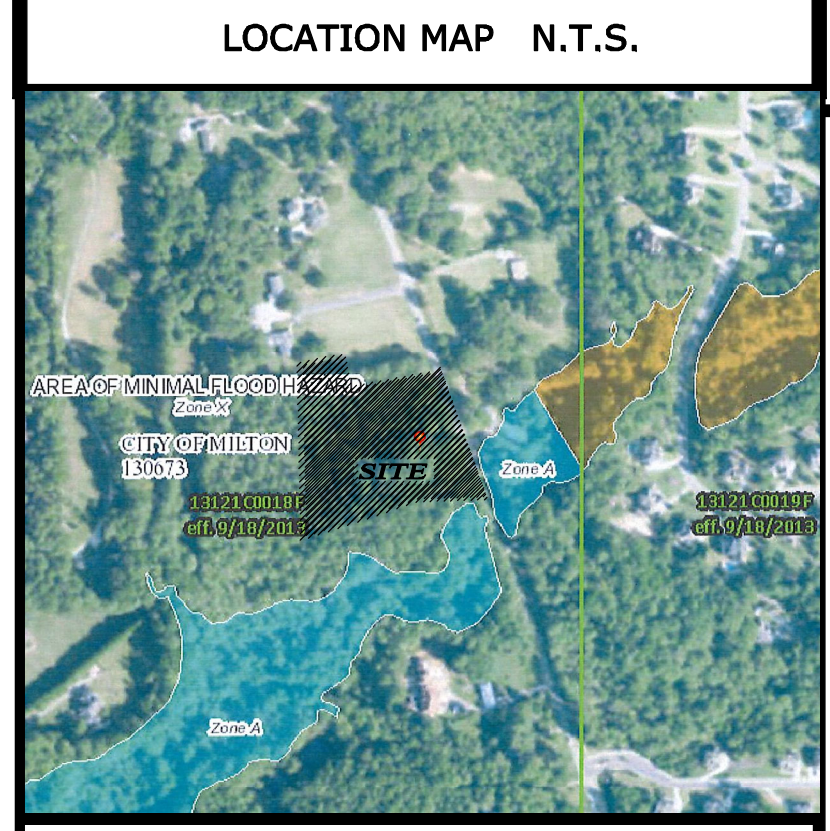
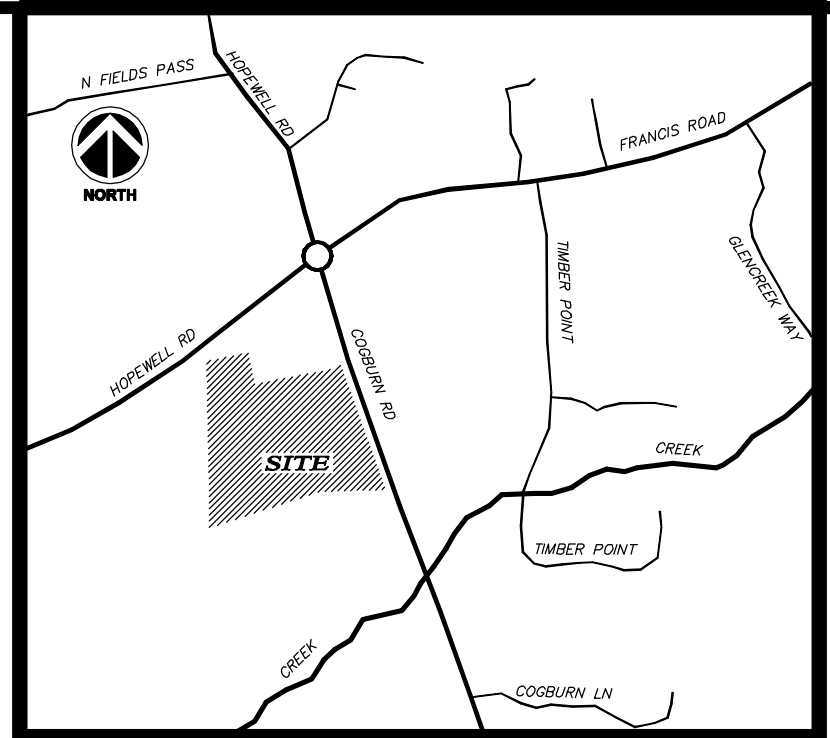
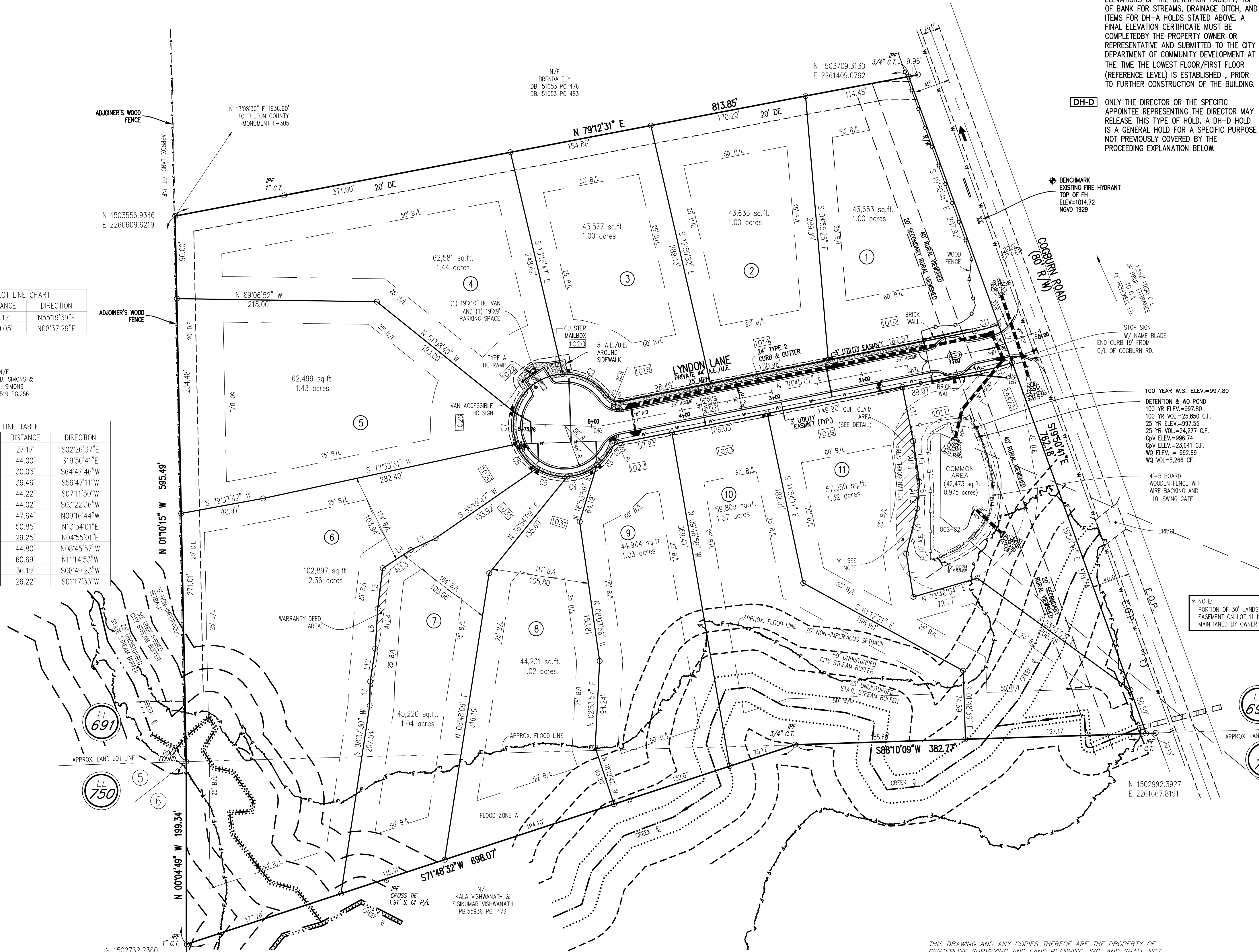
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	222.00'	33.53'	33.50'	N 74°25'24" E
C2	17.00'	14.66'	14.21'	N 54°02'55" E
C3	56.00'	21.27'	21.14'	N 40°13'25" E
C4	56.00'	35.00'	34.44'	N 69°00'35" E
C5	56.00'	35.01'	34.44'	N 75°10'53" W
C6	56.00'	35.01'	34.44'	N 39°21'34" W
C7	56.00'	35.00'	34.43'	N 03°32'42" W
C8	56.00'	71.95'	67.10'	S 51°09'55" W
C9	56.00'	54.82'	52.65'	S 63°59'13" E
C10	17.00'	19.38'	18.34'	S 68°35'47" W
C11	178.00'	26.93'	26.90'	S 74°24'58" W

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	200.00'	30.52'	30.49'	N 74°22'40" E
C2	100.00'	23.74'	23.69'	S 85°33'10" W



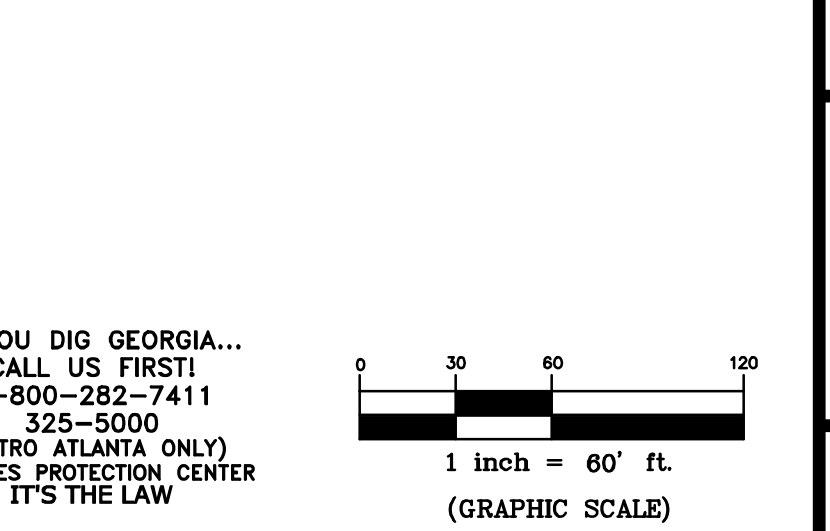
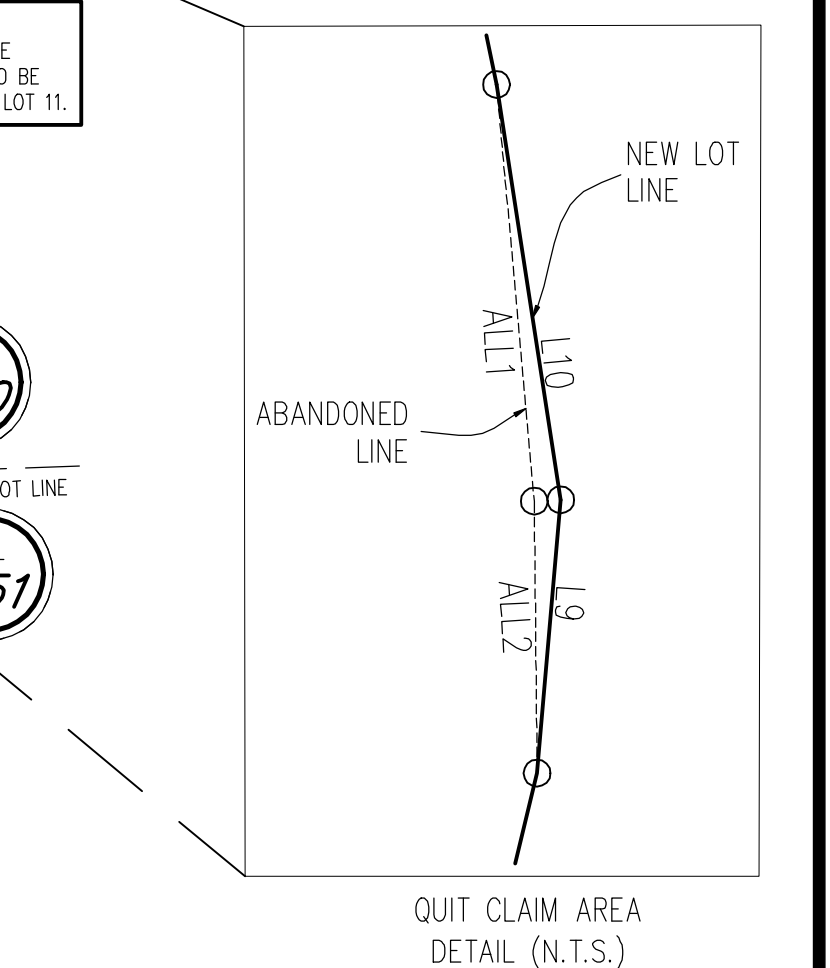
**SYMBOL LEGEND**

W	WATER LINE	IP	CONC. MON.
XX	FIRE HYDRANT	IF	IRON PIN FOUND
WV	WATER VALVE	IPS	IRON PIN SET (#4 REBAR W/CAP)
LP	LIGHT POLE	CB	CATCH BASIN
RCP	REINFORCED CONC. PIPE	JBO	JUNCTION BOX OR PEDESTAL INLET
CMP	CORRUGATED METAL PIPE	H	HEADWALL
HPPE	HIGH DENSITY POLYETHYLENE	P	POWER POLE W/ GUY WIRE
SP	PROPOSED STORM PIPE	OL	OVERHEAD POWER LINE
FL	FENCE LINE	OC	PROPERTY CORNER



LOCATION MAP N.T.S.  
 FLOOD MAP N.T.S.

LINE	DISTANCE	DIRECTION
ALL1	44.58'	S05°10'14"E
ALL2	29.02'	S00°35'48"E



**Centerline**  
 Surveying and Land Planning, Inc.  
 1801 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144  
 PHONE: (770) 424-0028 FAX: (770) 424-2389

FINAL PLAT FOR:  
**LYNDON CREEK**  
 LAND LOTS 690 & 751, 2nd DISTRICT, 2nd SECTION  
 CITY OF MILTON, FULTON COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION
1	5-18-22	SEE REVISION NOTE 1 ON SHEET 1.
2	10-28-24	SEE REVISION NOTE 2 ON SHEET 1.
3	2-9-26	SEE REVISION NOTE 3 ON SHEET 1.

DRAWN BY: DJA  
 CHECKED BY: CCF  
 DATE: 7-21-21  
 SCALE: 1" = 60'  
 PROJECT No.: 219048-PP  
 LSF#001298  
 SHEET No. 2 OF 2

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF CENTERLINE SURVEYING AND LAND PLANNING, INC. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT PERMISSION FROM CENTERLINE SURVEYING AND LAND PLANNING, INC. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.

**SIGHT DISTANCE NOTE:**  
 SIGHT DISTANCE EASEMENTS SHOWN TO BE FREE OF STRUCTURES AND CLEARED TO MAINTAIN VISIBILITY.



IF YOU DIG GEORGIA...  
 CALL US FIRST!  
 1-800-282-7411  
 325-5000  
 (METRO ATLANTA ONLY)  
 UTILITIES PROTECTION CENTER  
 IT'S THE LAW

