AGENDA REPORT

MEETING DATE:	November 16, 2026	Regular
DEPARTMENT:	Community Development	Sara Leaders, Community Development and Public Works Director
SECTION OF AGENDA:	New Business	November 16, 2026
AGENDA ITEM TITLE:	Consideration of Subdivision Plats & Revisions - Minor Plat, 895 Mid Broadwell Road	
STATEMENT OF PURPOSE:	Approval of a Minor Plat for 895 Mid Broadwell Road to combine a portion of the remaining green space from the Old Place at Crabapple subdivision with the existing adjoining parcel outside the subdivision at 895 Mid Broadwell Road.	
FINANCIAL IMPACT:	None	
RECOMMENDED ACTION:	Approve the Minor Plat for 895 Mid Broadwell Road.	

EXECUTIVE SUMMARY:

The Milton Unified Development Code requires Mayor and City Council approval of all final plats, minor plats, re-recordings, and revisions following review and certification by the Community Development Director.

This minor plat is the second step in a two-step platting process and is contingent upon approval of the companion Final Plat for the Old Place at Crabapple subdivision. Following the reconfiguration of the subdivision civic/green space through the final plat, the proposed minor plat combines a portion of the remaining civic/green space with the adjoining property located at 895 Mid Broadwell Road.

No new lots are being created, and the request does not change the permitted land uses. While the receiving parcel will increase in size, any future development will remain subject to all applicable zoning, development regulations, and City review and approval processes.

Staff has reviewed the proposed minor plat and determined that it is consistent with the Unified Development Code and applicable subdivision regulations.

PURPOSE/BACKGROUND:

The proposed minor plat subdivision is summarized below:

Name of Development / Location	Action	Comments /# lots	Total Acres	Density
895 Mid Broadwell Road LL 1171 Dist. 2, Sect. 2	Minor Plat	The purpose of this plat is to transfer and combine a portion of the remaining green space from Old Place at Crabapple with the existing adjoining parcel at 895 Mid Broadwell Road.	**3.643** Acres	**N/A**

STAFF ANALYSIS:

Staff has reviewed the proposed minor plat and finds it consistent with the Unified Development Code, including all applicable subdivision and zoning standards.

Approval of the companion final plat establishes the revised subdivision configuration necessary for this lot line adjustment. Following that action, the proposed minor plat complies with the Unified Development Code and applicable subdivision regulations.

While the receiving parcel will increase in size, no new lots are created, and no additional development rights are granted through this plat. Any future development remains subject to all applicable zoning regulations and City review processes.

FINANCIAL IMPACT:

There is no financial impact associated with this minor plat.

ALTERNATIVES CONSIDERED:

Option 1: Approve the minor plat as presented.
Option 2: Deny the minor plat if found inconsistent with applicable regulations.

LEGAL AND REGULATORY CONSIDERATIONS:

The proposed minor plat has been reviewed for compliance with the Unified Development Code and applicable subdivision regulations.

OPERATIONAL IMPACT:

There is no direct operational impact associated with this minor plat.

COMMUNITY/STAKEHOLDER IMPACT:

The minor plat application was found to be consistent with the Unified Development Code and policies of the City and does not create any immediate concerns with public health, safety, and welfare. It supports implementation of the City's land use and development regulations to ensure orderly subdivision of property.

STRATEGIC ALIGNMENT:

Aligns with Strategic Priority #2: Continue smart land planning to keep Milton unique by ensuring subdivision modifications are consistent with adopted zoning regulations and applicable development standards.

STAFF RECOMMENDATION:

Staff recommends approval of this minor plat.

REVIEWS & APPROVALS:

Financial Review: N/A
Legal Review: N/A
Concurrent Review: Stacey Inglis, Deputy City Manager

Stacey Inglis

ATTACHMENTS:

Location map
Minor Plat

Location Map – 895 Mid Broadwell Road



PLAT PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO COMBINE A PORTION OF GREEN SPACE, PARCEL NUMBER 22 417011711967 WITH 895 MID BROADWELL, EXISTING PARCEL NUMBER 22 417011710712.

EXISTING ACREAGE

TRACT	AREA (SQUARE FEET)	AREA (ACRES)
895 MID BROADWELL	104,971 SQ.FT.	2.410 ACRES
GREEN SPACE	53,723 SQ.FT.	1.233 ACRES

PROPOSED NEW ACREAGE

TRACT	AREA (SQUARE FEET)	AREA (ACRES)
895 MID BROADWELL TRACT 1	140,197 SQ.FT.	3.218 ACRES
GREEN SPACE TRACT 2	18,497 SQ.FT.	0.425 ACRES

RESERVED FOR OFFICAL USE ONLY

OWNER NOTE

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE CITY OF MILTON FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS, OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING, AND THE LIKE NECESSARY TO REMEDY A CONDITION WHICH IN THE JUDGMENT OF STAFF AND DIRECTOR IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR A COMMON GOOD SHALL NOT BE CONSTRUED AS CONSTITUTING A MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF MILTON, NOR AN ABROGATION OF THE CITY OF MILTON'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY OR THE LANDS THAT GENERATED THE CONDITIONS.

OWNERS ACKNOWLEDGEMENT

(STATE OF GEORGIA, CITY OF MILTON)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO FULTON COUNTY AND/OR CITY OF MILTON THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATED TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS 0.333 ACRES
PUBLIC SEWER EASEMENTS N/A ACRES
PUBLIC DRAINAGE EASEMENTS N/A ACRES
PUBLIC PARKS/OPEN SPACE 0.401 SQUARE FEET

OLD PLACE AT CRABAPPLE HOMEOWNERS ASSOCIATION, INC.
PRESIDENT- JOHN RAHIM
TYPED NAME OF SUBDIVIDER
SIGNATURE OF SUBDIVIDER
DATE 11/04/26

MAYFIELD FARMS EAST, LLC
MANAGING MEMBER:
JEFFERSON MCKINLEY III
TYPED NAME OF OWNER OF RECORD (TRACT 1)
SIGNATURE OF OWNER OF RECORD
DATE 11/4/26

OLD PLACE AT CRABAPPLE HOMEOWNERS ASSOCIATION, INC.
PRESIDENT: ZIAUS SIDIKA
TYPED NAME OF OWNER OF RECORD (TRACT 2)
SIGNATURE OF OWNER OF RECORD
DATE 11/04/26

FULTON COUNTY BOARD OF HEALTH CERTIFICATION

ALL LOTS SHOWN HAVE BEEN REVIEWED FOR COMPLIANCE TO THE FULTON COUNTY BOARD OF HEALTH'S ADOPTED MINIMUM LOT SIZE AND DPH CHAPTER 511-3-1; ~~RULES FOR ONSITE SEWAGE MANAGEMENT SYSTEMS~~ AND CHAPTER 511-3-3 RULES FOR DRINKING WATER SUPPLY. PRIOR TO THE CONSTRUCTION OF ANY RESIDENCE, BUILDING, OR FACILITY, ~~EACH LOT MUST BE REVIEWED AND APPROVED FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM CONSTRUCTION PERMIT.~~ ~~BOTH~~ LOTS WILL BE SERVICED BY FULTON COUNTY FOR WATER/SEWER.

DATED THIS 4th DAY OF November 20 26
BY: Environmental Health Specialist III
TITLE

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS

I CERTIFY THAT THIS PROPERTY CAN BE SERVED BY FULTON COUNTY WATER AND/OR SEWER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE POLICIES, ORDINANCES, AND REGULATORY REQUIREMENTS. ALL WATER METERS MUST BE LOCATED INSIDE OF ROW, AND SEWER LATERALS SHALL BE PROVIDED FOR EACH UNIT. IT WILL BE THE RESPONSIBILITY OF THE OWNER TO OBTAIN ANY NEEDED EASEMENTS AND/OR UTILITY PERMITS.

APPROVED THIS 9th DAY OF November 20 26
SIGNATURE
Derrick Walker PE, Engineering Administrator
PRINTED NAME AND TITLE

FULTON COUNTY PUBLIC WORKS NOTE:
PROOF OF FULTON COUNTY APPROVAL FOR WATER CONNECTION, SEWER CONNECTION OR SEPTIC SYSTEM SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SURVEYOR'S CERTIFICATION

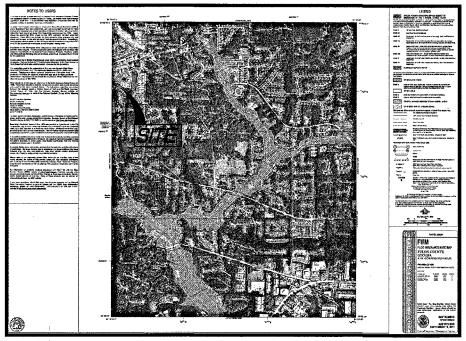
IT IS HEREBY CERTIFIED THAT THIS MINOR PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOW HEREON ACTUALLY EXIST, OR ARE MARKED AS FUTURE; AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LANDS SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MITCHELL LOWERY GEORGIA RLS# 3109
DATE OF PLAT OR MAP: OCTOBER 22, 2026

GEORGIA REGISTERED No. 3109 LAND SURVEYOR MITCHELL LOWERY



ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) OF FULTON COUNTY PANEL NUMBER 13121C0054F, DATED SEPTEMBER 18, 2013 PORTIONS OF THIS PROPERTY DO NOT LIE WITHIN A FLOOD HAZARD AREA.

MINOR SUBDIVISION PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF MILTON, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF MILTON, GEORGIA AS AMENDED AND ANY APPLICABLE CONDITIONS OF ZONING.

DATED THIS _____ DAY OF _____ 20 _____

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT DATE

ZONING

ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS:

"TZ" (CRABAPPLE FORM-BASED CODE ZONE 2)
SETBACKS AND RESTRICTIONS ARE AS FOLLOWS:

ZONE DENSITY: 1 UNIT/ACRE
FRONT YARD: 60 FEET
SIDE YARD: 25 FEET
REAR YARD: 50 FEET
LOT WIDTH: 100 FOOT MIN
LOT COVERAGE: 20% MAX

"I3" (CRABAPPLE FORM-BASED CODE ZONE 3)
SETBACKS AND RESTRICTIONS ARE AS FOLLOWS:

ZONING DENSITY: 3 UNITS/ACRE
FRONT YARD: 15 OR 20 FEET
SIDE YARD: 5 OR 10 FEET
REAR YARD: 12 FEET
FRONTAGE BUILDING 30% MINIMUM
LOT WIDTH: 70 FOOT MINIMUM
LOT COVERAGE: 90% MAXIMUM

ZONING AND SETBACK INFORMATION PER THE CITY OF MILTON MUNICODE. ALL INFORMATION STATED SHOULD BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

SURVEY REFERENCES

1) FINAL PLAT FOR OLD PLACE @ CRABAPPLE PREPARED BY GRANT SHEPPARD & ASSOCIATES DATED DECEMBER 6, 2007 AND RECORDED IN PLAT BOOK 336, PAGE 36, FULTON COUNTY RECORDS.

UTILITY CONTACTS

WATER & SEWER
FULTON COUNTY
404-612-6248

GAS
ATLANTA GAS LIGHT CUMMING
470-246-6482

POWER
GEORGIA POWER
404-506-6539

COMMUNICATION
AT&T
706-763-9207

COMCAST
678-708-7112

CIVIC SPACE / GREEN SPACE AREA TABLE

AREA	ACRES	SQUARE FEET
AREA - 1	2,850 SQFT	0.065 ACRES
AREA - 2	3,178 SQFT	0.073 ACRES
AREA - 4	11,455 SQFT	0.263 ACRES
TOTAL CIVIC SPACE / GREEN SPACE	17,483 SQFT	0.401 ACRES

CIVIC SPACE NOTE

CIVIC SPACE REMAINS IN COMPLIANCE WITH THE CRABAPPLE FORM-BASED CODE FOR OLD PLACE AT CRABAPPLE SUBDIVISION

TOTAL AREA CIVIC & GREENSPACE: 17,483 SQUARE FEET
TOTAL CIVIC SPACE: 6,028 SQUARE FEET
(AREA 1: 2,850 SQUARE FEET)
(AREA 2: 3,178 SQUARE FEET)
(AREA 4: 11,455 SQUARE FEET)
PERCENTAGE OF CIVIC SPACE RETAINED: 8%

FULTON COUNTY G.I.S. MONUMENTS

FROM NE OF TRACT 1 PROPERTY CORNER TO G.I.S. MON. F312	
N 71°50'53" E	2861.97'
FROM G.I.S. MON. F312 TO G.I.S. MON. F412	
N 00°02'49" E	1880.57'

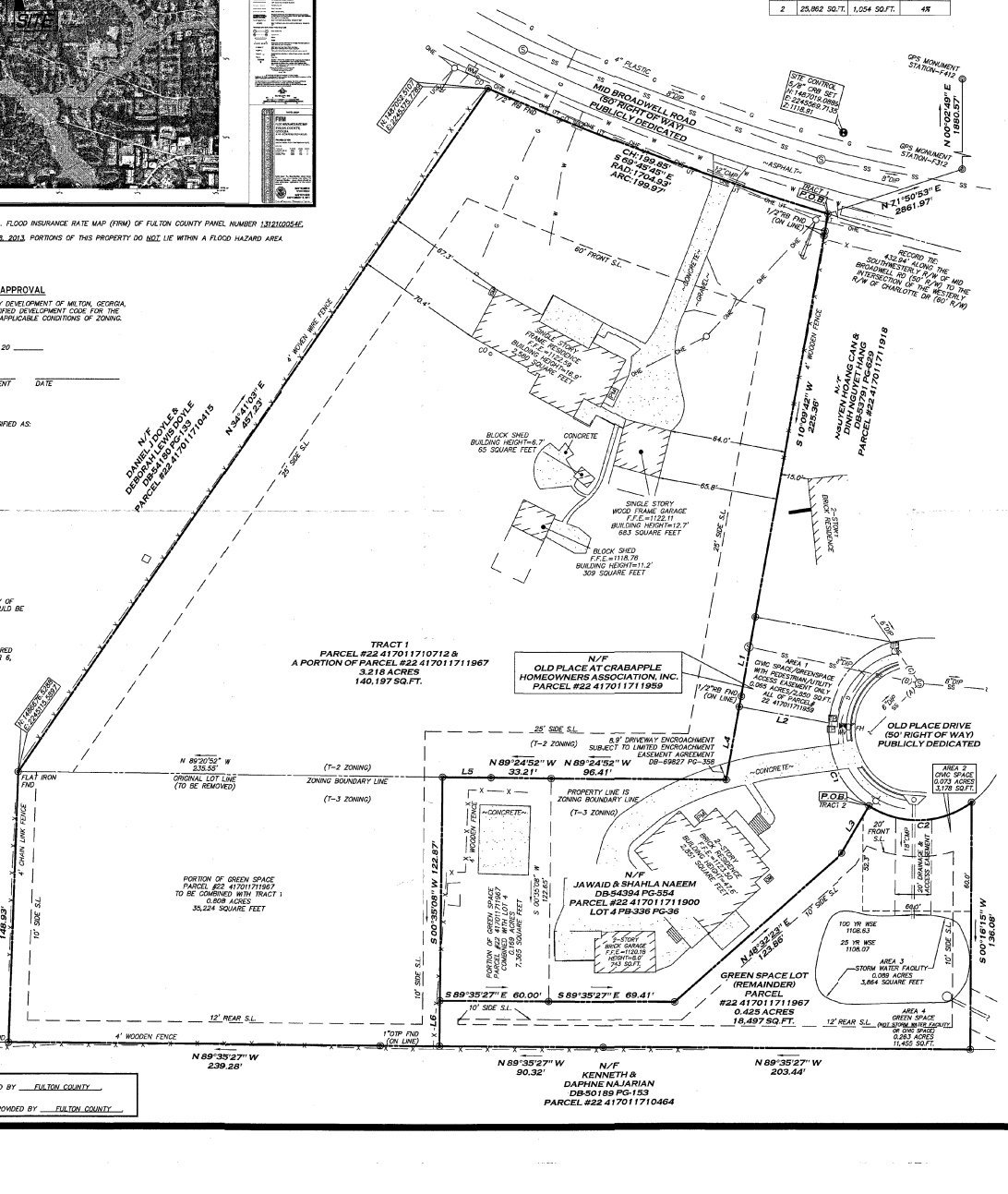
LOT COVERAGE CALCULATIONS

TRACT	AREA	IMPERVIOUS AREA	COVERAGE
1	140,197 SQ.FT.	8,121 SQ.FT.	6%
2	25,862 SQ.FT.	1,054 SQ.FT.	4%

LINE	BEARING	DISTANCE
L1	S 10°09'42" W	50.00'
L2	S 79°50'18" E	50.36'
L3	N 30°54'08" E	30.00'
L4	S 10°09'42" W	40.76'
L5	N 89°20'32" W	26.79'
L6	S 60°35'08" W	25.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	53.33'	50.84'	S 22°41'56" E
C2	50.00'	60.54'	56.91'	N 88°03'19" E



WATER SERVICE PROVIDED BY FULTON COUNTY
WASTEWATER SERVICE PROVIDED BY FULTON COUNTY



VICINITY MAP

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED AUGUST 13, 2025.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 35,817' WITH AN ANGULAR ERROR OF 3.24 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

3) A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A COMBINED MAP CLOSURE OF 1' IN 377,083'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13121C0054F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013 FOR COMMUNITY NUMBER 130073, IN FULTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) BEARING BASIS (NAD83(2011), GA WEST) AND VERTICAL DATUM (NAVD88, GEOID18) FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING GPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .05 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) UTILITIES SHOWN PER MARKINGS PLACED BY GROUNDHAWK. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

8) ALL PROPERTY CORNERS ARE 5/8-INCH CAPPED REBAR UNLESS OTHERWISE NOTED.

OWNER INFORMATION

TRACT 1
MAYFIELD FARMS EAST LLC
DB-68198 PG-353
895 MID BROADWELL RD.
ALPHARETTA, GA 30004
PARCEL #22 4170117107 12

TRACT 2
OLD PLACE AT CRABAPPLE HOMEOWNERS ASSOCIATION, INC.
PARCEL #22 417011711967
GREENSPACE PB-336 PG-36

GRAPHIC SCALE
30' 0 30' 60'
1 Inch = 30 Feet

LEGEND

- PROPERTY LINE
- OVERHANG/AWNING
- (BEARING/DISTANCE) RECORD CALLS
- SETBACK LINE
- S.L. SETBACK LINE
- W WATER LINE
- OHE OVERHEAD UTILITY LINE
- G GAS LINE
- SS SANITARY SEWER LINE
- UGE UNDERGROUND ELECTRIC LINE
- UT UNDERGROUND TELEPHONE LINE
- X FENCE LINE
- STORM DRAIN PIPE
- WV WATER VALVE
- TP TELEPHONE PEDESTAL
- WM WATER METER
- FH FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- PM POWER METER
- S SANITARY SEWER MANHOLE
- DCB DOUBLE-WING CATCH BASIN OR CMC SPACE
- RB REBAR
- CRB CAPPED REBAR
- CTP CRIMPED TOP PIPE
- FND FOUND
- LIGHT POLE

PROFESSIONAL LAND SURVEYORS, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001380

PREPARED FOR:
EVERSTELLAR INVESTMENTS

LOT RECONFIGURATION PLAT OF:
LAND LOT: 171 DISTRICT: 2 SECTION: 2
OLD PLACE @ CRABAPPLE SUBDIVISION & 895 MID BROADWELL RD.
ALPHARETTA, GA 30004
STATE: GEORGIA COUNTY: FULTON CITY OF MILTON

REVISIONS

DATE:	DESCRIPTION
09/09/2025	-ADDRESS COMMENTS
10/22/2025	-ADDRESS COMMENTS
01/12/2026	-ADDRESS COMMENTS
09/28/2026	-ADDRESS COMMENTS
10/12/2026	-ADDRESS COMMENTS
10/22/2026	-ADDRESS COMMENTS

PROFESSIONAL LAND SURVEYORS

DATE: SEPTEMBER 11, 2025
JOB #: 255338
SCALE: 1"=30'
DRAWN BY: D. HALL