



## PLANNING COMMISSION ACTION MINUTES

City Council Chambers

Wednesday, March 25, 2015

7:00 pm

1. Pledge of Allegiance
2. Call to Order - *The meeting was called to order at 7:00 p.m.*

**Members Present:**    *Peyton Jamison*            *Fred Edwards – Left at 8:45p.m.*  
                                 *Mark Bittner*                    *Noel Carpenter*  
                                 *Paul Moore*                      *Gariel Burchett*  
                                 *Chris Doty*

3. Public Comment – There was no public comment. - *A motion was made by Fred Edwards and seconded by Paul Moore to close public comment. The motion passed unanimously 7-0.*

4. Approval of Action Minutes

- 1) January 28, 2015 Planning Commission Meeting

*A motion was made by Paul Moore and seconded by Mark Bittner to approve the minutes as presented by Staff. The motion passed unanimously 7-0.*

5. Election of Chairman and Vice-Chairman

Kathy Field opened the floor for nominations for Chairman. Gariel Burchett made a motion to nominate Peyton Jamison for Chairman and Paul Moore seconded the nomination. There were no other nominations. Fred Edwards made a motion to close the nominations and Mark Bittner seconded the motion. The motion passed unanimously 7-0. Peyton Jamison was elected as Chairman unanimously 7-0.

Kathy Field opened the floor for nominations for Vice Chairman. Fred Edwards made a motion to nominate Paul Moore for Vice Chairman and Gariel Burchett seconded the nomination. There were no other nominations. Fred Edwards made a motion to close the nomination and Chris Doty seconded the motion. The motion passed unanimously 7-0. Paul Moore was elected as Vice-Chairman unanimously 7-0.



***A motion was made by Gariel and seconded by Paul Moore to move RZ14-1/VC14-04. The motion was approved unanimously 7-0.***

1) **RZ14-15/VC14-04** - 3501 Bethany Bend by Bajun American Properties, L.P. to rezone from AG-1 (Agricultural) and TR (Townhouse) to TR (Townhouse) to develop 77 townhomes on 10.17 acres.

The applicant is also requesting a six part concurrent variance to:

- 1) Reduce the perimeter side setbacks (Sec. 64-669(h)(2)(a));
- 2) Reduce the perimeter rear setbacks (Sec. 64-669(h)(3));
- 3) Reduce the landscape strip along Bethany Bend (Sec. 64-1090 (a));
- 4) Reduce the 75 foot buffer and 10 foot improvement setback (Sec. 64-1091(b));
- 5) Allow alleys with only one row of townhomes (Sec. 64-1095 (h));
- 6) Reduce the amount of open space required (Sec. 64-669 (j) (1)).

The applicant had submitted a letter of withdrawal and was present at the meeting to request the withdrawal.

***A motion was made by Fred Edwards and seconded by Paul Moore to withdraw RZ14-15 and VC14-04 without prejudice. The motion passed unanimously 7-0.***

6. New Items

1) **U15-01/U15-02/VC15-01**- Hopewell Road by GA Cumberland Association of Seventh Day Adventist to develop a 37,500 square foot church (64-1804) within four buildings with a maximum number of 600 seats and a 13,000 square foot private school (64-1831) for Pre-k through 8<sup>th</sup> grade with a maximum of 90 students. A concurrent variance to reduce the 75 foot undisturbed buffer and 10 foot improvement setback to a 25 foot undisturbed buffer and 10 foot improvement setback along the east and north property lines as shown on the site plan (64-1143(a)(3)b.).

***A motion was made by Paul Moore and seconded by Mark Bittner to recommend Denial of U15-01, U15-02, and VC15-01. The motion passed 5-2 with Commissioners Burchett and Doty voting in the negative.***

2) **RZ15-02** – Text Amendment to Chapter 64, Article XX, Deerfield Form Based Code to amend standards and increase the geographical area to include areas within the Highway 9 North Visioning Study.

- Stub-out streets 150 feet in length or less shall terminate at a curb designed to be removed when the adjacent site is developed and street is extended.  
Section 2.2.8
- Incorporate the Milton Trail Plan and provide on or off street bicycle facilities not specified in the regulating plans may be provided. When on street facilities are provided within new Thoroughfares, the width of the thoroughfare in Table 4 shall be increased.

Sections 3.3.1 and 3.3.3

- The requirements of the City of Alpharetta along Windward Parkway will not apply. Furthermore, the City of Milton may wave these requirements for any portion in the City of Milton when unified and safe pedestrian facilities are provided.  
Section 3.4.1.c.v.
- Required visitor parking may either be provided off-street in a common parking lot anywhere on the site or on-street within 300 feet of the intended use, as measured along the direct improved pedestrian route from the door of the building to the parking space.  
Section 4.9.2.b.
- To delete the proposed verbiage regarding Open Space TDR Sending Sites.  
Section 1.7.3
- Make sure that the comments from the Five Acre Special District residents are captured in the code.

***A motion was made by Paul Moore and seconded by Gariel Burchett to recommend approval of RZ15-02 with the above changes and comments. The motion passed unanimously 6-0.***

3) **RZ15-04** – Text Amendment to Chapter 64, Article VII, Division 5, State Route 9 Overlay District, to amend the State Route 9 Overlay District Map.

***A motion was made by Chris Doty and seconded by Mark Bittner to recommend approval of RZ15-04. The motion passed unanimously 6-0.***

4) **RZ15-03** – Text Amendment to Chapter 64, Article XIX, Crabapple Form Based Code to amend and add standards within the Code.

***A motion was made by Paul Moore and seconded by Chris Doty to recommend approval of RZ15-03. The motion passed unanimously 6-0.***

7. Deferred Items

1) **RZ15-01** - To adopt the corrected City of Milton Zoning Map as indicated on the Geographical Information System (GIS) including all zoning actions prior to January 1, 2015 as shown on “Current Zoning Map Dated January 2015”.

***A motion was made by Gariel Burchett and seconded by Paul Moore to recommend approval of RZ15-01. The motion passed unanimously 6-0.***

2) **RZ15-05** – Text amendment to Chapter 64, Article XVII Development Standards, to create standards and penalties for the request of demolition permits within the City of Milton.

- Within Sec. 64-2425 (a.) include the addition of the “Georgia’s Natural, Archaeological and Historic Resources Geographic Information System” in the list of considerations to approve or deny a demolition permit. This is an inventory of existing historic resources within the City that was conducted in 1996.
- The Planning Commission was also concerned with the condition of a site after a structure is removed. Therefore, they recommended in Sec. 64-2426 (c.)(4) that were determined by the Design Review Board, landscaping shall be installed as approved by the City Arborist.

*A motion was made by Paul Moore and seconded by Mark Bittner to recommend approval of RZ15-05 with the above changes. The motion passed 4-2 with Commissioners Carpenter and Jamison voting in the negative.*

3) **RZ15-06** – Text Amendment to Sec. 64-1609, Swimming Pool, Private to amend standards for neighborhood swimming pools.

*A motion was made by Chris Doty and seconded by Noel Carpenter to approve RZ15-06 as recommended by Staff. The motion failed 2-4 with Commissioners Moore, Jamison, Burchett and Bittner voting in the negative.*

*Another motion was made by Paul Moore and seconded by Gariel Burchett to recommend no changes to RZ15-06. The motion passed 5-1 with Commissioner Doty voting in the negative.*

4) **RZ15-07** – Text Amendment to Chapter 64, Article VI, Division 2, and AG-1 District to amend the permitted uses to include Equine Garment Fabrication and associated development standards.

*A motion was made by Chris Doty and seconded by Gariel Burchett to recommend Denial of RZ15-07. The motion passed unanimously 6-0.*

5) **RZ15-08** – Text Amendment to Section 64-1811, To delete the “Equine Garment Fabrication” Use Permit.

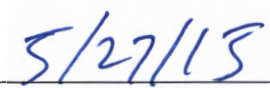
*A motion was made by Chris Doty and seconded by Gariel Burchett to recommend Denial of RZ15-08. The motion passed unanimously 6-0.*

6) **RZ15-09** – Text Amendment to Section 64-1, Definitions. To create a definition for “Equine Garment Fabrication”.

*A motion was made by Chris Doty and seconded by Gariel Burchett to recommend Denial of RZ15-09. The motion passed unanimously 6-0.*

8. Adjourn - *A motion was made by Gariel Burchett and seconded by Mark Bittner to adjourn the meeting at 10:13 p.m. The motion passed unanimously 6-0.*

  
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Peyton Jamison, Chair

  
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Date Approved