PLANNING COMMISSION

City Council Chambers, City Hall
Wednesday, December 20, 2023 at 6:00 PM

AGENDA

1. PLEDGE OF ALLEGIANCE

2. CONSIDERATION OF MINUTES

A. November 29, 2023 - Action Minutes

3. CONSIDERATION OF PRELIMINARY PLATS

A. **Crabapple Market North Residential** - Located at 0 Lecoma Trace by Orkin and Associates. The applicant has requested to subdivide the T-4 zoned parcel into 7 single-family attached homes and 1 commercial lot on 1.225 acres with a density of 5.71 units/acre.

B. **Blakely Manor Preliminary Plat** - Located at 0 Freemanville Road by Chatham Neighborhoods. The applicant has requested to subdivide the AG-1 zoned parcel into 36 single-family dwelling lots and on 50.09 acres with a density of 0.72 units/acre.

4. CONSIDERATIONS OF REZONING AND USE PERMIT APPLICATIONS

A. **RZ23-10 - Bethany Bend** (3475, 3485, and 3495 Bethany Bend)
Applicant: Arkan Homes, LLC / Ihssan Hashem
Request(s):
To rezone from AG-1 to R-5A to develop 13 single-family homes on 3.133 acres at a density of 4.15 units per acre

B. **RZ23-11 -12505 Broadwell Road** - Applicant Requesting Withdrawal

To rezone from T-4 Crabapple Form-Based Code to T-4 Open Crabapple Form-Based Code to develop a 3-story mixed-use building with a below-ground parking garage, 8 for sale lofts, and 7,600 square feet of non-residential uses.

5. CONSIDERATION OF TEXT AMENDMENTS TO THE CITY OF MILTON ZONING ORDINANCE

A. **RZ23-07** - Consideration of a text amendment to adopt a new Unified Development Code that will update and replace the current zoning ordinance, as follows: An ordinance to amend the text of the Zoning Ordinance (Chapter 64 of the Code of the City of Milton, Georgia); to amend the text of other specific development, design and other sections of the Code of the City of Milton; to consolidate said other specific sections as well as the Zoning Ordinance so as to create a consolidated ordinance to be known as the Unified Development Code; to provide for an effective date; to repeal conflicting ordinances; and for other purposes.

6. CONSIDERATION OF CHANGES TO THE CITY OF MILTON COMPREHENSIVE PLAN AND OTHER PLANS

7. NEW BUSINESS

8. OLD BUSINESS

A. Review of the Bylaws of the City of Milton Planning Commission

9. ADJOURNMENT

Persons needing special accommodations in order to participate in any City meeting should call 678.242.2500.