SPECIAL CALLED PLANNING COMMISSION

City Council Chambers, City Hall
Wednesday, October 14, 2026 at 6:00 PM

ACTION MINUTES

1. PLEDGE OF ALLEGIANCE

Members Present: Judy Burds, Sumeet Shah, AJ Bulot, Vic Jones

Members Absent: Stephanie Butler, Fred Edwards

Staff Present: Tracie Wildes, Robyn MacDonald, Natalie Henderson, Michael Cardamon, Paul Frickey- City Attorney

2. CONSIDERATION AND ADOPTION OF THE AGENDA

A motion was made by Commissioner Bulot and seconded by Commissioner Jones to adopt the agenda presented. The motion passed unanimously.

3. CONSIDERATION OF MINUTES/ACTIONS OF PREVIOUS MEETINGS

A. September 30, 2026, Meeting Action Minutes

A motion was made by Commissioner Shah and seconded by Commissioner Bulot to recommend approval of the minutes as presented with the addition of Commission Jones be added to the "Members Present". The motion passed unanimously.

4. GENERAL PUBLIC COMMENT – There was no Public Comment.

5. CONSIDERATION OF PRELIMINARY PLATS

A. None

6. CONSIDERATIONS OF REZONING AND USE PERMIT APPLICATIONS

A. U26-01- A request by Ragin & Associates, Juan Ragin, for a Use Permit to allow an Event Facility (Sec. 8.5.6.B of the UDC) within a 1,625 square feet tenant space, in an existing two-story 38,000 square-foot commercial building, to accommodate a maximum of 90 attendees.

A motion was made by Commissioner Bulot and seconded by Commissioner Jones to recommend APPROVAL CONDITIONAL for U26-01 as present by Staff. The motion passed unanimously.

7. CONSIDERATION OF TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF MILTON

A. **RZ26-05** – Text Amendments to the Unified Development Code regarding AG-1 lots and development standards to the following: Article 2 General Provisions; Article 3 Agricultural Districts; Article 6 Special Purpose Districts; Article 8 Use Provisions (as it relates to setbacks for private swimming pools); Article 9 Site Development; Article 10 Streets and Improvements; Article 11 Environment; Article 12 Administration; and Article 13 Definitions. These amendments include deferred portions of RZ26-03.

A motion was made by Chairperson Burds and seconded by Commissioner Shah to recommend approval of RZ26-05 as presented by staff, with the following modifications:

1. ***Section 6.3.3.D.2.a: Add a definition for "conservation easement" in Article 13, Definitions. (Staff notes that this definition already exists.)***

2. ***Section 6.3.3.D.2.a.3: Add the words "or proposed" between "existing" and "features".***

3. ***Section 3.110:***

    - ***Revise the title to "Natural Area Temporary Construction Setback" by adding the word "Temporary."***

    - ***In subsection A.1.a.i, change the capitalized words following "leading to" to lowercase and add "as hereinafter defined" after the word "buffer."***

    - ***In subsection A.1.a.ii, change "Buffer" to lowercase and add "(as hereinafter defined)" after the word "buffer."***

    - ***In subsection A.7, replace "principal structure" with "principal building" to align with the UDC definitions, and define "natural area temporary construction setback" in Article 13, Definitions if not already defined.***

4. ***UDC Section 3.1.B.2: Insert the words "public street" before "frontage buffer."***

5. ***UDC Section 8.819.B.2.b.i: Replace "associated decks" with "their decks" and replace "rear and side" with "all."***

6. ***UDC Section 2.1.1.A: Add a new subsection "e." to state, "For lots equal to or greater than three acres in the AG-1 zoning district, the building area to be greater than 10,890 square feet.".***

The motion passed unanimously.

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

9. OLD BUSINESS

A. None

10. NEW BUSINESS

A. None

11. ADJOURNMENT

A motion was made by Commissioner Shah and second by Commissioner Jones to adjourn the meeting at 8:20 p.m. The motion passed unanimously.