PLANNING COMMISSION MEETING

City Council Chambers, City Hall
Wednesday, April 23, 2025, at 6:00 PM

ACTION MINUTES

1. PLEDGE OF ALLEGIANCE

Members Present:	Judy Burds	Kurt Nolte	Fred Edwards
	Trey James	Vic Jones	Brian McNeese
	Sumeet Shah		

City Staff Present:	Robyn MacDonald	Diana Wheeler	Tracie Wildes
	Paul Frickey (City Attorney's Office)		

2. CALL TO ORDER - The meeting was called to order at 6:00 p.m.

3. CONSIDERATION AND ADOPTION OF THE AGENDA – ***A motion by Commissioner Burds to defer Text Amendment RZ25-07 related to the Deerfield FBC to a Special Called Planning Commission Meeting on April 30, 2025, and second that there will be two hearings for the preliminary plat located at 265 Five Acre Road and Parcel ID 22 523007590131 at the next regularly scheduled Planning Commission Meeting on May 28, 2025 and will be advertised. The motion was seconded by Commissioner James and passed unanimously 7-0.***

4. CONSIDERATION OF MINUTES

A. March 26, 2025 - Action Minutes – ***A motion was made by Commissioner Nolte to approve the Action Minutes as presented. The motion was seconded by Commissioner McNeese and passed unanimously 7-0.***

5. GENERAL PUBLIC COMMENT – There was no public comment.

6. CONSIDERATION OF PRELIMINARY PLATS

A. 265 Five Acre Road and Parcel ID 22 523007590131 by Epic Design & Build, LLC
Zoning: T4-Permissive (Five Acre Road Zone, Deerfield Form Based Code)
Request: To subdivide 3.87 acres into 20 units of townhomes at a density of no more than 10,000 sq. ft. per acre.

A motion was made by Commissioner Burds to allow a total of 30 minutes for both those in support and those in opposition with a limit of three minutes per

person. Commissioner Edwards seconded the motion, and it was passed unanimously 7-0.

Commissioner Shah recused himself from this item based on the fact that his residence is adjacent to the site in Crooked Creek and left the dais.

Staff presented the Staff report on the preliminary plat.

The applicant was represented by Keith Sonders of Key Engineering Solutions and stated that they agreed with the Staff's presentation. There was one speaker in support of the request. There were 13 speakers who spoke in opposition to the request and three comment cards were read into the record that indicated opposition to the request. The applicant spoke in rebuttal to the comments from the speakers and answered questions from the Planning Commission. The Planning Commission asked staff questions about the application.

A motion was made by Commissioner Burds to postpone further discussion and conduct another public hearing at the May 28, 2025, Planning Commission Meeting. The motion was seconded by Commissioner Edwards and was approved unanimously, 6-0.

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

(Commissioner Shah rejoined the meeting at the dais.)

A. **RZ25-05** - Article 8 Use Provisions, Sec. 8.2.1 Use Table for All Districts Except Form Based Codes regarding assembly hall, event facility. There was no public comment. The public hearing was closed.

A motion was made by Commissioner Nolte to recommend approval of text amendment RZ25-05 as presented by Staff. The motion was seconded by Commissioner Edwards and was approved unanimously, 7-0.

B. **RZ25-06** - Article 2 General Provisions, Article 6 Special Purpose Districts, Article 7A Crabapple Form Based Code, Article 7B Deerfield Form Based Code, and Article 9 Site Development regarding Stormwater Facilities to correct references within the above Articles. There was no public comment. The public hearing was closed.

A motion was made by Commissioner Edwards to recommend approval of text amendment RZ25-06 as presented by Staff. The motion was seconded by Commissioner McNeese and was approved unanimously, 7-0.

C. **RZ25-07**- Article 1 Introductory Provisions, Article 7B Deerfield Form Based Code, Article 8 Use Provisions, Article 9 Site Development and Article 13 Definitions regarding changes to development requirements, uses, signage, incentives, and

the Regulating Plan (Zoning Map) for the Deerfield Form Based Code. ***See motion and vote under Item 3. Consideration and Adoption of the Agenda.***

8. NEW BUSINESS – There was no New Business.

9. OLD BUSINESS – There was no Old Business.

There was discussion regarding the next Planning Commission meeting where there would be a quorum of Planning Commissioners. There would not be a quorum at the regularly scheduled meeting on May 28, 2025.

A motion was made by Commissioner Burds to hold a Special Called Meeting on June 4, 2025, at 6:15 p.m. The motion was seconded by Commissioner Edwards and passed unanimously 7-0.

10. ADJOURNMENT - ***Commissioner McNeese made a motion and was seconded by Commissioner James to adjourn the meeting at 8:14 p.m. The motion passed unanimously 7-0.***