MILTON

PLANNING COMMISSION

City Council Chambers, City Hall
Wednesday, July 24, 2024 at 6:00 PM

ACTION MINUTES

1. PLEDGE OF ALLEGIANCE

Call to Order – The meeting was called to order at 6:00 p.m.

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

2. CONSIDERATION AND ADOPTION OF THE AGENDA

Commissioner Nolte motioned to approve the agenda.Commissioner McNeese seconded. The motion was approved 6-0.

3. CONSIDERATION OF MINUTES

A. June 26, 2024 – Action Minutes

Commissioner McNeese motioned to approve the July24, 2024 Action Minutes. Commissioner James seconded. The motion passed 6-0.

4. GENERAL PUBLIC COMMENT

No members of the public gave general public comment.

5. CONSIDERATION OF PRELIMINARY PLATS

A. **Mascary Estates**

Nine (9) members of the public, as well as the applicant and their engineer, gave public comment on this preliminary plat. The Planning Commission discussed and recommended approval to the Community Development Director and that they consider the following**:**

1. Retain specimen trees along the North and South property lines.
2. Move the mail kiosk and associated parking to the other side of the "bulb" to preserve the view from the road/entry.
3. Locate and identify the closed well on site and show it on the site plan. Identify remediation plans for this.
4. Review the detention output pipe and relocate it to remain on subject property site, on the detention lot.

A motion was made by Commissioner Burds and seconded by Commissioner McNeese to recommend Approval of The Mascary Estates Preliminary Plat with the above recommendations. The motion passed 6-0.

6. CONSIDERATIONS OF REZONING AND USE PERMIT APPLICATION

A. **Z24-02, U24-01, VC24-01 - 3499 & 3501 Bethany Bend**

Staff presented this item and the applicant spoke to the Commissioners. The Planning Commission discussed and recommended approval of the Rezoning Application, Use Permit Application and Concurrent Variances Part 1 and 2, with Denial of Part 3 with the following conditions.

1) To the owner's agreement to restrict the use of the subject property as follows:
    a. Restrict the use of the subject property to a private school and associated accessory structures and uses.
    b. Restrict the number of students to 160.
    c. **Restrict the hours of operation to Monday - Friday 7:30 a.m. to 7:30 p.m.**
2) To the owner's agreement to abide by the following:
    a. Substantial compliance with the revised Site Plan submitted to the Community Development Department on June 28, 2024, and whereby the exact layout of the project may contain minor deviations approved by the Community Development Director provided the deviations remain consistent with the purpose and intent of the Council's approval of the rezoning. Notwithstanding the contents of the site plan, the project must meet or exceed the requirements of the Zoning Ordinance, all other applicable city ordinances, and these conditions. The site plan may be revised with the approval of the Community Development Director in order to comply with city codes and zoning conditions. Unless otherwise noted herein, compliance

with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

3) To the owner's agreement to abide by the following requirements, dedication, and improvements:
    a. In lieu of sidewalk, developer shall construct a 12-foot graded and grassed shoulder along Bethany Bend along entire frontage north of the existing driveway to accommodate future operational and safety improvements for pedestrians along Bethany Bend constructed by a future City TSPLOST project.

A motion was made by Commissioner Burds and seconded by Commissioner Nolte to recommend approval of the proposed Rezoning (RZ24-02), Use Permit (U24-01) and Concurrent Variance (VC24-01) Part 1 and 2, and denial of VC24-01 Part 3 with the amended conditions above. The motion was approved 5-0, with Commissioner Shah recusing himself.

7. OLD BUSINESS

8. NEW BUSINESS

A. Impact Fee Program Amendment Overview – *Planner II, Jackie Jennings, provided the Commission with an overview of the Impact Fee Program and the upcoming public hearing and adoption cycle with the Mayor and City Council.*
B. Short Term Rental Discussion - *Planner II, Emily Schnarre, lead a discussion with the Commissioners to gain insight into their experiences and opinions regarding short-term rentals in the City of Milton. This discussion is part of a larger research and data collection effort by the Community Development Department.*

9. ADJOURNMENT - *A motion was made by Commissioner McNeese to adjourn the meeting at 8:52 p.m. and seconded by Commissioner Jones. The motion passed 6-0.*