PLANNING COMMISSION

City Council Chambers, City Hall
Thursday, November 20, 2025 at 6:00 PM

ACTION MINUTES

1. PLEDGE OF ALLEGIANCE

Members Present: Judy Burds Trey James Fred Edwards Brian McNeese

Members Absent: Vic Jones Sumeet Shah Kurt Nolte

Staff Present: Tracie Wildes Robyn MacDonald Shubha Jangam
Diana Wheeler Paul Frickey- City Attorney

2. CONSIDERATION AND ADOPTION OF THE AGENDA – ***A motion was made by Commissioner James and seconded by Commissioner Edwards to adopt the agenda as amended, allowing for General Public Comment to occur after Consideration of Minutes. The motion passed unanimously.***

3. CONSIDERATION OF MINUTES/ACTIONS OF PREVIOUS MEETINGS

A. October 22, 2025, Action Minutes – ***A motion was made by Commissioner McNeese and seconded by Commissioner James to recommend approval of the minutes as presented. 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. None

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

A. RZ25-08 - Text Amendment to Sec. 3.1.4 Building Placement with respect to setbacks in the AG-1 district and Sec. 8.8.19.B.2. and Article 13 Definitions in order to add setbacks for qualified subdivisions and pools to the Unified Development Code for the City of Milton, Georgia. –

There were three people who spoke in support of the item and two people spoke in opposition of the item during the public hearing.

A motion was made by Commissioner James and seconded by Commissioner Edwards to recommend Option A and allow Option B to be applied at the discretion of the Community Development Director based on topography, hydrology, surrounding area, development phases, and consistency with public health, safety, and welfare. The motion failed with Commissioners McNeese and Burds voting in the negative.

A motion was made Commissioner James and seconded by Commissioner Edwards to recommend approval of a modified setback standard ("Option C") consisting of a 45-foot front setback, 65-foot rear setback, 25-foot tree preservation area, and 30-foot rear pool setback. The motion passed in a vote of 3 to 1.

B. **RZ25-09** – Text amendment to Sec. 9.2.5.E to create sign standards for the Arnold Mill Road Hamlet Overlay District. – ***A motion was made by Commissioner McNeese and seconded by Commissioner Edwards to recommend RZ25-09 as presented by Staff. The motion passed unanimously.***

C. **RZ25-10** - Text Amendment to Arnold Mill Road Hamlet Overlay, Sec. 6.5.3.B. to modify AG-1 Standards to the Unified Development Code for the City of Milton, Georgia. – ***A motion was made by Chairperson Burds and seconded by Commissioner McNeese to recommend approval of RZ25-10 as presented by Staff with the exception to strike the 220-foot maximum for residential lots with a side property line adjacent to Arnold Mill and keep the 200-foot minimum. The motion passed in a vote of 3 for approval and 1 abstention.***

D. **RZ25-11** - Text amendment to Sec. 8.2 Use Tables and create new Sec. 8.8.20 for accessory food trucks in limited situations to the Unified Development Code for the City of Milton, Georgia. ***A motion was made by Commissioner James and seconded by Commissioner McNeese to recommend RZ25-11 as presented by Staff. The motion passed unanimously.***

8. CONSIDERATION OF CHANGES TO THE CITY OF MILTON COMPREHENSIVE PLAN AND OTHER PLANS - None

9. OLD BUSINESS

A. Overview of proposed large lot incentives. (Deferred from October 22, 2025, meeting.) – ***A motion was made by Chairperson Burds and***

seconded by Commissioner Edwards to defer this item to the next meeting. The motion passed unanimously.

10. NEW BUSINESS

A. Presentation of the 2026 Planning Commission Meeting Schedule. – ***A motion was made by Commissioner Edwards and seconded by Commissioner McNeese to approve the 2026 Planning Commission Meeting Schedule. The motion passed unanimously.***

B. Request for the Planning Commission to have a Special Called Planning Commission Meeting on January 14, 2026, at 6:00 p.m. ***A motion was made by Commissioner McNeese and seconded by Commissioner Edwards to approve having a Special Called Planning Commission Meeting on January 14, 2026. The motion passed unanimously.***

11. ADJOURNMENT - *A motion was made by Commissioner James and seconded by Commissioner McNeese to adjourn the meeting at 8:45 p.m. The motion passed unanimously.*