SPECIAL CALLED PLANNING COMMISSION

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

AGENDA

1. PLEDGE OF ALLEGIANCE

2. CONSIDERATION AND ADOPTION OF THE AGENDA

3. CONSIDERATION OF MINUTES/ACTIONS OF PREVIOUS MEETINGS

A. September 30, 2026 Meeting Action Minutes

4. GENERAL PUBLIC COMMENT

5. CONSIDERATION OF PRELIMINARY PLATS

A. None

6. CONSIDERATIONS OF REZONING AND USE PERMIT APPLICATIONS

A. **U26-01**- 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.

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.

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

Individuals requiring special accommodations to attend any City meeting should contact 678.242.2500.

MILTON

PLANNING COMMISSION

City Council Chambers, City Hall
Wednesday, September 30, 2026 at 6:00 PM

ACTION MINUTES

1. PLEDGE OF ALLEGIANCE

Members Present: Judy Burds, Fred Edwards, Sumeet Shah, Stephanie Butler, AJ Bulot

Staff Present: Tracie Wildes, Robyn MacDonald, Sandra DeWitt, Paul Frickey- City Attorney, Jerry Oberholtzer

2. CONSIDERATION AND ADOPTION OF THE AGENDA

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

3. CONSIDERATION OF MINUTES/ACTIONS OF PREVIOUS MEETINGS

A. Planning Commission Meeting Action Minutes- April 22, 2026

A motion was made by Commissioner Butler and seconded by Commissioner Edwards to recommend approval of the minutes as presented. The motion passed unanimously.

4. ELECTION OF VICE CHAIR

A motion was made by Chairperson Burds and seconded by Commissioner Butler to nominate Commissioner Butler as the Vice Chair of the Planning Commission. The motion passed unanimously.

5. GENERAL PUBLIC COMMENT – There was one public comment by Mr. Kurt Nolte regarding the potential submittal for a use permit for a new church to be located between Arnold Mill Road and New Providence Road. Mr. Nolte used his permitted two minutes.

A motion was made by Commissioner Bulot and seconded by Commissioner Edwards to add five minutes to Mr. Nolte's two minutes of permitted time for Public Comment. The motion passed unanimously.

6. CONSIDERATION OF PRELIMINARY PLATS

A. 15020 Thompson Road- Vensur Estates by Vensur at Milton, LLC
Applicant: Scott Reece, Brumbelow-Reese & Associates
Zoning: AG-1
Request: To subdivide 28.46 acres into 16 single family lots at a density of .56 unit per acre.

Staff and the applicant presented the proposed preliminary plat. There were three people who spoke about their concerns regarding the proposed development. The Planning Commission asked questions of staff and the applicant.

A motion was made by Chairperson Burds to recommend and seconded by Commissioner Butler that the Community Development Director give special consideration during further review of the development regarding: (1) the hydrology of the existing lake/pond and associated dam; (2) verification that the Level of Service (LOS) of Thompson Road is adequate to accommodate the additional traffic generated by the development; and (3) provide opportunities to preserve specimen trees. The motion passed unanimously.

7. CONSIDERATIONS OF REZONING AND USE PERMIT APPLICATIONS

A. None

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

A. None

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

A. None

10. OLD BUSINESS

A. None

11. NEW BUSINESS

A. None

12. ADJOURNMENT

A motion was made by Commissioner Edwards and second by Commissioner Butler to adjourn the meeting at 7:06 p.m. The motion passed unanimously.

PROPERTY INFORMATION	
ADDRESS	631 North Main Street – Suite 207
DISTRICT, LAND LOTS	22, 1123
EXISTING ZONING	T5 – Deerfield Form Based Code
PROPOSED USE PERMIT	Event Facility (Sec. 8.5.6.B of the UDC)
ACRES	3.97 acres
EXISTING USE	Shopping Center
PROPOSED USE	Event Facility

PETITIONER Juan Ragin, Ragin & Associates

OWNER Tony Soufastai

INTENT

Request 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 (631 N. Main St. within Suite 207).

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION – October 14, 2026

U26-01- APPROVAL CONDITIONAL

LOCATION MAP



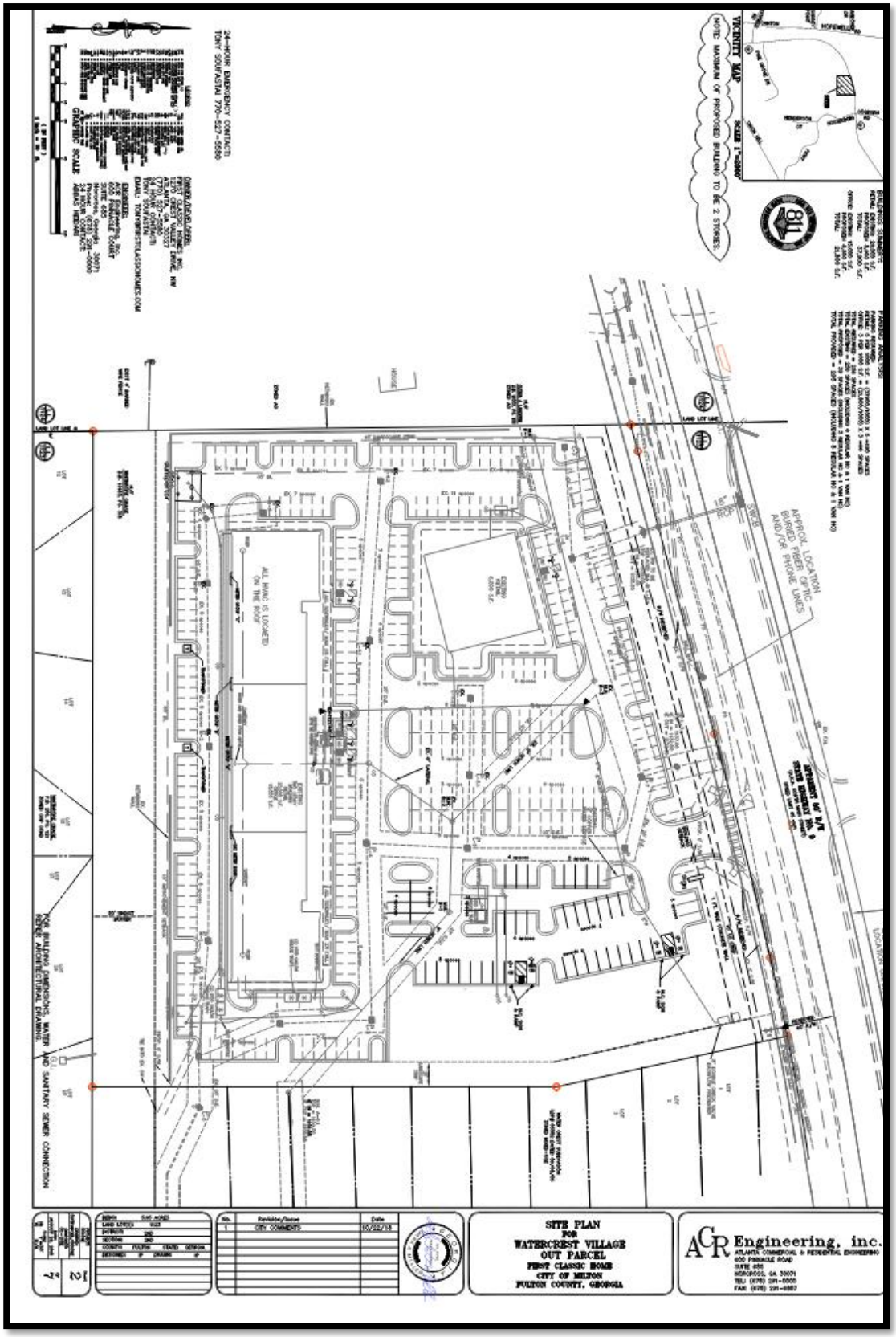
Prepared by the Community Development Department for the Special Called Planning Commission Meeting on October 14,2026.

CURRENT ZONING / 2040 FUTURE LAND USE PLAN MAP



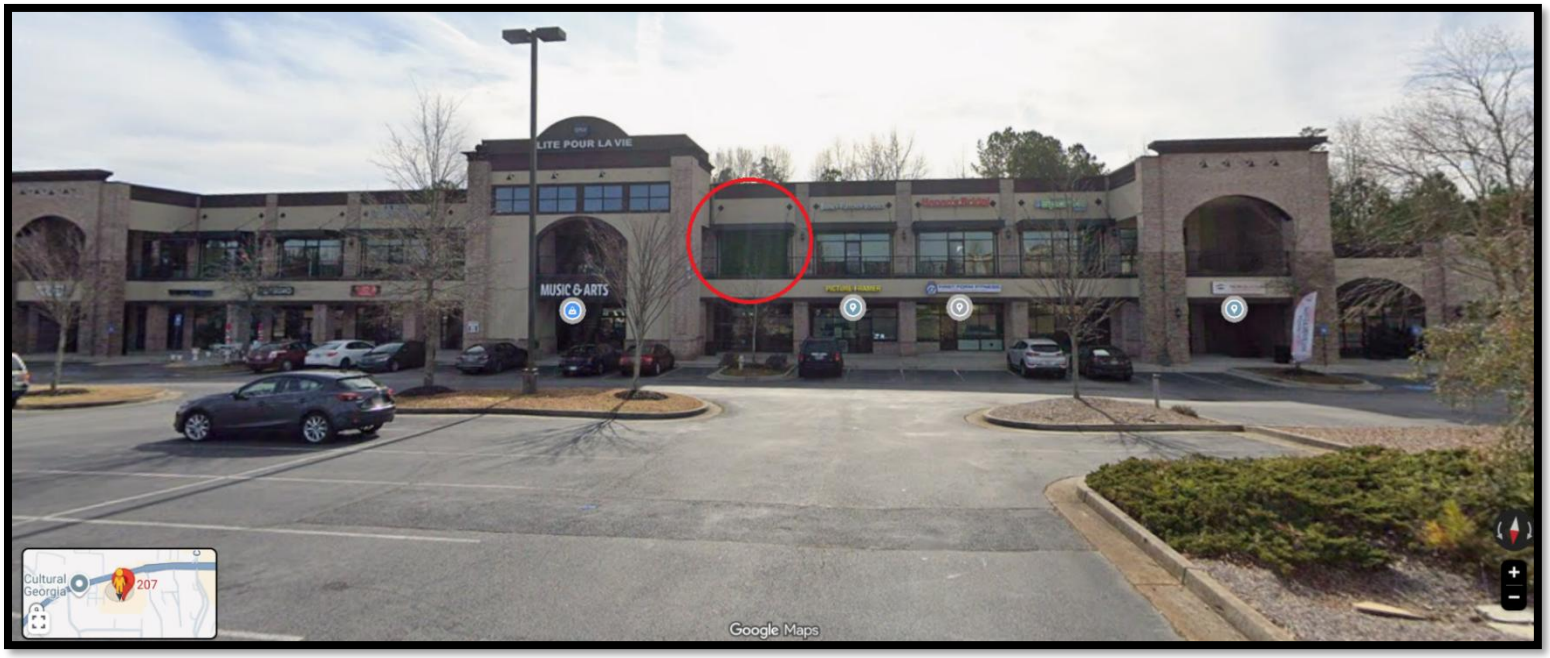
Prepared by the Community Development Department for the Special Called Planning Commission Meeting on October 14,2026.

SITE PLAN SUBMITTED ON JULY 17, 2026



Prepared by the Community Development Department for the Special Called Planning Commission Meeting on October 14,2026.

SUBJECT SITE (Second Floor, Suite 207)



SUBJECT SITE:

The subject site is located within an existing commercial building on 3.97 acres on the south side of N. Main Street known as Watercrest Village. It is currently zoned T5 within the Deerfield Form Based Code.

According to the applicant's Letter of Intent dated July 14, 2026, the applicant is requesting a Use Permit to operate an Event Facility (Sec 8.5.6.B) not to exceed 90 attendees within 1,625 square feet on the second floor of the existing two-story commercial building. The applicant plans to open a multi-purpose indoor event space to host a variety of private and semi-private gatherings. These include, but are not limited to, corporate meetings, banquets, community gatherings, and private social events. The space will not operate like a nightclub or late-night bar.

SITE PLAN ANALYSIS

Based on the applicant's site plan submitted on July 17, 2026, the Community Development Department offers the following considerations:

DEVELOPMENT STANDARDS – T5 – Deerfield Form Based Code

This building was constructed prior to the incorporation of the City in December of 2006 and was developed on the previously zoned MIX (Mixed Use) Zoning District. In 2013, the City adopted the Deerfield Form Based Code and designated this parcel as T5. Based on these facts, the development of this building and site is a legal non-conforming use.

REQUIREMENTS	COMPLIANCE
(a) Assembly Hall, Indoor Auditorium in the Deerfield Form-Based Code shall only be permitted subject to the issuance of a use permit	Yes, the property is within the Deerfield Form Based Code and requires a Use Permit within the T5 Transect Zone.
(b) Standards	
(1) Days and Hours of Operations shall be limited to the following: i. Sunday through Thursday, 7 a.m. to 10 p.m. ii. Friday and Saturday, 7 a.m. to 11 p.m.	Yes, the applicant meets these standards, but more detailed information is provided under the Use Permit Considerations.
(2) Deliveries shall be limited to Sunday through Saturday, from 7:30 a.m. to 7:30 p.m.	Yes, the applicant agrees with these standards.
(3) No amplified sound permitted unless it is within a fully enclosed structure.	Yes, the applicant agrees with these standards.
(4) The maximum number of attendees at events held will be evaluated by the mayor and city council on a case-by-case basis for each site to protect the public's health, safety and welfare. Any such determination shall not supersede any occupancy restriction contained in any other ordinance, code, statute, rule or regulation or other law.	The applicant is requesting a maximum of 90 attendees. Although the applicant's Letter of Intent states 95, the initial pre-application stated 90 and this is the number advertised.
(5) The owner or operator must hold all other appropriate licenses and permits.	Yes, the applicant agrees with this requirement.

Based on the requirements pursuant to Sec. 8.5.6.B of the UDC., the site plan and the applicant's letter of intent indicate compliance with the development standards for the Use Permit.

ENVIRONMENTAL SITE ANALYSIS

In reference to the Environmental Impacts to the site, it satisfies the requirement the proposed use is entirely contained within the interior of an existing commercial building. It requires no land clearing, tree removal, and structural changes to the property's exterior. As such, there is no impact on local soils, topography, wetlands, or wildlife habitats, satisfying compliance with the environmental protection standards of the Milton UDC.

ARBORIST COMMENTS

- Since the building and development already exists, there are no additional requirements for trees.

CITY OF MILTON FIRE MARSHAL

- Since the building already exists, once the use permit is approved, the suite may not be occupied with the proposed use without an updated Certificate of Occupancy (CO). The transition to an Assembly Occupancy requires strict layout adherence to NFPA 101 Life Safety codes, unblocked overhead fire sprinklers, and clear egress routing. Final approval is contingent upon passing a field inspection to issue an updated Certificate of Occupancy.

PUBLIC WORKS DEPARTMENT (TRANSPORTATION)

- No comments since the building already exists.

LAND DEVELOPMENT ENGINEER

- No comments since the site has been developed.

PUBLIC INVOLVEMENT

COMMUNITY ZONING INFORMATION MEETING – August 25, 2026
The applicant was present at the Community Zoning Information Meeting (CZIM) held at City Hall at 6:00 p.m. There was no one in attendance regarding this item.

CITY OF MILTON DESIGN REVIEW BOARD COURTESY REVIEW – September 1, 2026,

The DRB expressed support for the use and recommended approval of the Use Permit. They did not have any comments on any design elements to the space as they were not applicable.

PUBLIC PARTICIPATION REPORT:

The applicant held the participation meeting on September 17, 2026, from 6:30pm to 7:30pm. The meeting location was at 631 N. Main Street, Suite 207, Milton, GA 30009. There was no one in attendance at the meeting nor did the applicant receive any feedback from interested citizens.

USE PERMIT CONSIDERATIONS

In the interest of the public health, safety and welfare, the Mayor and City Council may exercise limited discretion in evaluating the site proposed for a use that requires a Use Permit. In exercising such discretion pertaining to the subject use, the Mayor and City Council shall consider each of the following as outlined in Sec. 8.5.6.B of the Unified Development Code: Use Permit Considerations. Staff have reviewed said items pertaining to the subject use, and offers the following comments:

1. Whether the proposed use is consistent with the land use or economic development plans adopted by the Mayor and City Council:

The proposed use is in the "T5" Land Use Category on the City of Milton 2040 Comprehensive Plan Map in the Deerfield Form Based Code. The proposed Use Permit for an "Event Facility" is permitted within the T5 Transect Zone. In addition, the adopted 2040 Comprehensive Plan states that T5 Urban Center consists of higher density mixed-use buildings that accommodate retail, offices, row-houses, and apartments. In addition, wide sidewalks, street tree plantings and buildings are close to sidewalks. Therefore, the proposed use is consistent with the land use plans adopted by the Mayor and City Council since the proposed use is located within a building and development that is consistent with this recommended development pattern.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed:

The proposed use is compatible with the existing land uses and zoning districts in the vicinity of the subject property. The property is located within the T5 Transect Zone on the south side of North Main Street, within an established area containing office, commercial retail, commercial service and residential uses.

Located on the North Side of N. Main Street is the city of Alpharetta which Is zoned C-1 Neighborhood Commercial and developed with the Stonewood Village Shopping Center. To the east is the City of Milton and which is zoned T4 and developed with Watercrest Village, which are single-family residential at a density of 3.12 units per acre. Further to the east is the city of Milton, which is zoned T4 and developed with Henderson Landing, which are single family attached residential at a density of 4.72 units per acre. To the South is the city of Alpharetta which is zoned Community Unit Plan (CUP) and developed with Winthrope Chase which are single-family homes. To the northwest within the same development, zoned T5, is Delight International Foods, which is a grocery store. Directly to the west is the city of Milton zoned T5 and developed with Edgemont on Main Subdivision, which are duplexes at a density of 8.61 units per acre. Further to the west is the city of Milton zoned T5 and developed with the Istanbul Cultural Center of Georgia within three office buildings.

3. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development:

The proposed use does not appear to violate any ordinances or regulations governing land development.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian along adjoining streets:

Since the streets and sidewalks already exist and were designed to accommodate the number and size of commercial buildings, there will be a minimal effect on the traffic flow, vehicular and pedestrian along the adjoining streets.

5. The location and number of off-street parking spaces:

The two-story building and its associated parcel (less the two out parcels fronting North Main Street) at 631 North Main Street provides a total of 168 off-street parking spaces. Within the Deerfield Form Based Code, the minimum parking requirement is 3.5 parking spaces per 1,000 square feet for this type of use. For the 38,000 square foot building, a minimum of 133 parking spaces is required.

Although event spaces typically produce a larger need for parking, in this location, there is more than sufficient parking for this use.

6. The amount and location of open space:

The proposed use is a suite within an existing building with 38,000 square feet that is part of an overall commercial development that contains 3.97 acres, any interior adjustments do not trigger new open space requirements. Because the request is strictly an indoor tenant use change, it does not require modification of the property's exterior green space or site acreage.

7. Protective screening:

The proposed use is an existing building that is part of an overall commercial development that does not require any protective screening as the Form Based Code does not require screening between uses/or parcels in this area.

8. Hours and manner of operation:

The applicant has indicated that they will comply with the hours, and manner of operation required within the standards of the Use Permit below:

Days and Hours of Operations shall be limited to the following:

I. Sunday through Thursday, 7 a.m. to 10 p.m.
II. Friday, 7 a.m. to 11 p.m.

III. Saturday, 7 a.m. to 11 p.m.

9. Outdoor lighting:

The proposed use is within an existing building that is part of an overall commercial development. The proposed Event Facility in (Suite 207) is strictly an indoor tenant space and therefore does not require exterior modifications or new outdoor lighting installation.

10. Ingress and egress to the property.

The existing building is situated on the corridor of North Main Street (Highway 9), located between downtown Alpharetta and Windward Parkway. Direct vehicular access is provided via a paved entrance on North Main Street (Highway 9), The entry point accommodates both eastbound and westbound traffic on Highway 9.

CONCLUSION

The proposed Event Facility Use Permit is consistent with the City of Milton 2040 Comprehensive Plan and Map and consistent with the Use Permit Considerations discussed above. Therefore, Staff recommends **APPROVAL CONDITIONAL of U26-01.**

RECOMMENDED CONDITIONS

If this petition is approved by the Mayor and City Council at the November 2, 2026, meeting, it should be for a Use Permit for an Event Facility (Sec.8.5.6. B of the UDC) subject to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall be superseded unless specifically stipulated by the Mayor and City Council.

1) To the owner's agreement to restrict the use of the subject property as follows:

   a) Restrict the use located at 631 North Main Street, Suite 207 to an Event Facility.

   b) Restrict the total square footage of the Event Facility to 1,625 square feet.

   c) Restrict the hours of operation to Sunday through Thursday, 7 a.m. to 10 p.m.; and Friday and Saturday, 7 a.m. to 11 p.m.

   d) Restrict the maximum number of attendees of the Event Facility to 90.

2) To the owner's agreement to abide by the following:

   a) Substantial compliance with the site plan received by the Community Development Department on July 17, 2026, 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 Use Permit. Notwithstanding the contents of the site plan, the project must meet or exceed the requirements of the Unified Development Code, all other applicable city ordinances and these conditions.

   b) 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.

   c) The applicant shall obtain all other required approvals, including, but not limited to, alcohol licensing and Fulton County Health Dept., if applicable.

d) Events occurring within this location (Suite 207) shall not constitute, include, or be characterized as uses prohibited or requiring a use p in the underlying zoning district.

PRE-APPLICATION REVIEW FOR REZONING, USE PERMIT(S) AND CONCURRENT VARIANCE(S)

Check all that apply: Rezoning ___ Use Permit(s) ✓ Concurrent Variance(s) ___

Property Address: 631 N. Main Suite 207 Milton, GA 30004

Tax PIN(s): 22 496011233 29

Existing Zoning: T-5 DEERFIELD FBC

Existing Petition(s): N/A

Existing Use: Shopping Center

Proposed Zoning: N/A

Proposed Use Permit(s): EVENT FACILITY SEC 8.5.6-B

Comprehensive Plan Land Use Map: T5

Land Lot(s): 1123

District: 2 | 2

Total Acreage: 6.4

Overlay District: N/A

Frontage: N. Main St. Side: South Distance: 183'

Frontage: ___ Side: ___ Distance: ___

Frontage: ___ Side: ___ Distance: ___

+ Applicant: JUAN RAGIN
RAGIN + ASSOCIATES
631 N MAIN ST #200
Alpharetta, GA 30009

Phone: [redacted]

Email: [redacted]

Owner: ___

Phone: ___

Email: ___

Representative: ___

Phone: ___

Email: ___

Applicant's Intent: To operate an event facility within ~~1,625~~ sq ft. space in a two-story 38,000 sq ft building for estimated a maximum of 90 attendees.

CONCURRENT VARIANCE(S):

Article: ___ Request: ___

Article: ___ Request: ___

Article: _____ Request: _____

_____

_____

Article: _____ Request: _____

_____

_____

Sign Posting	Y	Sewer/Septic	Y	DRI Review	N
Public Participation	Y	Cemetery	N	Traffic Study	N
Stream Protection	N	Environmental Impact Report	N	Noise Study	N

NON-RESIDENTIAL:	RESIDENTIAL:
Building Height: EXISTING	No. of Units: _____ Density: _____
Gross Square Footage: 1,625	Minimum Heated Floor Area: _____
Density: N/A	Minimum Lot Area: _____

ATTENDANCE IS REQUIRED AT THE FOLLOWING MEETINGS:

Community Zoning Information Meeting Tues 8/25/26 @ 6p

Design Review Board Tues 9/1/26 "

Planning Commission Meeting Wed 9/30/26 " City Hall

Mayor and City Council Monday 11/2/26 "

Applicant's Signature: To the best of my knowledge, this Pre-application review is correct and complete. If additional variances are determined to be necessary, I understand that I am responsible for filing an appeal as specified by Article 12.4 of the City of Milton Unified Development Code.

Applicant: _____ Date: 7/14/26

Planner: _____ Date: 7/16/26

Ragin & Associates
631 N Main Street STE 200
Alpharetta Georgia

July 14,2026

Robyn MacDonald, Zoning Manager
Community Development Department, City of Milton Georgia
2006 Heritage Walk, Milton, GA 30004

RE: Letter of Intent for Special Use Permit – Indoor Event Space at 631 N Main St, Suite 207, Alpharetta GA 30339, Parcel 22 496011233297

Dear Community Development Department

Please accept this Letter of Intent as a formal request for a Special Use Permit for the operation of an event space located at 631 N Main St, STE 207, Alpharetta Georgia 30339.

1. Description of Proposed Use & Operations
The proposed 1625 square foot space will operate as a multi-purpose indoor event space, hosting a variety of private and semi-private gatherings. These include, but are not limited to, corporate meetings, banquets, community gatherings, and private social events. The space will not operate as a nightclub or late-night bar.

- **Operating Hours:** Sunday through Thursday, 7:00 AM – 10:00 PM; Friday and Saturday, 7:00 AM – 11:00 PM
- **Maximum Capacity:** The maximum occupancy at any given time will be 95 guests.

2. Parking
The subject property located in the Watercest Village Plaza will be well within the capacity of the surrounding parking lot.

3. Noise and Safety
- **Noise Control:** All events will be held indoors with windows and doors closed. Any amplified sound will be kept at moderate levels and remain strictly compliant with the City of Milton Noise Ordinance.
- **Safety:** The facility is equipped with fully compliant fire exits, sprinkler systems, and emergency lighting. We will schedule a fire inspection prior to opening to the public.

5. Community Impact
We believe the proposed indoor event space aligns with the community's vision and meets all criteria for the granting of a Special Use Permit. Thank you for your time, review, and consideration of this request. Please let me know if you require any additional information or documentation.

Sincerely,

Juan Ragin
Owner
Ragin and Associates

MILTON

REZONING, USE PERMIT & CONCURRENT VARIANCE

Submit completed forms to:
City of Milton, Attn: Community Development, 2006 Heritage Walk, Milton, GA 30004. Call 678-242-2500 with questions.

APPLICATION FOR REZONING OR USE PERMIT AND CONCURRENT VARIANCE

DATE: 7-14-2026 TAX PARCEL ID. NO. 22-4960-1123-3297

SECTION I: REZONING REQUEST

Office use only

Zoning Case #: _____ Road Frontage: _____

Property Address (if available) _____

Existing Zoning _____ Proposed Zoning _____

SECTION II: USE PERMIT REQUEST

Office use only

Use Permit Case #: _____ Road Frontage: _____

Under the provisions of Article XIV of the City of Milton Zoning Ordinance, application is hereby made to obtain a Use Permit as follows:

Current Zoning T5

Use Permit Request T5- EVENT SPACE

SECTION III: CONCURRENT VARIANCE REQUEST(S)

Office use only

Variance Case #: _____

Request 1) _____

Ref. Article _____ Section _____

Request 2) _____

Ref. Article _____ Section _____

Request 3) _____

Ref. Article _____ Section _____

SECTION IV: OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application. If the owner is a corporation, limited liability company, limited partnership, limited liability partnership, or other entity recognized by the State of Georgia other than an individual, than the individual signing the petition states under oath that he/she has been authorized by the owner pursuant to the necessary formalities to sign on its behalf.*

Tony Soufastai
TYPE OR PRINT OWNER'S NAME

[redacted]
ADDRESS

[redacted]
CITY & STATE ZIP CODE

[redacted]
PHONE NUMBER

OWNER'S SIGNATURE 7-15-26

Sworn to and subscribed before me this the
15th Day of July 2026

NOTARY PUBLIC

11-07-2026
MY COMMISSION EXPIRES

MARC BUTKIEWICZ
NOTARY PUBLIC
FORSYTH COUNTY
STATE OF GEORGIA
COMM. NO: W-00581502
My Comm. Expires Nov. 07, 2026

Part 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner"). If the petitioner is a corporation, limited liability company, limited partnership, limited liability partnership, or other entity recognized by the State of Georgia other than an individual, than the individual signing the petition states under oath that he/she has been authorized by the petitioner pursuant to the necessary formalities to sign on its behalf.*

Juan Ragin
TYPE OR PRINT OWNER'S NAME

631 N Main St, STE 200
ADDRESS

Alpharetta, GA 30009
CITY & STATE ZIP CODE

[redacted]
PHONE NUMBER

PETITIONER'S SIGNATURE 7/15/2026

Sworn to and subscribed before me this the
15th Day of July 2026

NOTARY PUBLIC

11-07-2026
MY COMMISSION EXPIRES

MARC BUTKIEWICZ
NOTARY PUBLIC
FORSYTH COUNTY
STATE OF GEORGIA
COMM. NO: W-00581502
My Comm. Expires Nov. 07, 2026

*Pursuant to O.C.G.A. 16-10-20, "A person who knowingly and willfully ...makes a false, fictitious, or fraudulent statement or representation...in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state, shall upon conviction thereof, be punished by a fine of not more than $1,000.00 or by imprisonment for not less than one or more than five years, or both."

Deed Book 42473 Pg 81
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 1123 of the 2nd District, 2nd Section, Fulton County, Georgia, and being shown as 6.40 acres per that certain plat prepared for First Classic Homes, Inc. prepared by Houston Engineering, Inc., Walter K. Maupin, Jr., Georgia RLS #2399, dated 12/12/04, and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found at the intersection of Land Lots 1122, 1123, 1182 and 1183, aforesaid District, Section and County; proceed thence from said intersection along the land lot line common to Land Lots 1123 and 1182 north 88°54'40" west 89.89 feet to an iron pin found and the POINT OF BEGINNING; and from said POINT OF BEGINNING continue along said land lot line north 88°54'40" west 25.34 feet, more or less, to a point located in the centerline of a creek, said centerline being the property line (hereinafter Traverse Point "A"); proceed thence along said centerline of a creek, and following the meanderings thereof, in a generally northwesterly direction, a distance of 1317.50 feet, more or less, to a point (hereinafter Traverse Point "B"); (Traverse Point "A" and Traverse Point "B" are connected by the following courses and distances: north 18°18'55" west 21.87 feet to a point; north 41°53'40" east 12.14 feet to a point; north 39°20'36" west 21.18 feet to a point; north 28°34'29" west 35.84 feet to a point; north 03°12'37" west 25.25 feet to a point; north 36°17'04" west 41.34 feet to a point; north 10°40'17" east 18.63 feet to a point; north 71°38'35" west 25.82 feet to a point; north 01°29'50" west 22.16 feet to a point; north 22°20'56" west 50.28 feet to a point; south 83°32'20" west 17.64 feet to a point; north 17°35'24" west 44.91 feet to a point; north 20°01'51" west 45.62 feet to a point; south 73°22'24" west 14.85 feet to a point; north 54°15'32" west 39.11 feet to a point; north 33°53'16" west 21.41 feet to a point; north 02°14'51" west 35.08 feet to a point; north 49°23'34" west 29.73 feet to a point; north 05°34'08" east 67.04 feet to a point; north 30°10'00" west 60.67 feet to a point; north 46°00'45" west 44.09 feet to a point; north 13°48'49" west 47.56 feet to a point; north 31°55'47" west 45.11 feet to a point; north 09°55'01" east 32.27 to a point; north 63°12'49" west 45.63 feet to a point; north 24°01'28" west 50.96 feet to a point; north 67°10'44" east 19.15 feet to a point; north 05°56'31' west 30.02 feet to a point; north 40°16'41" west 26.93 feet to a point; north 08°59'37" west 25.87 feet to a point; north 35°34'49" west 26.88 feet to a point; north 12°12'12" west 33.99 feet to a point; north 46°28'35" east 16.51 feet to a point; north 66°25'44" west 16.57 feet to a point; north 61°49'29" west 21.60 feet to a point; north 10°18'28" west 30.12 feet to a point; north 66°14'10" west 23.13 feet to a point; north 14°10'28" east 12.22 feet to a point; north 18°47'51" east 27.29 feet to a point; north 21°45'58" west 17.96 feet to a point; north 18°26'56" east 73.01 feet to a point); thence leaving said centerline of a creek and proceed north 88°02'11" east 202.27 feet, more or less, to an iron pin found; proceed thence north 01°43'19" west 205.0 feet to an iron pin placed on the southerly right of way of Georgia Highway No. 9 (right of way of varying width) (a/k/a Cumming Hwy); proceed thence along said right of way south 88°27'31" east 127.43 feet to an iron pin found; thence leaving said right of way and proceed south 01°01'49" east 170.84 feet to an iron pin found; proceed thence south 88°55'24" east 49.63 feet to an iron pin found; proceed thence south 00°57'41" east 273.62 feet to an iron pin found; proceed thence south 04°33'51" east 834.36 feet to the POINT OF BEGINNING.

N:\FIRSTCLASSIC-HWY9TOWNHOMES\Legal

ENVIRONMENTAL SITE ANALYSIS – FORM A

Provide a complete Environmental Site Analysis document fully addressing all items as required in sections 1 through 3 below. Attach this Form A to the front of the completed Environmental Site Analysis document (and any subsequent revisions) prior to submission.

ESA Revision Number: _____

Applicant: Juan Ragin _____ Phone Number: [redacted] _____

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

   Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

   a. Wetlands
   - U. S. Fish and Wildlife Service, National Wetlands Inventory (http://www.fws.gov/wetlands/Data/Mapper.html)
   - Georgia Geologic Survey (404-656-3214)
   - Field observation and subsequent wetlands delineation/survey if applicable

   b. Floodplain
   - Federal Emergency Management Agency (http://www.fema.org)
   - Field observation and verification

   c. Streams/stream buffers
   - Field observation and verification

   d. Slopes exceeding 25 percent over a 10-foot rise in elevation
   - United States Geologic Survey Topographic Quadrangle Map
   - Field observation and verification

   e. Vegetation
   - United States Department of Agriculture, Nature Resource Conservation Service
   - Field observation

   f. Wildlife Species (including fish)
   - United States Fish and Wildlife Service
   - Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
   - Field observation

   g. Archeological/Historical Sites
   - Historic Resources Survey
   - Georgia Department of Natural Resources, Historic Preservation Division
   - Field observation and verification

   h. Specimen trees
   - Identify all specimen trees as defined by the City of Milton Tree Preservation Ordinance

Ragin & Associates
631 N Main Street STE 200
Alpharetta Georgia

July 14, 2026

To: Robyn MacDonald, Zoning Manager
Community Development Department, City of Milton Georgia
2006 Heritage Walk, Milton, GA 30004

RE: Environmental Site Analysis

Ragin& Associates is submitting this determination for the proposed event space at 631 N Main St, Alpharetta GA. The project involves a change of use for an existing commercial suite.

Conformance with the Comprehensive Plan.
The established Watercrest Village neighborhood center contains primarily small-scale, locally-owned and community-focused businesses, which aligns with Milton's priority of attracting small, independent businesses. The space would occupy one of the existing 26 retail suites inside of the 2-story building. The proposed special use permit for an event space aligns with local zoning requirements.

Environmental Impacts of the Proposed Project.
The project focuses entirely on cosmetic updates to prepare the existing space for private gatherings. This project meets the criteria for an Environmental Categorical Exclusion (CE) because it:

- Operates entirely within the existing building footprint.
- Requires no major structural expansion or footprint growth.
- Introduces no significant changes to the surrounding terrain.

Additionally, review of the project site confirms the change of use to an event space will not create adverse environmental impacts.

- **Land Use:** The activity is consistent with existing commercial zoning.
- **Resources:** No critical habitats, wetlands, or historic structures are affected.
- **Infrastructure:** Existing municipal water, sewer, and grid utilities will absorb the demand.
- **Traffic/Noise:** Operational hours and traffic management will comply with local ordinances.

Conclusion:
The proposed change of use will not have a significant individual or cumulative impact on the human or natural environment. Based on this information, we respectfully request the Planning Commission apply a CE determination to fulfill the environmental review requirements.

Sincerely,

Consuella Ragin
Ragin and Associates

DISCLOSURE REPORT – FORM C

Office use only

Petition #: U26-01 Mayor and Council Hearing Date: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating $250 or more or made gifts having an aggregate value of $250 to the Mayor or any member of City Council.

If the answer is *YES*, proceed to sections 1 through 4.

If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3 and 4 below.

   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition

   _____

   _____

   _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift at $250 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print): Juan Ragin

Signature: _____ Date: 07-14-2026

PUBLIC PARTICIPATION PLAN – FORM D

Petition #: U26-01

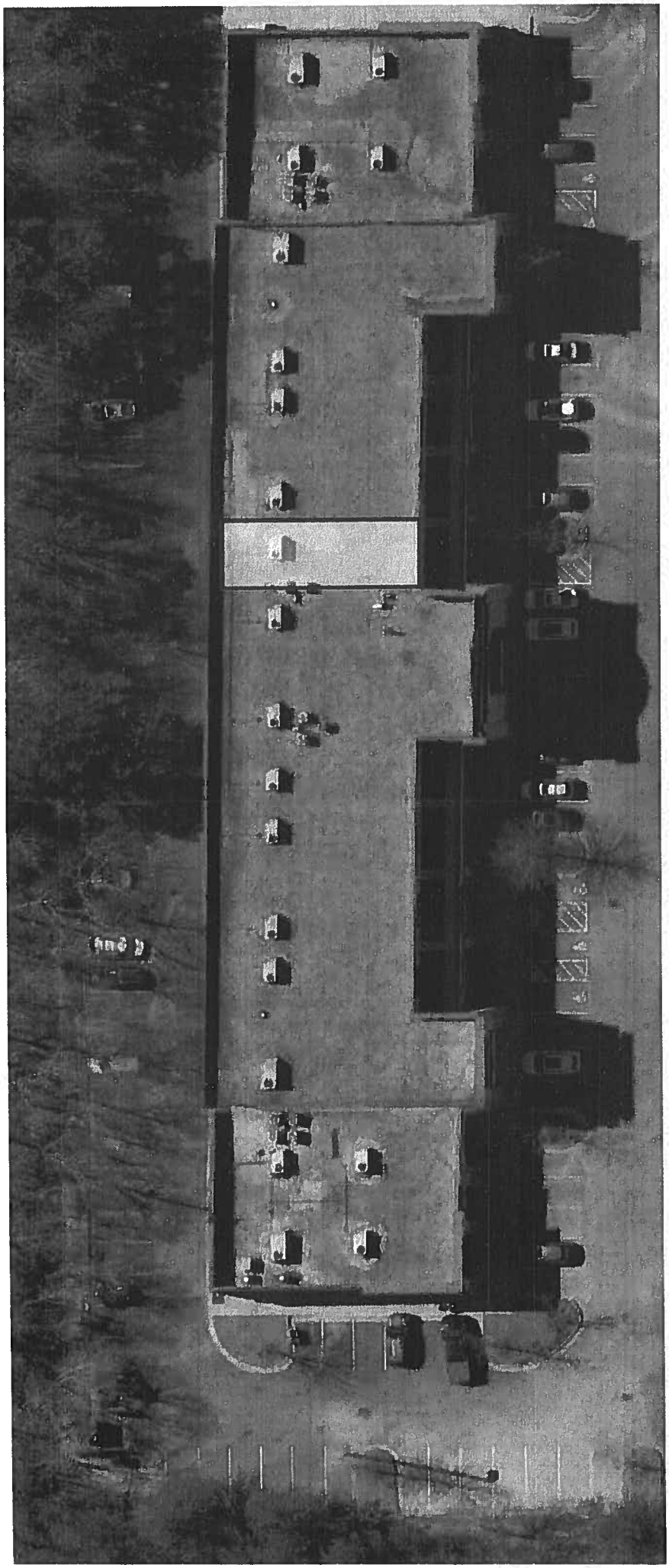
Applicant: Juan Ragin Date 7-14-2026

1. The following individuals (property owners within a quarter mile of the property), homeowners associations, political jurisdictions, other public agencies, etc., will be notified in accordance with the requirements of Sec. 64-2132 of the Zoning Ordinance:
   Distribution list to be provided by Planning Department

2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)
   Individuals will be notified via letter and or email if email addresses are available

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required)
   Meeting(s) will be held at the proposed event space location at convenient time for the public

Attach additional sheets as needed.




PICTURE FRAMER
FIRST FORM FITNESS
Google Maps

Office use only

I hereby certify that I have completed a preliminary review of the site plan for this project and determined that it meets the minimum standards specified by Section 12.3.4 of the City of Milton Unified Development Code.

Staff signature: Robyn MacDonald Date 7/16/24

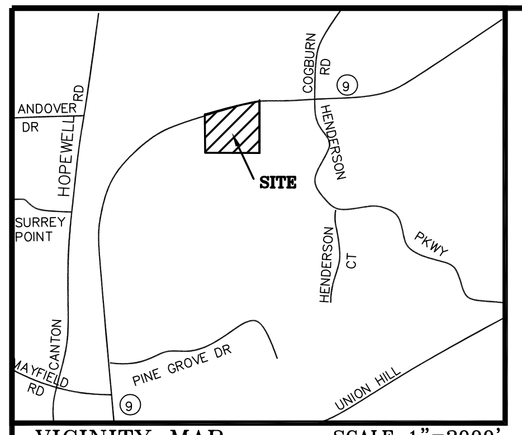
Community Development

Staff printed name: Robyn MacDonald

The undersigned acknowledges that the site plan is submitted in accordance with Section 12.3.4 of the City of Milton Unified Development Code and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature: Casvella Ragin Date 7/16/24

Applicant printed name: Casvella Ragin (Representative)



VICINITY MAP SCALE 1"=2000'

NOTE: MAXIMUM OF PROPOSED BUILDING TO BE 2 STORIES.

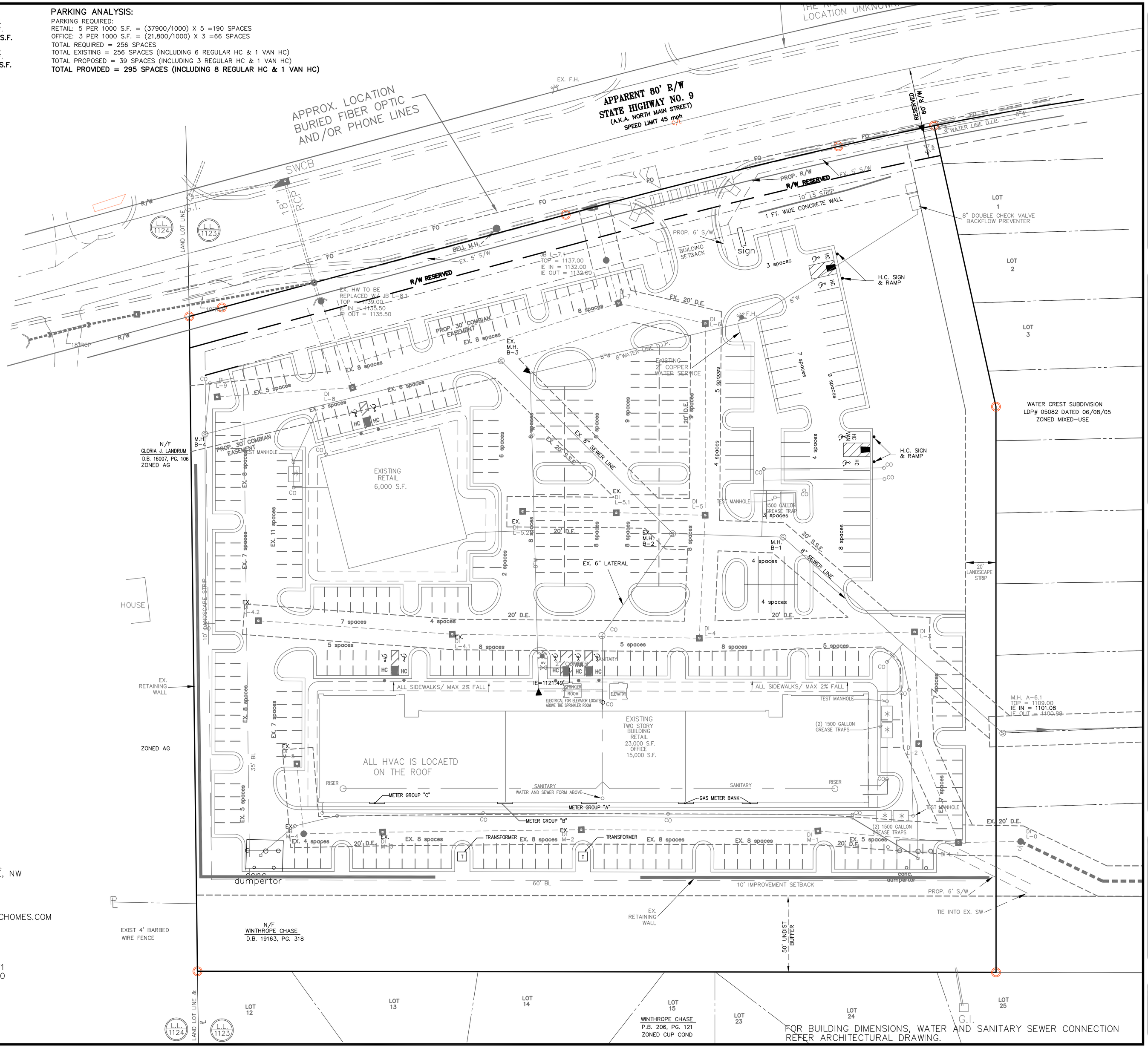
BUILDINGS SUMMERY:

RETAIL: EXISTING: 29,000 S.F.
PROPOSED: 8,900 S.F.
TOTAL: 37,900 S.F.

OFFICE: EXISTING: 15,000 S.F.
PROPOSED: 6,800 S.F.
TOTAL: 21,800 S.F.

PARKING ANALYSIS:

PARKING REQUIRED:
RETAIL: 5 PER 1000 S.F. = (37900/1000) X 5 =190 SPACES
OFFICE: 3 PER 1000 S.F. = (21,800/1000) X 3 =66 SPACES
TOTAL REQUIRED = 256 SPACES
TOTAL EXISTING = 256 SPACES (INCLUDING 6 REGULAR HC & 1 VAN HC)
TOTAL PROPOSED = 39 SPACES (INCLUDING 3 REGULAR HC & 1 VAN HC)
TOTAL PROVIDED = 295 SPACES (INCLUDING 8 REGULAR HC & 1 VAN HC)



24-HOUR EMERGENCY CONTACT:
TONY SOUFASTAI 770-527-5580

LEGEND

IPF	= IRON PIN FOUND (●)	W.M.	= WATER METER (W)
IPS	= IRON PIN SET (○)	-ST-	= STORM SEWER LINE
CMF	= CONCRETE MONUMENT FOUND ( )	YI	= YARD INLET
CMS	= CONCRETE MONUMENT SET (■)	DI	= DROP INLET
R/W	= RIGHT OF WAY	CB	= CATCH BASIN
STA	= STATION NUMBER	HW	= HEAD WALL
LL	= LAND LOT LINE	JB	= JUNCTION BOX
CL	= CENTERLINE	DE	= DRAINAGE EASEMENT
P/L	= PROPERTY LINE	FM	= SEWER FORCE MAIN
BM	= BENCHMARK	DS	= DOWNSPOUT
PT	= POINT OF TANGENCY	CO	= CLEANOUT
PC	= POINT OF CURVATURE	CMP	= CORRUGATED METAL PIPE
IE	= INVERT ELEVATION	RCP	= REINFORCED CONCRETE PIPE
TOP	= TOP OF PIPE (RIM)	VCP	= VITRIFIED CLAY PIPE
B/L	= BUILDING LINE	DIP	= DUCTILE IRON PIPE
R	= RADIUS	PVC	= POLYVINYL CHLORIDE PIPE
FFE	= FINISHED FLOOR ELEVATION	C & G	= CURB AND GUTTER
⊕	= PROPERTY CORNER	F.I.R.M.	= FLOOD INSURANCE RATE MAP
-xx-	= FENCE	T.P.O.B.	= TRUE POINT OF BEGINNING
-o/h-	= OVERHEAD	P.O.B.	= POINT OF BEGINNING
-t-	= TELEPHONE LINE	GMD	= GA. MILITIA DISTRICT
-tv-	= TELEVISION LINE		= TREE LINE
-p-	= POWER LINE	REB.	= REBAR
-s-	= SANITARY SEWER LINE		= BRANCH
SSE	= SANITARY SEWER EASEMENT		= EXISTING CONTOURS (DASHED)
MH	= MANHOLE	-812-	= PROPOSED CONTOURS (SOLID)
DB	= DEED BOOK		= TOP OF CURB ELEVATION
-w-	= WATER LINE	⊕	= TRAVERSE POINT
-wp-	= PLUGGED STUB	LP.	= LIGHT POLE (☼)
⋈	= GATE VALVE		= PLANTED TREE
F.H.	= EXIST. FIRE HYDRANT	MT	= MARKED TREE
F.H.	= PROP. FIRE HYDRANT		

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER/DEVELOPER:
FIRST CLASSIC HOMES INC.
1270 CREST VALLEY DRIVE, NW
ATLANTA, GA 30327
(770) 527-5580
24 HOUR CONTACT:
TONY SOUFASTAI
EMAIL: TONY@FIRSTCLASSICHOMES.COM

ENGINEER:
ACR Engineering, Inc.
600 PINNACLE COURT
SUITE 685
Norcross, Georgia 30071
Phone: (678) 291-0000
24 HOUR CONTACT:
ABBAS HEIDARI

FOR BUILDING DIMENSIONS, WATER AND SANITARY SEWER CONNECTION REFER ARCHITECTURAL DRAWING.

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE ROAD
SUITE 685
NORCROSS, GA. 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

SITE PLAN
FOR
WATERCREST VILLAGE
OUT PARCEL
FIRST CLASSIC HOME
CITY OF MILTON
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED NO. 20748 PROFESSIONAL ENGINEER MARK A. MILLER

No.	Revision/Issue	Date
1	CITY COMMENTS	10/22/18

BEING: 5.95 ACRES
LAND LOT(S): 1123
DISTRICT: 2ND
SECTION: 2ND
COUNTY: FULTON
STATE: GEORGIA
DESIGNED: IP
DRAWN: IP

PROJECT: 05101E
DRAWING: OUTPARCEL/05101E
SNAPSHOT: 01-SITE
Date: AUGUST 29, 2018
Scale: H: 1"=30' V: N/A
Sheet 2 OF 7

AGENDA STAFF MEMO

TO: City of Milton Planning Commission
FROM: Sara Leaders, PE, Community Development and Public Works Director
DATE: Submitted on October 9, 2026, for the Special Called Planning Commission meeting on October 14, 2026.

AGENDA ITEM: **RZ26-05** – Consideration of Text Amendments to the Unified Development Code regarding AG-1 lots and Lot 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.

Background

A moratorium was enacted in January of 2026 following direction from the City Council for the Community Development Department to undertake a comprehensive analysis of small lot development and applicable regulations, with the goal of evaluating and developing proposed changes to policies, standards, guidelines, and requirements. At the conclusion of the data collection, study, analysis, and public input, the City Council considered potential amendments to the Unified Development Code based on the findings.

In early February, staff conducted a survey of community stakeholders to gather input from individuals representing a range of perspectives. In addition, the City hosted two public input forums on February 25 and March 11, with 11 and 5 attendees, respectively. This outreach provided valuable insight into community perspectives on small lot development within AG-1 and the broader vision for Milton's future as a unique community.

Based on public input and staff analysis of historical development patterns, staff presented proposed amendments to the Unified Development Code and Chapter 10 (Buildings and Building Regulations) of the City Code. The proposed amendments were intended to better align lot creation with development intensity, preserve Milton's rural character, and improve clarity and predictability for property owners and applicants.

Together, these amendments addressed the relationship between how land is divided and how it ultimately functions, with the goal of ensuring that development patterns are consistent with the City's long-term vision.

The chart below summarizes the various amendments presented by staff. The items with a green dot (Phase 1) were approved by the Mayor and City Council on April 13, 2026. The items with the yellow dot (Phase 2) were identified for consideration at a future date.

AG-1 Code Amendments – Summary

1. Lot Coverage

- 1.1 Clarifies what counts toward lot coverage (Article 13 – Definitions)
- 1.2 Adjustments to lot coverage (Sec. 6.3.3)
  - 20% max for lots adjacent to a public street
  - 25% max for lots ≥3 acres
- 1.3 Incentive for adjacent to public street may request +5% ag use area incentive with BZA approval (Sec. 6.3.3)
- Part of 5.1 All plats must show max lot coverage (Sec. 12.6.2)

2. Building / Usable Area

Ensures lots are sized to be functional

Modifies buildable area definition (Article 13)

- Requires minimum buildable area equal to max lot coverage (Sec. 2.1.1)

Adds usable area definition (Article 13)

- Minimum usable area of 30,000 SF (Sec. 2.1.1)

3. Natural Area

Requires natural, undisturbed temporary setback areas and limits disturbance during construction (with minor exceptions) while allowing future use after construction (Article 13 & Sec. 3.1.10)

- 3.1 Applies to minor plat street frontage
  - Preserves viewsheds
- 3.2 Applies to rear-to-rear and rear-to-side adjacencies
  - Preserves backyard privacy
- 3.3 Applies to side-to-rear adjacencies
  - Preserves back/side yard privacy

4. Minor Plat Provisions

- 4.1 Clarifies minor plats not subject to prelim plat or Planning Commission review (Sec. 12.6.3)
- 4.2 Adds requirement to submit health dept plans with section that requires certification of approval (Sec. 12.6.2)
- 4.3 As-built on shared infrastructure (Sec. 12.6.2)

5. As-Built Requirements

- 5.1 Updates various sections to include require as-built at CO for main structure when > 10% lot coverage (Sec. 12.6.2, 12.6.4, Building 10-94)
  - Verifies lot coverage compliance and remaining coverage
- 5.2 Requires foundation survey near setbacks/buffers or near max coverage (Building 10-93)

6. Agricultural Tract Exception

Allows limited subdivision while preserving large tracts, works alongside CUVA as similar intent

- Adds definition (Article 13) and process (Sec. 12.6.2.H)
- Allowed to use driveway, modified (Article 13)
- Allows 25% max lot coverage (6.3.3)

7. Cash Bonds

Updates development bond requirements as financial best practice

- Cash bonds allowed for projects < $250K and <18 months, projects exceeding require surety bonds, where cash bond time extends beyond 18 months must convert to surety bonds and update amount (Sec. 11.4.3.A & 12.6.4.A)
- Maintenance bonds must be surety (Sec. 12.6.4.A)

8. Lake Lots

Updates for lot lines and common area (Sec. 10.3.5)

- Lots must extend to common area, not centerline of common area

Other (cleanup while making edits)

Part of 4.1 Confirms lot line adjustments and lot reductions after preliminary plat do not require new PC review (Sec. 12.6.3)

Phase 1 – Priority **Phase 2 – More Complex**

Below is a summary of the proposed text amendments included in Phase 2. Staff no
Item #6, Agricultural Tract Exception (from the list above), will be addressed at a future date to allow for additional review of the components of this concept. In addition to the remaining Phase 2 items, staff is proposing an amendment related to private pools that was not included in the original proposed text amendments outlined above but supports the City's broader goal of preserving natural areas and rural character and was identified during the moratorium as a contributing component of lot development standards. Lastly, Staff proposes to amend the already approved "Buildable Area" to exclude three acre lots. The Phase 2 proposed text amendments generally address the following:

1. Lot Coverage Credit
2. Natural Area Temporary Construction Setback
3. Swimming Pool Setbacks
4. Buildable Area

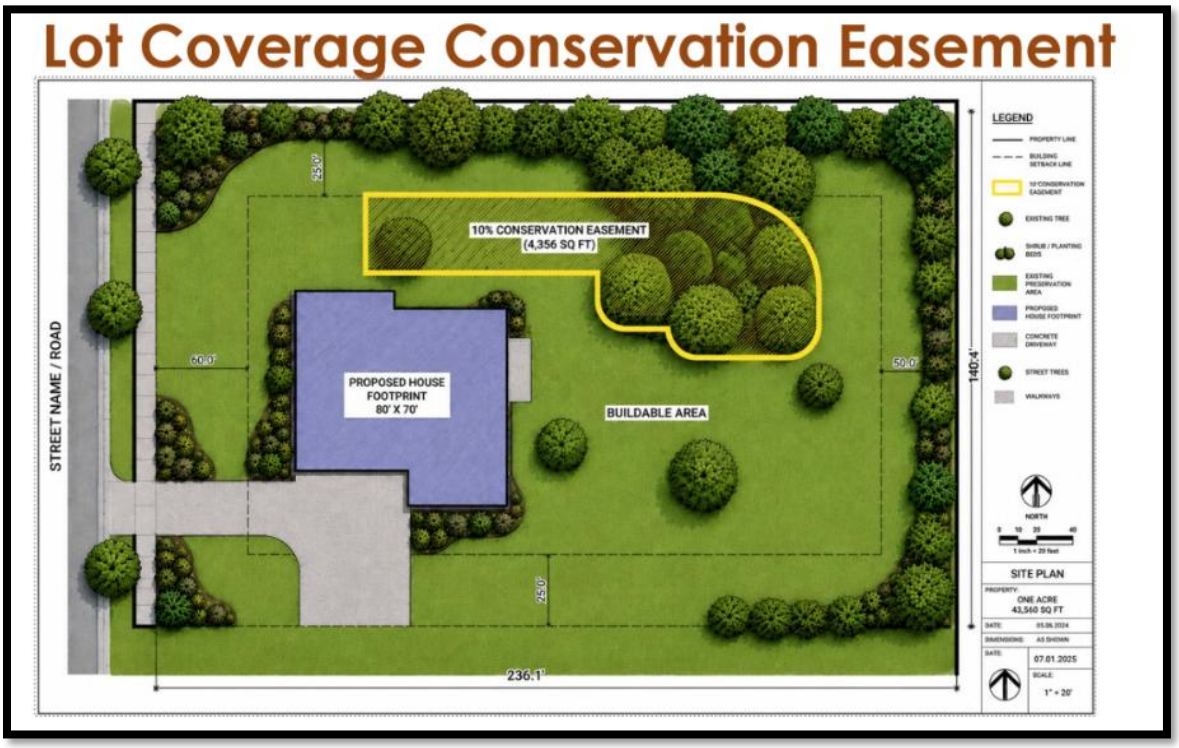
1. Lot Coverage Credit

Updates the application of lot coverage standards to provide an option for lots subject to a 20% maximum lot coverage requirement to increase lot coverage based on the establishment of a conservation easement.

Sec. 6.3.3 – Single Family Standards (Rural Milton Overlay District)

Properties subject to the 20% maximum lot coverage requirement may increase lot coverage to 25% by establishing a recorded conservation easement on at least 10% of the lot in eligible buildable areas. The easement must be approved by the Community Development Director and recorded prior to approval of any permit relying on the credit, and may include natural vegetation, gardens, or cultivated crops.

See the graphic below for a visual representation of the proposed amendment.



2. Natural Area Construction Setback

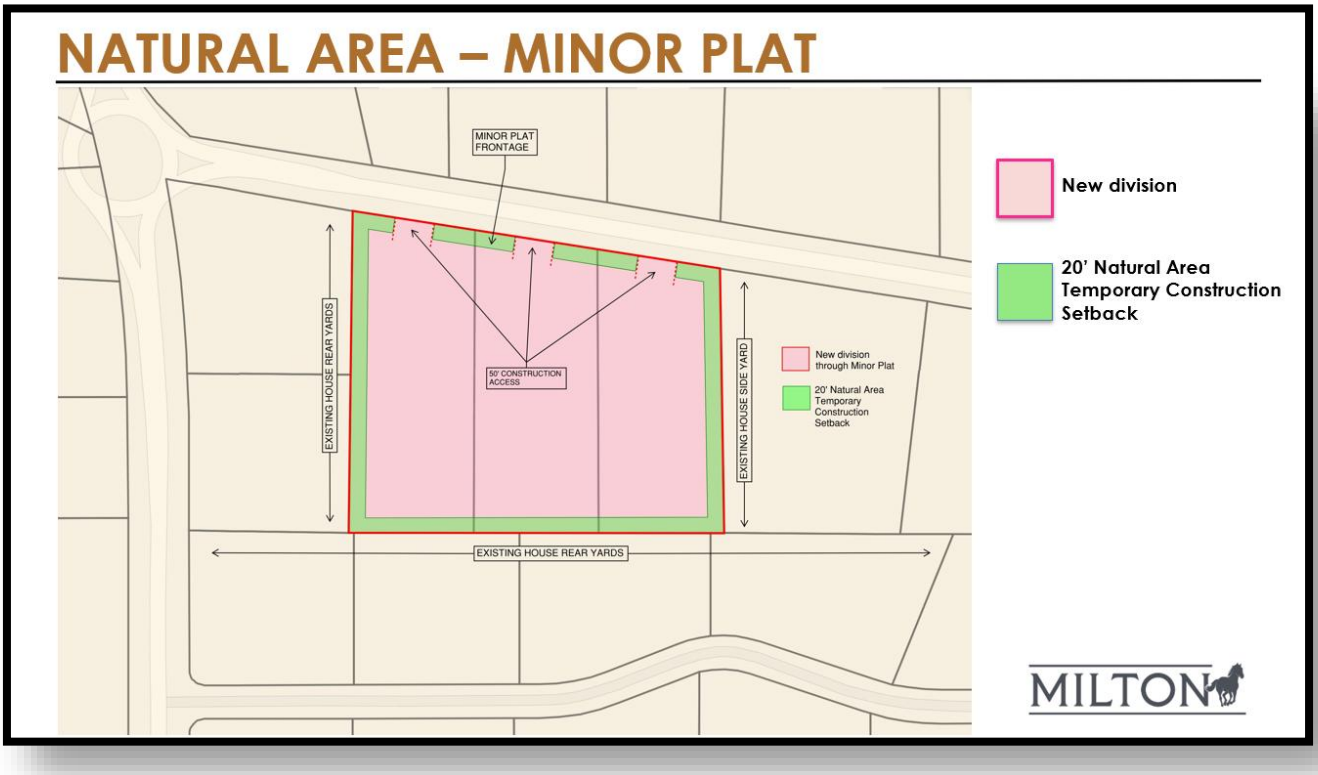
The Natural Area section of the Unified Development Code (UDC), applicable to the AG-1 Zoning District, was included in the amendments approved by the Mayor and City Council on April 13, 2026. The proposed Phase 2 amendment would make minor revisions to clarify the application and administration of the existing provisions and would establish a 20-foot natural area temporary construction setback along perimeter property lines of newly created lots that abut existing properties outside the subdivision or minor plat.

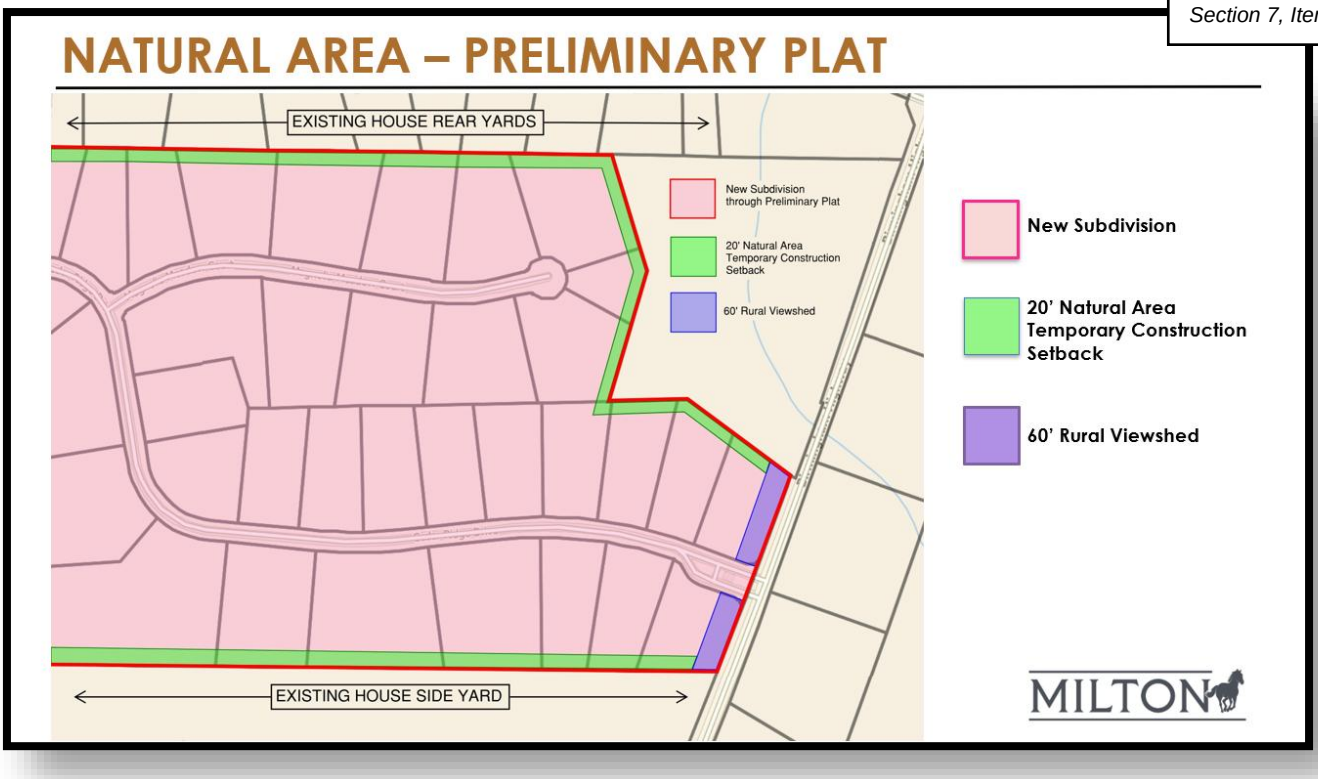
Sec. 3.1.10 – Natural Area Temporary Construction Setback

The perimeter temporary construction setback is intended to preserve existing vegetation, protect rural viewsheds, and provide a transitional area between properties while allowing limited access for utilities, septic, and other necessary improvements where no feasible alternative exists. The Community Development Director may authorize limited site improvements or exceptions where necessary.

- Driveway Access & Sight Distance: Limited driveway crossings or encroachments, along with limited clearing for safe driveway sight distance.
- Construction Disturbance Area: A temporary construction disturbance area of up to 50 feet in width along public street frontages to accommodate access, grading, utility installation, and connection to the buildable area, with disturbance within the setback limited to the minimum necessary.
- Infrastructure & Features: Perimeter fencing, necessary utility crossings, and primary septic field lines where infeasible outside the setback and subject to Fulton County Health Department approval.
- Enhanced Landscaping: Additional plantings where the Director determines they are necessary to maintain or enhance the rural character of the area.

See the graphics below for a visual representation of the proposed amendment.



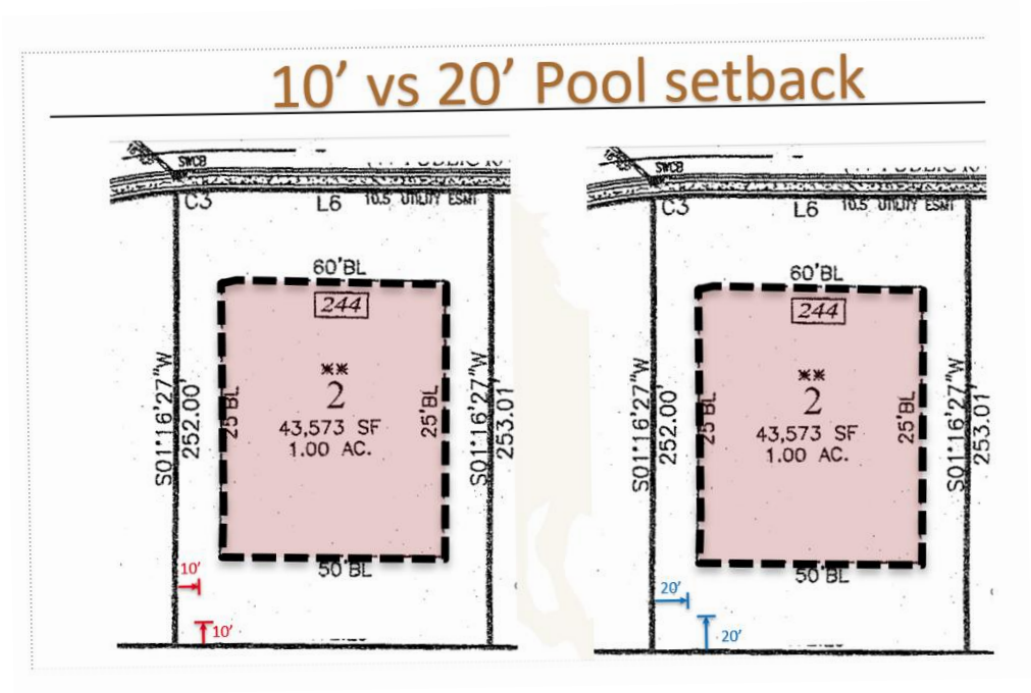


3. Swimming Pool Setbacks

Sec. 8.8.19.B.2.b. Swimming Pool, Private

Currently, private swimming pools, pool equipment, and associated decks are required to be located at least 10 feet from adjacent property lines. The proposed amendment would increase the setback to 20 feet from rear and side property lines for pools, pool equipment, and associated decks on lots one (1) acre or larger within the Rural Milton Overlay.

See the graphic below for a visual representation of the proposed amendment.



4. Buildable Area

Sec. 2.2.1.A.3.d, Lots, Buildable Area.

Currently, the minimum required buildable area is tied to the maximum permitted lot coverage, which is 20% for properties fronting a public street and 25% for properties fronting a private street. As a result, the required buildable area increases in proportion to lot size.

This approach works well for one-acre lots but can create challenges for larger properties by requiring a larger contiguous buildable area, even when a smaller area could accommodate the proposed home, access, and associated improvements.

The City of Milton encourages and incentivizes large lots throughout the City. The proposed amendment would support this goal by limiting the lot-coverage-based minimum buildable area requirement to lots smaller than three acres. Lots of three acres or larger would remain subject to the other applicable buildable area standards. All lots would also remain subject to the requirement that at least 50% of the lot area be outside the floodplain, ensuring that a substantial portion of each lot is outside flood-prone areas.

The code illustrations below distinguish floodplain area, usable area, and buildable area. The accompanying table and images illustrate the current minimum buildable area requirements for one-, three-, and five-acre lots where no portion of the lot touches a public street and the maximum permitted lot coverage is 25%.

These examples show how the required buildable area increases with lot size, potentially imposing a greater constraint without a corresponding benefit. The proposed amendment would provide flexibility for larger lots while retaining the floodplain limitation and the minimum buildable area requirement for smaller lots.

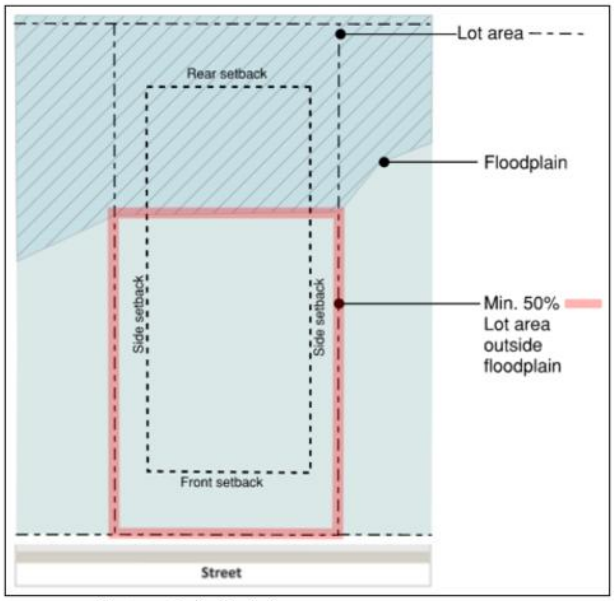


Figure 2.1.1.A.1

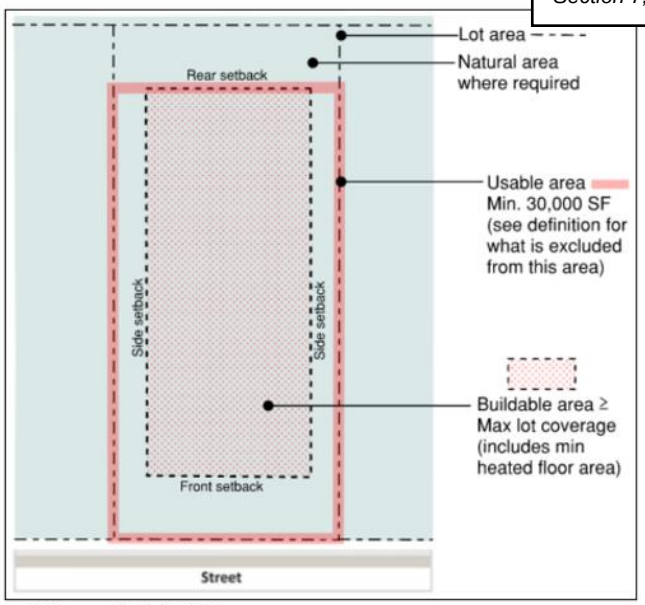
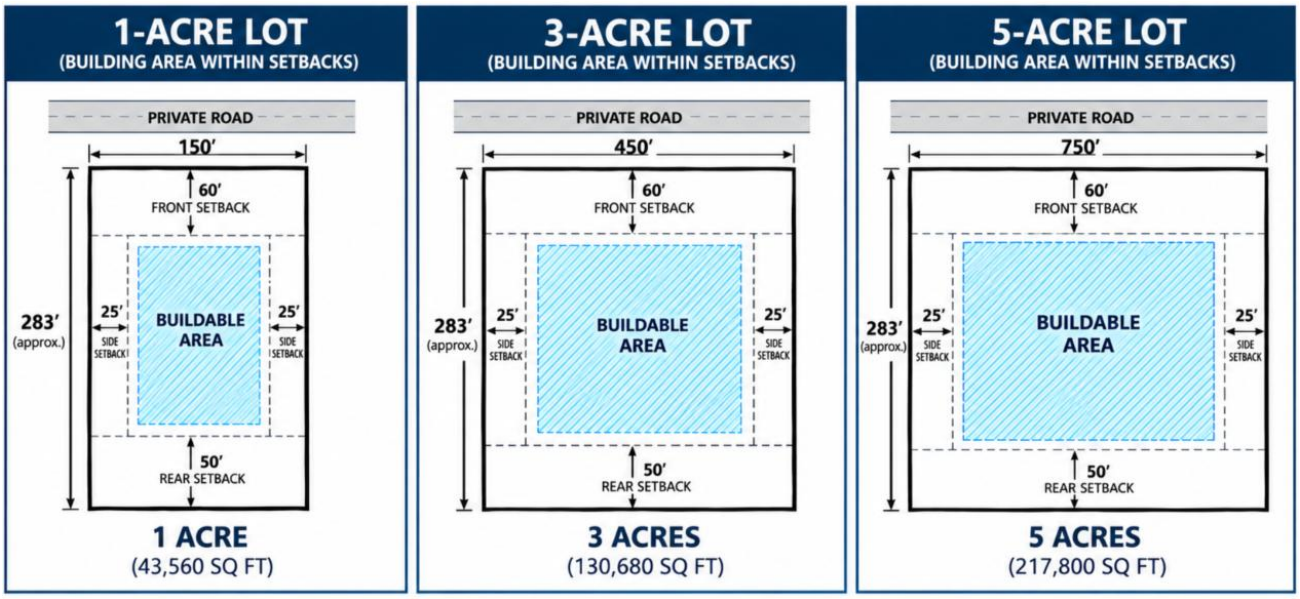


Figure 2.1.1.A.2



LOT SIZE	REQUIRED BUILDABLE AREA (25% OF TOTAL LOT)	LOT DIMENSIONS (approx.)
1 Acre	1 acre x .25 = 10,890 SF	150′ (W) x 283′ (L)
3 Acres	3 acres x .25 = 32,670 SF	450′ (W) x 283′ (L)
5 Acres	5 acres x .25 = 54,450 SF	750′ (W) x 283′ (L)

Public Input

At the **Community Zoning Information Meeting** held on **August 25, 2026**, there were two citizens that attended to learn more about the proposed text amendments. There were no specific issues or requests discussed regarding RZ26-05.

These text amendments are scheduled to go to the **Special Called Planning Commission Hearing on October 14, 2026**, and to the **Mayor and City Council Zoning Agenda on November 16, 2026.**

Unified Development Code 6.3.3. - Single-Family Standards

D. Lot Coverage

1. Lot coverage for each individual lot zoned any agricultural district, R-1, R-2, or CUP must not exceed:

   a. 25% for lots that front on private streets and do not have any property lines adjacent to a public street.

   b. 20% for lots that have any property lines adjacent to a public street and are less than three (3) acres in size.

   c. 25% for lots that are three (3) acres or greater in size regardless of public street adjacency.

2. Lots subject to the twenty percent (20%) maximum lot coverage requirement within any Agricultural District, R-1, R-2, or CUP may be eligible for a five percentage point lot coverage credit, for a total maximum lot coverage of twenty-five percent (25%), when the property, in its existing or proposed configuration, includes a conservation easement covering a minimum of ten percent (10%) of the total lot area, subject to approval by the Community Development Director based on the following:

   a. The conservation easement used for the lot coverage credit shall:

      1. Be located within the buildable area of the lot and outside of required setbacks, floodplains, wetlands, stream buffers, septic and reserve septic areas, and existing easements;

      2. Consist of existing and/or proposed trees, shrubs, grass, other natural vegetation, or areas maintained for gardening or the cultivation of crops; and

      3. Contain no man-made impervious surfaces, except for existing features determined by the Community Development Director to have historic or agricultural significance.

   b. The conservation easement shall be recorded with the Fulton County Superior Court prior to approval of any permit relying on the lot coverage credit.

   c. Eligible lots shall be limited to lots that do not exceed twenty percent (20%) lot coverage at the time of application.

Unified Development Code 3.1.10 Natural Area

3.1.10 Natural Area Construction Setback

A natural area temporary construction setback shall be required where the conditions below apply in conjunction with the creation of new lots through subdivision or minor plat approval.

A. General Standards

1. The natural area temporary construction setback where required shall be maintained in a natural undisturbed condition. ~~in the following situations:~~

   a. Applicability

      i. Public Street Frontage Buffer applies to lots created by minor plat with ~~frontage on~~ a property line that abuts a public street; and/or

      ~~i.~~ii. Perimeter Buffer applies to lots with a property line that forms the perimeter of the development and abuts an existing property outside of the subdivision or minor plat.

   The intent of this section is to preserve perimeter vegetation, maintain rural viewsheds, and provide a transitional buffer while allowing future use by property owners.

2. New structures, grading, stormwater facilities, septic systems, and other site improvements shall not be permitted within the natural area temporary construction setback except as expressly authorized in this section.

3. Where application of this Section would preclude reasonable use of the lot, the Director may approve limited disturbance within the natural area temporary construction setback, provided the applicant demonstrates that no feasible alternative exists outside of the setback. Any such approval shall be the minimum necessary to allow reasonable use and shall be consistent with the intent of this Section to preserve perimeter vegetation and rural character. Lot layout should avoid reliance on this provision to the maximum extent practicable.

4. Where primary septic field lines are demonstrated to be infeasible outside of the setback area, the Director may approve limited disturbance within the setback, subject to Fulton County Health Department approval. Lot layout should avoid reliance on this provision to the maximum extent practicable.

5. Where driveway access to the principal structure cannot be reasonably achieved outside of the natural area temporary construction setback, the Director may approve a limited driveway crossing or encroachment into the

setback. Such encroachment shall be limited to the minimum extent necessary and designed to minimize disturbance.

6. Perimeter fencing and utility crossings perpendicular to the setback may be permitted.

7. Natural Area Transition to Usable Area
For purposes of demonstrating compliance with usable area requirements at the time of land development and principal structure construction, areas designated as a natural area temporary construction setback shall be excluded from the calculation of usable area.

   Upon issuance of a Certificate of Occupancy for the principal structure, the natural area temporary construction setback shall no longer be subject to the construction restrictions of this Section and~~, such areas~~ may be used for otherwise permitted activities, subject to compliance with tree canopy requirements, applicable permits (including tree removal permits), and all other provisions of this Code.

8. All setbacks shall be measured perpendicularly from the applicable property line.

B. Public Street Frontage Buffer

Where a minor plat creates lot(s) that abut a public street:

1. A twenty (20) foot natural area temporary construction setback shall be provided along the lot frontage, measured from the boundary of the public street right-of-way, Milton Trail easement, or sidewalk easement, whichever results in the greater setback from the roadway~~is more restrictive~~.

2. The setback may consist of existing vegetation, open areas, rural landscape conditions, and existing equestrian or agricultural uses consistent with the rural character of the roadway. ~~This viewshed~~The frontage buffer area may be required to be enhanced with additional planting where necessary, as determined by the Director, to maintain or enhance the rural character and viewshed of the roadway.

3. A construction disturbance area not to exceed fifty (50) feet in width, measured perpendicular to the lot frontage, may be permitted within the frontage to allow for access, grading, utility installation, and connection to the buildable area of the lot, provided that disturbance within the public street frontage buffer natural area temporary setback is limited to the minimum necessary.

4. Limited clearing for driveway sight distance shall be permitted.

C. Perimeter Buffer

Where new lots are created through subdivision or minor plat:

EXHIBIT “A” 2. Natural Area Construction Setback

1. A twenty (20) foot natural area temporary construction setback shall be provided along any property line that forms the perimeter of the development and abuts an existing property outside of the subdivision or minor plat.
2. The setback may consist of existing vegetation, open areas, rural landscape conditions, and existing equestrian or agricultural uses consistent with the character area. This perimeter may be required to be enhanced with additional planting where necessary as determined by the Director, to maintain or enhance the rural character and provide a transitional buffer.

Unified Development Code 8.8 – Accessory Uses

8.8.19. Swimming Pool, Private

B. Use Standards

1. All Swimming Pools

   All swimming pools must be completely surrounded by a barrier as required by the latest adopted version of the International Swimming Pool and Spa Code (ISPSC) Section 305. The enclosure must be in place before pool completion. Materials and construction must comply when applicable with the regulations administered by the Fulton County Health Department.

2. Single-Family

   a. Swimming pools are allowed in side and rear yards of single-family dwellings in any district. In addition, swimming pools may also be allowed at the back of the house on a double frontage single-family residential lot. In a flag lot, a swimming pool is allowed in the front yard, provided such alternative location is approved by the Director, who may approve the location if the purpose of the UDC is maintained with the proposed location.

   b. Pools, pool equipment, and their decks must be at least 10 feet from all property lines. The following additional requirements shall apply:

      i. On lots one (1) acre or larger within the Rural Milton Overlay, pools, pool equipment and associated decks shall be located at least twenty (20) feet from rear and side property lines.

      ~~i.~~ii. In zoning districts where~~, except that when~~ perimeter setbacks are required, for example in NUP and TR zone districts, pools, pool equipment, and decks cannot be located in perimeter setbacks.

   c. The barrier must not be located more than 150 feet from the water's edge of the pool.

Unified Development Code 2.1.1. Lots

A. General

1. Structures must only be erected and uses must only be established upon a single lot that meets or exceeds the requirements of this UDC or conditions of zoning, whichever is more restrictive.
2. Regardless of the minimum requirements of the zoning district, no plat creating a single-family residential lot shall be approved unless each proposed lot contains:
   a. buildable area that is sufficient to accommodate a principal structure and associated residential use; and
   b. a usable area sufficient to support the full functional residential use of the lot without reliance on variances or encroachment into constrained areas.

   In addition, a minimum of 50% of the total lot area shall be located outside the floodplain for each lot.
3. The required buildable area shall:
   a. be contiguous and of sufficient size, shape, and configuration to accommodate:
      i. a building envelope meeting the minimum heated floor area required by the zoning district, or where no such minimum heated floor area requirement exists, the minimum building envelope shall be thirty-five (35) feet by thirty-five (35) feet. See Figure 2.1.1.A.2
      ii. vehicular access to the principal structure or to a location on the lot reasonably serving the principal structure; and
      iii. customary residential improvements directly associated with the principal structure;
   b. be located in accordance with the definition of Buildable Area in Article 13;
   c. not include separate areas connected only by narrow strips, access corridors, or other portions of the lot that do not function as part of a cohesive single family residential lot.
   d. For lots smaller than three (3) acres in ~~In~~ the AG-1 zoning district, be equal to or greater than the total area ~~maximum~~ permitted to be covered under the applicable maximum lot coverage standard~~for the lot~~.
4. The required usable area shall:
   a. include or accommodate the required buildable area;
   b. be contiguous and arranged to support the full functional use of the lot for residential use, consistent with the definition of Usable Area in Article 13;

c. be configured to avoid fragmentation of the lot into isolated, irregular, or nonfunctional residual areas;

d. exclude areas constrained by limitations on use, including but not limited to those identified in the definition of Usable Area and Constrained Land in Article 13;

e. be capable of reasonably supporting development of the lot in a manner consistent with the intent of the zoning district; and

f. In the AG-1 zoning district, contain no less than thirty thousand (30,000) square feet of usable area.

g. For purposes of demonstrating compliance with usable area requirements at the time of land development and principal structure construction, any area designated as a required natural area pursuant to this Code and functioning as a temporary construction setback, shall be excluded from the calculation of usable area.

   Upon issuance of a Certificate of Occupancy, the temporary construction setback shall no longer apply, and standard setback requirements shall apply.

5. Lots that cannot accommodate the required buildable area without encroachment into required setbacks and usable area without encroachment into required buffers, or floodplain shall not be approved.

EXHIBIT “A” 2. Building/Usable Area

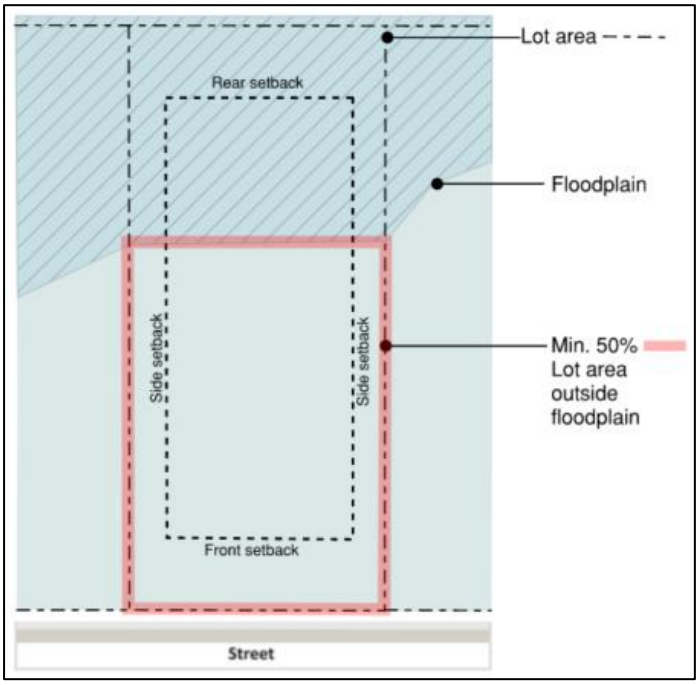


Figure 2.1.1.A.1

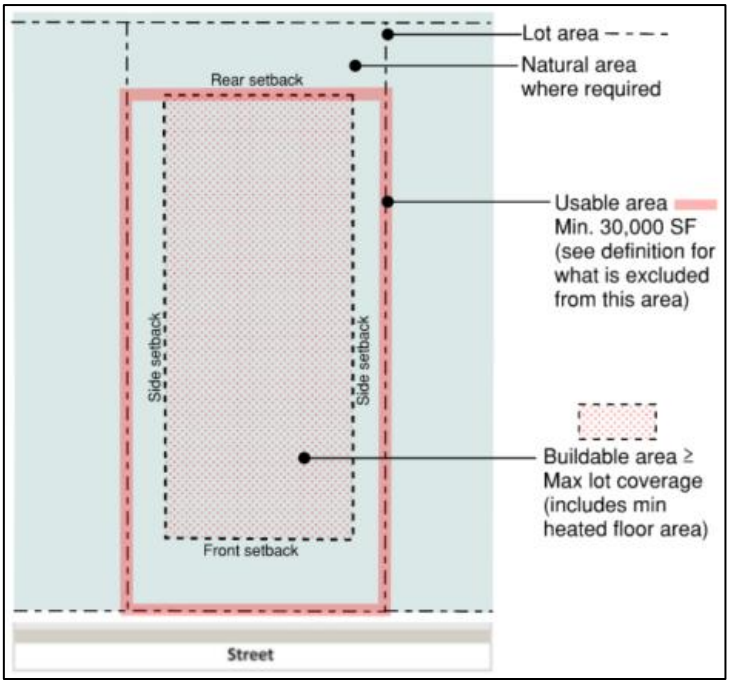


Figure 2.1.1.A.2