



## PLANNING COMMISSION ACTION MINUTES

Tuesday, October 26, 2010, 7:00 pm

1. Invocation - Suspended
2. Pledge of Allegiance
3. Call to Order – **The meeting was called to order at 7:08 p.m.**

*Members Present:*

*Paul Moore*

*Jennifer Fletcher*

*George Ragsdale (Arrived at 7:27 p.m.)*

*Joe Creamer*

*Fred Edwards*

*Curtis Mills*

*Members Absent:*

*Chris Doty*

4. Public Comment - There were no public comments.

**A motion was made by Fred Edwards and seconded by Joe Creamer to close Public Comment. The motion passed unanimously 5-0.**

5. Approval of Action Minutes – September 28, 2010 Planning Commission Meeting

**A motion was made by Joe Creamer and seconded by Fred Edwards to approve the minutes with the discussed changes to the minutes. The motion passed unanimously 5-0.**

6. **RZ10-05/U10-01/VC10-03** – By Alpharetta Land Partners, Deerfield Parkway along the west side for a distance of approximately 1,048 feet (12.87 acres) to rezone from C-1 (Community Business) and O-1 (Office-Institutional) to C-1 (Community Business) with a Use Permit to construct a Special School for a transitions vocational school for students who must be at least eighteen years old in age with autism and an assisted living facility for autistic adults with 72 studios. The applicant is also requesting a concurrent variance to:
  - 1) Allow the exterior wall materials of all non-residential buildings and townhouse, duplex and multifamily buildings to consist of a minimum of 65 percent in lieu of 75 percent (per vertical wall plane) of the following: brick or natural stone [Section 64-1095(p)] for the assisted living facility;
  - 2) Allow accent building materials for all non-residential buildings and also townhouse, duplex and multifamily units to be limited to a maximum of 35 percent in lieu of 25 percent brick, tile, non-reflective glass, natural stone and weathered, polished or fluted face, with fluted, split-face, broken face finish, Portland cement plaster and lath systems, architectural (either precast or tilt-up) concrete (fluted or with exposed finish) or Hardi-Plank [Section 64-1095(q)] for the assisted living facility;
  - 3) Allow the following exterior siding colors as produced by Cabot Solid



stains to be permitted: Napa Vine, Newport Blue, Brickstone, Colonial Yellow, [Section 64-1095(t)] for the assisted living facility.

**A motion was made by George Ragsdale and seconded by Joe Creamer to approve RZ10-05, U10-01, VC10-03 Parts 1,2 and 3 as requested by the applicant with an additional condition requiring that the front façade shall be articulated with 65 percent brick or natural stone up through the gables (Part 1 of VC10-03). The motion passed unanimously 6-0.**

7. **U10-02/VC10-04** – By The Landscape Group, Frank Schaffer, 13120 Arnold Mill Road to request a Use Permit for a Landscaping Business (Sec 64-1820) and a 4-part concurrent variance in the existing buildings consisting of an 800 square foot office and 6,600 square foot warehouse for a total of 7,400 square feet at an overall density of 4,327 square feet per acre:
- 1) To reduce a portion of the 50-foot buffer and 10-foot improvement setback to 0 feet beginning at a point on the west property line at the northwestern property corner for a total distance of 126 feet to a point on the west property line located 126 feet south of the northwestern property corner (Sec 64-1141.3.a),
  - 2) To reduce a portion of the 50-foot buffer and 10-foot improvement setback be reduced to a 30-foot undisturbed buffer with a 10-foot improvement setback for a total distance of 98 feet to a point on the east property line located 138 feet south of the northeastern property corner (Section 64-1141.3.a).
  - 3) To reduce the 50-foot building setback to a 44.09-foot setback for the warehouse along the east property line (Sec 64-1820(b)3),
  - 4) To reduce the 50-foot building setback to a 47.58-foot setback for the warehouse and a 28.25-foot setback for the steps to the office deck along the west property line (Sec 74-1820(b)3).

After the applicant presented their petition, there was no one in opposition to speak.

**A motion was made by Paul Moore and seconded by Joe Creamer to close the Public Hearing. The motion passed unanimously 6-0.**

**A motion was made by Joe Creamer and seconded by Curtis Mills to approve U10-02 and VC10-04, Parts 1, 2, 3 and 4 as requested by the applicant with an additional condition requiring that the replanted buffers along the east property line be planted with mature plantings. The motion passed unanimously 6-0.**

8. **RZ10-06** - Text Amendment to Section 64-1820 - Use Permit for Landscaping, business, plant nursery or garden center with indoor retail component.

**A motion was made by Paul More and seconded by Fred Edwards to defer RZ10-06 to the November 17, 2010 Planning Commission meeting. The motion passed unanimously 6-0.**

9. **Old Business** –           1)       Update on Mayor and City Council Actions



## City of Milton

Deerfield Professional Centre 13000 Deerfield Parkway Building 100, Suite 107 C Milton, GA 30004

Lynn Tully, Community Development Director updated the Planning Commission on the following items:

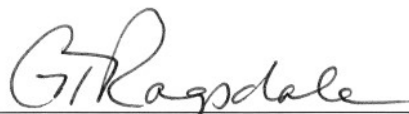
- 1) The Mayor and City Council approved ZM10-03/VC10-02, Global Payments to modify a site plan and to reduce the required parking.
- 2) The Mayor and City Council deferred RZ10-01, Bethany Bend Gas Station to November 15, 2010. This item was remanded back to the Mayor and City Council by the Fulton County Superior Court.
- 3) Discussion of Code Enforcement issues, with agreement for Staff to come to the next meeting with the existing Violations and Penalties within the Zoning Ordinance for further discussion.
- 4) Discussion of the sign committee and the progress at the committee's last meeting.

10. Adjourn

**A motion was by Fred Edwards and seconded by Paul Moore to adjourn the meeting. The motion passed unanimously 6-0. Time of adjournment was 10:28 p.m.**

12/1/10

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Date Approved



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George Ragsdale, Chairperson