

MILTON

Comprehensive Plan 2040
Update
(June 22, 2022)



COMPREHENSIVE PLAN 2040 UPDATE

-  Short Term Work Program Monthly Report
-  LU.8 – AG-1 Lot Width
-  LU.9 – Urban Growth Boundary (UGB)
-  LU.12 – Unified Development Code (UDC)

SHORT TERM WORK PROGRAM MONTHLY REPORT

*(Execution Plan, Completed Plan, Unexecuted Projects,
and Project Health)*



COMPREHENSIVE PLAN 2040 - SHORT TERM WORK PROGRAM Execution Plan

LEGENDS: Proceeding Slowing Down Hold/Pause Completed

LU - Land Use **T** - Transportation **S** - Sustainability **ED** - Economic Development **PB** - Placemaking and Branding

LP - Smart Land Planning **AL** - Public Land & Resources **SR** - Sustainability and Resiliency

PROJECT STATUS	COMP PLAN PROJECT ID	STRATEGIC PLAN PROJECT ID	PROJECT	CPAC PRIORITY	REQUIRE CODE REVISIONS	PROJECT LEAD	START DATE	END DATE	REVISED END DATE	WORK PLAN COMPLETED	COMMENTS
	LU.2	LP.1a.1b	Pursue larger lot zoning categories (e.g., AG-5, AG-10, AG-20)		✓	Shubha	5/18/2022	12/31/2024		In progress	<u>April-present:</u> Further research on the opportunities for a larger lot zoning categories; Form a steering committee; Ongoing discussion with internal staff.
	LU.7	LP.2a.2	Perform due diligence to implement restrictions to flag lots		✓	Michael	4/4/2022	12/30/2022		Yes	<u>April-present:</u> Dividing research criteria specific to Milton's eight Character Areas. This includes determining which character areas would benefit the most with increasing flag lot restrictions, and the current number of flag lots in each character area.
	LU.8	LP.2a.3	Perform due diligence to update AG-1 zoning to increase minimum lot widths from 100 feet to 150 feet		✓	Michael	4/4/2022	9/30/2022		Yes	<u>March-May:</u> Researching citywide benefits of increasing lot width independent of character areas, and determining lot width restrictions. <u>6/22/22:</u> Presentation to Planning Commission
	LU.9	LP.2a.4	Perform due diligence and planning to implement Urban Growth Boundaries (UGB)	✓	✓	Shubha	5/2/2022	12/19/2022		Yes	<u>May 2022:</u> Further research on UGB; Form Steering Committee; Ongoing internal discussions. <u>6/22/22:</u> Presentation to Planning Commission

	LU.12	LP.2b.3	Update and adopt Unified Development Code		✓	Robyn	2/22/2017	4/30/2023	Yes	<p>4/4/22: Submitted text amendments after 2021 to be included in UDC.</p> <p>5/19/22: Staff to provide further input on various items outlined in the consultant's letter</p> <p>6/22/22: Code writing is 95% complete; consultant is in the process of formatting the document; scheduled open house; presentation to Planning Commission.</p>
	T.1	AL.3f.1	Encourage all roadways to incorporate design elements to reflect their specific Character Area and implement associated branding through a branding study of the City and Character Areas.		No	Sara	1/1/2022	12/31/2024	No	<p>March 2022: The project is currently on hold. The completion of branding study (PB.1) is required to proceed. The project milestones are delayed but delivery end date is not impacted.</p>
	T.2	SR.5b.1a	Collaborate with the bicycling community to create bike routes, signage, infrastructure, safety education and promotion	✓	No	Sara	1/1/2022	12/31/2022	In progress	<p>3/28/2022: Action out of the Local Road Safety Plan in Fall 2022.</p>
	T.4	AL.3c.1	Promote the creation of a Citizen Trails Committee to advise the implementation of the Milton Trail Prioritization Plan		TBD	Sara	1/1/2022	12/31/2024	Yes	<p>4/25/22: Ordinance adopted by Council to establish committee. Awaiting mayor and council appointments.</p> <p>6/20/22: Council appointed members of the committee.</p>
	T.9	AL.3a.3/ SR.5a.9	Prioritize Bethany Character Area (Hwy 9) sidewalk connections in coordination with GDOT Project, and identify quick win opportunities		No	Sara	1/1/2022	12/31/2024	In progress	<p>3/28/22: Focusing on Bethany Bend including crossings.</p> <p>5/11/22: Starting contract for design of Bethany Bend crossing.</p> <p>6/13/22: Contract presentation to Council on 7/6/22 for design of Deerfield area tier 1</p>
New! 6/22/22	S.2	SR.3a.2	Develop a city-wide solid waste strategy, as well as a city-wide recycling strategy but not limited to a plan for glass recycling, bulky items, paints/chemicals, and electronics		TBD	Emily G.			In progress	<p>May 2022: Perform research including but not limited to disposal capability and capacity, types of solid waste handling facilities, and identify environmental and land use factors.</p>

	S.5	SR.3b.7	Consider updates to stormwater and land protection policy Citywide/set goals		✓	TBD	1/1/2022	12/31/2024		In progress	<p><u>3/21/22</u>: Reviewing possible enhancements to current policies.</p> <p><u>6/13/22</u>: Possible additions to ordinance and policies to be reviewed by public works engineer position.</p> <p><u>6/22/22</u>: Project is currently delayed. Delivery end date is not impacted.</p>
	ED.3b	SR.1b.5b	Pursue a study on tax incentives that may be a part of the economic development	✓	✓	Greg	1/1/2022	12/31/2024		In progress	<p><u>March to May 2022</u>: Research policies, incentives and other programs of nearby, comparable municipalities.</p> <p><u>6/10/22</u>: Ongoing research on Milton's occupational tax certificates, and comparing them to other comparable municipalities.</p>
	ED.3d	SR.1b.5d	Proactively focus on the Deerfield Character Area, using RKG study as a road map	✓	TBD	Emily S.	1/1/2022	12/31/2024		In progress	<p>There are two impending initiatives related to this project:</p> <ol style="list-style-type: none"> 1. Beautification of Hwy 9 2. Windward/Hwy 9 LCI <p><u>March-April</u>: Create SOP; Take photos for each business property on Hwy 9; Build GIS layer and plot the data.</p> <p><u>May-July</u>: Ongoing review of photos and identifying compliance, violation, or grandfathered of signage, property maintenance, and outside storage.</p> <p><u>May-present</u>: Review of RKS study; Conduct preliminary research on the process of LCI.</p>
	PB.1	LP.1b.1	Conduct a branding study for Milton, to include Character Area-specific recommendations		No	Anita	5/11/2022	12/31/2024		In progress	<p><u>April-May 2022</u>: Research placemaking and branding of comparable cities.</p> <p><u>June 2022</u>: Internal staff discussion of RFP; drafting of RFP.</p>

	PB.2	LP.1b.2	Implement Way-finding, Gateways, and District signage, reflective of our Milton's Brand to be incorporated within the overall branding strategy	✓	No	TBD	5/11/2022	12/31/2024		No	<p><u>March-April:</u> Code Enforcement staff visited and took photos of existing gateway signs and major entrances to the City of Milton.</p> <p><u>March 2022:</u> Required the completion of PB.1 in order to proceed with the project. The project milestones are delayed but delivery end date is not impacted.</p>
--	------	---------	---	---	----	-----	-----------	------------	--	----	--



COMPREHENSIVE PLAN 2040 - SHORT TERM WORK PROGRAM

Completed Projects

LEGENDS: Completed

LU - Land Use **T** - Transportation **S** - Sustainability **ED** - Economic Development **PB** - Placemaking and Branding

LP - Smart Land Planning **AL** - Public Land & Resources **SR** - Sustainability and Resiliency

PROJECT STATUS	COMP PLAN PROJECT ID	STRATEGIC PLAN PROJECT ID	PROJECT	PROJECT LEAD	CPAC PRIORITY	REQUIRE CODE REVISIONS	START DATE	END DATE	ACTUAL END DATE	COMMENT
	LU.10	LP.2a.5	Study CUP limitations (i.e., minimum qualifying acreage), staff recommendations to adopt	Robyn MacDonald		Yes	10/1/2021	12/30/2023	12/20/2021	A text amendment to amend CUP in Chapter 64 of the Ordinance was approved by Council on 12/20/21.
	S.3	SR.3b.1	Improve in ARC Green Communities certification from bronze to silver per the Strategic Plan	Teresa Stickels			1/1/2025	12/31/2026	2/8/2022	This distinction recognizes Milton's environmental initiatives aimed at improving the quality of life for all residents
	S.6	SR.3b.8	Update the City's Stormwater Ordinance to reflect the new Georgia Stormwater Management Manual (GSMM) and runoff reduction goals	Jerry Oberholtzer		Yes	1/1/2022	12/31/2024	12/20/2021	Ordinance adopted by Council to amend certain sections within Stormwater Management (Chapter 20, Article IV) in accordance with the Metropolitan North Georgia Water Planning District Model Post-Construction Stormwater Management for new development and redevelopment ordinance; to provide for the repeal of conflicting ordinances; to provide an effective date; and for other lawful purposes.
	S.6a	SR.3b.8a	Apply State requirements set forth by the Georgia Stormwater Management Manual by having 100% site runoff reduction captured and treated by landscaped Green Infrastructure best management practices, such as bioretention and bioswale.	Jerry Oberholtzer		Yes	1/1/2022	12/31/2024	12/20/2021	Construction Stormwater Management for new development and redevelopment ordinance; to provide for the repeal of conflicting ordinances; to provide an effective date; and for other lawful purposes.
	S.8	SR.3b.6d	Green infrastructure Demonstration Project for Park: install education signage at site park green infrastructure projects describing benefits of GI project.	Teresa Stickels			1/1/2025	12/31/2026	5/26/2021	We accomplished the minimum requirements (Bell Memorial Park) and it is currently operational. We are looking to expand to other parks in the future.

	S.10	SR.3b.9	Proactively engage with Chadwick Landfill Operator, EPD and DNR to address community concerns with on-going operations and develop City action plan for eventual landfill closure and possible community use, thereafter. Include investigation of allegations of unlawful use/dumping of prohibited debris/trash.	Steve Krokoff/ Sara Leaders	✓		1/1/2022	12/31/2024	4/1/2022	Landfill in closure process and is being capped. Staff met with WM and communicated with DNR/EPD on capping material-ensure soil covering. City manager and public works director sent letter to DNR opposing anything other than earthen cap and EPD acknowledged receipt on April 1.
--	------	---------	--	--------------------------------	---	--	----------	------------	----------	--



COMPREHENSIVE PLAN 2040 SHORT TERM WORK PROGRAM

Unexecuted Projects

ID#	Project and Description	CPAC Top 3 Priority	2022	2023	2024	2025	2026
LU.1	Create a Small Area Plan for Arnold Mill which reflects the Master Plan and its Character Area Narrative		X	X			
LU.1a	Consider applying for LCI funding to update the Arnold Mill Plan, and determine feasibility for LCI designation		X				
LU.2a	Seek funding for the purchase of development rights (PDR) in conjunction with larger lot zoning		X	X	X		
LU.2b	Consider larger lot zoning incentives to include full or partial exemptions from future Greenspace, Active Park, and Trail System bonds		X	X	X		
LU.2c	Initiate discussions with Fulton County to implement tax relief for larger lot zoned parcels (5, 10, 15 acres in size) in conjunction with larger lot zoning		X	X	X		
LU.2d	Perform due diligence on permitted uses (e.g. bed and breakfast), and zoning conditions (e.g. accessory structure placement on property), for larger lot zoning categories		X	X	X		
LU.2e	Identify appropriate areas/districts for current and future uses, and determine conditions and permitting for such uses		X	X	X		
LU.2e.i	Investigate other options for certain Agri-tourism uses, such as creating a public venue for a farmer's market, outdoor live entertainment, other uses which likely require more infrastructure and protections for neighboring parcels (noise lighting, parking).		X	X	X		
LU.2f	Reconcile incentives with AG-1, to ensure larger lot zoning categories are attractive and viable		X	X	X		
LU.3	Continue to support the Equestrian Committee as an important source of feedback (subject matter expertise) on various City initiatives, as needed		X	X	X	X	X
LU.4	Begin process to acquire land for active park space (Parks Master Plan), including identified opportunities for a Multi-Generational Recreation Facility along Cogburn Rd. (Milton Lakes)	X	X	X	X		
LU.5	Perform due diligence to define projects/land identification and costs for another bond specific to active parks, trails, public venues, and greenspace	X	X				

LU.5a	Pursue accelerated funding options to implement Parks Master Plan	X		X			
LU.5b	Pursue accelerated funding options to implement Milton Trails Prioritization Plan	X		X			
LU.5c	Pursue accelerated funding options to acquire greenspace	X		X			
LU.6	Develop plan for and implement new Public Venues, Public Art (e.g. outdoor amphitheater, performing arts, Character Area Public Art)			X	X		
LU.6a	Fund and implement new public venues throughout Milton					X	X
LU.9a	Seek funding opportunities to seed-fund a revolving TDR Bank	X	X				
LU.9b	Identify other incentive/tools (PDR)	X	X				
LU.11	Review Code Enforcement Compliance department policies, practices, key metrics, and organization in order to achieve outcomes to include: proactive community awareness and educations (residents, HOAs, management, companies, vendors, contractors) and proactive compliance management within each character area			X	X		
LU.13	Identify appropriate areas/districts for current and future uses, and determine conditions and permitting for such uses (i.e. Form-Based Code updates on Bethany Bend)			X	X		
ED.1	Seek Certified 'Broadband Ready Community' Designation through DCA			X			
ED.2	Develop a Marketing Plan for Milton, which reflects our Branding, and to include 'digital visitors information', agri-business promotion, and event marketing	X	X	X			
ED.2a	Enhance presence on current website for Economic Development as it relates to Character Areas	X	X				
ED.3	Pursue a greater emphasis on economic development using a diverse toolbox of strategies to include:	X	X	X	X		
ED.3a	Pursue city-wide Milton Development Authority	X				X	X
ED.3c	Collaborate with state organizations for tourism and agri-tourism	X				X	X
ED.3e	Pursue Fortune 500 presence in Deerfield mixed-use development	X	X	X	X	X	X
ED.4	Proactively pursue Economic Development in future-defined Urban Growth Boundary Areas					X	X

ED.5	Evaluate business license requirements and fees for Milton as compared with adjacent jurisdictions to insure that rates are competitive and will encourage new businesses to locate inside the city		X	X			
ED.6	Explore the use of technology to improve information access and administrative processes (i.e. public Wi-Fi, information kiosks and interactive wayfinding)	X				X	X
ED.6a	Consider expanding services and tools available through the Milton App (Events calendar, Pay utility/police citations/court fines, Promote and Buy tickets to local events, Info on local trails, Parks and Recreation, and List of and links to local shops/restaurants)	X	X	X			
T.2a	Consider creating a campaign around Milton as a "bike friendly" City	X	X				
T.2b	Design bicyclist features in Milton that are sensitive to our rural character and appropriate to the Character area	X	X	X	X		
T.2.c	Develop an education and outreach campaign to increase awareness of roadway safety and risks for bicyclists, pedestrians and drivers	X	X				
T.3	Consider "Smart" features to improve transportation infrastructure and safety in Milton;	X	X	X	X		
T.3a	Explore the creation of a streetlight management program to improve monitoring of conditions, proactive measures, and efficient reporting of outages	X	X	X	X		
T3.b	Consider the use of Smart features to improve pedestrian safety within defined urban areas, around parks and other priority walking areas	X	X	X	X		
T3.c	Improve traffic safety and operations through the deployment of "Smart" technology to potentially include traffic sensors at intersections with stop lights to minimize idle time for vehicles	X	X	X	X		
T3.d	Consider innovations to reduce the actual speed of traffic to get drivers to stay within the posted speed limits per the Strategic Plan (Complete the ongoing Road Safety Plan)	X	X	X	X		
T.5	Increase community access and use of Trails by implementing the 2020 Milton Community Trail Prioritization Plan	X	X	X	X		
T.5a	Implement Tier 1 and Tier 2 projects for Deerfield Area	X	X	X	X		
T.5b	Implement Tier 1 and Tier 2 projects for Birmingham Park	X	X	X	X		
T.5c	Implement Tier 1 and Tier 2 projects for the Preserve at Cooper Sandy Park	X				X	X

T.5d	Implement Tier 1 and Tier 2 projects for the Preserve at Lackey Road Park	x	x	x	x		
T.5e	Implement Tier 1 and Tier 2 projects in the Crabapple Area	x	x	x	x		
T.5f	Ensure there is adequate infrastructure for access including parking at trail heads; Evaluate conditions along Webb Road to implement community amenities such as benches and pet waste pick up stations for pedestrians	x	x	x			
T.5g	Implement signage for wayfinding and safety at all trails (PB.2)		x	x			
T.6	Evaluate Milton residents' priorities for and satisfaction with the City's transportation infrastructure and network through regularly updating the Comprehensive Transportation Plan (CTP) and similar initiatives		x	x	x	x	x
T.7	Coordinate with state, regional, and adjacent partners to address transportation needs and create a cohesive transportation network while maintaining the unique character and identity of Milton.		x	x			
T.8	Evaluate impact of McGinnis Ferry Interchange on overall City of Milton traffic flow with concentration of peak (commuting times) and off-peak times.		x	x	x		
S.1	Identify cost-neutral city investment opportunities in renewable energy (solar), and lower emissions vehicles					x	x
S.2a	Perform due diligence to support solid waste strategy - aimed at reducing approved providers and providing competitive services suitable for both urban, suburban and rural residents	x	x	x	x		
S.2b	Perform due diligence on funding, cost of operations to support a city-wide recycling strategy	x	x	x	x		
S.4	Consider making green infrastructure a policy Citywide/ Set Green Infrastructure Goals:	x				x	x
S.4a	Require low impact development features be recorded as permanent easements to protect water quality measures from being demolished	x				x	x
S.4b	Consider ordinance to provide EV infrastructure at Public places and mixed-use development	x				x	x
S.4c	Create ordinance to support the creation of green infrastructure	x				x	x
S.4d	Incorporate green infrastructure policies with AG-1 future development	x				x	x
S.5a	Review ordinance for adequate local protection of wetlands		x	x	x		
S.5b	Review ordinance for adequate local protection of areas with steep slopes		x	x	x		

S.5c	Adopt DNR Part 5 Criteria 4: Groundwater recharge Areas and Wetlands Protection		X	X	X		
S.5d	Extend the moratorium on subdivision after timber harvesting to 10 years		X	X	X		
S.5e	Promote water harvesting and reuse: Promote the use of rainwater harvesting to meet irrigation needs in new subdivisions, and mixed use developments		X	X	X		
S.7	Support the development of green infrastructure maintenance and inspection protocols: Adopt standardized routine maintenance and inspection activities for green infrastructure within the City					X	X
S.9	Explore available options for a Stormwater Utility Fee					X	X
PB.3	Consider updating sign regulations in each of the Form Based Code areas and Birmingham Crossroads to enhance the specific character of each area	X				X	X
PB.4	Identify opportunities to partner with Alpharetta Equestrian Event Operations through the promotion of Birmingham Park equestrian trails					X	X
PB.5	Incorporate Public Art throughout Milton, appropriate to Branding and Character Areas;	X				X	X
PB.5a	Public venue locations	X				X	X
PB.5b	Roundabouts	X				X	X
PB.5c	Greenspace - Trails	X				X	X
PB.5d	Active Parks and Recreation Facilities	X				X	X
PB.5e	Mixed-use developments	X				X	X
PB.6	Finalize Park names and create ad campaign to establish citywide awareness of new names		X	X			
PB.7	Consider establishing a Milton Heritage and History Museum					X	X
PB.8	Pursue 'Digital' visitors-tourism marketing and promotion, short term (ED.7)		X	X			
PB.8a	Consider viability for a physical presence (i.e. in combination with a Milton Heritage and History Museum)					X	X

COMPREHENSIVE PLAN 2040 - SHORT TERM WORK PROGRAM

PROJECT HEALTH

(Draft - 06/22/22)

AREA OF CONSTRAINTS	RAG Indicators		
	Proceeding	Slowing Down	Hold/Pause
SCOPE: Project scope can be described as the work or deliverables that need to be done in order to complete a project.	Scope is defined clearly.	Not defining the project scope clearly but can be resolved by the project lead.	Lack of clear and detailed scope. Inconsistency in managing changes in the project scope. Lack of proper communication between the stakeholders of the project.
QUALITY: The degree to which projects characteristics fulfill requirements.	The project quality at expected levels.	Problems with quality but not causing a delay.	Problems with quality that lead to significant additional work and/or cost.
RESOURCES: People, equipment, services, or supplies needed to fulfill requirements.	There are no resource problems.	Lack of resources which can be resolved by the project lead.	A significant lack of resources that may take time to resolve or resources that cannot be resolved.
COST: The approved funds for the project.	Expenditure is on budget.	Expenditure is over the approved budget but no foreseen delay in the execution of the project. Budget request requires approval from City Manager.	Additional funding needed in order to proceed. Budget request requires approval from City Council.
TIME: The deadline by which results are to be delivered	All project deliverables and milestone are on track.	One or several deliverables or milestones are delayed but end date is not impacted. Delays against critical deliverables or milestones more than 3 weeks for project with 1 year timeframe, or 6 weeks for projects with 2-3 year timeframe.	One or several major project stages or milestones are delayed and delivery end date is impacted. Dissatisfaction or resistance from stakeholders that may result to delay in completing the project on time.

AG-1 LOT WIDTH

*Perform due diligence to update AG-1 zoning
to increase minimum lot widths from
100 feet to 150 feet
(LU.8)*

SHORT TERM WORK PROGRAM – (LU.8) LOT WIDTH AG-1

Propose to increase lot width requirement in AG-1 Zoning District from 100 feet to 150 feet.

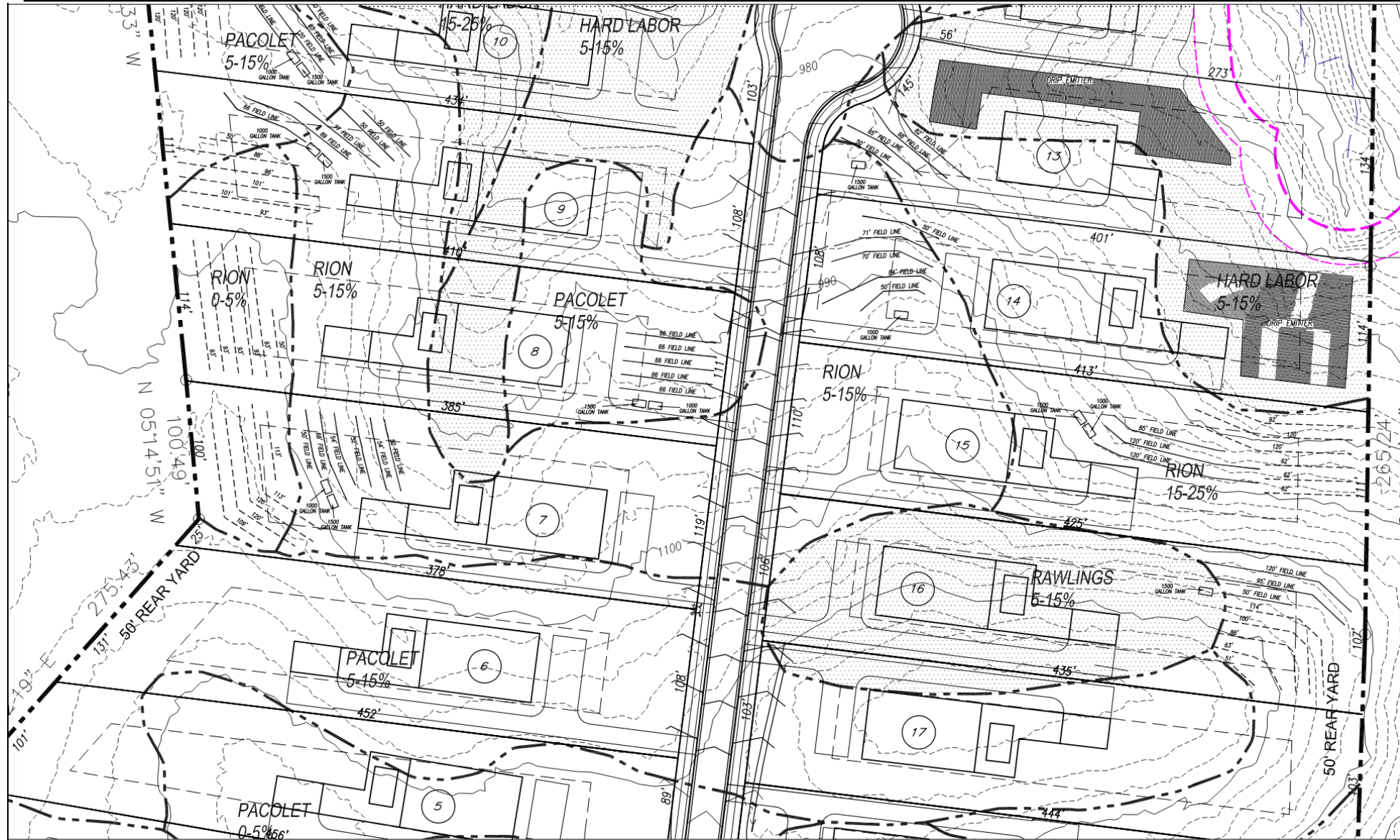
- (Sec 64-1 Definitions) Lot width, minimum, means the least dimension required along the building line specified for each district, parallel to the lot frontage and measured between side lot lines.
- (Sec 64-416(F)) Minimum Lot Width shall be ~~100~~ 150 feet.



DESCRIPTION (HOW)

- Increasing lot width from 100' to 150' for AG-1 zoned properties will reduce the appearance of density, even though the properties will not increase in size.
- Having 150' of lot width creates more separation between the single family-homes creating a more rural theme.
- The single-family homes will also be set further back on their perspective lots, creating more uniform lots, and lowering the number of narrow and pie shaped lots.

100' LOT WIDTH SUBDIVISION (HEATHERTON)



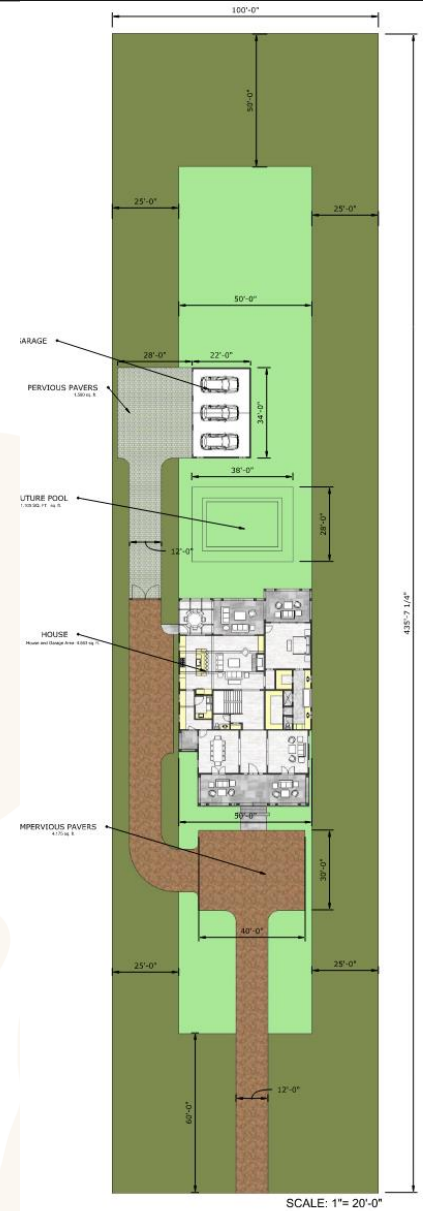
HEATHERTON

CONCEPTUAL MASTER PLAN

1240 MAYFILED ROAD, MILTON GA.30009
 L.L. 1030,1059,1102 - DISTRICT 2ND
 PARCEL #22 431010590330



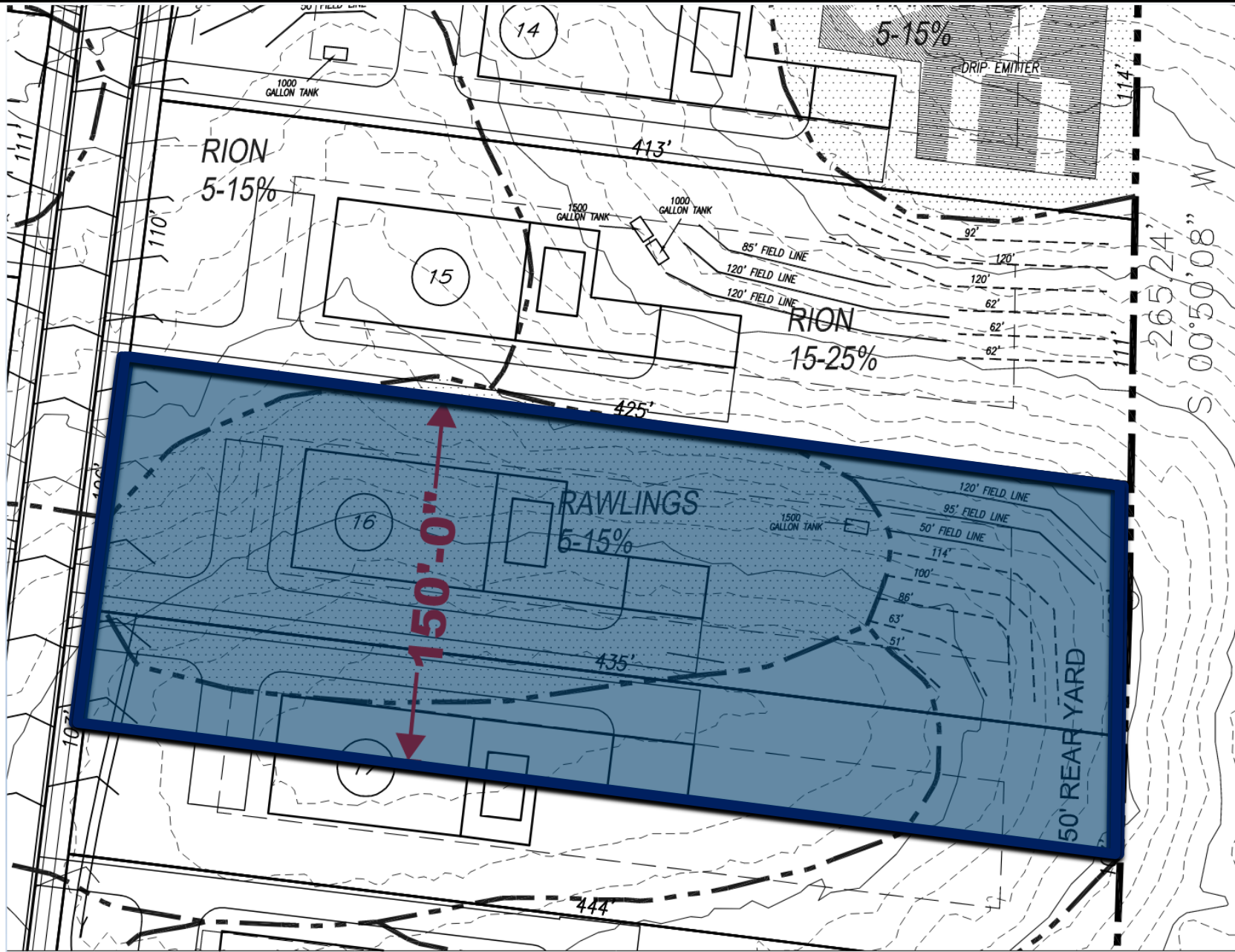
SCALE: 1" = 50'



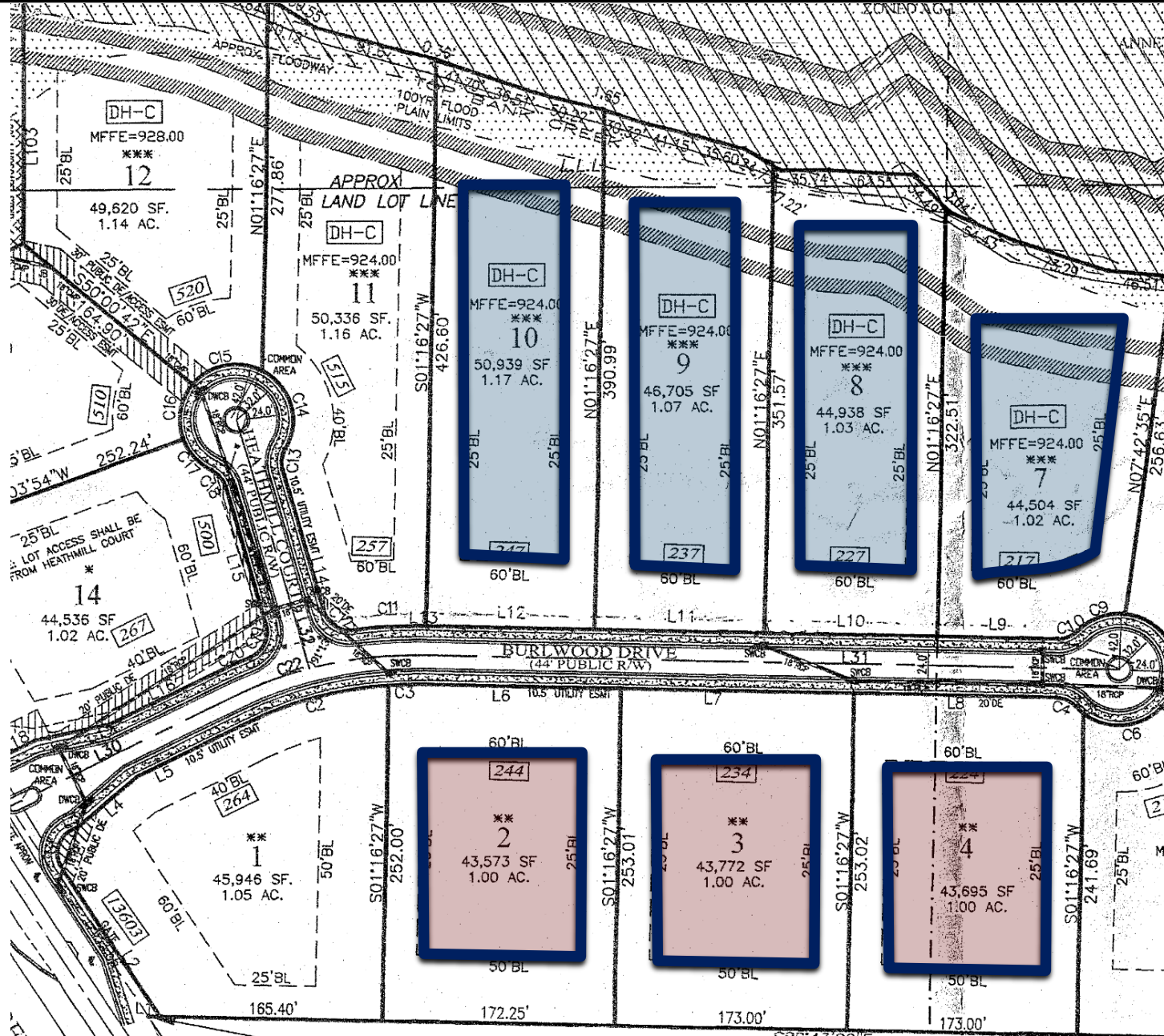
TYPICAL INTERIOR LOT

Lots: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

100' VS 150' MEASUREMENT

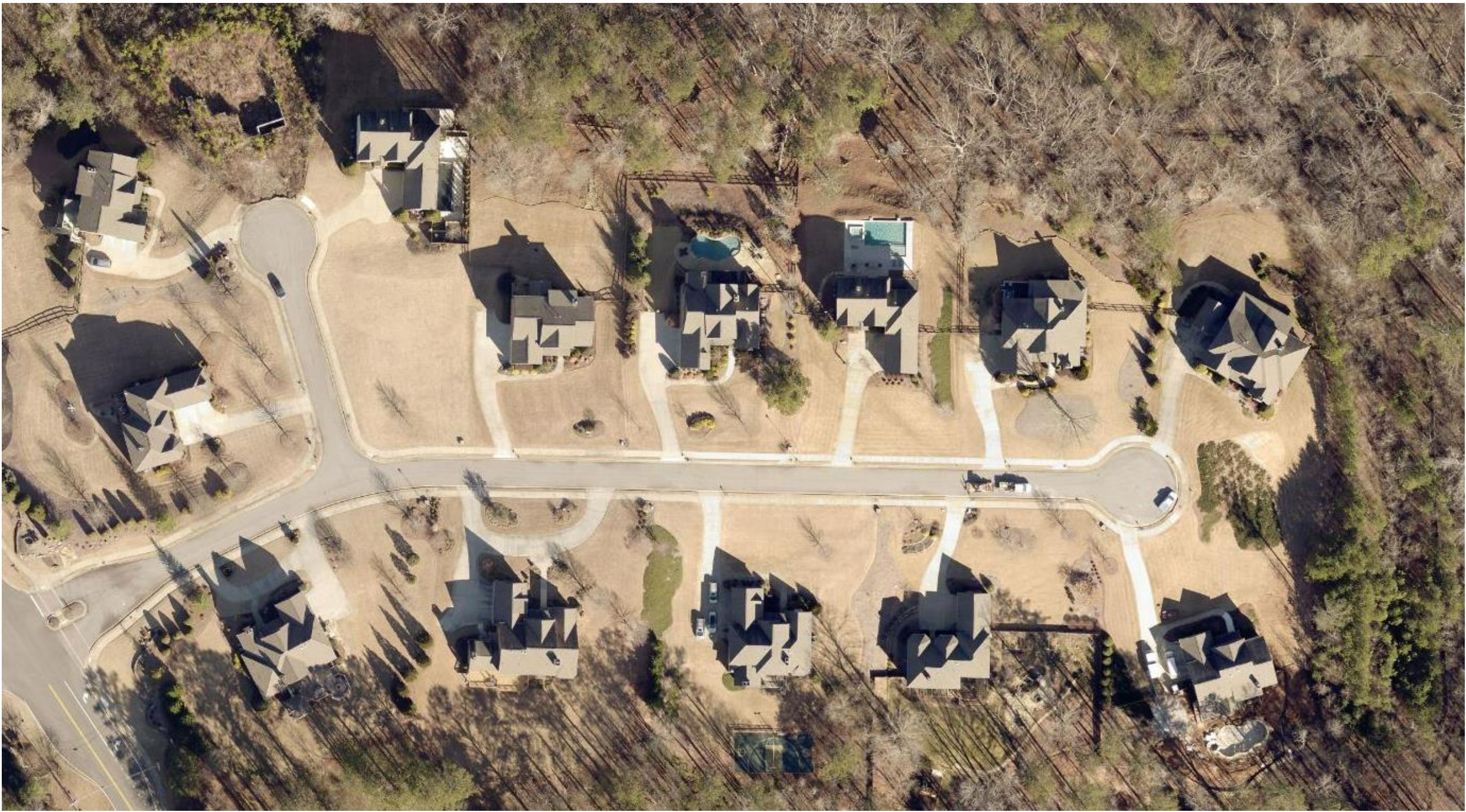


NORTH VS SOUTH OF BURLWOOD DR (WESTMINSTER PLACE)

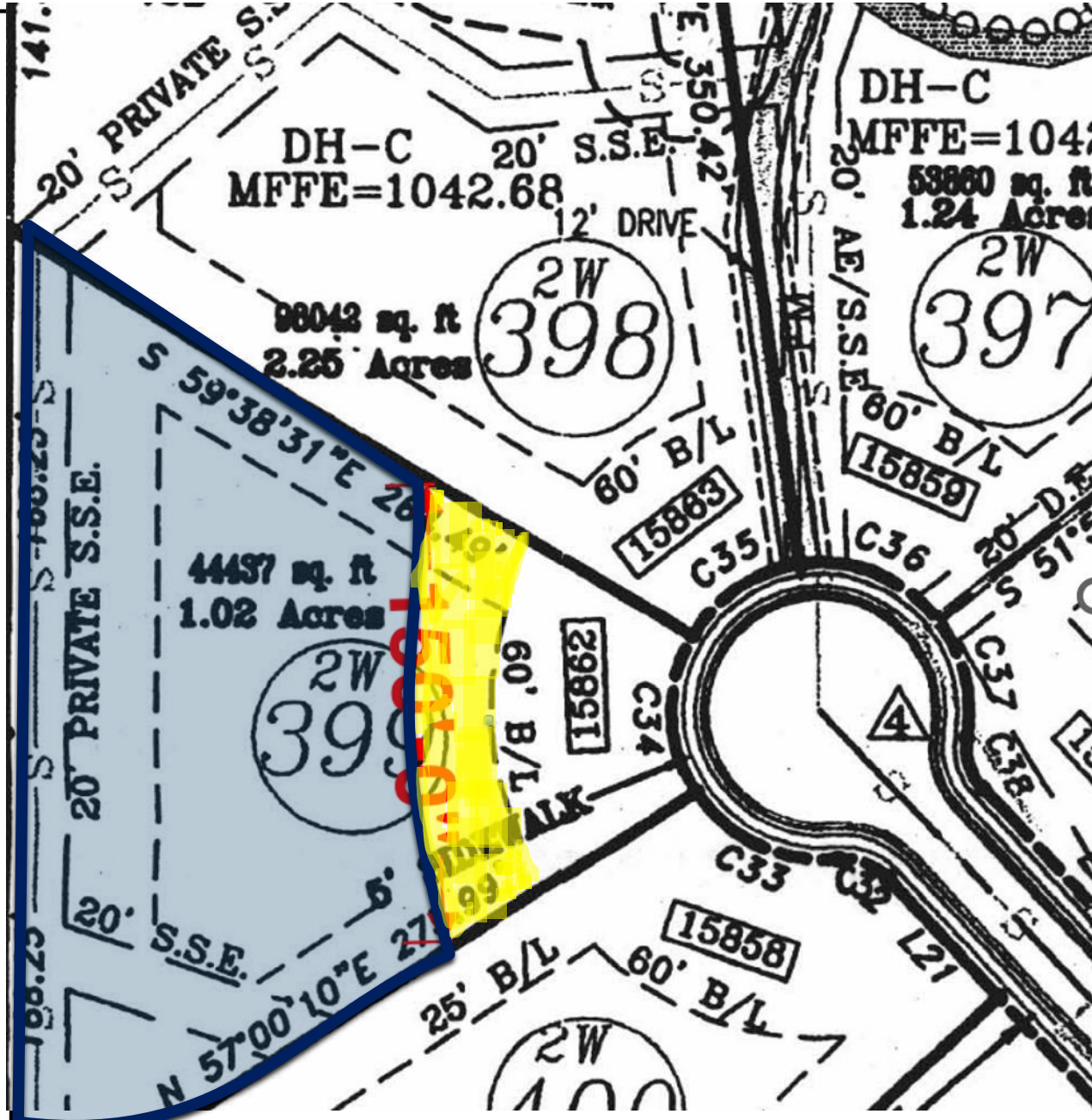


← Narrow

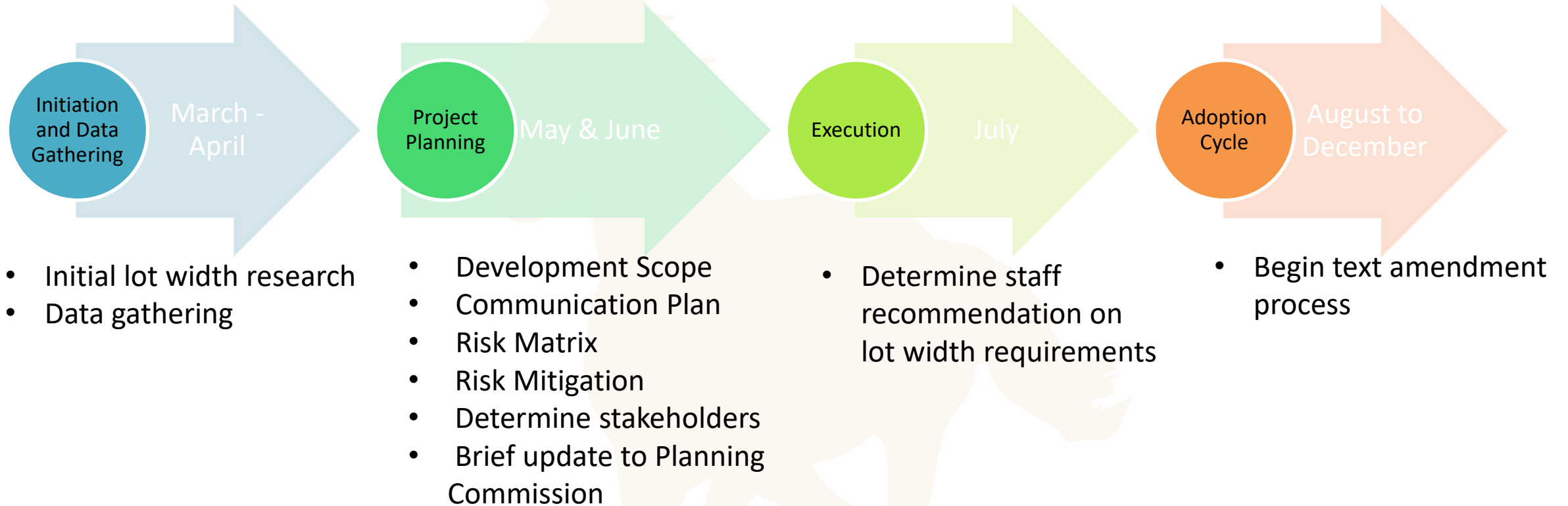
← Wide



100' VS 150' MEASUREMENT



PROJECT PLAN (LU.8) LOT WIDTH AG-1



URBAN GROWTH BOUNDARY

*Perform due diligence and planning to implement
Urban Growth Boundary
(LU.9)*

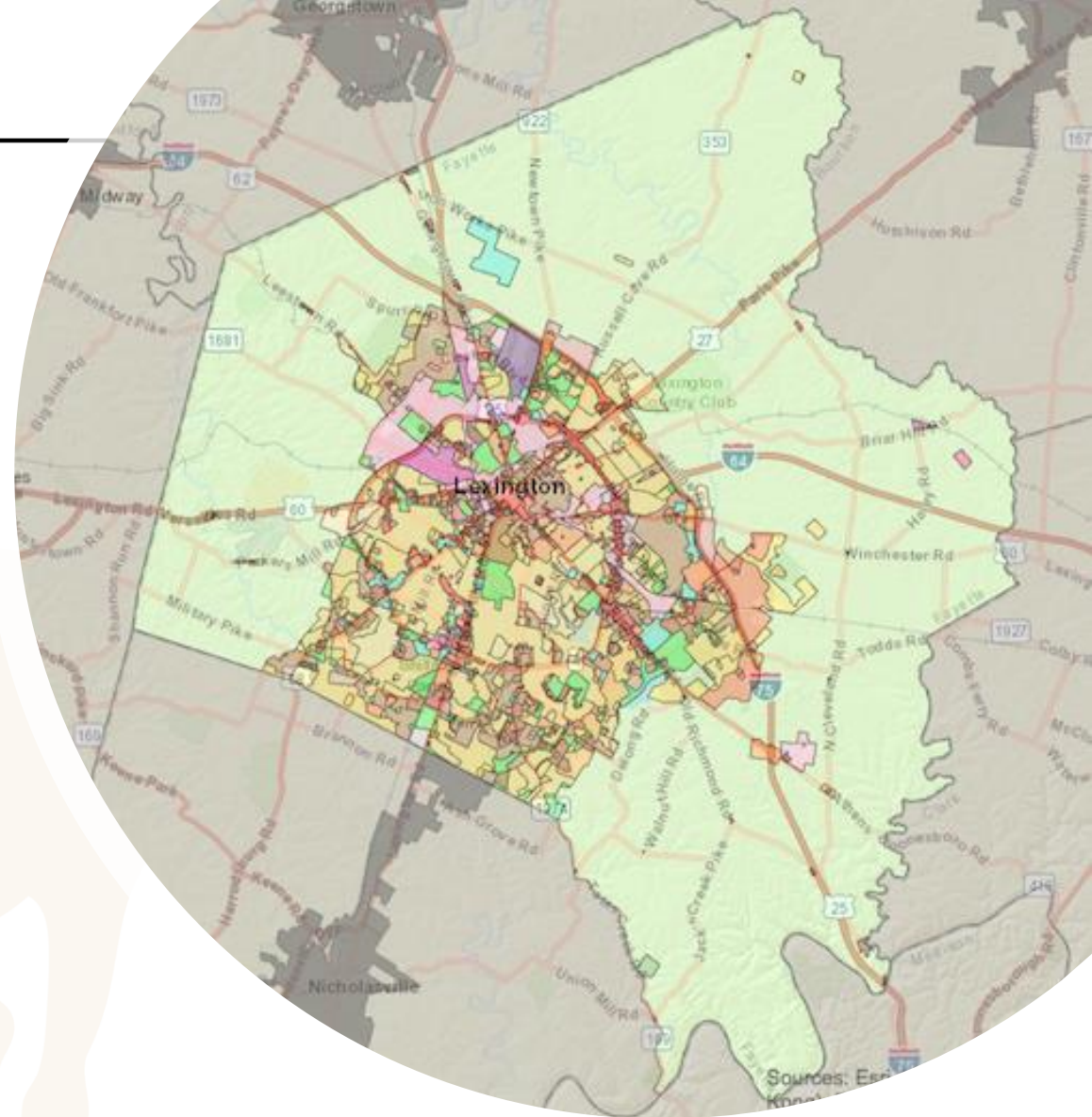
The Concept of Urban Growth Boundary (UGB)

First in nation to have UGB: Lexington KY in 1958

Purpose: To protect the farmland around the urban core

Regional approach to UGB: Oregon

Other examples: California and Florida



Rural Milton

Milton's desire to remain rural is rooted in its vision since the first Comprehensive Plan.

Milton has grown in last 15 years and has become a premium community.

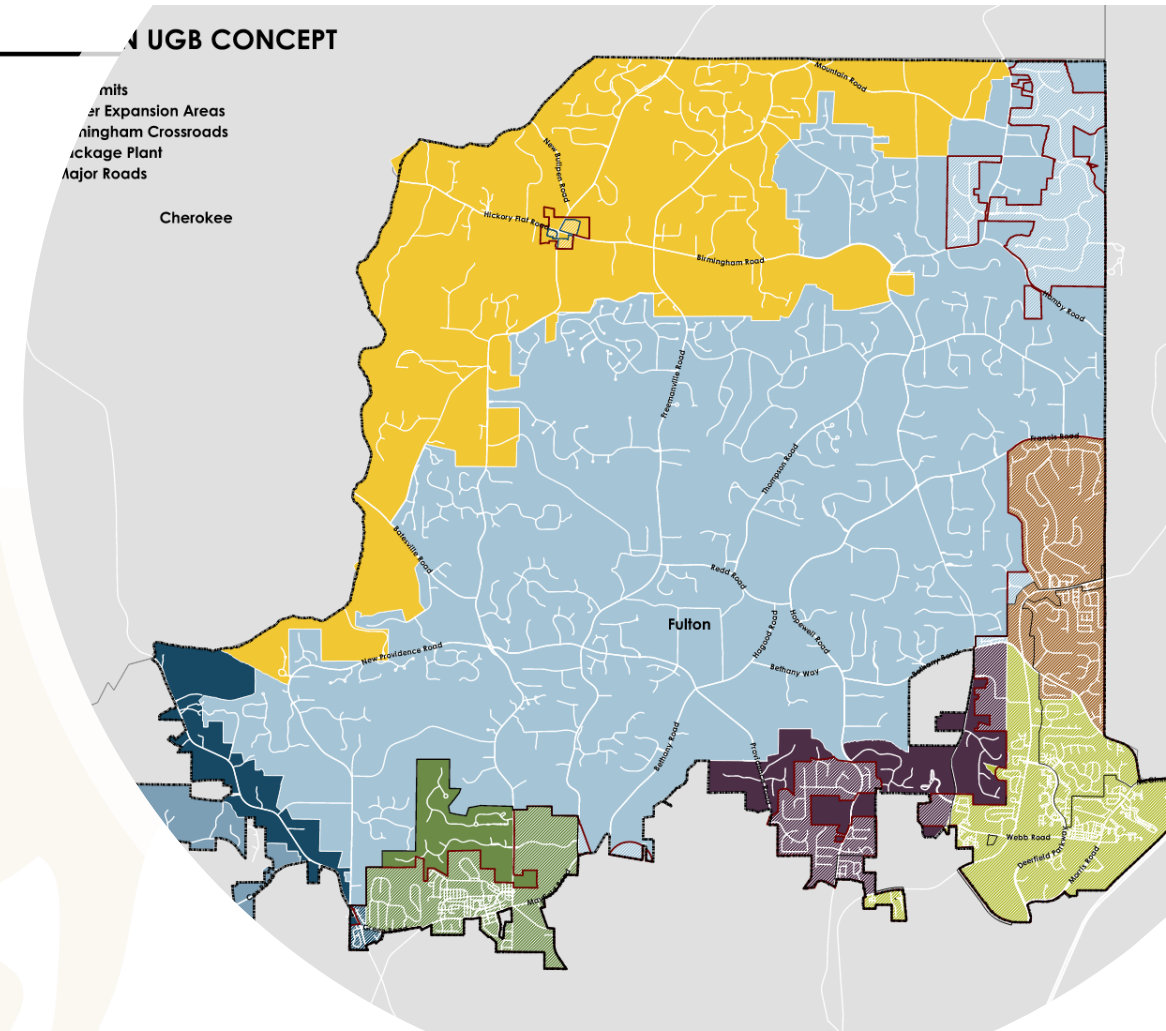
CPAC recognized that growth management has become imperative. UGB is one of the effective tool



Milton's Sewer plan

Sewer is limited to Deerfield and Crabapple area.

Milton and Fulton County has intergovernmental agreement prohibiting the extensions of sewer.



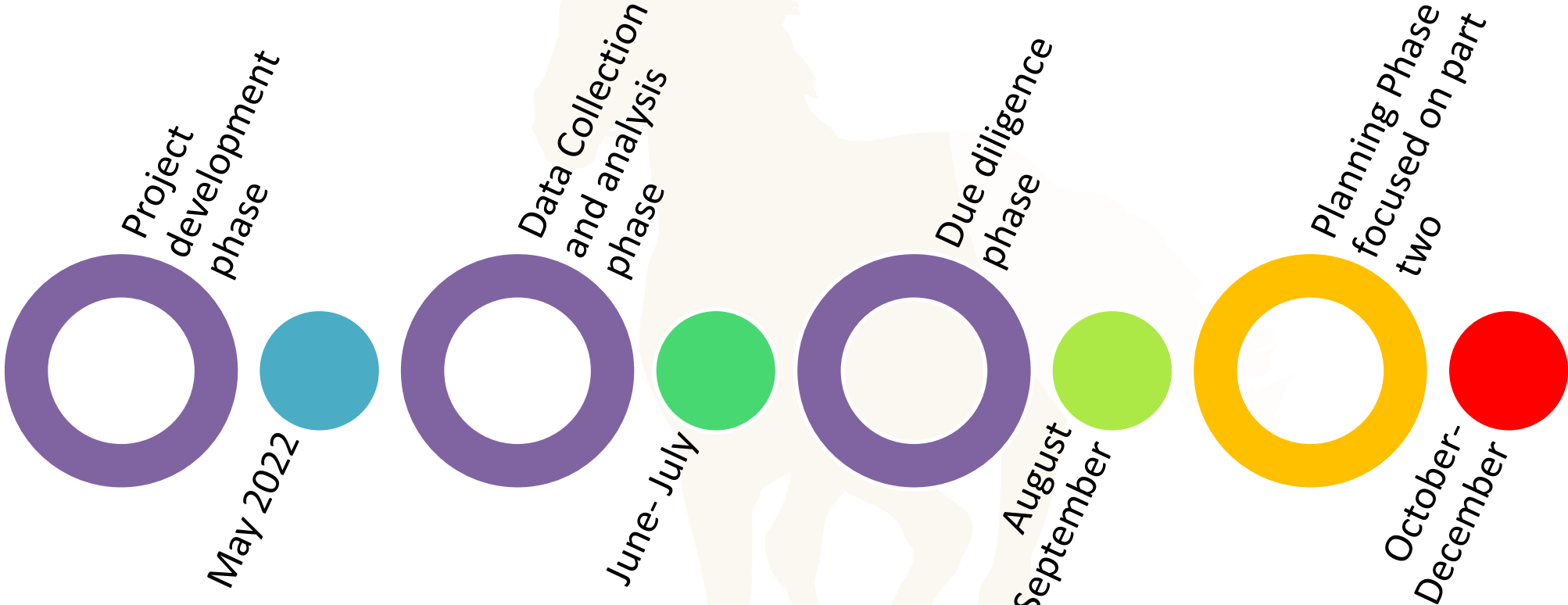
Project scope: Perform due diligence and planning to implement UGB

Part one: Study and explore suitability of UGB for Milton

Part two: Build a consensus on UGB overlay map and adopt the plan.



Project Plan

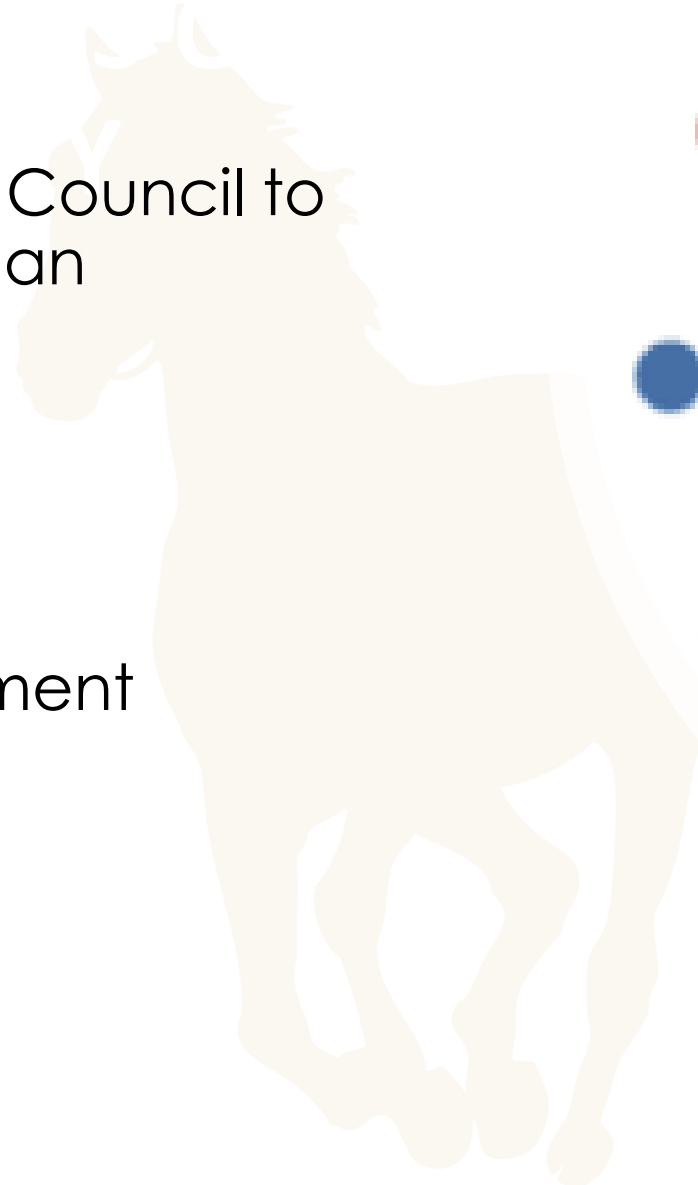


Next month:

Work session with the Council to present this project plan

Part two:

Community engagement
Consensus building
Adoption cycle



UNIFIED DEVELOPMENT CODE

*Update and Adopt Unified Development Code
(LU.12)*



CITY OF MILTON UDC

CITY COUNCIL MEETING

06.20.2022

CONSULTANT TEAM





Background

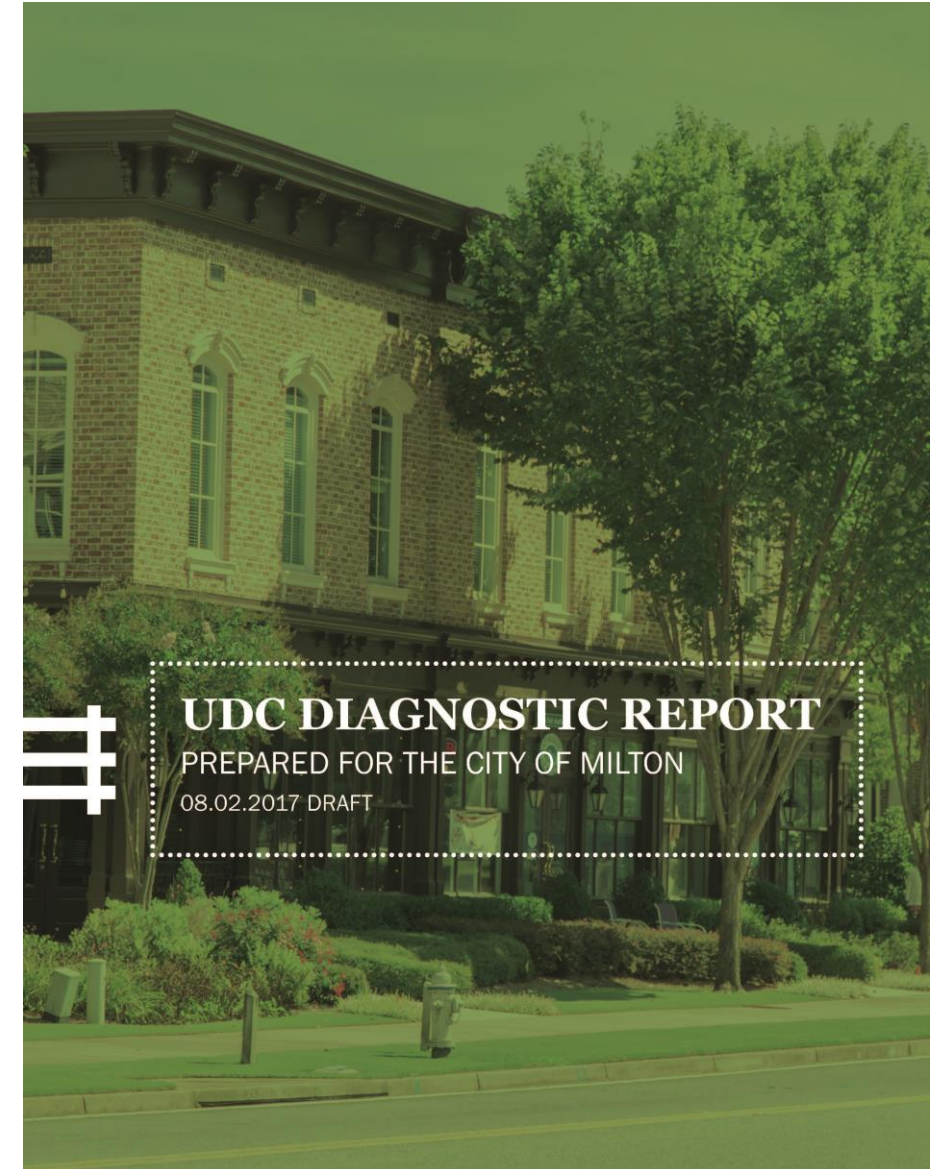
BACKGROUND

- » The process started in 2017 with:
- Stakeholder interviews
 - Review of City plans
 - Technical review of codes
 - Review of variance histories and typical zoning conditions



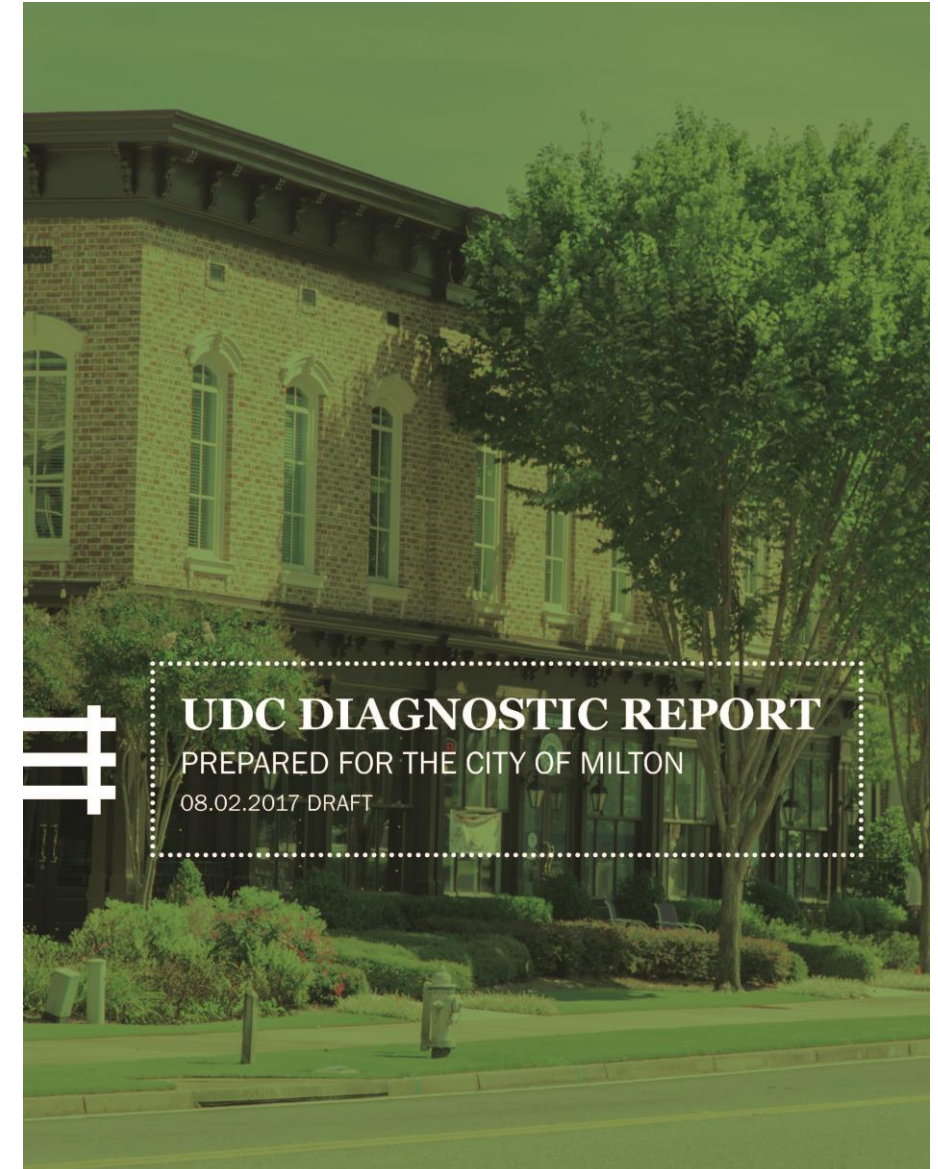
BACKGROUND

- » UDC Diagnostic Report
 - Summarizes technical findings; and
 - Provides a “roadmap” for the creating the UDC
 - Identifies potential **TECHNICAL** and **POLICY** changes, but...



BACKGROUND

- » UDC Diagnostic Report
 - Summarizes technical findings; and
 - Provides a “roadmap” for the creating the UDC
 - Identifies potential TECHNICAL and POLICY changes, but...
 - Only recommends TECHNICAL changes in the draft UDC

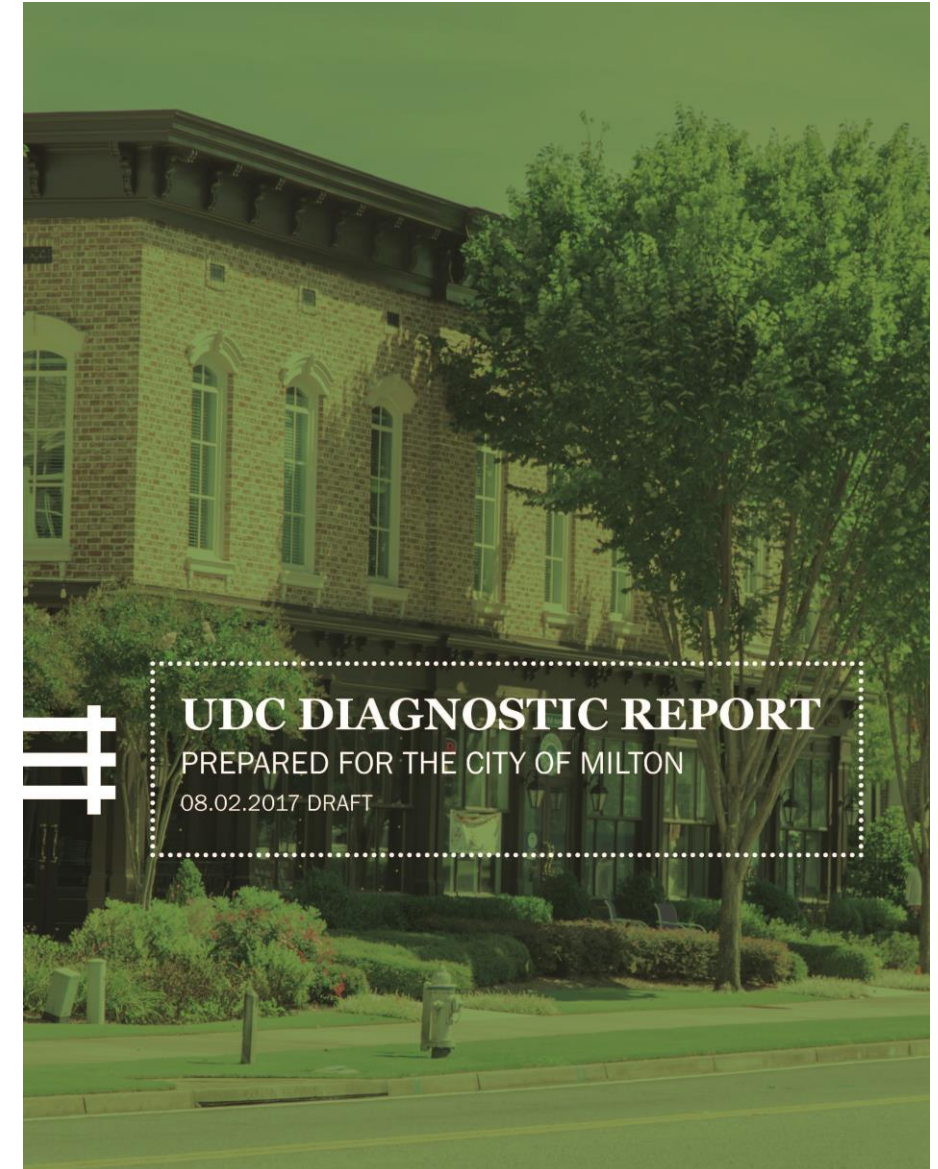


Recommendation	Technical	Policy
Work with City staff to discuss if there are reasons why definitions and/or criteria in the Stream Buffer Protection Article differ from what is currently stated within model ordinance. Incorporate any changes into the UDC.	✓	
Correct administrator of this ordinance to Director of Public Works, as requested by City staff. Verify that all procedures are directed to the appropriate City department/staff member, and incorporate necessary modifications into the UDC.	✓	
Verify that the Board of Zoning Appeals (BZA) is listed to hear all variances.	✗	
Clarify in the Stream Buffer Protection ordinance (or the general UDC penalty provisions of the UDC) that if any disturbance occurs within a stream buffer without appropriate approvals, an immediate stop work order may be issued until minimum corrective actions listed within the notice of violation are addressed. Discuss with City staff whether issuance of such a stop work order addresses City staff's concerns regarding duration of notice of violation, or if additional modifications are necessary to properly enforce the minimum stream buffer. Direction given by City staff will be incorporated into the new UDC.	✓	
Reference other reviewing authorities that may require approval for disturbance within a stream buffer, such as State minimum buffer criteria and encroachment procedures, or US Army Corp of Engineers approval procedures for work within state waters and wetlands.	✓	
Chapter 20: Environment Article VI: Soil, Erosion, Sedimentation, and Pollution Control		
Meet with City staff to discuss if there are reasons why definitions and/or criteria within the Stream Buffer Protection Article differ from what is currently stated within model ordinance. Incorporate direction given by City staff into UDC.	✓	
Correct the administrator of this ordinance to be the Director of Public Works. Verify if all procedures are directed to the appropriate City department/staff member, and incorporate necessary modifications with UDC update.	✓	
Verify that the Board of Zoning Appeals (BZA) is listed to hear all variances.	✓	
Chapter 22: Fire Prevention		
Work with City staff to explore if incentives can be created to encourage the installation of fire sprinklers in single-family houses.		✓
Chapter 48: Streets, Sidewalks, and Other Public Places		
Remove the outdated website in Sec. 48-19 that references GDOT construction specifications. Include a general statement, such as, "The Georgia Department of Transportation Construction Specifications are hereby adopted and approved as if fully set forth herein. Current specifications can be found at http://www.dot.ga.gov/ ."	✓	
Remove references to specific editions of standards and manuals, such as AASHTO, MUTCD, Highway Capacity Manual, ITE, etc. If the City wants to reference editions, then update these to the current version, along with a note stating, "It is the responsibility of the applicant/developer to reference the most current standards." The UDC could also remove any reference to specific editions and insert this note, perhaps with a website address where the standards/manual could be found. This would eliminate the need to continually update the Code.	✓	

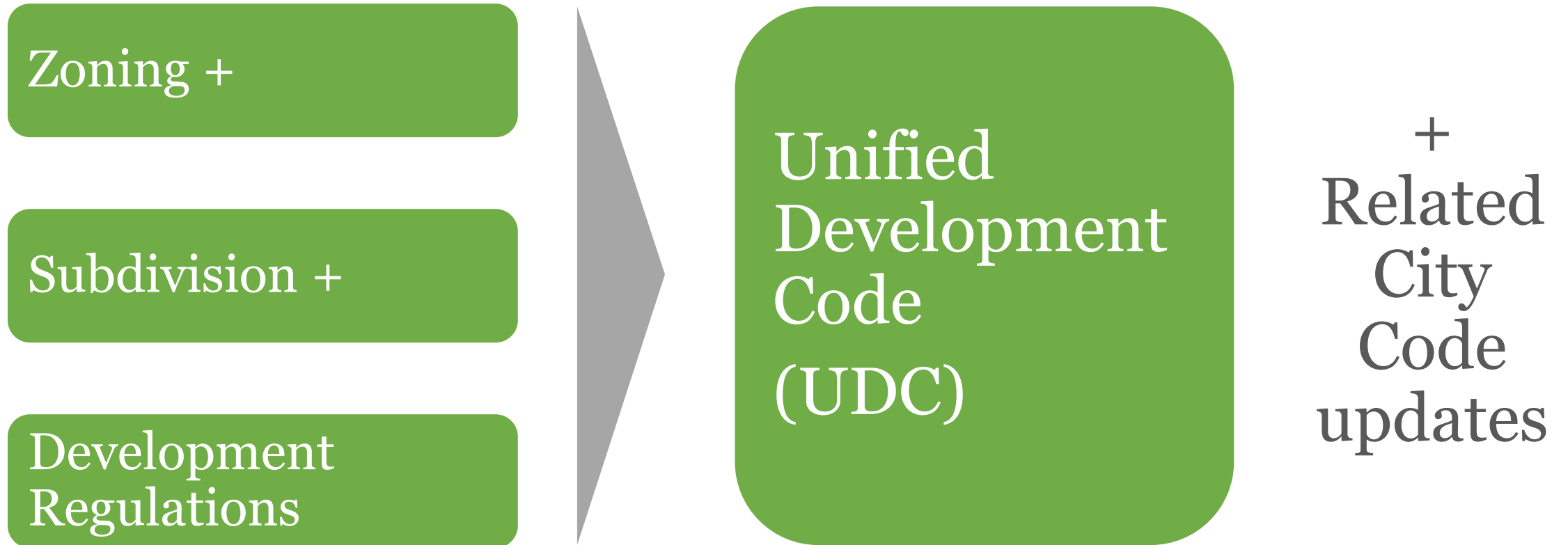
Recommendation	Technical	Policy
Chapter 64: Zoning Article I: In General		
Consolidate all definitions from this Chapter into a single UDC definitions section.	✓	
Ensure that building height measurements in the zoning ordinance are the same as those in the building codes.	✓	
Chapter 64: Zoning Article II: General Provisions		
Eliminate Article II, Division 4 Large-Scale Retail/Service Commercial Structures and Developments 75,000 Square Feet or Greater, but provide similar standards in the Deerfield Form-Based Code.	✓	
Update the permitted encroachments into yards to: <ul style="list-style-type: none"> » Allow sun rooms to encroach up to 10 feet into a rear yard. » Allow fireplaces to encroach into side yards. » Establish standards for fire pit placement. 	✓	✗
Chapter 64: Zoning Article III: Tree Preservation		
Incorporate ongoing changes to this Article and Chapter 60 Vegetation into the UDC.	✓	
Work with City staff to update the landscape strips/buffers section in Article II Tree Preservation and administrative guidelines Sec. 64-237.	✓	
Chapter 64: Zoning Article IV: Floodplain Management		
Consolidate the requirements of this article and Chapter 20, Article II into a single article in the UDC. See Chapter 20 recommendations for more detail. Incorporate floodplain platting-related requirements into the new subdivision section.	✓	
Chapter 64: Zoning Article V: Inclusionary Zoning		
Eliminate Article V: Inclusionary Zoning, which has been sunsetted and is no longer applicable in Milton.	✓	
Chapter 64: Zoning Article VI: Zoning Text, District Classification and Boundaries		
Create an equestrian zoning district.		✗
Eliminate unmapped zoning districts.	✓	
Chapter 64: Zoning Article VIII: Off-Street Parking and Loading		
Work with city staff to update parking requirements citywide, particularly in mixed-use settings.	✓	
Create parking standards for fitness centers/gyms and other uses not included.		✓
Chapter 64: Zoning Article IX: Administrative Permits and Use Permits		
Work with staff and City Council to evaluate the need for specific use permits. Ensure that all use permits include clear standards.	✓	
Eliminate landfills, transfer stations, quarries, and surface mining sites as permitted uses citywide.		✓
Eliminate medical-related lodging as a permitted use citywide. This use was created by Fulton County to allow a Ronald McDonald House in unincorporated Sandy Springs but is not applicable to Milton.	✓	

BACKGROUND

- » City Council approves strategy on
 - August 2017
- » Draft Version 0 (Vo) for staff review
 - 80% draft
 - February 2018
- » Draft Version 1 (V1) for staff review
 - 95% draft
 - April 2019
- » Project put on hold
 - May 2019



UNIFIED DEVELOPMENT CODE



WHY WOULD WE WANT A UDC?

» Consistency

- Public policy
- Procedures, permits
- Definitions

» “One stop shop”

- Documents in the same place
- Cross-referenced and clickable

» Opportunity to change intended audience

- Less focus on lawyers, more focus on daily users

UNIFIED DEVELOPMENT CODE

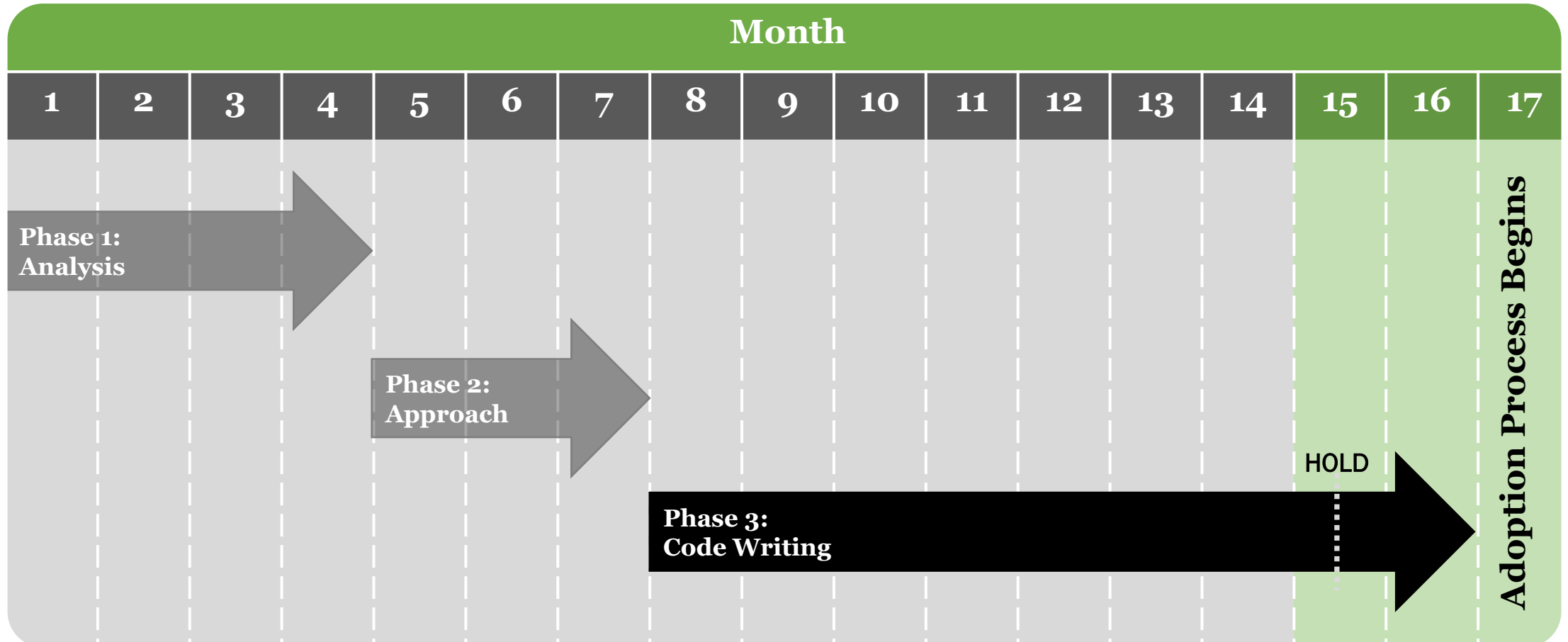


The Policy



The Tool
(STWP LU.12, 2023)

PROCESS



PROJECT SCHEDULE

Public Engagement Phase

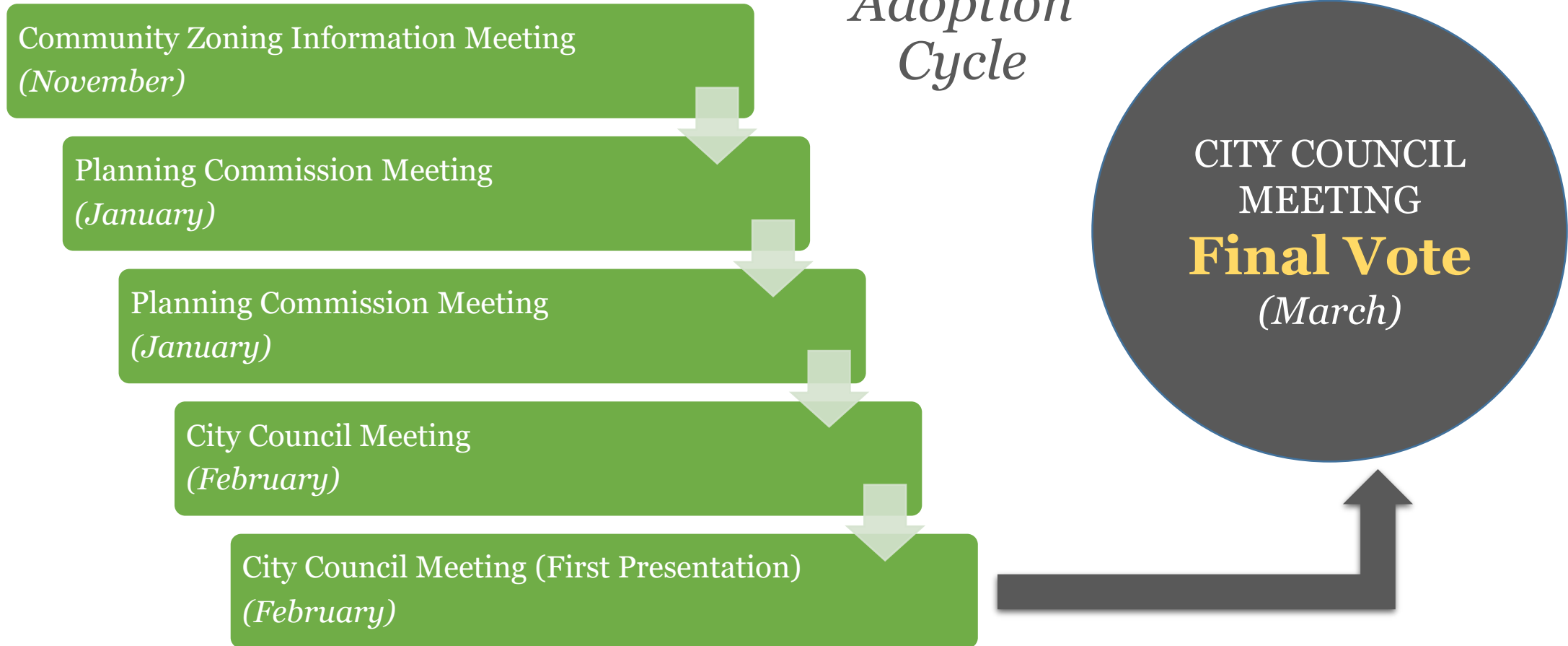
Public Meeting #1
(July 13)

Public Review Period
(45 days)
(July 15 to August 30)

Public Meeting #2
(September)

Adoption Cycle

PROJECT SCHEDULE





Draft UDC Version 2 (V2)

KEY IMPROVEMENTS

- » Language and Format
- » Graphics
- » Usability
- » Strategic Content Changes
 - Consistent terms (definitions)
 - Clarified language

13.1. Defined Terms

13.1.1. General

1. The following words, terms and phrases, when used in this UDC, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning or when alternative meanings are otherwise provided in this UDC.
2. Additional words related to the use of property are contained in Article 8.
3. Words not defined herein shall be construed to have the meaning given by Merriam-Webster's Collegiate Dictionary, eleventh edition.
4. The following shall apply to the use of all words in this UDC:
 - a. Words used in the present tense shall include the future tense.
 - b. Words used in the singular shall include the plural and vice versa.
 - c. The words "shall" and "must" are mandatory.
 - d. The word "may" is permissive.
 - e. The phrase "may not" is prohibitive.
 - f. The nouns "zone," "zoning district" and "district" have the same meaning and refer to the zoning districts established by this zoning ordinance.
 - g. The phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for" and "occupied for."
5. Whenever the term "dwelling unit," "dwelling," "premises," "building," "roominghouse," "rooming unit," "housekeeping unit" or "story" is stated in this code, it shall be construed as though it was followed by the words "or any part thereof."

13.1.2. Abbreviations

The following abbreviations appear in this UDC and are not otherwise defined in this article.

Abbreviation	Full Term
ADA	Americans with Disabilities Act
avg.	Average
CZIM	Community zoning information meeting
DNR	The Georgia Department of Natural Resources
DBH	Diameter at Breast height
DRI	Development of Regional Impact
FAA	Federal Aviation Administration
FCC	Federal Communications Commission
FEMA	The Federal Emergency Management Agency.
Ft.	Feet
GDOT	Georgia Department of Transportation
GIS	Geographic information systems
GSMM	The latest edition of the Georgia Stormwater Management Manual, Technical Handbook, and its Appendices
LDB	Land disturbance permit
max.	Maximum
min.	Minimum
MUTCD	Manual of Uniform Traffic Control Devices
O.C.G.A.	Official Code of Georgia Annotated
Sf.	square feet
ULI	Urban Land Institute
WTF	Wireless telecommunications facility

#

100-year floodplain. Land in the floodplain subject to a 1% or greater statistical occurrence probability of flooding in any given year.

UDC TABLE OF CONTENTS

- » Article 1. General Provisions
- » Article 2. Rules Applicable to All Districts
- » Article 3. Agricultural Districts
- » Article 4. Residential Districts
- » Article 5. Business Districts
- » Article 6. Special Purpose Districts
- » Article 7. Form Based Codes
- » Article 8. Use Provisions

Zoning Ordinance

UDC TABLE OF CONTENTS

- » Article 9. Site Development
- » Article 10. Streets and Public Improvements
- » Article 11. Environment
- » Article 12. Administration
- » Article 13. Definitions

Zoning
Ordinance
(Portions)

3.1. AG-1 Agricultural

3.1.1. Scope and Intent



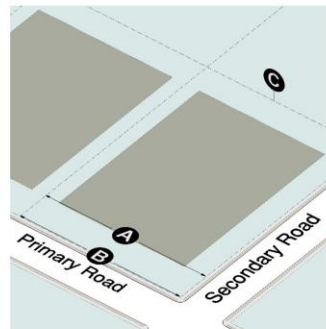
This section contains the AG-1 district regulations. The AG-1 district is intended to encompass lands devoted to a wide range of uses, including:

- A. Individual parcels devoted to residential use;
- B. Single-family subdivisions;
- C. Agricultural; and
- D. Closely related uses.

3.1.2. Uses

See Article 8.

3.1.3. Dimensional Standards



Lots on Paved Roads

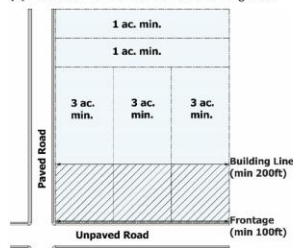
A Width:	100 ft. min.
B Frontage:	35 ft. min.
C Area:	1 ac. min.

Lots on Unpaved Roads

A Width:	200 ft. min.
B Frontage: [1]	100 ft. min.
C Area:	3 ac. min.

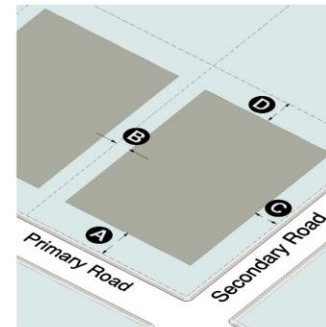
Table note:

[1] Shall be maintained to front building line.



Graphic of three-acre lots

3.1.4. Building Placement



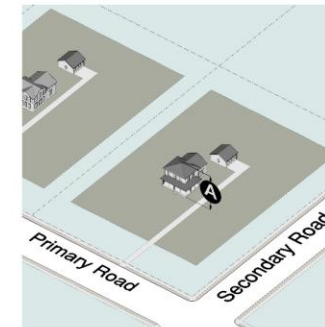
Principal Building Setbacks

A Front Yard:	60 ft. min.
B Side Yard (interior):	25 ft. min.
C Side Yard (street):	40 ft. min.
D Rear Yard:	50 ft. min.

Accessory Structure Setbacks

Accessory structures may be located in rear or side yards but shall not be located within a minimum yard. Additional standards may apply to specific accessory uses in [Sec. 8.8](#).

3.1.5. Bulk and Mass



Building Height

A Single-family	See Sec. 6.3.3.B
A Other Buildings:	40 ft. max.

Heated Floor Area

There is no minimum heated floor area in this district.

Use Category Specific Use	Zoning Districts														Definition/ Standards			
	AG-1	R-1	R-2	R-2A	R-3	R-3A	R-4	R-4A	R-5	R-5A	R-6	TR	A	NUP		CUP	O-I	CI
All telecommunications facilities	See Sec. 8.4.5 Telecommunication Facilities														Sec. 8.4.5			
Commercial Uses																		
All adult entertainment establishments, as listed below:																		Sec. 8.5.1
Adult bookstore																	U	Sec. 8.5.1.A
Adult entertainment establishments																	U	Sec. 8.5.1.B
All bars, nightclubs																		Sec. 8.5.2
All day care facilities	U	U	U	U	U	U	U	U	U	U	U	U	U		P	P	P	See 8.5.3
All festivals or events, outdoor/indoor																U	U	Sec. 8.5.4
All indoor recreation, except as listed below:																	P	Sec. 8.5.5
Assembly hall, indoor auditorium																	P	Sec. 8.5.5.B
Conference center																		Sec. 8.5.5.D
Convention center																		Sec. 8.5.5.E
Gym, health spa, or yoga studio																P	P	Sec. 8.5.5.F
Pool hall																		Sec. 8.5.5.G
Theater																	P	Sec. 8.5.5.H
All lodging, as listed below:																		Sec. 8.5.6
Bed and breakfast inn	U											U	U					Sec. 8.5.6.B
Country inn	U																	Sec. 8.5.6.C
Hotel/motel															P	P		Sec. 8.5.6.D
All medical, except as listed below:																P	P	Sec. 8.5.7
Hospital																P		Sec. 8.5.7.C
All office, except as listed below:																P	P	Sec. 8.5.8
Ball bondsman																		Sec. 8.5.8.B

1. Defined

A building or area designed primarily for showing performing arts or motion pictures.

8.5.6. Lodging

A. Defined

A facility offering lodging accommodations to the general public on a nightly or long-term basis (weekly or monthly) and may provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities. Lodging includes:

1. Bed and breakfast inn.
2. Country inn.
3. Hotel/motel.

B. Bed and Breakfast Inn

1. Defined

A residence in which the frequency and volume of visitors are incidental to the primary use as a private residence and where guestrooms are made available for visitors for fewer than 30 days. Breakfast is the only meal served and is included in the charge for the room.

2. Use Standards

- a. A minimum of 2 and a maximum of 5 guestrooms are permitted.
- b. No parking is allowed in the minimum front yard.
- c. The bed and breakfast shall be owner occupied.
- d. Permitted curb cut access shall not be from a local street.

e. Landscape strips and buffers shall be provided as specified in the AG-1 district in Sec. 10.5.2.

f. Parking requirements shall be the same as hotel/motel as specified in article VIII of this UDC.

g. Identification or advertising signs shall be limited to 4 square feet in surface area and 4 feet in height.

C. Country Inn

1. Defined

A facility, with the owner or innkeepers residing on the premises, where guestrooms are made available for visitors for fewer than 30 days. The term "country inn" is distinguished from the term "bed and breakfast inn" in that it serves both breakfast and lunch or dinner.

2. Use Standards

- a. Lot area shall be a minimum of 5 acres.
- b. A minimum of six guestrooms and a maximum of 30 rooms are permitted.
- c. The country inn shall be owner occupied.
- d. Permitted curb cut access shall be from a minor collector or higher road classification.
- e. The establishment may provide meal services to guests.
- f. Parking shall not be permitted within the minimum front yard setback.
- g. Identification or advertising signs shall be limited to one sign of not

Form-Based Code Uses

DEERFIELD FORM-BASED CODE City of Milton

TABLE 10: Specific Function and Use. This table expands the categories of Table 9 to designate specific Functions and uses within Transit Zones.

R. ALLOWED BY RIGHT	W. ALLOWED BY WARRANT						U. ALLOWED BY USE PERMIT							
	T2	T3	T4	T4-P ¹	T4-O ²	T5 ³	T6	T2	T3	T4	T4-P ¹	T4-O ²	T5 ³	T6
1. RESIDENTIAL⁴														
Apartment														
Law/Work Unit														
Rowhouse														
Duplex														
Courtyard House														
Sty/yard House														
Cottage														
House														
Accessory Unit														
2. LODGING														
Hotel, Hotel														
Bed & Breakfast														
3. OFFICE														
Office														
Radio and Television Station														
Law/Work Unit														
4. RETAIL														
Open Market Stand														
General Retail														
Pam Shop														
General Service														
Artists Studio														
Restaurant														
Freestanding Fast Food Restaurant														
Wink														
Drive-Through Facility ⁵														
Puff Cart														
Liquor Selling Establishment														
Sell Service Landmark														
Laundry and Dry Cleaning Shop														
Bank/Financial Institution														
Ball Bondsman														
Check Cashing Establishment														
Adult Entertainment														
Future Telling Establishment														
Massage Parlor, Pool Hall, Escort and Dating Services, Tanning and Body Piercing Establishment														
5. CIVIC														
Bus Shelter														
Convention Center														
Conference Center														
Fountain or Public Art														
Library														
Theater														
Indoor Commercial Amusement														
Outdoor Commercial Amusement														
Museum														
Assembly Hall, Indoor Auditorium														
Open-air														
Outdoor Auditorium														
Parking Structure														
Passenger Terminal														
Sports Parking Lot														
Place of Worship														
6. OTHER: AGRICULTURE														
Gran Storage														
Livestock Pen														
Greenhouse														
Stable														
Veterinary Clinic/Hospital, Kennel (with inside pens)														
Kennel with Outside Pens														
Put (Greening) ⁶														
7. OTHER: AUTOMOTIVE														
Gasoline Station ⁷														
Automotive Specialty Shop														
Service Station														
Automotive Garage, Repair Garage														
Automobile and Light Truck Sales/Leasing														
Car Wash ⁸														
Drive-Through Facility ⁹														
8. OTHER: CIVIL SUPPLY														
Fire Station														
Police Station														
Cemetery														
Funeral Home														
Hospital														
Medical Office, Clinic														
Assisted Living, Convalescent Home, Personal Care Home, Nursing Home, Hospice														
9. OTHER: EDUCATION														
School of Business, Dance, Music or Studio														
College														
High School														
Vocational School														
Elementary School														
Children's Center ¹¹														
10. OTHER: INDUSTRIAL														
Heavy Industrial Facility														
Light Industrial Facility														
Manufacturing														
Catering														
Laundry and Dry Cleaning														
Distribution Center														
Research Laboratory														
Water Supply Facility														
Brewery and Wine Facility														
Device, Substation														
Telecommunications														
Creation Facility														
Warehouse														
Landscape/Lawn Service														
Produce Storage														
Recycling Center														
Mail Storage														

1. This table notwithstanding, all senior housing shall comply with Sec. 64-1034a).
 2. T4-Open
 3. Includes 75 Limited subject to Table 9
 4. See Sec. 4.14 for additional requirements
 5. Includes both principal and accessory car washes
 6. Drive-through facilities are considered accessory to a Retail or Automotive Function
 7. See Sec. 64-1109 for additional requirements.
 8. No overnight stay allowed.
 9. T4-Permissible. (See Sec. 4.6.1e) for additional restrictions in the Five Acre Road Zone
 10. Only allowed in the Five Acre Road Zone and when accessory to a bank/financial institution.
 11. Only allowed in the Five Acre Road Zone.

DEERFIELD FORM-BASED CODE City of Milton

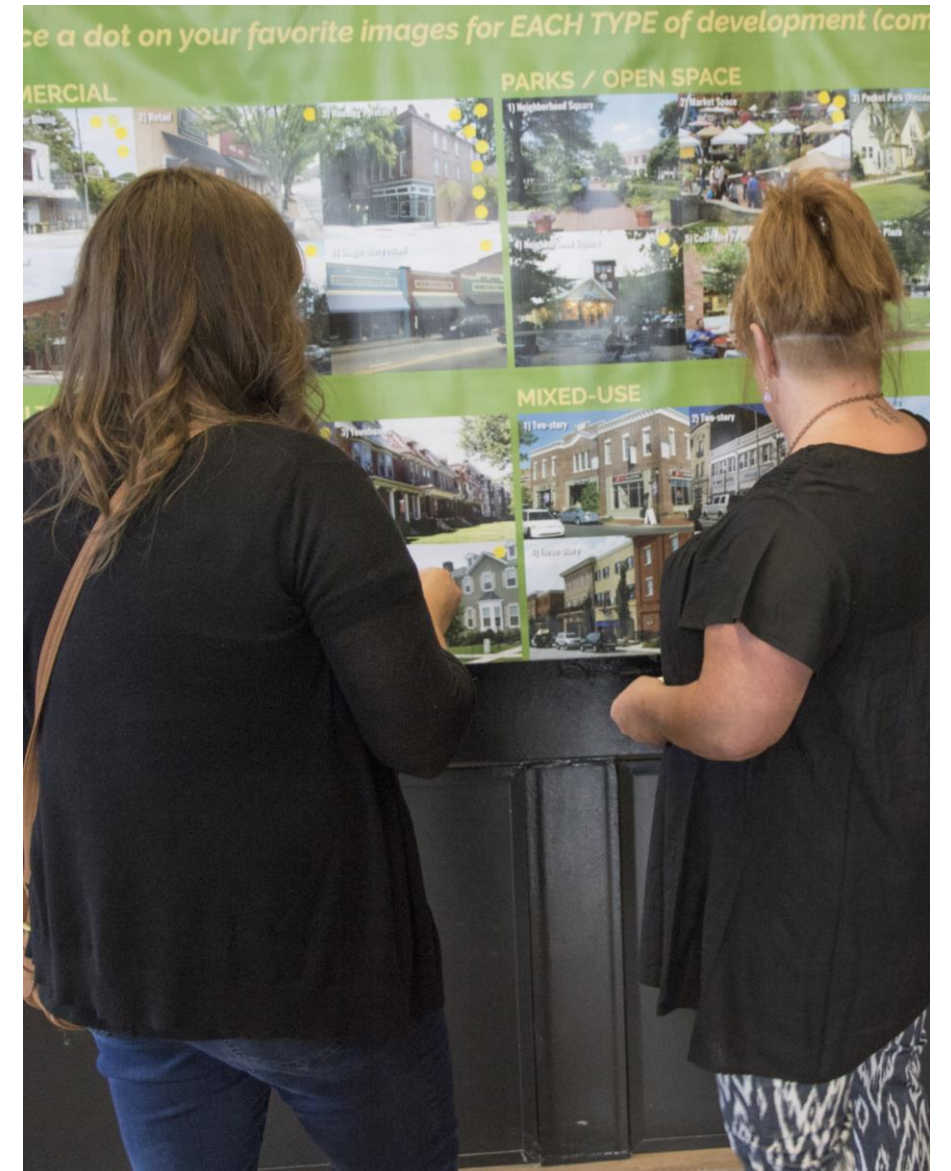
Use Category Specific Use	Deerfield Form-Based Code						Definition/Standards
	T2	T3	T4	T4-P	T4-O	T5	
Church, temple, or other place of worship	U	U	U	P	P	P	Sec. 8.4.1.B
Club or lodge, non-profit							Sec. 8.4.1.C
Colleges and universities	U	U	U	U	U	U	Sec. 8.4.1.D
Library, museum							Sec. 8.4.1.E
Public use	P	P	P	P	P	P	Sec. 8.4.1.F
School, private (K-12)	U	U	U	U	U	U	Sec. 8.4.1.G
School, special	U	U	U	U	U	U	Sec. 8.4.1.H
All parks and open space, as listed below:							Sec. 8.4.2
Cemetery/mausoleum	U	U	U				Sec. 8.4.2.B
Golf course							Sec. 8.4.2.C
Recreational court, private	W	W	W	W	W	W	Sec. 8.4.2.D
Recreational court, public	U	U	U	U	U	U	Sec. 8.4.2.E
Recreational field	U	U	U	U	U	U	Sec. 8.4.2.F
Retreat, campground	U						Sec. 8.4.2.G
Swimming pool, public				U	U	U	Sec. 8.4.2.H
All major utilities, as listed below:							Sec. 8.4.3.A
Electric or gas generation plant							Sec. 8.4.3.A.1
Water or sanitary sewer treatment plant, public	P	P	P	P	P	P	Sec. 8.4.3.A.2
Sanitary sewer treatment plant, private	W	W	W	W	W	W	Sec. 8.4.3.B
Utility substation	W	W	W	W	W	W	Sec. 8.4.3.C
All small cell facilities							Sec. 8.4.4
All telecommunications facilities							Sec. 8.4.5
Commercial Uses							
All adult entertainment establishments, as listed below:							Sec. 8.5.1
Adult bookstores							Sec. 8.5.1.A
Adult entertainment establishments							Sec. 8.5.1.B
All bars and nightclubs							Sec. 8.5.2
All day care facilities	U	U	U	P	P	P	Sec. 8.5.3

DEERFIELD FORM-BASED CODE City of Milton

Use Category Specific Use	Deerfield Form-Based Code						Definition/Standards
	T2	T3	T4	T4-P	T4-O	T5	
Accessory manufactured home	U						Sec. 8.6.6
Antennas (up to 90 feet in height)	W	W	W	W	W	W	Sec. 8.6.7.B.2
Antennas (over 90 feet in height)	U	U	U	U	U	U	Sec. 8.6.7.B.3
Brewery							Sec. 8.6.8
Car wash, accessory							Sec. 8.6.9
Drive-through							Sec. 8.6.10
Greenhouse, non-commercial	P	P	P	P	P	P	Sec. 8.6.11
Guesthouse	W	W	W	W	W	W	Sec. 8.6.12
Home occupation	P	P	P	P	P	P	Sec. 8.6.13
Keeping of exotic or wild animals							Sec. 8.6.14
Keeping of horses	P	P	P	P	P	P	Sec. 8.6.15
Skateparks	U	U	U	U	U	U	Sec. 8.6.16
Swimming pool, private							Sec. 8.6.17
Temporary Uses							
Media production							Sec. 8.

NEXT STEPS

- » Staff to review Draft V2
 - From a technical perspective
- » Updated draft UDC based on staff comments
- » Public Meeting #1
 - July 13, 2022





Thank You

Discussion