



AGENDA STAFF MEMO

TO: Honorable Mayor and City Council
FROM: Diana Wheeler, Interim Community Development Director
DATE: May 13, 2025, for the City Council Meeting on June 2, 2025

Signed by:

Tracie Wildes
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AGENDA ITEM: **RZ25-05** - Consideration of a Text Amendment to Article 8 Use Provisions, Sec. 8.2.1 Use Table for All Districts Except Form Based Codes regarding assembly hall, event facility of the Unified Development Code (UDC) for the City of Milton.

SUMMARY:

The purpose of this text amendment to the UDC is to allow assembly hall/event facility only with an approved Use Permit (Sec. 8.5.6.B) within the *Use Table for all Districts except Form-Based Codes* contained in Article 8 Use Provisions. Currently, it allows these uses by "right" within C-1 (Community Business) and MIX (Mixed Use). By allowing them with an approved Use Permit within the C-1 and MIX Districts, it will be consistent with all of the Transect Zones within the Crabapple and Deerfield Form Based Codes within the City that also requires an approved Use Permit.

Community Zoning Information Meeting – March 25, 2025 – There was no one who made comments on this item.

Planning Commission Meeting – April 23, 2025 – The Commission unanimously recommended approval of this item.

FUNDING AND FINANCIAL IMPACT:

There will be no funding or financial impact.

ALTERNATIVES:

The City Council may choose to amend or deny the proposed text amendment.

REVIEW & APPROVALS:

Legal Review: Paul Frickey, Jarard & Davis, LLP – April 2025
Concurrent Review: Steven Krokoff, City Manager – May 2025

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Steven Krokoff
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ATTACHMENT(S):

Ordinance for Text Amendment RZ25-05.

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AN ORDINANCE TO AMEND ARTICLE 8 USE PROVISIONS, SEC. 8.2.1. USE TABLE FOR ALL DISTRICTS EXCEPT FORM BASED CODES REGARDING ASSEMBLY HALL, EVENT FACILITY OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF MILTON, GEORGIA.

BE IT ORDAINED by the City Council of the City of Milton, GA while in a regularly called council meeting on June 2, 2025, at 6:00 p.m. as follows:

SECTION 1. That Sec. 8.2.1. Use Table For all Districts except Form Based Codes regarding Assembly Hall, Event Facility of the Unified Development Code for the City of Milton, Georgia as it relates amends the Table to indicate these uses within zoning districts MIX and C-1 to require a Use Permit as shown in Exhibit "A", attached hereto and incorporated as if fully set forth herein;

SECTION 2. That all ordinances, parts of ordinances, and regulations in conflict herewith are repealed; and

SECTION 3. That this Ordinance shall become effective upon its adoption.

ORDAINED this the 2nd day of June 2025.

Peyton Jamison, Mayor

Attest:

Tammy Lowit, City Clerk

EXHIBIT "A"

Text Amendment RZ25-05

Sec. 8.2 Permitted Use Tables | ARTICLE 8 USE PROVISIONS
Sec. 8.2.1. Use Table for All Districts, Except Form-Based Codes

Key: P=Permitted Use A=Administrative Permit U = Use Permit Empty Cell=Prohibited																				
Use Category	Zoning Districts (Excludes Form-Based Codes)																			
Specific Use	AG-1	R-1	R-2	R-2A	R-3	R-3A	R-4	R-4A	R-5	R-5A	R-6	TR	A	A-L	NUP	CUP	O-I	C1	MIX	Definition/ Standards
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 aircraft landing areas:	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	Sec. 8.5.2
All bars																				8.5.3
All day care facilities	U	U	U	U	U	U	U	U	U	U	U	U	U	U		P	P	P	P	See 8.5.4
All festivals or events, outdoor/indoor	U																U	U	U	Sec. 8.5.5
All indoor recreation, except as listed below:																		P	P	Sec. 8.5.6
Assembly hall, event facility																		P	P	Sec. 8.5.6.B
Conference center																				Sec. 8.5.6.D
Convention center																				Sec. 8.5.6.E
Gym, health spa, or yoga studio																	P	P	P	Sec. 8.5.6.F
Pool hall																				Sec. 8.5.6.G
Theater																		P	P	Sec. 8.5.6.H
All lodging, as listed below:																				Sec. 8.5.7
Bed and breakfast inn	U										U	U								Sec. 8.5.7.B
Country inn	U																			Sec. 8.5.7.C
Hotel/motel																	P	P	P	Sec. 8.5.7.D
All medical, except as listed below:																	P	P	P	Sec. 8.5.8
Hospital																	P		P	Sec. 8.5.8.C
All nightclubs																				Sec. 8.5.9
All office, except as listed below:																	P	P	P	Sec. 8.5.10