

## Office of the Director of Public Works

**To:** City of Milton Plan Commission, Mayor Anissa Welch, and Common Council Members  
**From:** Howard Robinson, Director of Public Works  
**Date:** 02/17/2016  
**Subject:** Discussion and Possible Action to Approve Ordinance 418 – An Ordinance Creating Section 78-403(17) of the Code of Ordinances of the City of Milton Providing for Warehousing as a Conditional Use.

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### **Discussion**

The city staff was approached by a possible future owner on a proposed use for the property located at 237/303 Vernal Avenue. This is the former church property at this location. The property is zoned R-3.

The owner wants to store items there and resell them over the internet. There would be no customer pick up at the location. Current ordinances would not allow this due to it being a residential zoned property. A home occupancy permit would also not be allowed because the owner doesn't live there.

A new conditional use could be added to allow this type of business, which was discussed at the Plan Commission meeting on January 12, 2016. Attorney Mark Schroder has discussed this with staff and this is the proposed ordinance that would fill this need. Plan Commission recommendations were added to the proposed ordinance. Rezoning the property to a business use was considered but a business zoning in this residential neighborhood would open the area to many uses that may possibly not match the existing neighborhood.

### **Staff Recommendation**

My recommendation would be to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings and approve this ordinance.

### **Attachments**

- Ordinance