



Comprehensive Plan Advisory Committee

**CPAC Work Session
February 25, 2021**

AGENDA: THU, FEB 25, 2021 CPAC #3 - 6:00 PM

6:00 PM Call to Order & Pledge of Allegiance

(Todd Chernik, Chair)

Welcome – Introduction of CPAC

Roll Call

(Todd Chernik, Chair)

6:10 PM Public Comment

(Todd Chernik, Chair)

6:20 PM Form Based Code - Discussion

(Bob Buscemi, City of Milton)

Transfer of Development Rights (TDR) - Discussion

(Michele McIntosh-Ross, City of Milton)

6:40 PM Land Use Review and Refresh - Discussion

(Michele McIntosh-Ross, City of Milton)

**Character Areas and Compatibility Chart
Population and Land Use**

7:00 PM Map Exercise - Discussion

(Todd Chernik, Chair)

**Ideas for public venues, parks, greenspace
Ideas for equestrian use and rural preservation**

8:10 PM Work Session Action Items - Recap

(Tracie Wildes, Land Development Manager)

8:20 PM Public Comment

(Todd Chernik, Chair)

8:30 PM Adjourn

ROLL CALL - ADVISORY COMMITTEE (CPAC)

CPAC Chair **Todd Chernik**, Chair of BZA
CPAC Vice Chair **Sumeet Shah**, Chair of PC

Ron Gilbert, PC

Zach Middlebrooks, PC

Kurt Nolte, PC

Fred Edwards, PC

Marty Lock, PC

Jan Jacobus, PC

Laura Wysong, Chair of DRB

Seven (7) Council appointees:

1. **Martin Littleton** (at Large) Mayor Joe Lockwood
2. **Heather Sparkes** (District 1/Post 1) Peyton Jamison
3. **Brian Maloney** (District 1/Post 2) Carol Cookerly
4. **Colt Whittall** (District 2/Post 1) Laura Bentley
5. **Larry Johnstone** (District 2/Post 2) Paul Moore
6. **Marc Arrington** (District 3/Post 1) Joe Longoria
7. **George Yunis** (District 3/Post 2) Rick Mohrig

Ex officio members are
Councilmember **Laura Bentley**
Councilmember **Paul Moore**

ACCOMPLISHMENTS - SINCE JAN. 28, 2021 CPAC

- ✓ City Council Work Session/Briefing on February 8
- ✓ We had our first Community Education Session (CES #1) on February 11 to discuss Placemaking and Economics.
- ✓ We had our second Community Education Session (CES #2) February 18 where we discussed Sustainability.
- ✓ We upgraded our CPAC webpage!, which includes artifacts from prior meetings and work sessions, as well as artifacts/videos to help inform decision-making with the 2040 Comprehensive Plan:
cityofmiltonga.us/comprehensiveplan
- ✓ City Staff developed informational videos on Form Based Code, Transfer of Development Rights, and Land Use

WORK SESSION OBJECTIVES - CPAC

Today's work session format is intended to be very interactive, as we aim to accomplish three main objectives

- 1) Confirm a working knowledge of;
 - a) Form-Based Code (FBC) and,
 - b) Transfer of Development Rights (TDR)

- 2) Update the Character Area Narratives & Zoning Compatibility Charts

- 3) Gather your ideas to form Land Use Recommendations



PUBLIC COMMENT

Guidelines for Participation

- **For ZOOM App users by Computer, Tablet and Smartphone:**

- ***Click Participants in your Meeting controls at the bottom of your screen, and click 'Raise Hand'***

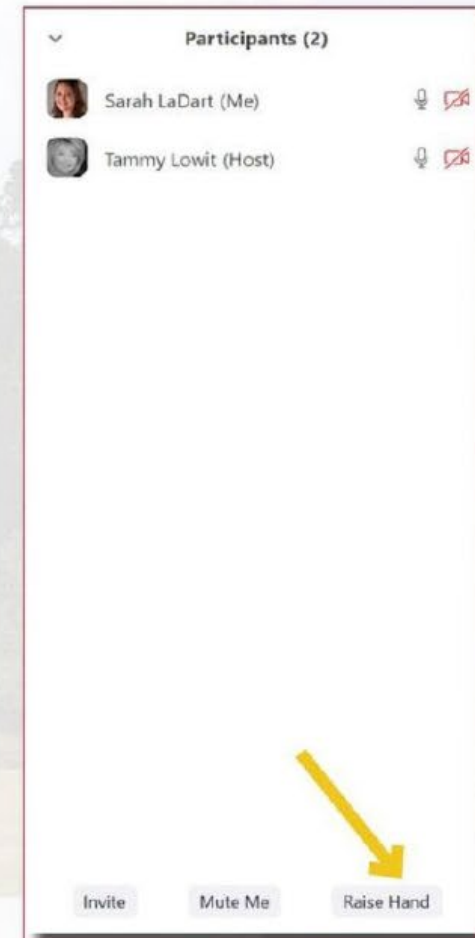


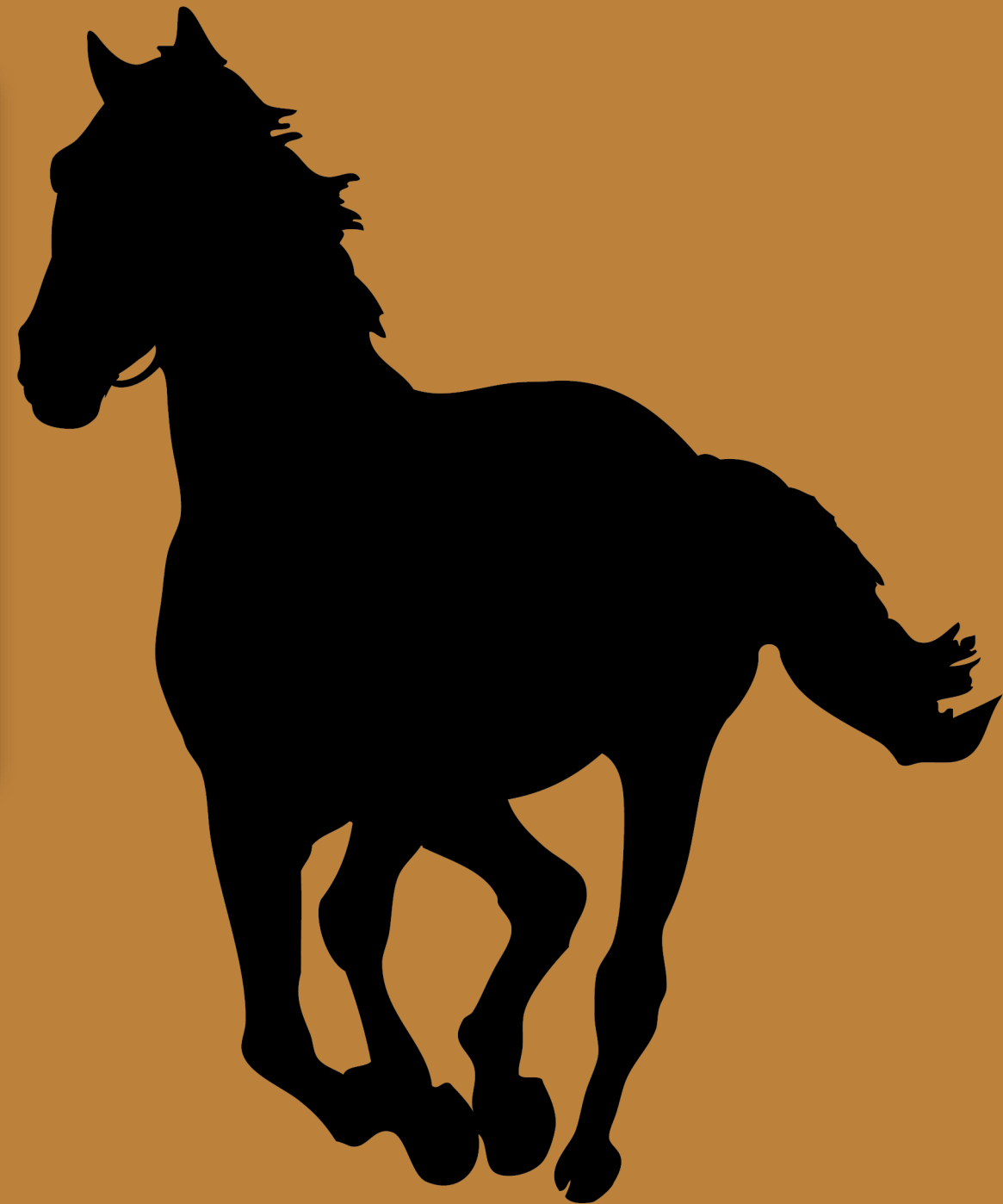
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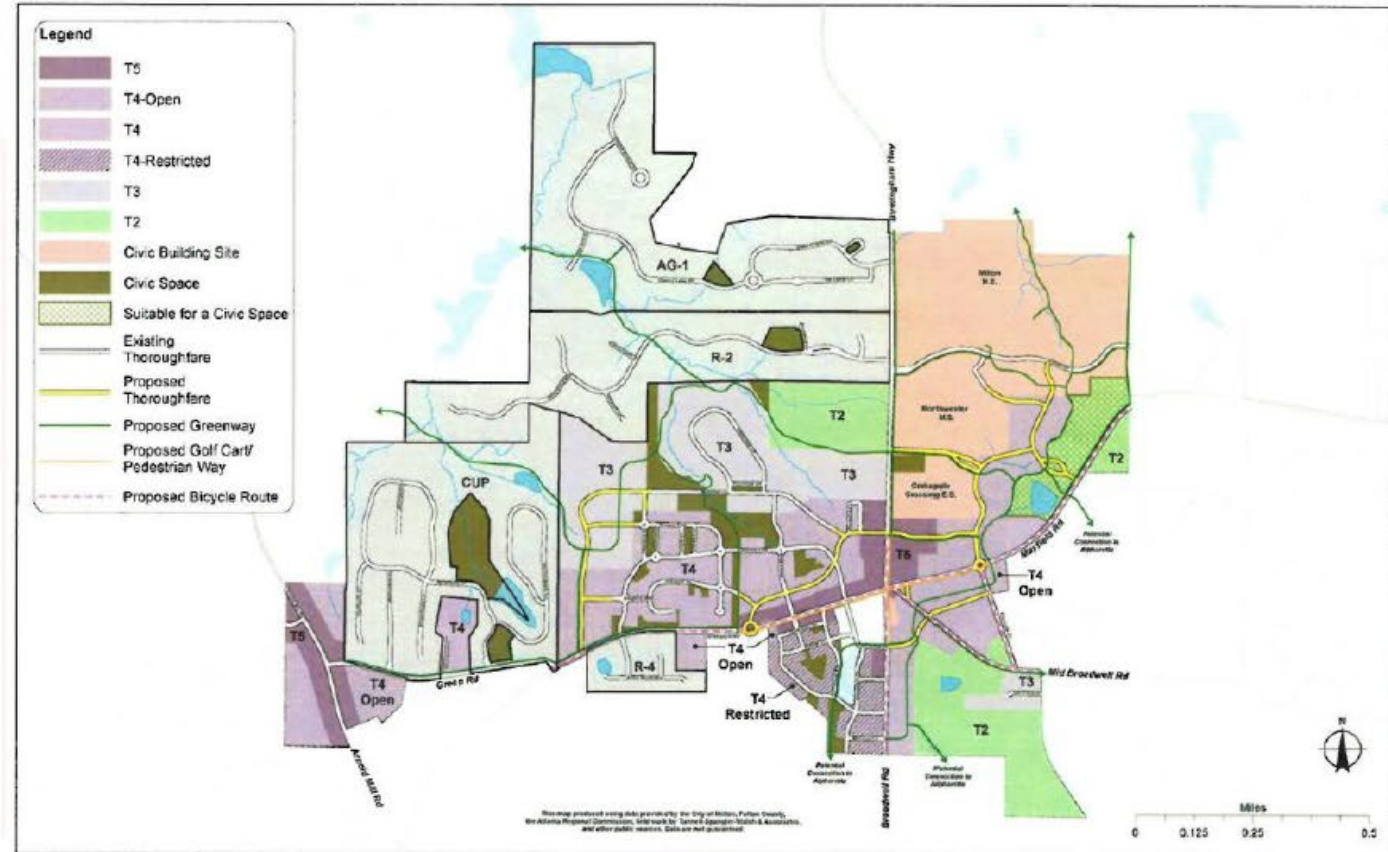
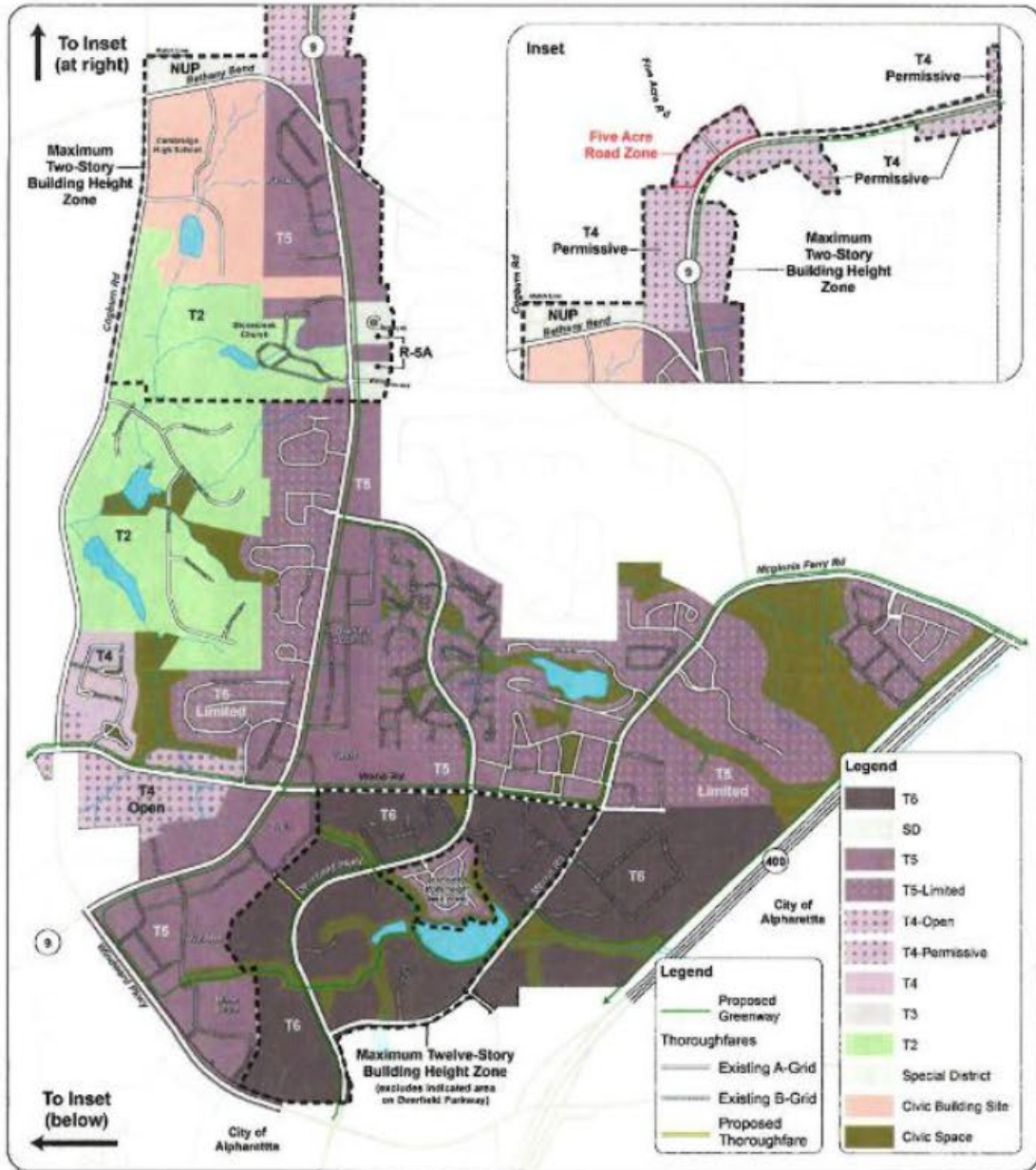
- ***Type thoughts and questions in comment box. Questions will be answered within a day.***





Form-Based Code (FBC) – Discussion
Bob Buscemi

Form-Based Code Regulating Plans (Zoning Map)



Deerfield / Highway 9
Approved April 2013
Amended April 2015



**Transfer of Development Rights (TDR) –
Discussion**
Michele McIntosh-Ross

TRANSFER OF DEVELOPMENT RIGHTS (TDR)



Method to incentivize conservation land by using the demand for development and tying it to land conservation.

Established in 2012

Embedded in the Form Based Code

Sending and Receiving sites were designated in the Comprehensive Plan

Most robust TDR program in the State of GA
– State Award-Winning FBC/TDR Ordinance

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

*Sending
Areas
Remain
Rural*



Sending Area

- Development Rights of a parcel of land is reduced and sold/transferred
- Permanent easement established to protect the conserved land

Receiving Area

- Development Rights added to a development through a transfer
- Additional square footage or units



*Receiving
Areas
Continue to
Grow*

CPAC CONSIDERATIONS FOR TDR

Improve Efficiency of the Program

- TDR Bank?

Increase Demand for TDR's

- Expand to other receiving areas

Other Ideas





Land Use Review and Refresh– Discussion
Michele McIntosh-Ross

LAND USE VERSUS ZONING

WHAT IS THE DIFFERENCE BETWEEN FUTURE LAND USE (FLU) AND ZONING?

Future Land Use reflects the desired future development pattern and development density in a given area. FLU planning is critical to intelligent development and/or management of the landscape around us. There are five main types of land use: agricultural, residential, recreation, transportation, and commercial.

Zoning designations more specifically define and regulate what kinds of uses are allowed on specific parcels and outline design and development requirements and guidelines.

The **Future Land Use** allows for various **Zoning** districts within a given Future Land Use designation. The appropriate zoning or compatible zoning shall be determined by the vision.

CHARACTER AREA NARRATIVE & LAND USE/ZONING COMPATIBILITY

Set-up activity for updating each Character Area: see pages 36 to 59 of the 2016 Comprehensive Plan:

1. Birmingham
2. Central Milton
3. Deerfield
4. Bethany
5. Crabapple
6. Milton Lakes
7. Sweetapple
8. Arnold Mill

MILTON CHARACTER AREA MAP

— Georgia 400

— Major Roads

— Roads

Character Areas

— Arnold Mill

— Bethany

— Birmingham

— Central Milton

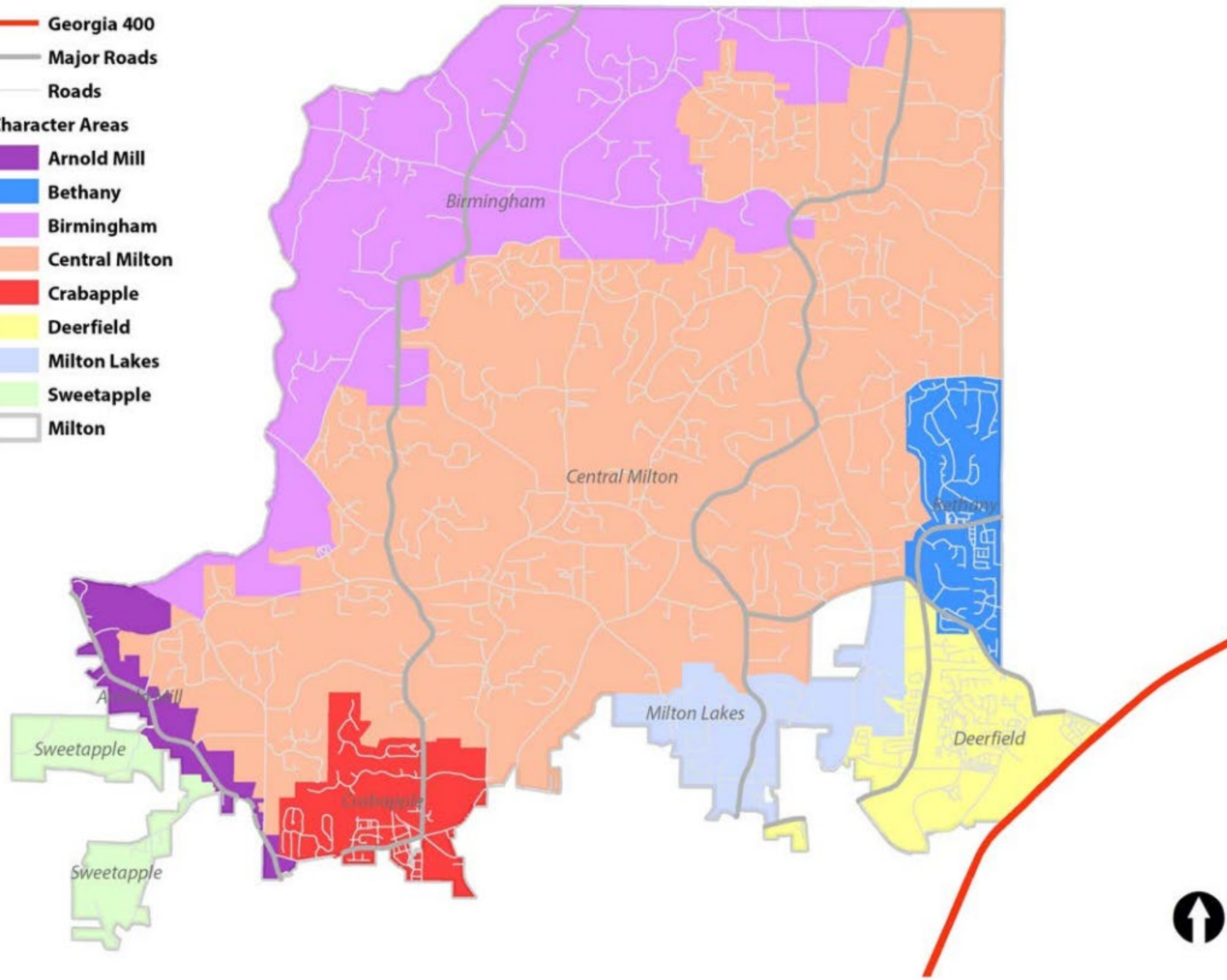
— Crabapple

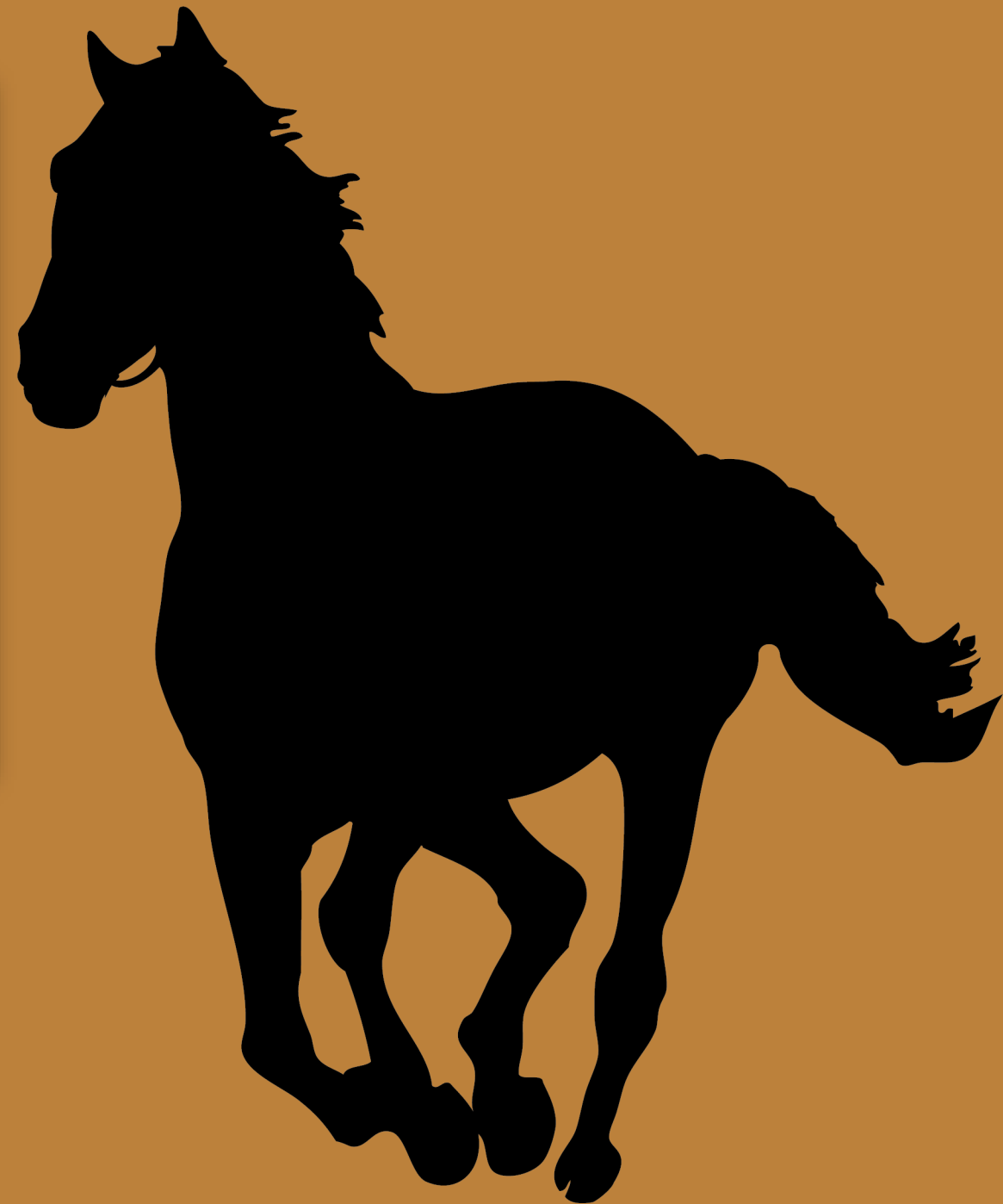
— Deerfield

— Milton Lakes

— Sweetapple

— Milton





Map Exercise– Discussion
Todd Chernik & Staff

MAP EXERCISE

GATHER YOUR IDEAS FOR FUTURE LAND USE RECOMMENDATIONS

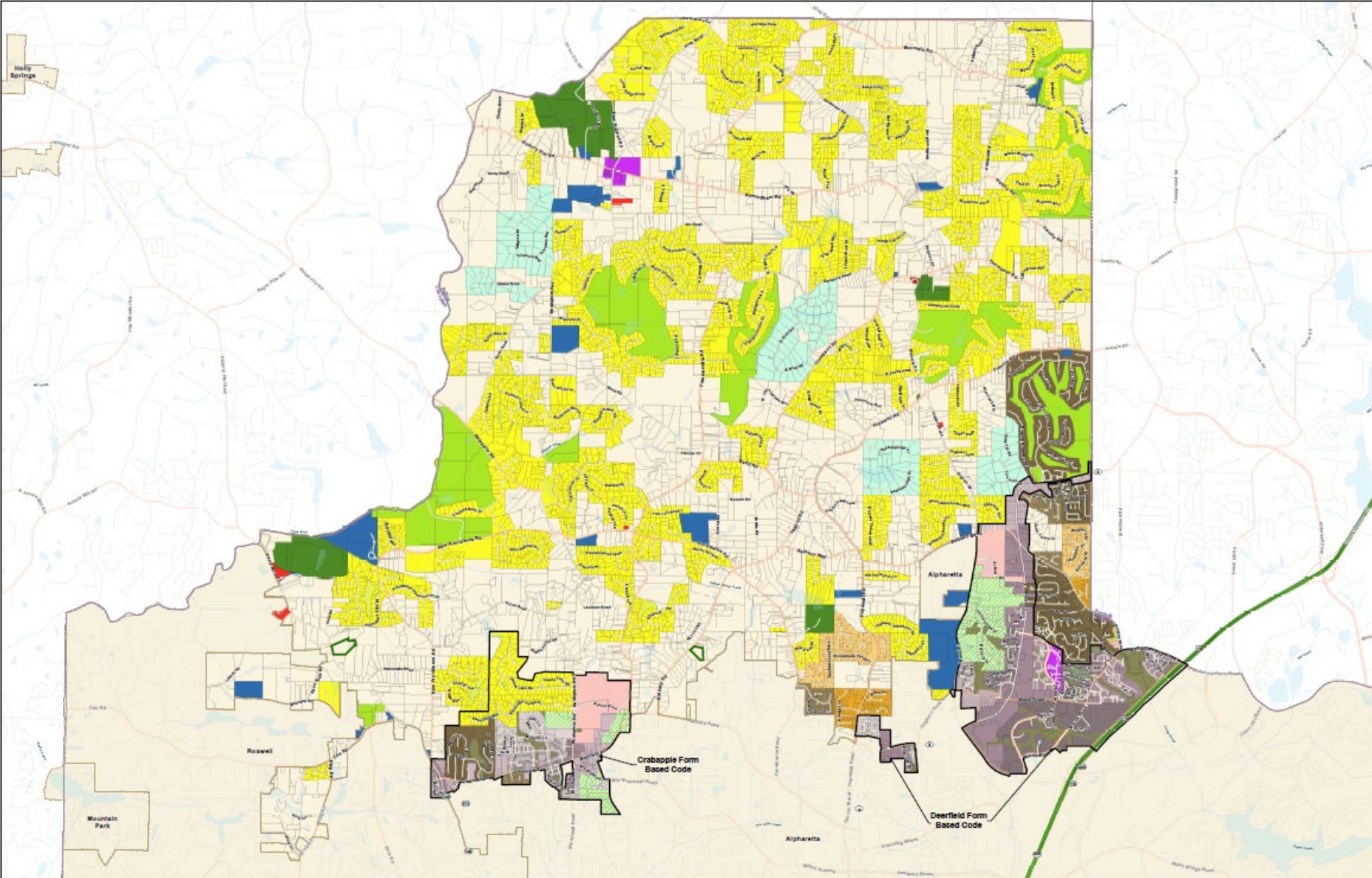
- Key Maps and Artifacts to facilitate the session
- Map exercise guidelines;
 - Land Use/Geographical placement of key ideas - assets
(examples; Public venues, Equestrian uses, Active parks, Multi-Generational facility, Greenspace, etc.)
 - Each member to identify their Top 5 Recommendations across the 8 Character Areas
 - Each member present their ideas

... at the end, we will consolidate key recommendations on a Character Area Map of Milton

MILTON FUTURE LAND USE MAP

2035 Future Land Use (Proposed)

- Agriculture, Equestrian, Estate Residential (AEE) | ~11,650 acres
- Equestrian Subdivision (ES) | ~825 acres
- Low Density Residential (LDR) | ~7,060 acres
- Multi-Family Residential (MFR) | ~4 acres
- High Density Residential - 1 (HDR-1) | ~120 acres
- High Density Residential - 2 (HDR-2) | ~315 acres
- Medium Density Residential - 1 (MDR-1) | ~237 acres
- Medium Density Residential - 2 (MDR-2) | ~109 acres



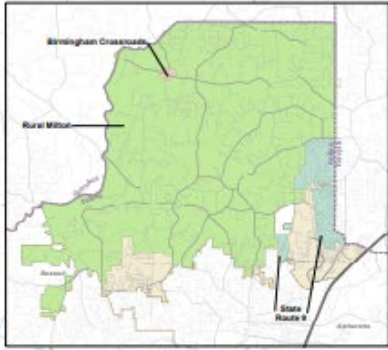
Proposed 2035 Future Land Use Including Sub-Categories City of Milton

NOTE: AEE, LDR, MDR & HDR land use classifications are based on minimum lot size within the subdivision.
 AEE: 1 acre or more
 LDR: 1 acre lots (Min 1 acre) 1 unit per acre
 MDR-1: Up to 2 units per acre (1/2 acre lots or Min Lot 0.5 acre lots)
 MDR-2: Up to 3 units per acre (1/3 acre lots or Min Lot 0.333 acre lots)
 HDR-1: 2 to 5 units per acre (0.52 acre lots to 0.2 acre lots)
 HDR-2: 5 to 7 units per acre (0.19 acre lots to 0.14 acre lots)

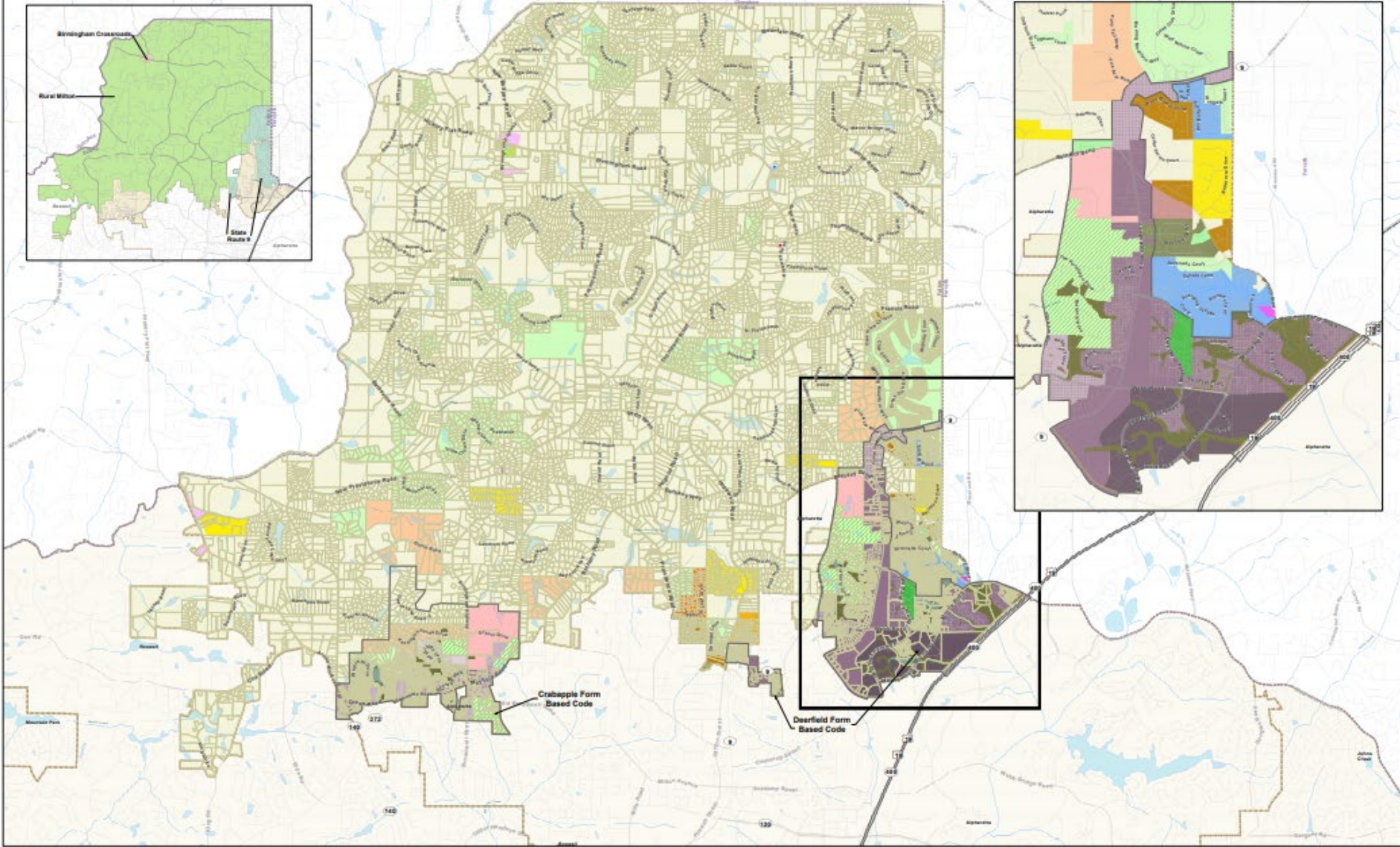
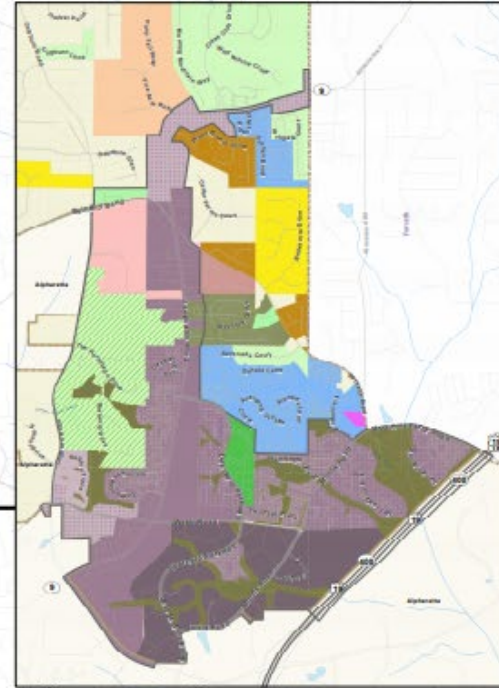
- | | | | |
|---|---|--|---|
| <ul style="list-style-type: none"> Historic Property (HD12-01) Conservation Easements (TDR) Form Based Code Areas Counties City Limits | <ul style="list-style-type: none"> Freeway/Highway Ramp Major Arterial/Collector Minor Arterial/Local Parcels Waterbodies Rivers | <p>2035 Future Land Use (Proposed)</p> <ul style="list-style-type: none"> Agriculture, Equestrian, Estate Residential (AEE) ~11,650 acres Equestrian Subdivision (ES) ~825 acres Low Density Residential (LDR) ~7,060 acres Multi-Family Residential (MFR) ~4 acres Mixed Use / Living-Working (MLW) ~66 acres Community Facilities (CF) ~441 acres Retail and Service (RS) ~22 acres Office (O) ~5 acres | <ul style="list-style-type: none"> Parks, Recreation and Conservation (PRC) ~407 acres Private Recreation (PR) ~1,315 acres High Density Residential - 1 (HDR-1) ~120 acres High Density Residential - 2 (HDR-2) ~315 acres Medium Density Residential - 1 (MDR-1) ~237 acres Medium Density Residential - 2 (MDR-2) ~109 acres <p>Form Based Code</p> <ul style="list-style-type: none"> T2 ~284 acres T3 ~126 acres T4 ~130 acres T4R ~21 acres T4 - Permissive ~66 acres T4 - Open ~110 acres T5 ~353 acres T5-Limited ~300 acres T8 ~234 acres Civic Building Site ~216 acres Civic Space ~221 acres |
|---|---|--|---|



Zoning Overlay Districts



Deerfield Area Inset Map



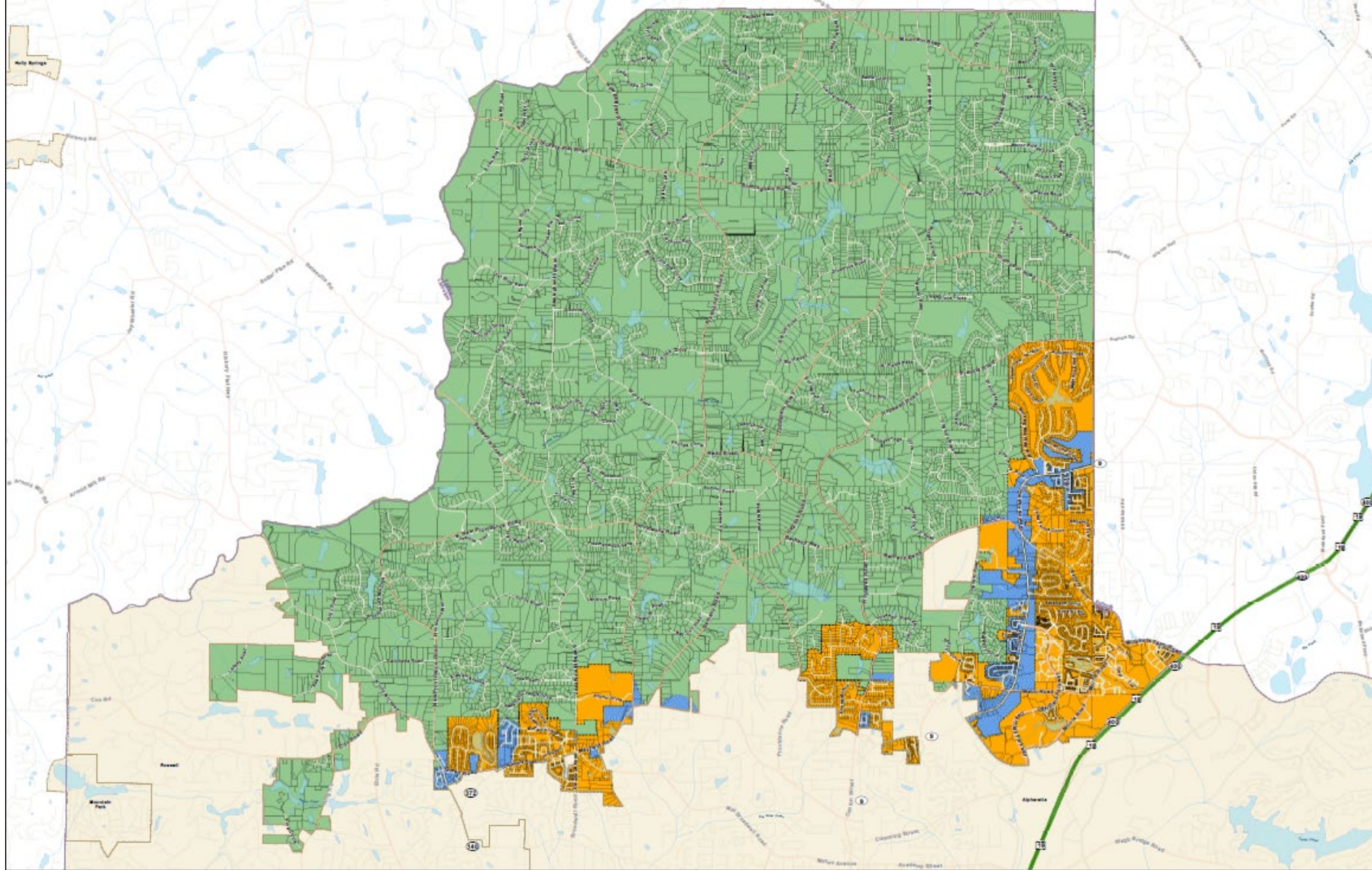
MILTON ZONING MAP

Current Zoning

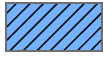


- ★ Historic Property (HD12-01)
 - ★ Historic Property (HD13-01)
 - ▭ Parcels
 - ▭ Crabapple and Deerfield FBC Boundaries
 - ▬ Road under construction
 - ▬ Freeway/Highway
 - ▬ Ramp
 - ▬ Major Arterial/Collector
 - ▬ Minor Arterial/Local
- | | |
|---|--|
| Zoning | Form Based Code |
| <ul style="list-style-type: none"> AG-1 Agricultural H Historic O-I Office and Institutional C-1 Community Business C-2 Community Business M-1 Light Industrial M-1A Industrial Park | <ul style="list-style-type: none"> T2 T3 T4 T4R T4-Permissive |
- | | | |
|--|--|---|
| <ul style="list-style-type: none"> M-2 Heavy Industrial CUP Community Unit Plan NIUP Neighborhood Unit Plan MIX Mixed Use R-1 Single-Family Dwelling R-2 Single-Family Dwelling R-2A Single-Family Dwelling R-3 Single-Family Dwelling | <ul style="list-style-type: none"> R-3A Single-Family Dwelling R-4 Single-Family Dwelling R-4A Single-Family Dwelling R-5 Single-Family Dwelling R-5A Single-Family Dwelling R-6 Two Family Dwelling A Medium Density Apartment ALD Apartment Limited Dwelling | <ul style="list-style-type: none"> TRE Townhouse Residential MHP Mobile Home Park T4-Open T5 T5-Limited T6 TOR CBS Civic Building Site CS Civic Space CL City Limits CO Countyline |
|--|--|---|





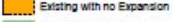

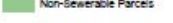


MILTON SEWER MAP



Sewerable Parcels

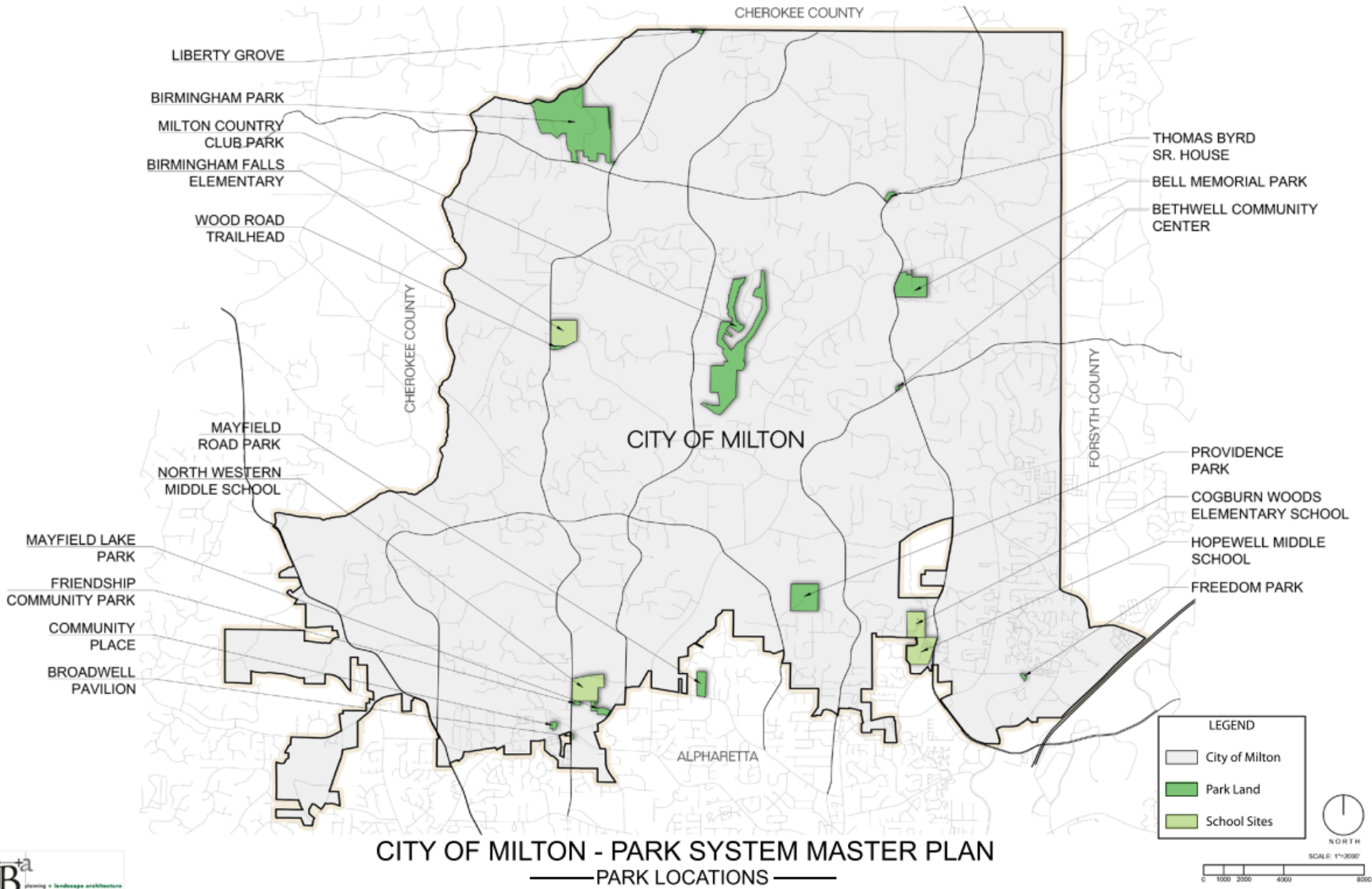
-  Existing/Expansion Allowed
-  Existing with no Expansion
-  Non-Sewerable Parcels

Sewer System
City of Milton

- | | | |
|--|---|---|
|  Existing/Expansion Allowed |  Freeway/Highway |  Rivers |
|  Existing with no Expansion |  Ramp |  Waterbodies |
|  Non-Sewerable Parcels |  Major Arterial/Collector |  City Limits |
| |  Minor Arterial/Local |  Counties |
| |  Road under construction | |



MILTON PARK SYSTEM MAP



CITY OF MILTON PARKS			
NAME	PARK TYPE	ACREAGE	TOTALS
Broadwell Pavilion	Mini Park	0.6	
Freedom Park	Mini Park	1.1	
Milton Country Club Park	Neighborhood	7.0	
Bell Memorial Park	Sports Complex	36.0	
Bethwell Community Center	Recreation Area/Special Use	N/A	
Community Place	Recreation Area/Special Use	N/A	
Thomas S. Byrd Sr. House	Recreation Area/Special Use	N/A	
Milton Country Club Open Space	Open Space/Conservation	132.1	
TOTAL DEVELOPED PARK ACREAGE		176.8	176.8
Birmingham Park	Undeveloped	208.0	
Providence Park	Undeveloped	41.8	
Liberty Grove Park	Undeveloped	1.7	
Mayfield Lake Park	Undeveloped	5.0	
Mayfield Road Park	Undeveloped	12.0	
Wood Road Trail Head	Undeveloped	2.5	
TOTAL UNDEVELOPED PARK ACREAGE		271	271
TOTAL MILTON PARK INVENTORY			447.8
FULTON COUNTY SCHOOLS (IGA)*			
NAME	PARK TYPE	ACREAGE	TOTALS
Birmingham Falls Elementary	Neighborhood	2.5	
Cogburn Woods Elementary	Neighborhood	1.0	
Friendship Community Park	Neighborhood	1.8	
Hopewell Middle	Neighborhood	2.5	
Northwestern Middle	Neighborhood	3.0	
TOTAL SCHOOL PARK INVENTORY		10.8	10.8
TOTAL PARK INVENTORY			458.6

Note: This map does not depict the recent acquisition of the Cox Rd. park

SW Corner of
Birmingham Road
& Freemanville Road
Acquired: April 2019
Acreage: 21
Purchase Price: \$1.4 M

14620 Freemanville Rd
Acquired: Nov. 2019
Acreage: 12
Purchase Price: \$1.25 M

Lackey Road
Acquired: Dec. 2018
Acreage: 106
Purchase Price: \$3.71 M

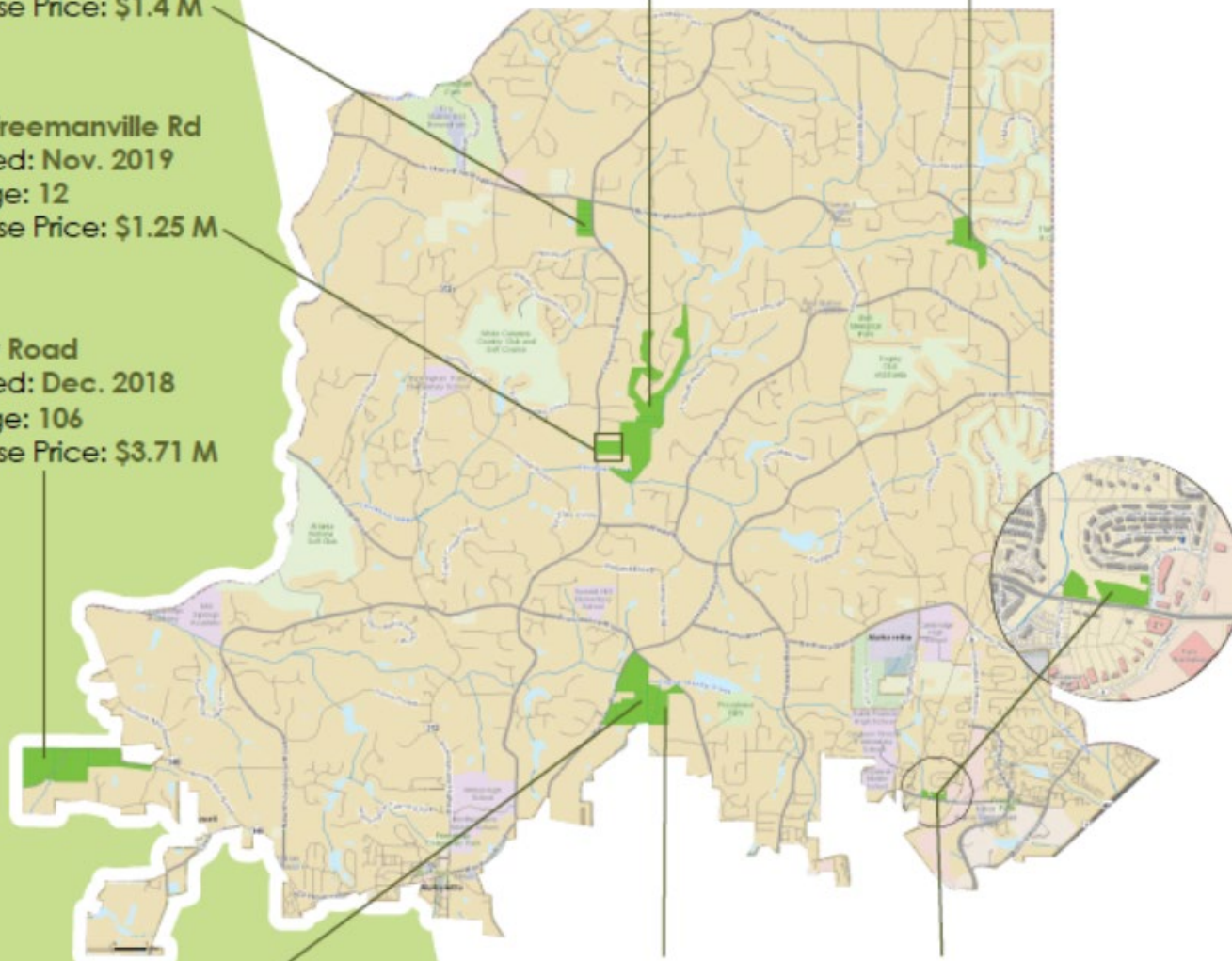
SE Corner of Bethany Rd
& Providence Road
Acquired: June 2019
Acreage: 89
Purchase Price: \$5.79 M

Dinsmore Road
(Former Milton Country Club)
Acquired: Jan. 2018
Acreage: 130
Purchase Price: \$4.5 M

Hamby Road
Acquired: July 2019
Acreage: 28
Purchase Price: \$1.05 M

13502 Providence Road
Acquired: May 2020
Acreage: 15.8
Purchase Price: \$1.145 M

Webb Road
Acquired: July 2019
Acreage: 4.8
Purchase Price: \$1.6 M

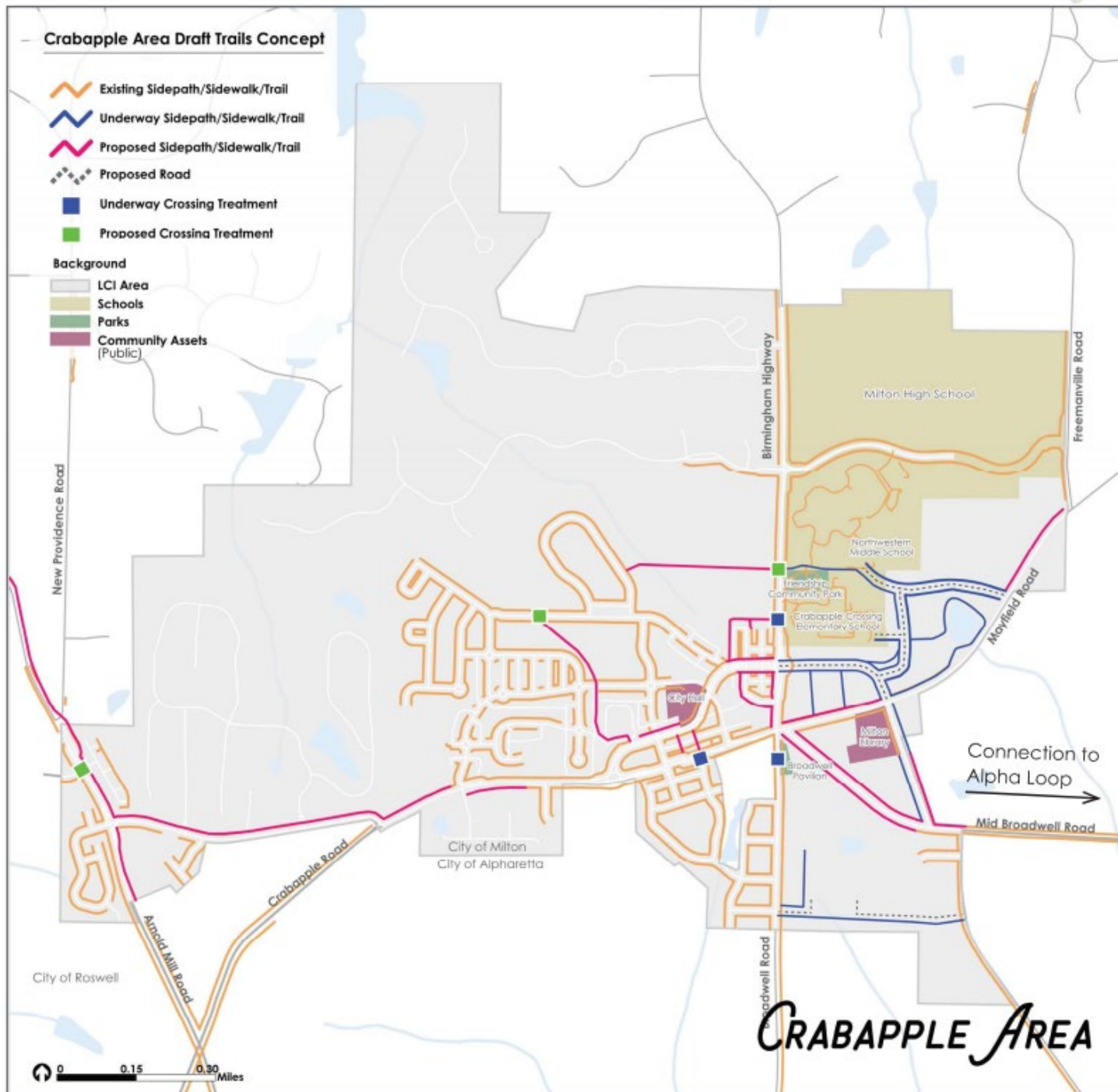


MILTON GREENSPACE BOND PROPERTIES MAP

- Over 400 acres acquired from the Greenspace Bond
- Over \$20M has been invested, from the original \$25M Greenspace Bond

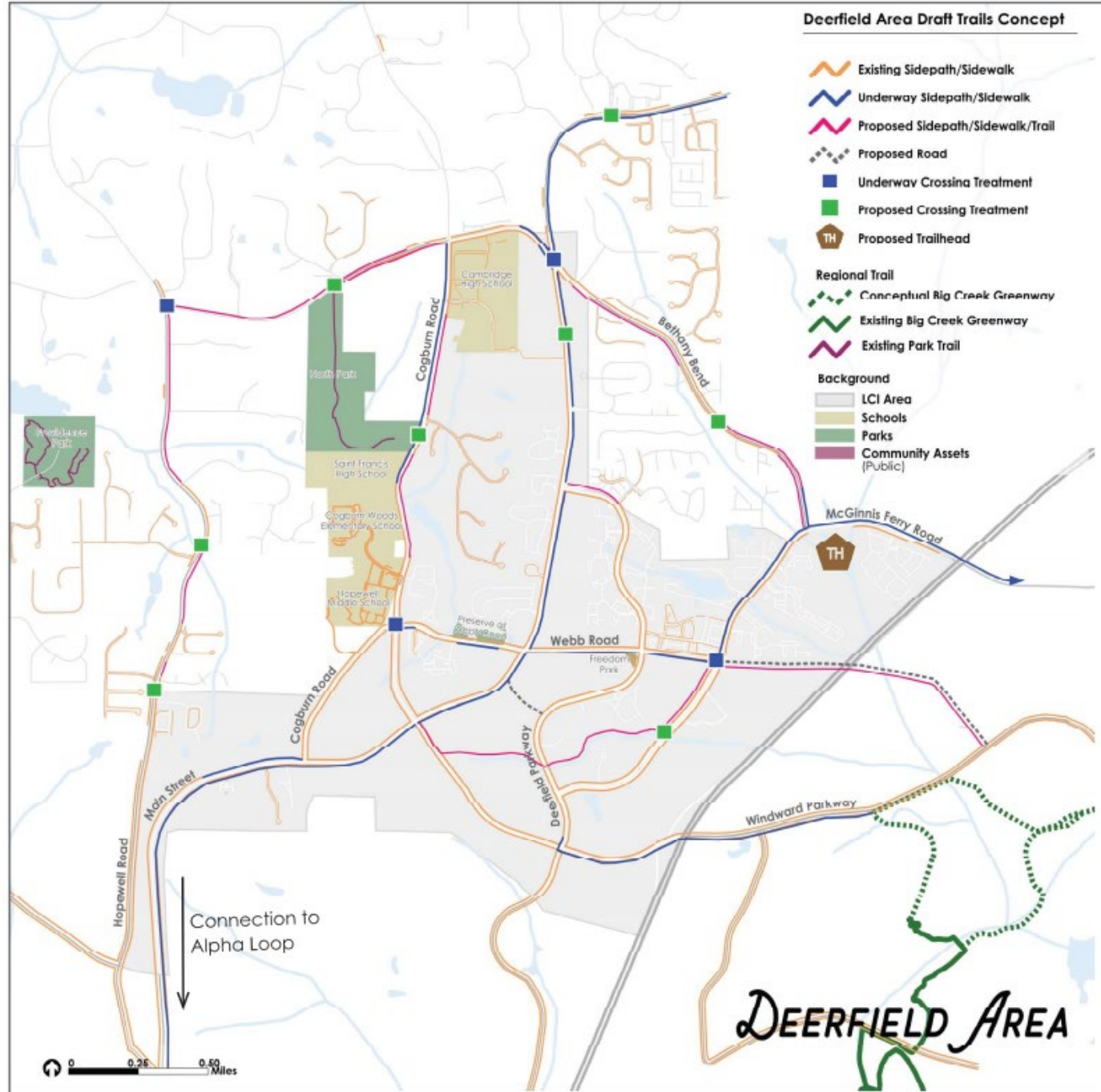
2020 MILTON TRAIL MAP

CRABAPPLE



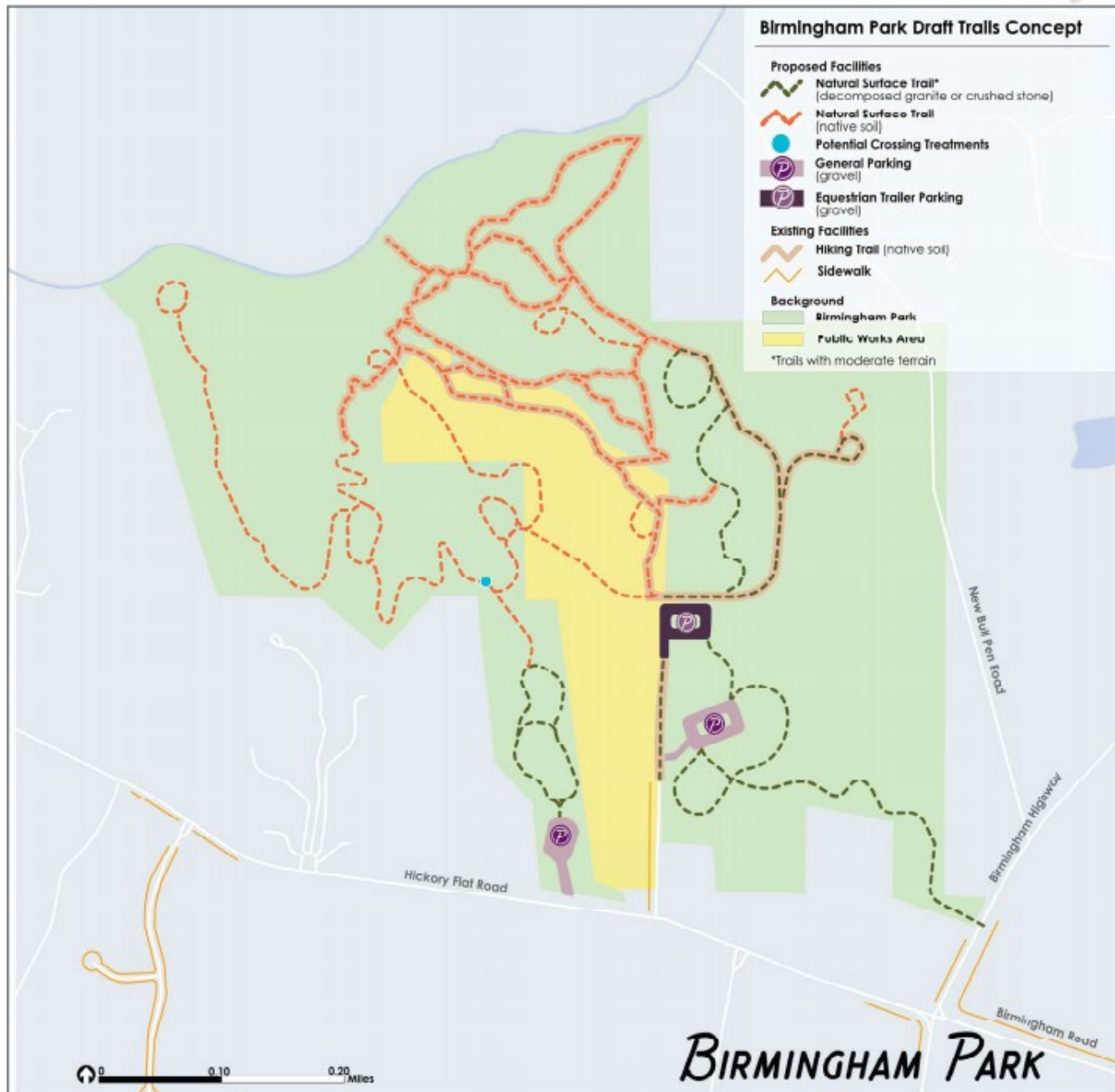
2020 MILTON TRAIL MAP

DEERFIELD



Proposed Concept Plan

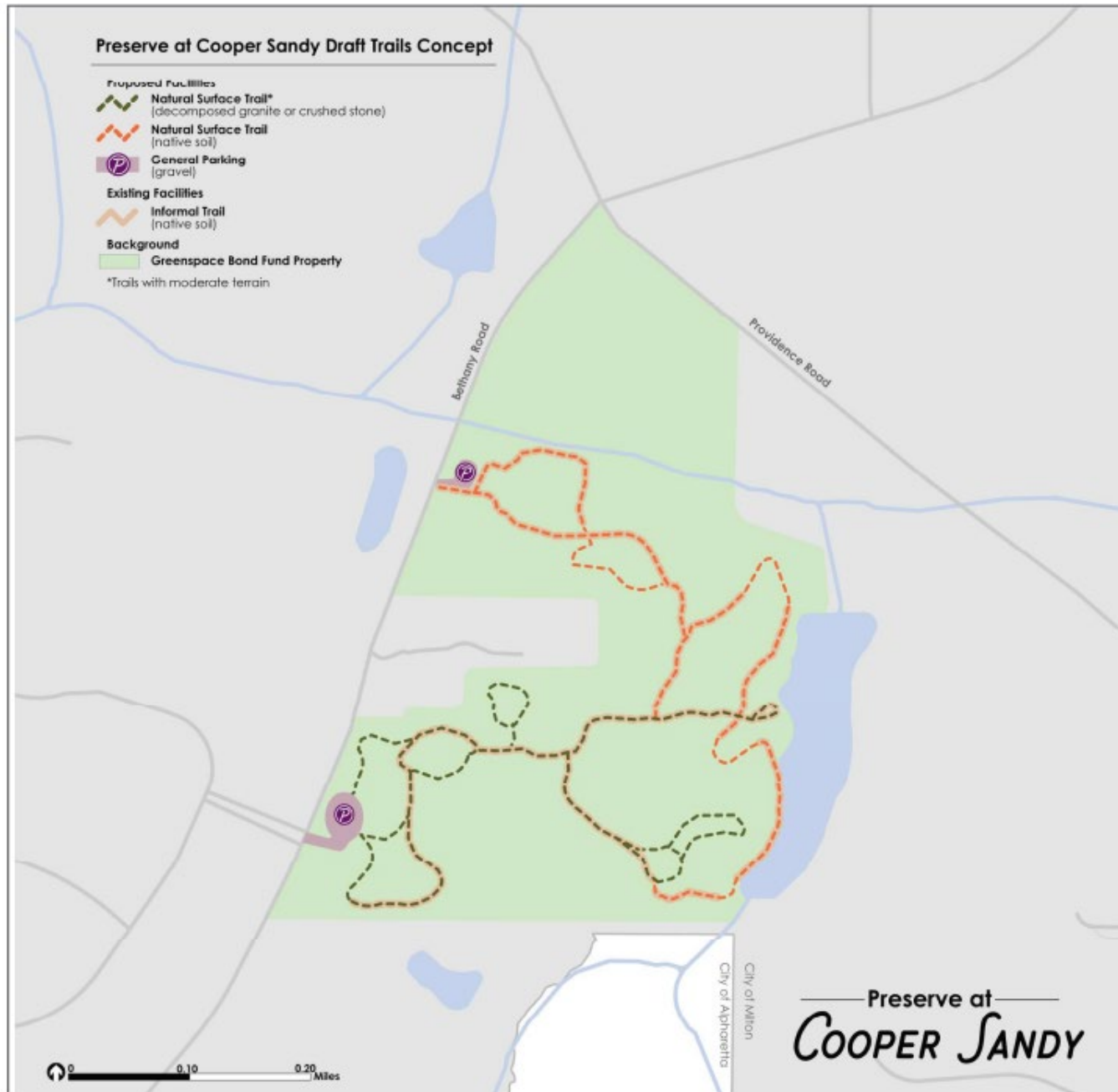
2020 MILTON TRAIL VISION BIRMINGHAM PARK



Proposed Concept Plan

2020 MILTON TRAIL VISION

THE PRESERVE AT COOPER SANDY PARK



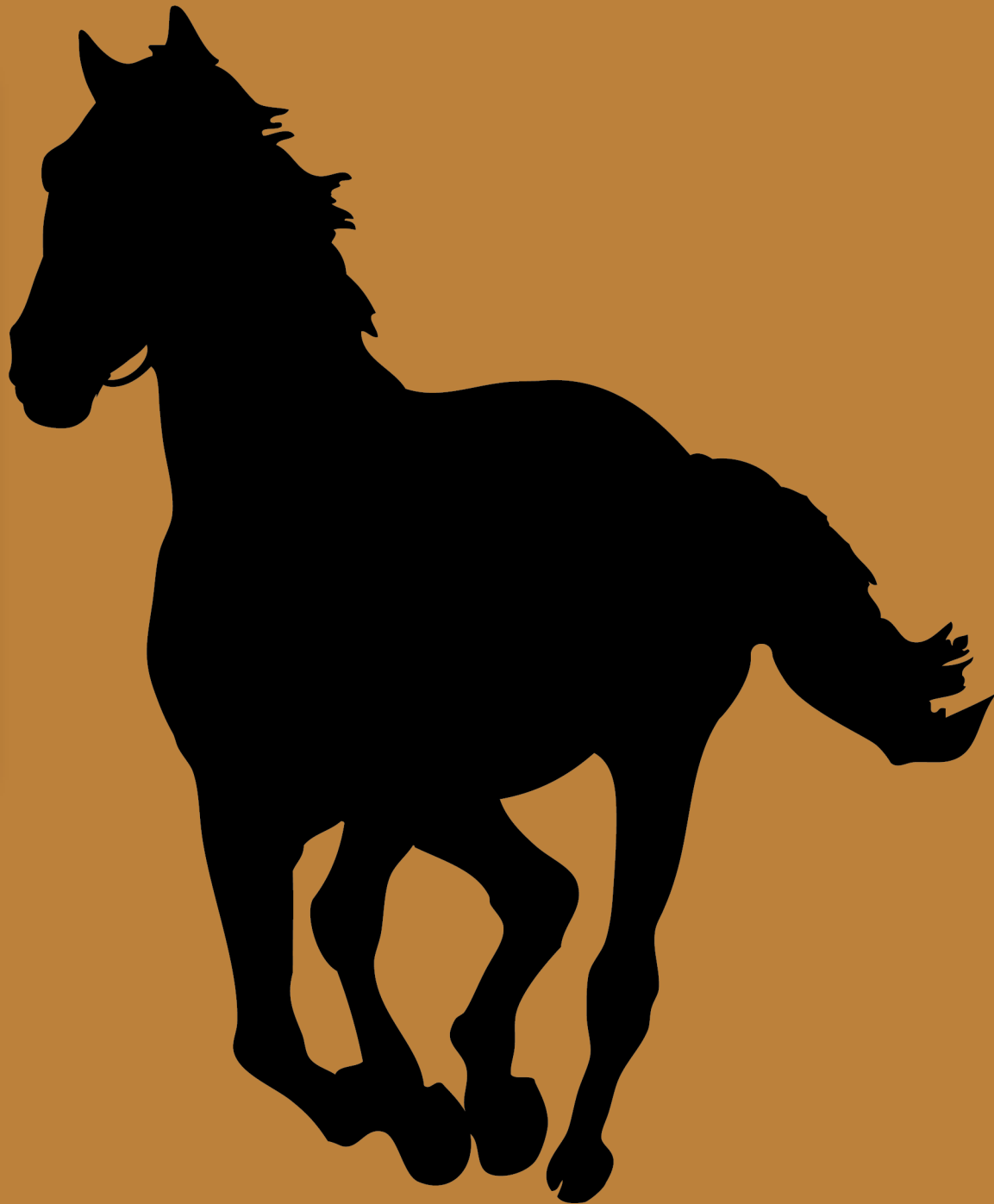
Proposed Concept Plan

2020 MILTON TRAIL VISION

THE PRESERVE AT LACKEY ROAD PARK



Proposed Concept Plan



Work Session Action Items - Recap
Todd Chernik

WORK SESSION SUMMARY

1. Confirm any Action Items from today's work session (review parking lot/flipchart)

Tracie Wildes – Land Development Manager

2. Did we accomplish our work session objectives?

- ✓ Working knowledge of Form-based code/ Transfer of Development Rights
- ✓ Update of Character Area Narratives, Land Use/Zoning Compatibility
- ✓ Consolidate CPAC Land Use Recommendations

30-60 DAY OUTLOOK – PROJECT PLAN

March & April will be busy, then we lean into May for presentation of our Draft Plan

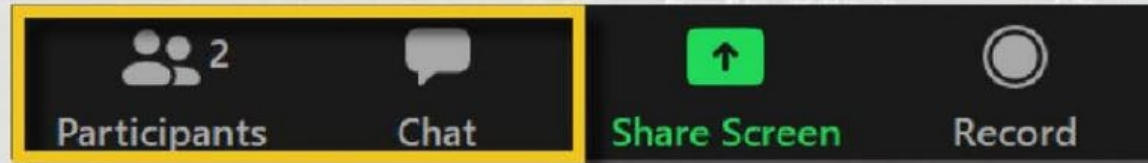
7	TASK	LEAD	CLR	PROGRESS	START	END	RESPONSIBLE PARTY	J	J	A	S	O	N	D	J	F	M	A	M
8	1. Project Management Meetings		-																
9	Weekly Steering Committee Meetings		✓	40%	Fri 10/2/20	Sun 10/31/21	City Staff/TSW												
10	2. Community Engagement		-																
11	CPAC Meeting #1: Community Priorities		-	100%	Fri 10/9/20	Tue 11/10/20	TSW/City Staff/CPAC												
12	Public Kick-Off Meeting		-	100%	Sun 11/1/20	Thu 12/10/20	TSW/City Staff												
13	Launch Online Survey & Engagement Forum		-	100%	Mon 11/30/20	Fri 1/15/21	TSW/City Staff												
14	CPAC Meeting #2: Survey, Land Use, Economics		-	100%	Fri 1/15/21	Thu 1/28/21	TSW/City Staff/ CPAC												
15	Community Education Session # 1: Placemaking & Economics		-	100%	Fri 1/15/21	Thu 2/11/21	TSW/City Staff												
16	Update to City Council (work session)		-	100%	Mon 2/1/21	Mon 2/8/21	City Staff												
17	Community Education Session #2: Sustainability		-	100%	Thu 1/21/21	Thu 2/18/21	TSW/City Staff												
18	CPAC Work Session #3: FBC/TDR, LU Compatability, Map Exercise		-	50%	Fri 2/19/21	Thu 2/25/21	City Staff/CPAC												
19	Community Education Session #3: Transportation - Mobility - Smart Cities		-	25%	Mon 2/22/21	Thu 3/11/21	Gresham Smith/City Staff/CPAC												
20	CPAC Work Session #4: Transportation-Mobility-Smart Cities & Sustainability		-	25%	Fri 3/12/21	Thu 3/25/21	GS/Southface/City Staff/CPAC												
21	Public Workshop #1: Land Use (Interactive Online Workshop-Laura R.)		-	0%	Mon 3/15/21	Thu 4/1/21	TSW/City Staff												
22	CPAC Work Session #5: Arnold Mill & Comparable Cities		-	0%	Thu 3/25/21	Wed 4/14/21	TSW/City Staff/CPAC												
23	Pop Up #1: Bell Memorial		-	0%	Mon 3/15/21	Sat 4/17/21	TSW/City Staff												
24	Update to City Council (work session)		-	0%	Mon 4/5/21	Mon 4/19/21	City Staff												
25	Pop Up #2: Broadwell Pavilion		-	0%	Thu 4/22/21	Sat 5/1/21	TSW/City Staff												

PUBLIC COMMENT

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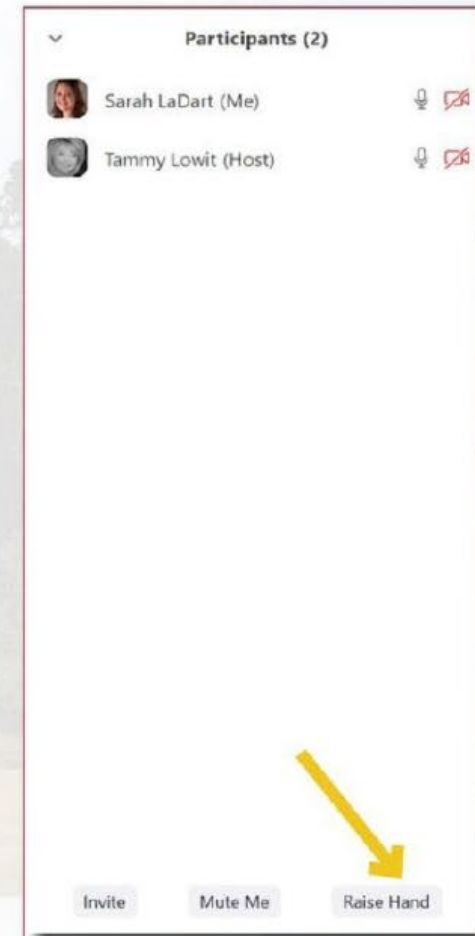


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ADJOURN



Comprehensive Plan