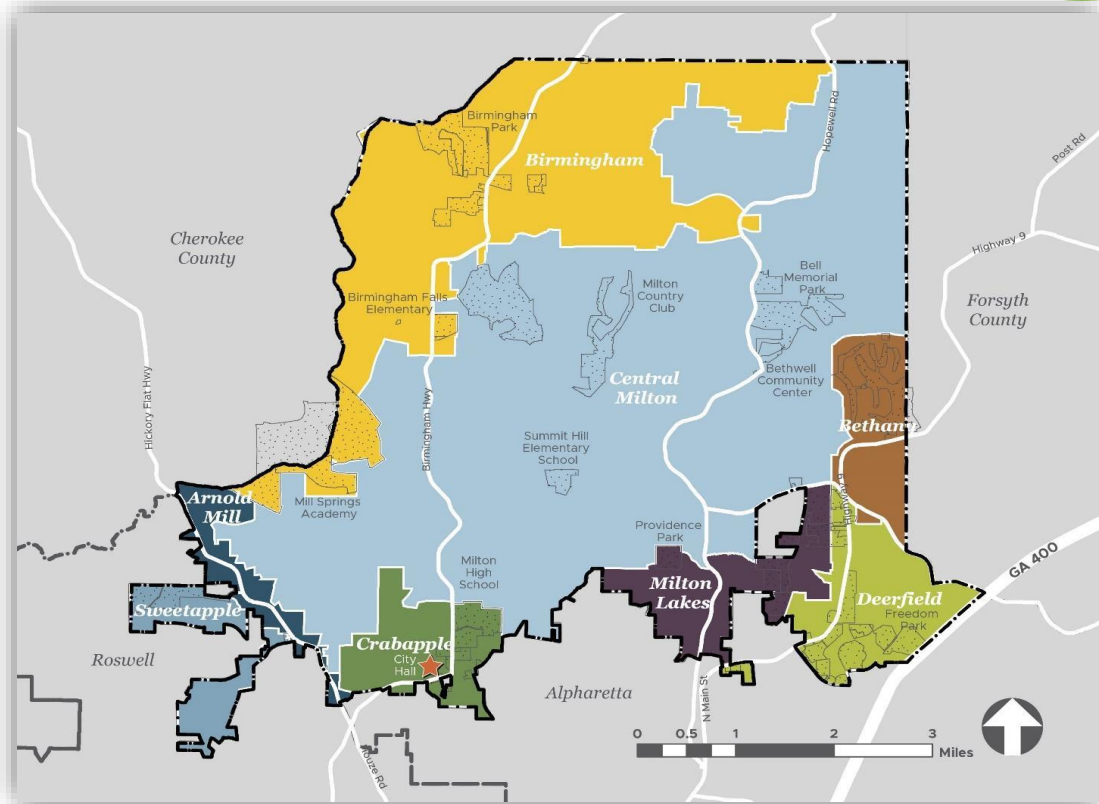


Character Area Narratives

The following narratives were developed for each of Milton's eight-character areas, including development patterns, appropriate zoning districts, and land use classifications. A summary of appropriate implementation measures for each character area also follows each of the narratives.



Birmingham



NARRATIVE: Birmingham visually displays the rich, rural nature of Milton. It is dominated by residential developments, horse farms, pastures, woodlands, and home of the city's largest park. There are undeveloped natural spaces and environmentally steep slopes that adds to the uniqueness of this character area. This character area boast several active farms with cattle pastures and chicken houses lining the Cherokee County border. In addition, Birmingham Park provides 200+ acres of passive recreation opportunities. The park used by equestrians and is beloved destination for trail riding.



Custom-designed Publix



Scottsdale Farms



Seven Acre BarNGrill

Density
Low/Medium

Commercial Nodes
Birmingham Crossroads

Open Space & Parks
Birmingham Park

Appropriate Land Uses
AEE, LDR (1 unit/acre or less),
Parks, Recreation, Conservation,
Community Facilities, Mix-Use

Development Patterns:

- Birmingham Crossroads serves as activity center for Birmingham, and it is a typical model of neighborhood-serving-mixed use village developments with buildings clustered at the center and a clearly defined perimeter that is surrounded by open space. Buildings should be architecturally integrated within the site and to one another and should be developed at a sufficient scale to be identified as an activity center. It is connected to the larger community via existing transportation network as well as the proposed community trail system.
- Retain a pedestrian-friendly environment in Birmingham Crossroads
- Additional non-residential development should be limited to the boundaries defined in the master plan
- New development is encouraged to take advantage of large lot incentives to help maintain typical densities and minimize undesirable impacts on surrounding rural and agricultural uses
- Enhance the equestrian experience within Birmingham Park
- Economically viable agricultural uses, such as forestry and equestrian facilities, can be sustained with the assistance if preferential taxation programs. Estate residential uses with limited hobby agricultural uses will also preserve the pastoral character of the area.



Birmingham Park



Birmingham Crossroads (SW Corner)



Birmingham Crossroads (NE Corner)

Crabapple



NARRATIVE: Crabapple is the destination location for the City of Milton. The area has historical significance and provides residents with a mixture of shops, dining, and entertainment venues. It also includes a variety of home options such as character neighborhoods, townhomes, subdivision with amenities within walking distance to downtown area. Within Crabapple, there are several institutional uses including schools and places of worship. Crabapple represents a unique rural-based village center that has become the Milton Downtown and the City Center where the City Hall is located.



Crabapple District



Milton City Hall



Milton High School

Density
Medium/High

Commercial Nodes
Downtown Market District

Open Space & Parks
The Green & Friendship Park

Appropriate Land Uses
Development in Crabapple is governed by the Transect Zones of the Crabapple Form-Based Code: T2, T3, T4, and T5

Development Patterns:

- Crabapple Crossroads serves as the activity center and is typical of village developments with buildings clustered at the center and a clearly defined perimeter that is surrounded by open space and rural residential development. It is connected to the larger community via existing transportation network as well as the proposed community trail system.
- New development should match the typical densities found within this area and should minimize undesirable impacts on surrounding rural and agricultural uses.
- Identification of designated bike routes on roadways is underway and continue to explore various ways to achieve safe routes for bicyclist, and promote a pedestrian-oriented community
- Continue mixed-use development



Current Developments: Lakeside at Crabapple, Broadwell Pavilion, and Central Green



Broadwell Pavilion



The Green

Central Attractions: Overlook Dock, Pavilion, Walking Trails, Amphitheater, Public Art Displays

Deerfield



NARRATIVE: Deerfield area is representative of the “live, work, play” concept that has been popular for many communities. Families are looking for homes that provide convenience, affordability, and short commutes to their places of work. This character area is designated as one of Milton’s future development areas which provide a strong and realistic opportunity for mixed-used at a regional scale in association with nearby development in Alpharetta and Forsyth County in conjunction with the creation of a McGinnis Ferry Road interchange in GA-400.



Public Safety Complex



Aldi Shopping Center (South)



Target Shopping Center – Hwy 9

Density
Medium/High

Commercial Nodes
Hwy 9 Corridor, Office parks,
Morris Road

Open Space & Parks
Freedom Park

Appropriate Land Uses
Development in Deerfield is governed by the Transect Zones of the Deerfield Form-Based Code: T2, T3, T4, and T5

Development Patterns:

- Implement the recommendations of the Master Plan for the Hwy 9 Corridor including Bethany Bend
- Existing patterns of a mixed-use development should be encouraged in accordance with the Form-Based Code
- Identify future industry or commercial targets that will be suited for long-term business residency
- Areas closest to GA-400 should be reserved for the more intense and vertical development with a gradual reduction of height and intensity as you move west toward Deerfield Parkway and Hwy 9
- Development of trail connection to the existing Greenway Trail with the City of Alpharetta and Forsyth County
- Enhance signage and branding to identify it as a gateway to the City of Milton
- The widening of Hwy 9 provides a potential for improved vehicle and pedestrian access, and connectivity to commercial areas



Future Development
Frys



Freedom Park



Aldi Shopping Center (North)

Central Attractions: Public Safety Complex, Commercial, Retail, Office, Pocket Park

Bethany

NARRATIVE: The Bethany area is a vibrant community that includes a variety of neighborhoods within walking distance to schools, shopping, dining, and entertainment. Each neighborhood is unique—offering residents a variety of choices in home design, lot size, and amenities. This is a desirable area with its close proximity to the Windward Corridor and GA-400 as well as downtown Crabapple. The Bethany area consist of the Crooked Creek Golf Club and the adjacent Crooked Creek Community. It is also a short distance to Bell Memorial Park, one of Milton’s top recreational facilities.



Cambridge High School



Crooked Creek Entrance



Crooked Creek Lake

Density
Low/Medium

Appropriate Land Use
LDR, MDR1, MDR2, MDR3,
HDR1, HDR2, Private
Recreation, Parks, Recreation,
Conservation

Development Patterns:

- The predominant land use of the Bethany character area should remain residential.
- The expansion of non-residential development should be limited to the boundaries established in the form-based code that governs development along Highway 9 through this area.
- New residential development should match the mix of housing types and styles of established neighborhoods in this character area while higher density, multi-family residential uses should be avoided.
- Existing recreational amenities should be preserved and enhanced and connectivity to the proposed Milton trail network should be encouraged.
- Implementing the recommendations of the Master Plan for the Highway 9 North Corridor including Bethany Bend is a high priority for the community.



Animal Wellness Clinic



Horse Pasture

Current Developments: Park at Bethany

Central Attractions: Schools, Proximity to Shopping

Arnold Mill



NARRATIVE: This character area encompasses the parcels that border either side of the Arnold Mill Road, also known State Route (SR) 140. The nearly 100 parcels in this character area amount to almost 520 acres which include several large properties that front Arnold Mill Road. These large parcels include equestrian properties as well as other rural agricultural and residential uses that give the character area a rural aesthetic. The southern portion of Arnold Mill includes the more densely developed Crabapple area leading into Downtown Milton.



Ebenezer United Methodist



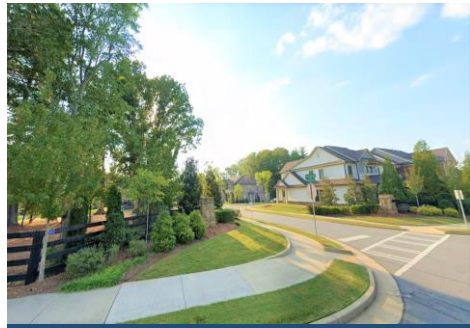
Oakmont at Crabapple



Glenview at Arnold Mill

Density
Low

Appropriate Land Uses
AEE, LDR, MDR1, MDR2, MDR3,
Parks, Recreation, Conservation,
Retail and Service



Oakmont at Crabapple Entrance



Athletic Field – Cox Road

Development Patterns:

- Clustering higher density, predominantly non-residential development intermittently along the corridor preserves open space and protects environmentally sensitive features. If more than one commercial area is developed along this corridor, they should be separated by areas of open space and/ or attractive rural-residential development.
- Development should be tied to the Arnold Mill Master Plan with specific boundaries, design specifications, and allowable uses, similar to Crabapple Crossroads or Birmingham Crossroads.
- Development should be sensitive to historic character and preservation of estate residences, woodlands areas, viewsheds, as well as buffers transitioning from higher density areas back to residential and agricultural settings.
- Economically viable agricultural uses, such as forestry and equestrian facilities, can be sustained in this area with the assistance of preferential taxation programs. Estate residential uses with limited hobby agricultural uses will also preserve the pastoral character of the area.
- Strip of commercial development should be avoided.

Current Developments: Ebenezer UMC-Activity Building

Central Attractions: Recreation, Proximity to Crabapple Shopping and Dining

Milton Lakes

NARRATIVE: This area represents variety of neighborhoods in the southernmost portion of the City, bordering the Deerfield character area and the City of Alpharetta. There are environmentally sensitive areas such several water bodies and floodplains. The major corridors are Hopewell Road and Cogburn Road. These corridors include mostly suburban neighborhoods developed in the late 1990s with a mixture of lot sizes from low-density residential to medium-density residential. Providence Park, a 42-acre park, remains passive with amenities such as ADA trails, fishing piers, and restroom facilities. The existing rock quarry should remain a natural feature of the park.



Lake at Providence Park



Cooper Sandy Creek



Providence Park Trail

Density
Low/Medium

Appropriate Land Uses
AEE, LDR, MDR1, MDR2, MD3,
HDR1

Open Space & Parks
Providence Park



Hiking – Providence Park

Development Patterns:

- This area reflects the rural-residential development pattern typical of much of Milton. Its access to sewer as well as its proximity to commercial zoning and institutional uses suggest it may experience higher density development pressure.
- The live-work concept is not suitable for Milton Lakes
- Sprawling patterns of development exist in this area, and mitigation against this should be a priority.
- The predominant land use of the Milton Lakes character area should remain residential.
- Redevelopment of the area to include higher density multi-family residential uses should be minimized.
- Future development should be well designed and blend into existing neighborhoods.
- New development on the edge of urbanized areas should minimize undesirable impacts on surrounding residential uses.
- Existing recreational amenities should be preserved and enhanced and connectivity to the proposed Milton trail network should be encouraged.
- Enhancements such as bicycle and pedestrian trail options may augment existing development and mitigate the effects of sprawling development.

Current Developments: Providence Park

Central Attractions: Hiking, Fishing, Recreation

Central Milton



NARRATIVE: Central Milton is the largest character area in Milton, which is dominated by beautiful viewsheds, historic gravel roads, and residential subdivisions, many of them with large lots in excess of one (1) acre. These high-value residential developments with large houses are anchored by golf courses and other private amenities such as swimming pools, tennis courts, greenspace, and trails. Central Milton is also characterized by several horse farms, pastures, woodlands, and large properties. The visual aesthetics of this character area should be maintained even as residential development continues.



Bell Memorial Park



The Union



Equestrian Farm

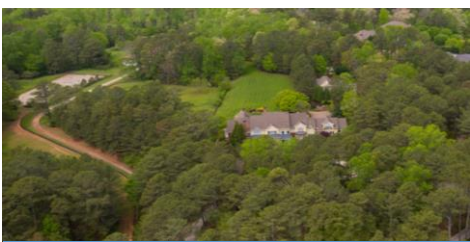
Density
Low

Open Space & Parks

Bell Memorial Park
(30 acres)
Milton Country Club Park
(137 acres)

Appropriate Land Uses

AEE, LDR, Parks, Recreation,
Conservation, Community
Facilities, Private Recreation



Deerhaven Preserve



Bloom (General Store)

Development Patterns:

- Central Milton includes areas that are typical of the city's distinct rural-residential land use pattern.
- Equestrian estates co-exist with low-density residential land uses.
- Newer developments with private recreational amenities have integrated with older, established open road subdivisions.
- New development should take advantage of the large lot incentives offered by the City to create residential subdivisions that help maintain the typical densities found within this area
- Significant site features, such as viewsheds and environmentally sensitive areas, should be enlisted as amenities that shape the identity and character of new development within Central Milton.
- Economically viable agricultural uses, such as forestry and equestrian facilities, can be sustained in this area with the assistance of preferential taxation programs.
- Estate residential uses with limited hobby agricultural uses will also preserve the pastoral character of the area.
- New development should incorporate elements that enhance connectivity to the proposed Milton trail system and other alternative modes of transportation.

Current Developments: Deerhaven Preserve, New Fire Station 42

Central Attractions: Parks and Recreation, Rural Dining, Large Lot Developments

Sweetapple



NARRATIVE: Sweetapple is the most rural of Milton's character areas and is in the southwest portion of the City, bounded by the City of Roswell on three sides. Horse farms, pastures, and woodlands dominate these areas. Two of the equestrian estates in the City are located in this character area. Other uses include large rural sites and pleasant pastoral views. The Preserve at Lackey Road is a 106-acre site that was purchased by the City with the Greenspace Bond Fund. The property is in the southwestern area of the City, and it is about 1.7 miles from Crabapple north along Arnold Mill Road.



Lackey Road – City Greenspace



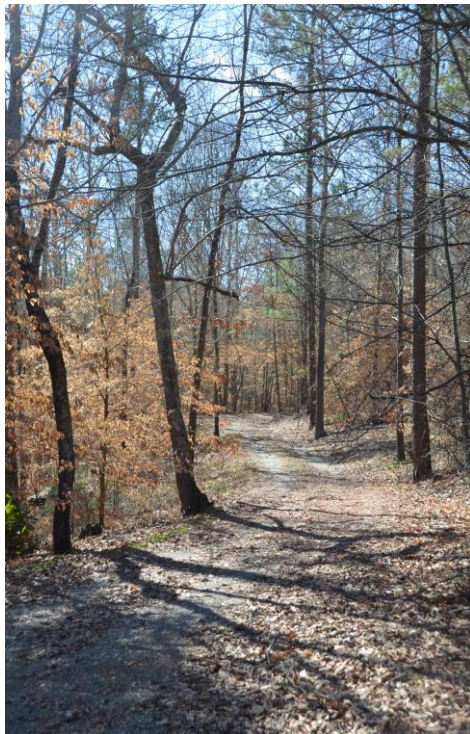
Cox Road – Athletic Complex



Lake – City Greenspace

Density
Low

Appropriate Land Uses
AEE, LDR, Parks, Recreation, Conservation, Community Facilities



Development Patterns:

- The Sweet Apple character area is typical of Milton's agricultural and rural- residential pattern of development.
- New residential development should take advantage of the City's large lot incentives to help maintain the character of the area.
- This area is still dominated by its rural character and equestrian uses but is unique in that it is mostly surrounded the City of Roswell.
- The land-use patterns in this area may be impacted by land-use decisions within the City of Roswell, as well as the potential development of SR 140/ Arnold Mill Road, but care should be taken to protect the existing uses and rural character of this area.
- Economically viable agricultural uses, such as forestry and equestrian facilities such as forestry and equestrian facilities, can be sustained in this area with the assistance of preferential taxation programs.
- Estate residential uses with limited hobby agricultural uses will also preserve the pastoral character of the area.
- Encourage investment in the Preserve at Lackey Road.
- Expand the existing trails, including the building of bridges to traverse the streams on the property. The Proposed Concept Plan for the Preserve at Lackey Road includes a plan for an expanded trail system for equestrian use because this is intended to be an equestrian-friendly destination. A location for separated parking would be beneficial.

Current Developments: Conservancy at Sweetapple, The Grove at Sweetapple, Ebenezer Pond

Central Attractions: Park and Recreation, Gravel Roads