



*Comprehensive Plan*

***City Council Meeting  
Draft Comprehensive Plan***

06/21/21 at 6:00PM



# *Tonight's Speakers*

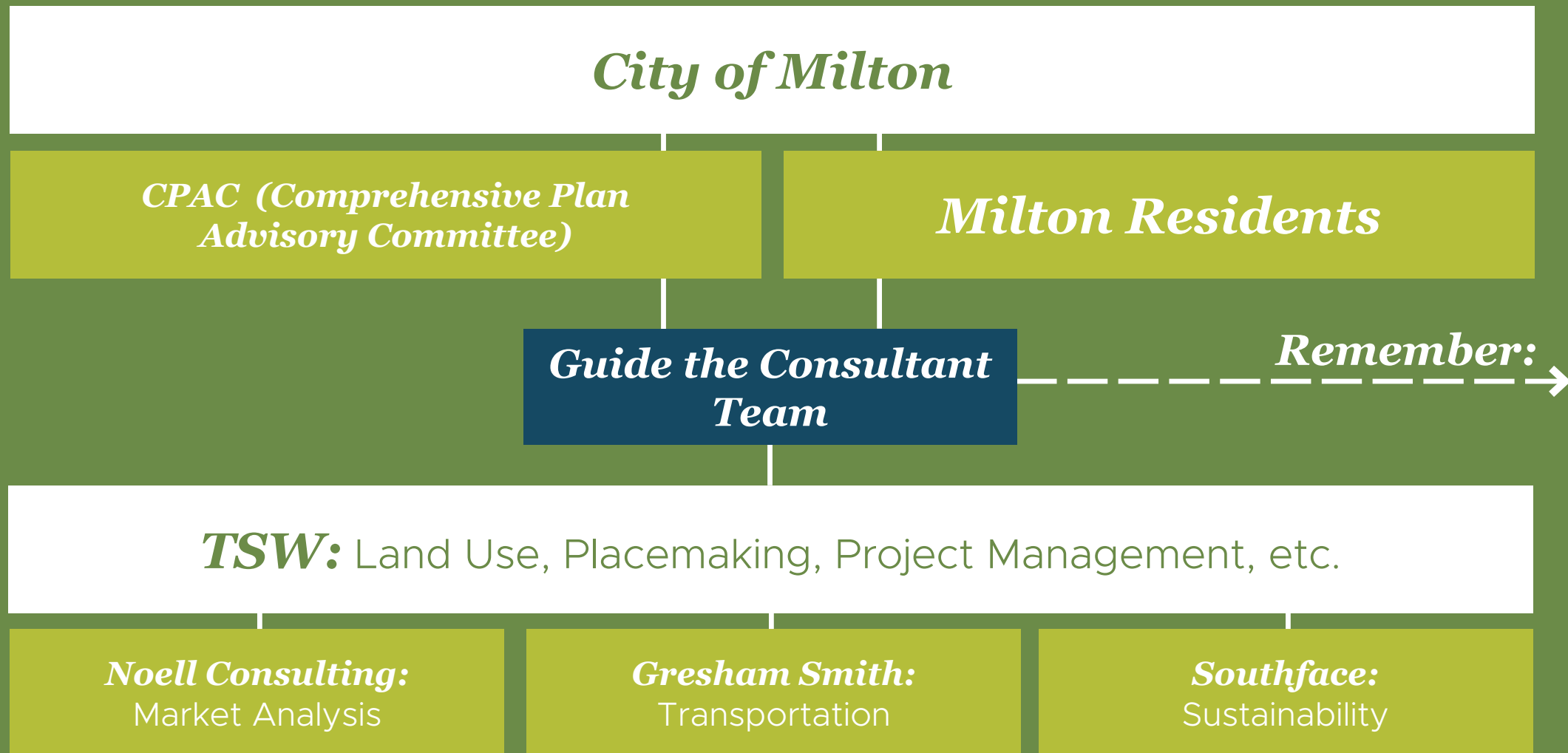


***Laura Richter***  
***Associate***  
***TSW***



***Bob Buscemi***  
***Community Development***  
***Director***  
***City of Milton***

# Project Team



*This is our community's plan!*



# Agenda

- **Planning Process**
  - **Overall Process**
  - **Research & Analysis**
  - **Market Demand Summary**
  - **CPAC Members**
  - **Public Meeting Types**
  - **Placemaking in Milton**
- **Recommendations**
  - **Recommendations Format**
  - **Vision & Mission**
  - **Rural Placemaking & Smart Growth**
  - **Key Findings Toolbox**
  - **Character Areas**
  - **Future Land Use**
  - **Urban Growth Boundary**
- **Short Term Work Program (STWP)**
  - **Near Term Priorities**
  - **Priority Projects**
- **Next Steps**
  - **Adoption Process**
- **Public Comment**



# Planning Process

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# Overall Process

We are here!

**Research & Analysis**

**Visioning**

**Draft Plan**

**Final Plan**

## ***PUBLIC ENGAGEMENT***

### *August - December*

- Study previous plans
- Analyze data
- Conduct community input survey
- Facilitate Public Kick-off
- Facilitate CPAC meetings

### *January - May 2021*

- Summarize community input survey findings
- Facilitate three planning workshops & three community education sessions online!
- Facilitate CPAC meetings

### *May - June 2021*

- Facilitate CPAC meetings
- Create draft recommendations
- Facilitate Draft Plan Open House
- Post Draft Plan Online
- Present Draft Plan to City Council & CPAC

### *June - October 2021*

- Incorporate citizen, CPAC, & City Council feedback into plan
- Submit Plan for ARC & DCA Review
- Adoption by City Council



# Research & Analysis

- Reviewed all previous, relevant plans, including **2016 Comprehensive Plan, Parks Master Plan, Milton Trails Prioritization Plan, and more.**
- Meetings with City staff and Steering Committee.
- Mapping the City's connectivity, green spaces, zoning, future land use, and more.

## The City of Milton Comprehensive Plan Update 2016

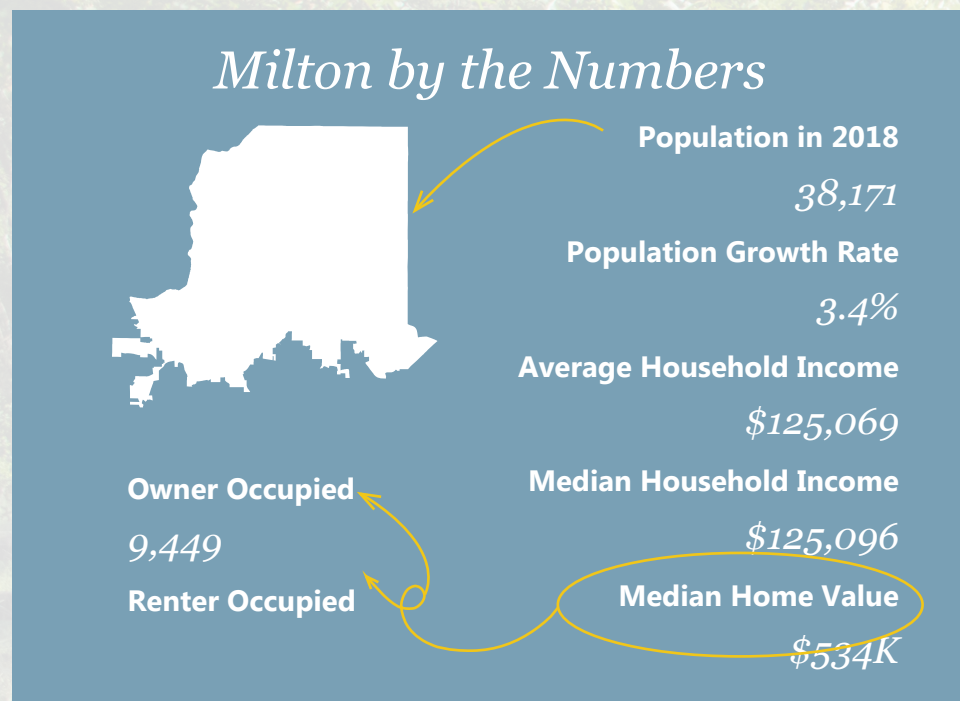
Adopted October 17, 2016





# Market Demand Summary

Below are the demand findings from the market study and do not necessarily indicate what the City will take on or develop in the future.



- Milton could add 30-40 single-family home units per year and 40-60 townhome units per year.
- Milton could add up to 200 rental apartments every 4-5 years and one combined independent / assisted living facility with up to 90 beds.
- Milton could support up to 140,000 SF of boutique food and beverage and population servicing retail.
- Milton could support up to 105,000 SF of office, including banking, medical, investment services.



# CPAC Members

- Appointed community members to represent the public at-large at key points in the process and guide the team which is required by Georgia DCA and City of Milton processes for Comprehensive Plans
- CPAC members will disseminate information on the process and upcoming meetings, and they are also available to take your input and recommendations

## **Members:**

- *Todd Chernik, Chair of BZA, Chair of CPAC*
- *Sumeet Shah, Chair of PC, Vice Chair of CPAC*
- *Zach Middlebrooks, PC*
- *Kurt Nolte, PC*
- *Fred Edwards, PC*
- *Marty Lock, PC*
- *Jan Jacobus, PC*
- *Ron Gilbert, PC*
- *Laura Wysong, Chair of DRB*

- *Martin Littleton, Mayor (at Large)*
- *Heather Sparkes (District 1/Post 1)*
- *Brian Maloney (District 1/Post 2)*
- *Colt Whittall (District 2/Post 1)*
- *Larry Johnstone (District 2/Post 2)*
- *Marc Arrington (District 3/Post 1)*
- *George Yunis (District 3/Post 2)*

## **Ex Officio members:**

- *Laura Bentley, Councilmember*
- *Paul Moore, Councilmember*



# Public Meeting Types

## **Public Meetings (2)**

### **Overview of various project topics**

- Kick-off Meeting (12/10)
- Draft Plan Open House Meeting (5/20)

## **Education Sessions (3)**

### **Deep dive review of key topics/issues which surfaced from Public Engagement**

- Engage topical experts for a panel discussion
- Discuss options/alternatives specific to Milton

## **Online Forums (5)**

### **Determine recommended strategies and alternatives**

- Surveys, interactive map, Ideas Wall
- Topic surveys included Land Use, Rural Heritage, Sustainability & Transportation
- Draft Plan Open House Online 5/20-6/3

## **Pop-ups (2)**

### **Verify key recommendations, strategies, and plans through quick feedback activities**

- Topic of both Pop-Ups: Preservation Strategies for Rural Character
- Held outdoors at Bell Memorial Park and the Crabapple Starbucks



*Pop-up at Bell Memorial Park*



*Pop-up at Crabapple Starbucks*



*Draft Plan Open House*





# Placemaking in Milton

## What Milton Residents Like + Agritourism

Large lot  
residential

Greenspace/  
Trails &  
Parks

Local  
businesses &  
restaurants

Markets

Farms &  
gardens

MILTON'S PLACEMAKING

The Arts &  
public art  
features

Craft  
manufacturing

Wineries &  
breweries

Rural &  
equestrian  
heritage



# Recommendations

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# Recommendations Format

## ***Policies***

- Address major issues and topics
- Strategies for each policy

*Land Use*  
*Housing*  
*Intergovernmental*  
*Coordination*  
*Sustainability*  
*Economic Development*  
*Financing*  
*Transportation*  
*Placemaking & Branding*

## ***Projects***

- Address major issues and topics
- Strategies for each policy

*Land Use*  
*Economic Development*  
*Placemaking & Branding*  
*Transportation & Smart*  
*Cities*  
*Sustainability*

## ***Short-Term Work Program***

### ***Projects for 5 years***

*Priority Project*

*Priority Project*

*Priority Project*

*Priority Project*



# *Vision & Mission*

## *Comprehensive Plan Vision*

Milton is a premier city where we strive to:

- Promote a high quality of life
- Create a strong sense of community and place
- Respect our rural heritage while guiding our future
- Be the best place to call home

## *Comprehensive Plan Mission*

- We take responsibility together to provide the best quality of life to those we serve. Through excellent service to our neighbors, we strengthen our cherished sense of community.



# Rural Placemaking & Smart Growth

## **Smart Growth Principles**

- Mix of land uses
- Take advantage of compact design
- Create a range of housing opportunities and choices
- Create walkable communities
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development toward existing communities
- Provide a variety of transportation options
- Make development decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions

## **Additional considerations in rural communities<sup>^</sup>**

- **Support rural landscape**
- **Help existing places thrive**
- **Create new connections**

**Very similar to placemaking principles**



# Key Findings Toolbox

## Land use & Ordinances

1. Zoning that supports rural lifestyles
2. Growth / service boundaries
3. Equestrian committee

## Parks, Trails, Greenspace

1. Miles of connected trail networks
2. Greenspaces and parks using existing natural features
3. Signage and wayfinding between places (digitally and in the community)

## Commercial Nodes

1. Local businesses with support from the community and City
2. Designated areas for commercial development

## Agritourism

1. Organized agritourism
2. Advertised with parks, trails, etc.
3. Events
4. Visitors' Bureau
5. Branding and marketing

## Partnerships & Funding

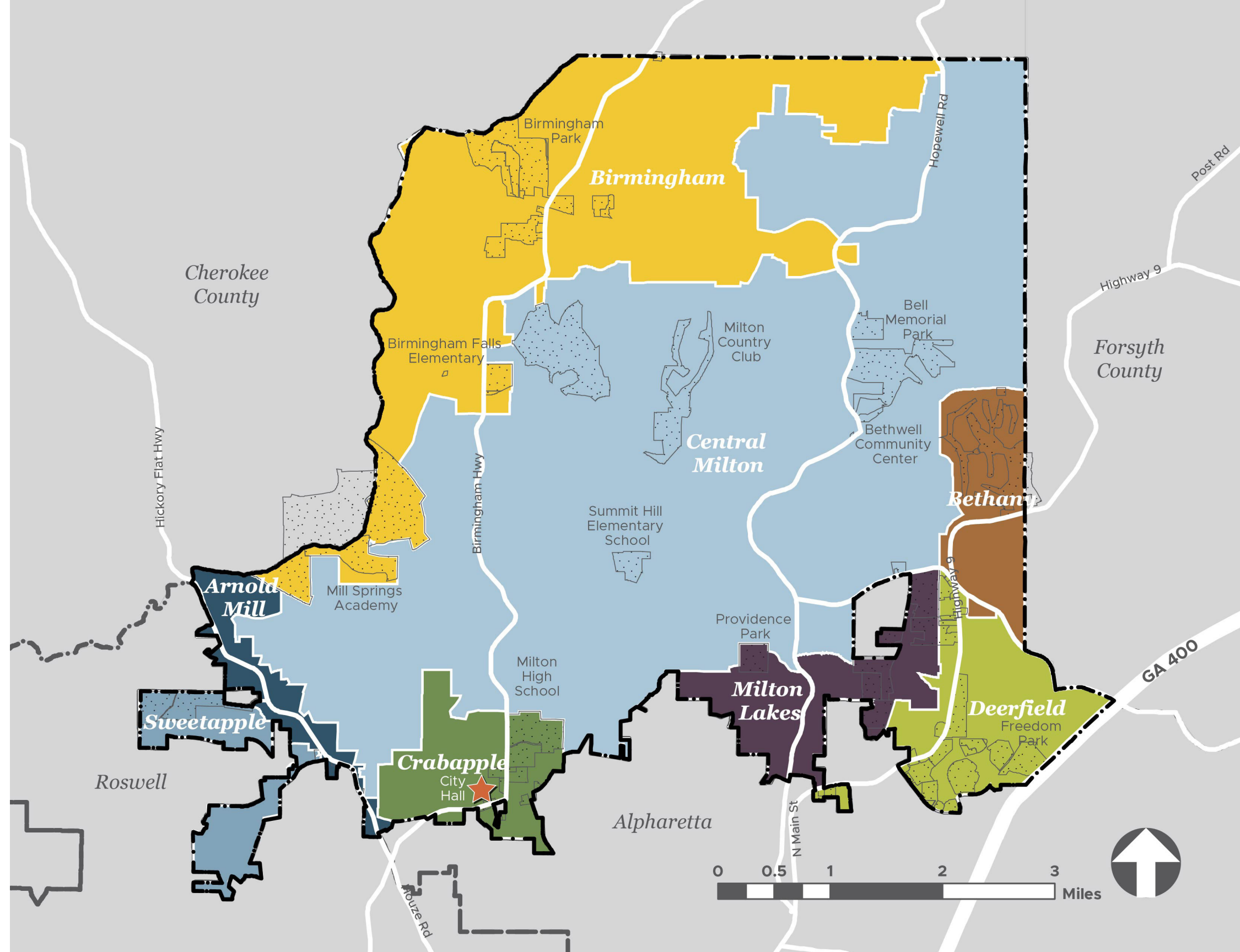
1. Endowment or conservancy dedicated to specific parks
2. Non-profits
3. Economic Development Commissions
4. Educational institutions
5. Take advantage of grants & tax credits



# Character Areas

## 8 Character Areas:

- Arnold Mill
- Bethany
- Birmingham
- Central Milton
- Crabapple
- Deerfield
- Milton Lakes
- Sweetapple



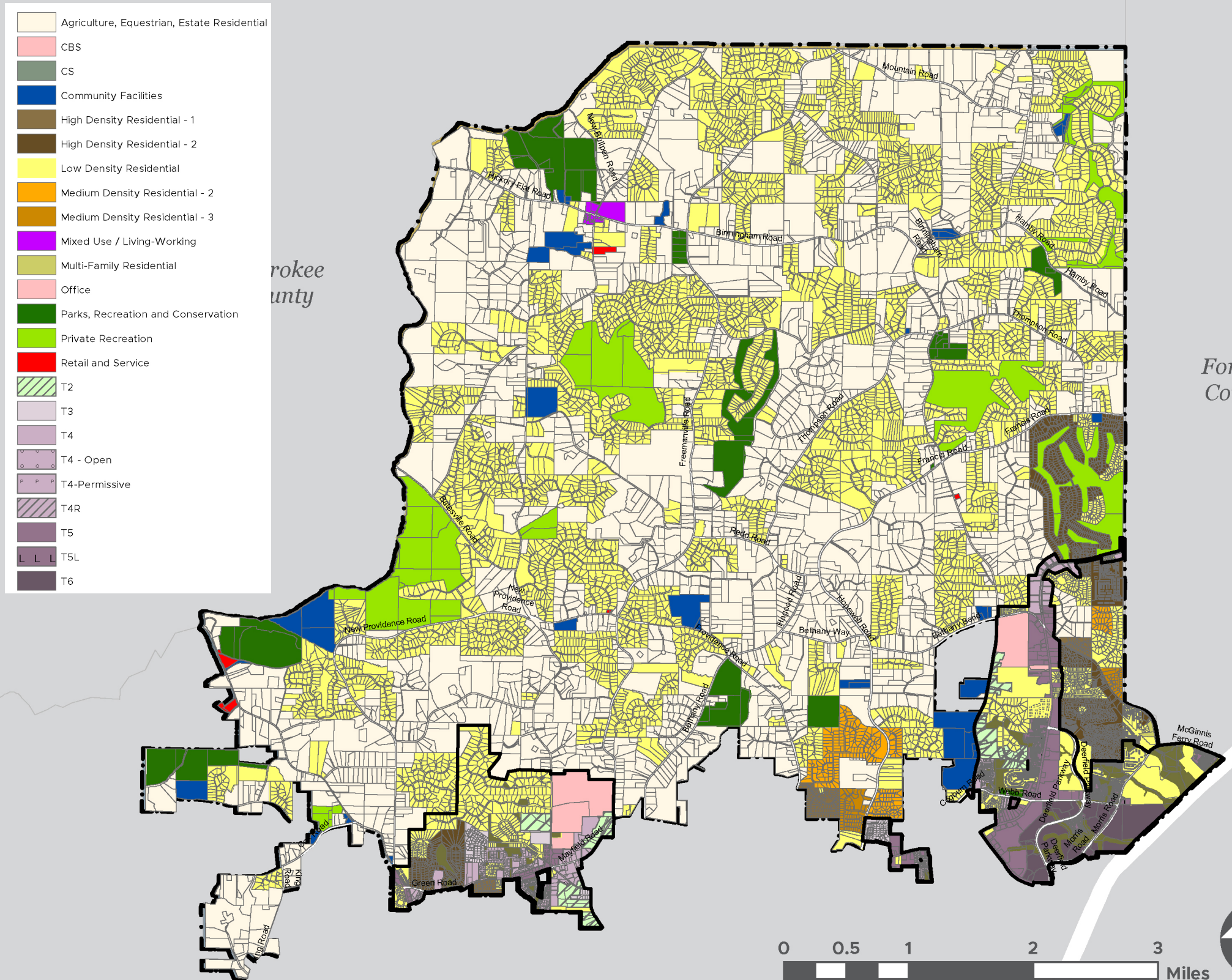


# Future Land Use

- **Vision (Future Land Use) closely follows the Existing Land Use**
- Forms the basis for other programs and zoning decisions
- The future land use map is parcel specific showing allowable land uses that relates to compatible zoning options.
- A compatibility chart links the zoning options to the land use category.

## Areas discussed in this process:

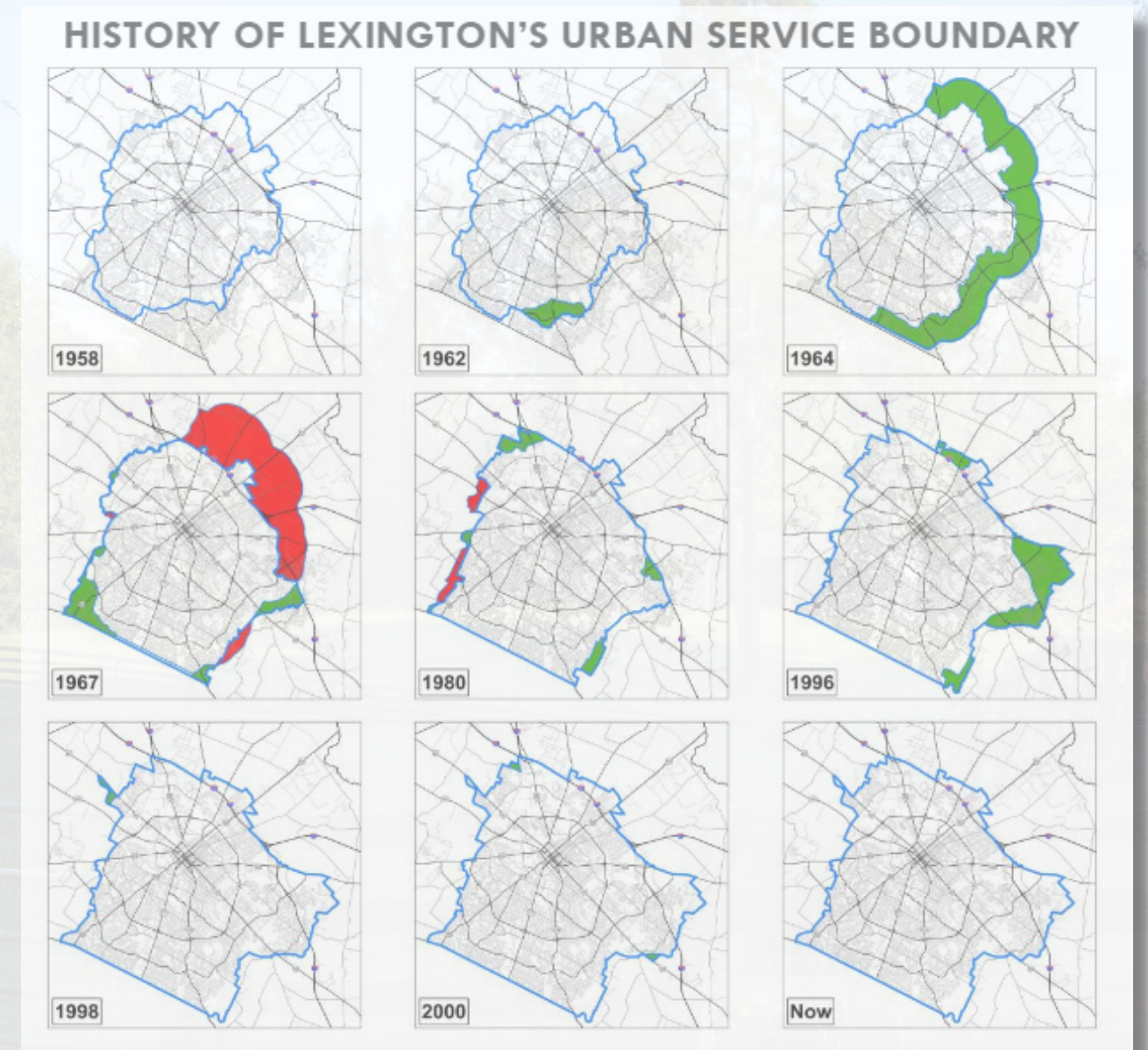
- Cogburn Road
- Bethany Bend
- Green Road





# Urban Growth Boundaries

- An urban growth boundary is a **regional boundary established in an attempt to control development within a community**
- Typically, an **area inside the boundary is designated for higher density development and the area outside the boundary is designated for lower density, rural development**
- In Milton's case, **the establishment of a boundary could prevent higher density development encroaching on the beloved rural, agricultural and equestrian lands**
- Do note that **current property rights would not be changed** with the UGB concept
- Given the conversations throughout this planning process, the preservation of rural character is important to Milton, and **an urban growth boundary study could be considered in the Short Term Work Program for the 2040 plan**



*Text summarized from Urban Growth Boundaries in Georgia provided by the Georgia Planning Association & Image from the 2018 Lexington Comprehensive Plan*



# Urban Growth Boundary

## Potential Pros & Cons

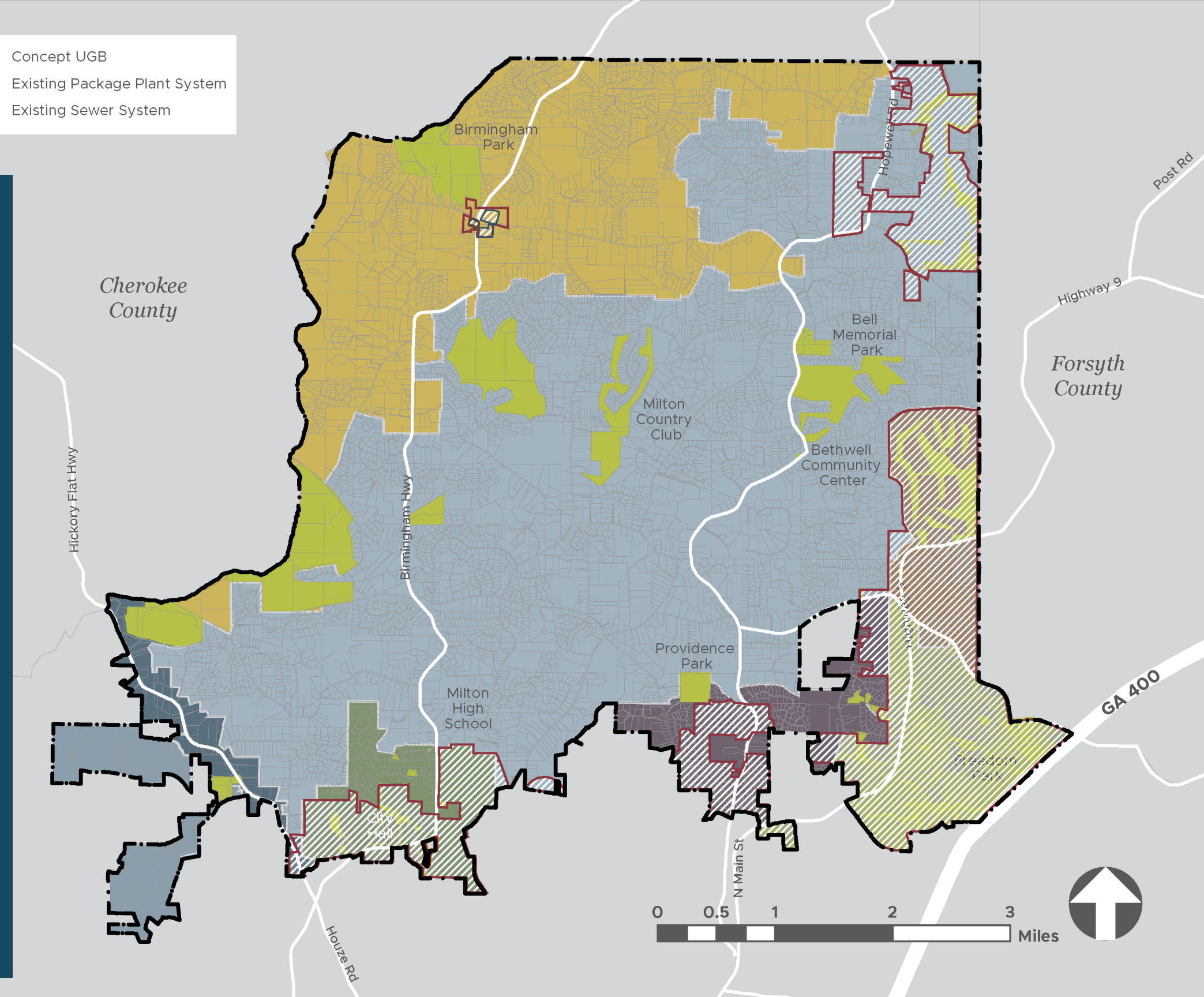
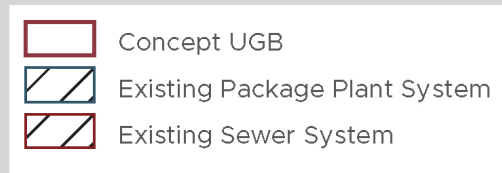
### Potential Pros^:

- CPAC supports this effort as an added layer of protection for the City
- Can ensure more compact development within the boundary
- May encourage retention and reuse of existing buildings, such as those with historic, or possessing character significance
- Can protect agricultural and rural land from conflicts with more urban uses
- Matches urbanization with new infrastructure and promotes use of existing infrastructure (i.e. sewer)

### Potential Cons^:

- Could result in increases to housing density and land use intensity within the boundary
- May run counter to consumer preference for low-density development
- Increases in land and housing costs may occur if land supply and market changes are not monitored

<sup>^</sup>Georgia Planning Association





# Short Term Work Program

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# Near Term Priorities

**The following are initiatives the City can undertake quickly and begin to implement:**

- **LU.7** Perform due diligence to implement restrictions to flag lots
- **LU.5** Perform due diligence to define projects/land identification and costs for another bond specific to active parks, trails, public venues, and greenspace
  - **5.a** Pursue accelerated funding options to implement Parks Master Plan
  - **5.b** Pursue accelerated funding options to implement Milton Trails Prioritization Plan
  - **5.c** Pursue accelerated funding options to acquire greenspace
- **LU.8** Perform due diligence to update AG-1 zoning to increase minimum lot widths (100' to 150')
- **LU.9** Perform due diligence and planning to implement Urban Growth Boundaries
  - **9.a** Seek funding opportunities to seed-fund a revolving TDR Bank
  - **9.b** Identify other incentive/tools (PDR
- **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)



# Short Term Work Program: Land Use

ID #	Project and Description
LU.1	Create a Small Area Plan for Arnold Mill which reflects the Master Plan and its Character Area Narrative
LU.1a	Consider applying for LCI funding to update the Arnold Mill Plan, and determine feasibility for LCI designation
LU.2	Pursue larger lot zoning categories (e.g. AG5, 10, 20) and associated uses and incentives
LU.2a	Seek funding for the purchase of development rights (PDR) in conjunction with larger zoning
LU.2b	Consider larger lot zoning incentives to include full or partial exemptions from future Greenspace, Active Park, and Trail System bonds
LU.2c	Initiate discussions with Fulton County to implement tax relief for larger zoned parcels (5,10,15 acres in size) in conjunction with larger lot zoning
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
LU.2e	Identify appropriate areas/districts for current and future uses, and determine conditions and permitting for such uses
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).
LU.2f	Reconcile incentives with AG-1, to ensure larger lot zoning categories are attractive and viable
LU.3	Continue to support the Equestrian Committee as an important source of feedback (subject matter expertise) on various City initiatives, as needed
<b>LU.4</b>	<b>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)</b>



Land Use Priority Project





# Short Term Work Program: Land Use

ID #	Project and Description
<b>LU.5</b>	<b>Perform due diligence to define projects/land identification and costs for another bond specific to active parks, trails, public venues, and greenspaces</b>
<b>LU.5a</b>	<b>Pursue accelerated funding options to implement Parks Master Plan</b>
<b>LU.5b</b>	<b>Pursue accelerated funding options to implement Milton Trails Prioritization Plan</b>
<b>LU.5c</b>	<b>Pursue accelerated funding options to acquire additional greenspace</b>
LU.6	Develop Plan for new Public Venues, Public Art (e.g. outdoor amphitheater, performing arts, Character Area Public Art)
LU.6a	Fund new public venues through Milton
<b>LU.7</b>	<b>Perform due diligence to Implement Restrictions to Flag Lots</b>
<b>LU.8</b>	<b>Perform due diligence to update AG-1 zoning to increase minimum lot widths (100' to 150')</b>
<b>LU.9</b>	<b>Perform due diligence and planning to implement Urban Growth Boundaries</b>
<b>LU.9a</b>	<b>Seek funding opportunities to seed-fund a revolving TDR Bank</b>
<b>LU.9b</b>	<b>Identify other incentives/tools (PDR)</b>
LU.10	Study CUP limitations (i.e. minimum qualifying acreage), staff recommendations to adopt
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
LU.12	Update & Adopt Unified Development Code
<b>LU.13</b>	<b>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)</b>



Land Use Priority Project





# Short Term Work Program: Economic Development

ID #	Project and Description
ED.1	Seek Certified 'Broadband Ready Community' Designation through DCA
<b>ED.2</b>	<b>Develop a Marketing Plan for Milton, which reflects our Branding, and to include 'digital visitors information', agri-business promotion, and event marketing</b>
<b>ED.2a</b>	<b>Enhance presence on current website for Economic Development as it relates to Character Area</b>
<b>ED.3</b>	<b>Pursue a greater emphasis on economic development using a diverse toolbox of strategies to include</b>
<b>ED.3a</b>	<b>Pursue city-wide Milton Development Authority</b>
<b>ED.3b</b>	<b>Pursue a study on tax incentives that may be a part of the economic development marketing plan</b>
<b>ED.3c</b>	<b>Collaborate with state organizations for tourism and agri-tourism</b>
<b>ED.3d</b>	<b>Proactively focus on the Deerfield Character Area, using the RKG study as a road map</b>
<b>ED.3e</b>	<b>Pursue Fortune 500 presence in Deerfield mixed-use development</b>
ED.4	Proactively pursue Economic Development in future-defined Urban Growth Boundary Areas
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
<b>ED.6</b>	<b>Explore the use of technology to improve information access and administrative processes (i.e. public Wi-Fi, information kiosks and interactive wayfinding)</b>
<b>ED.6a</b>	<b>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 links to local shops/restaurants)</b>



Economic Development Priority Project



# Short Term Work Program: Transportation

ID #	Project and Description
T.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
<b>T.2</b>	<b>Collaborate with the bicycling community to create bike routes, signage, infrastructure, safety education and promotion</b>
T.2a	<b>Consider creating a campaign around Milton as a “bike friendly” City</b>
T.2b	<b>Design bicyclist features in Milton that are sensitive to our rural character and appropriate to the Character area</b>
T.2c	<b>Develop an education and outreach campaign to increase awareness of roadway safety and risks for bicyclists, pedestrians and drivers</b>
<b>T.3</b>	<b>Consider “Smart” features to improve transportation infrastructure and safety in Milton;</b>
T.3a	<b>Explore the creation of a streetlight management program to improve monitoring of conditions, proactive measures, and efficient reporting of outages</b>
T.3b	<b>Consider the use of Smart features to improve pedestrian safety within defined urban areas, around parks and other priority walking areas</b>
T.3c	<b>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</b>
T.3d	<b>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)</b>
T.4	Promote the creation of a Citizen Trails Committee to advise on the implementation of the Milton Trail Prioritization Plan



Transportation Priority Project



# Short Term Work Program: Transportation

ID #	Project and Description
<b>T5</b>	<b>Increase community access and use of Trails by implementing the 2020 Milton Community Trail Prioritization Plan</b>
<b>T.5a</b>	<b>Implement Tier 1 and Tier 2 projects for Deerfield Area</b>
<b>T.5b</b>	<b>Implement Tier 1 and Tier 2 projects for Birmingham Park</b>
<b>T.5c</b>	<b>Implement Tier 1 and Tier 2 projects for the Preserve at Cooper Sandy Park</b>
<b>T.5d</b>	<b>Implement Tier 1 and Tier 2 projects for the Preserve at Lackey Road Park</b>
<b>T.5e</b>	<b>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 pickup stations for pedestrians</b>
<b>T.5f</b>	<b>Implement signage for wayfinding and safety at all trails (PB2)</b>
T.6	Evaluate Milton residents' priorities for and satisfaction with the City's transportation infrastructure and network
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.
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.
T.9	Prioritize Bethany character area (Hwy 9) sidewalk connections in coordination with GDOT Project, and identify quick win opportunities



Transportation Priority Project



# Short Term Work Program: Sustainability

ID #	Project and Description
S.1	Identify cost-neutral city investment in renewable energy (solar), and lower emissions vehicles
<b>S.2</b>	<b>Develop a city-wide solid waste strategy, as well as a city-wide recycling strategy including but not limited to a plan for glass recycling, bulky items, paints/chemicals, and electronics</b>
<b>S.2a</b>	<b>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</b>
<b>S.2b</b>	<b>Perform due diligence on funding, cost of operations to support a city-wide recycling strategy</b>
S.3	Improve in ARC Green Communities certification from bronze to silver per the Strategic Plan
<b>S.4</b>	<b>Consider making green infrastructure a policy Citywide/ Set Green Infrastructure Goals:</b>
<b>S.4a</b>	<b>Require low impact development features be recorded as permanent easements to protect water quality measures from being demolished</b>
<b>S.4b</b>	<b>Consider ordinance to provide EV infrastructure at Public places and mixed-use development</b>
<b>S.4c</b>	<b>Create ordinance to support the creation of green infrastructure</b>
<b>S.4d</b>	<b>Incorporate green infrastructure policies with AG-1 future development</b>
S.5	Consider updates to storm water and land protection policy Citywide/ Set Goals:
S.5a	Review ordinance for adequate local protection of wetlands
S.5b	Review ordinance for adequate local protection of areas with steep slopes
S.5c	Adopt DNR Part 5 Criteria 4: Groundwater recharge Areas and Wetlands Protection
S.5d	Extend the moratorium on subdivision after timber harvesting to 10 years
S.5e	Promote water harvesting and reuse: Promote the use of rainwater harvesting to meet irrigation needs in new subdivisions, and mixed use developments



Sustainability Priority Project



# Short Term Work Program: Sustainability

ID #	Project and Description
S.6	Update the City's Stormwater Ordinance to reflect the new Georgia Stormwater Management Manual (GSMM) and runoff reduction goals
S.6a	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
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
S.8	Green Infrastructure Demonstration Project for Park: Install education signage at site of park green infrastructure projects describing benefits of GI project
S.9	Explore available options for a Stormwater Utility Fee
<b>S.10</b>	<b>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 an immediate investigation of allegations of unlawful use/dumping of prohibited debris/trash.</b>



Sustainability Priority Project



# Short Term Work Program: Placemaking & Branding

ID #	Project and Description
<b>PB.1</b>	<b>Conduct a Branding study for Milton, to include character area-specific recommendations</b>
<b>PB.2</b>	<b>Implement Way-finding, Gateways, and ‘District’ signage, reflective of our Milton’s Brand to be incorporated within the overall branding strategy</b>
<b>PB.3</b>	<b>Consider updating sign regulations in each of the Form Based Code areas and Birmingham Crossroads to enhance the specific character of each area</b>
PB.4	Identify opportunities to partner with Alpharetta Equestrian Event Operations through the promotion of Birmingham Park equestrian trails
<b>PB.5</b>	<b>Incorporate Public Art throughout Milton, appropriate to Branding and Character Areas;</b>
<b>PB.5a</b>	<b>Public venue locations</b>
<b>PB.5b</b>	<b>Roundabouts</b>
<b>PB.5c</b>	<b>Greenspace - Trails</b>
<b>PB.5d</b>	<b>Active Parks and Recreation Facilities</b>
<b>Pb.5e</b>	<b>Mixed-use developments</b>
PB. 6	Finalize Park names and create ad campaign to establish citywide awareness of new names
PB.7	Consider establishing a Milton Heritage and History Museum
PB.9=8	Pursue ‘Digital’ visitors-tourism marketing and promotion, short term (ED.7)
PB.8a	Consider viability for a physical presence (i.e. in combination with a Milton Heritage and History Museum)



Placemaking & Branding Priority Project



Next Steps

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# Adoption Process

**June**

- Finalize Draft Plan
- Present to City Council
- 30 Day Public Comment Period

**July**

- 30 Day Public Comment Period

**August**

- Incorporate Public Comments
- Present to City Council, motion to transit
- Transmit document to the ARC & DCA
- ARC/DCA comment period

**September**

- ARC/DCA comment period
- Incorporate ARC/DCA comments

**October**

- Incorporate ARC/DCA comments
- Adoption at City Council Meeting
- Final transmittal to ARC & DCA



*Thank you!*





Public Comment

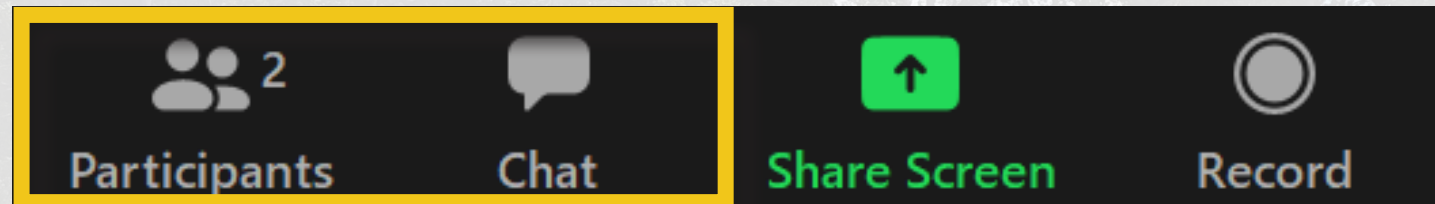
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# Guidelines for Participation

- **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'***



- **For Callers using telephones:**

- ***To Raise Hand - Press \*9***
- ***To Unmute - Press \*6***

- **For Facebook users by Computer, Tablet and Smartphone:**

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

