



Hello,

The City of Milton is updating its long term, land use plan. We have received good responses from a survey sent to Milton residents but we'd also like to get more feedback from the business community within and near the City of Milton.

We are moving into the future projections phase of the project. We'll start with the services that residents have indicated they want, combined with possible growth projections to come up with future costs to operate Milton. Next, we'll match the possible areas for development/redevelopment with the possible land uses of those areas to estimate revenue projections. We'll then try to find the correct mix of land use and revenue to meet Milton's projected needs and desires.

What we're looking for from the business community are their ideas for development/redevelopment in Milton. Some ideas already proposed revolve around increasing density in the Deerfield parkway area, further development of Crabapple (possible on the east side of town), or perhaps working with Roswell to develop the Arnold Mill Road area. These ideas can then be fed into projection models to gauge potential city revenue gained from those types of land uses.

This is your chance to provide feedback to setting the direction for Milton's land use plan. Below are some sample questions that are being given to all stakeholder groups to help further discussion.

Time/Date of meeting: 7:00 P.M. Thursday, August 21, 2008

Location: Milton City Hall in the Executive Conference Room – 107 G at 13000 Deerfield Parkway.

Fred Edward – CPAC member

Jon Carroll – CPAC member

Do you like the existing density and types of development currently found in Milton? What other development choices would you like to see added (if any)? Where? How soon? (*5 years, 10 years, 20 years, ???*).

Have you considered what Milton should look like in 20 years? How about in 50 years? (*More urban, a unique oasis, other thoughts?*).

***Transportation:***

Do you feel that traffic congestion is the most urgent problem facing the City of Milton?

Do you think current transportation facilities would be adequate if they were expanded to meet the appropriate level of service for the current population and employment?

Would you support new bus or trolley improvements in our around Highway 9 to give Milton residents or visitors an additional option for mobility that does not require an automobile?

Should the City of Milton support the extension of the MARTA rail line to a new station at the Windward and 400 Interchange?

Do you think Milton should try to maximize traffic safety in rural areas by building wide roads or by providing road-way alternatives such as intersection improvements, parallel streets, etc.?

Do you think replacing some intersections with roundabouts would provide a desirable solution if the improvements could be designed and constructed to meet local safety criteria?

Do you thin that the City should continue to support gravel roads that are more expensive to maintain than paved roads?

Do you support widening of State Route 140 (Arnold Mill Road) from Crabapple Road to the Little River? If so do you think it should be designed with a median? What other design elements would like to see along this corridor?

Would you support east/west road improvements? Would you prefer to see these improvements along the Bethany/Providence/New Providence corridor or the Birmingham Road corridor?

***Green Space:***

Should the City of Milton emphasize the purchase of more land for recreation and green space, or build facilities at the existing parks first?

Should a higher priority be placed on the development of new recreational areas for active uses such as tennis courts and ball fields, or passive uses such as trails?

Do you think subdivision development requirements should be changed to provide a better means of preserving green space? Should the City:

- (1) Increase the amount of land required for green space?
- (2) Require the developer to include green space development plans?
- (3) Require the developer to limit clearing and grading sites for development to what can be permitted for development in a limited time frame (6 mos.)?
- (4) Identify a variation of conservation subdivisions to protect green space?

If additional recreational trails are developed, should they be co-located with roads or as a separate system?

Should recreation trails incorporate the gravel roads?

***Housing:***

Should the citizens of Milton be concerned about providing adequate housing for all persons who work in the City?

If such housing is developed, should it be located closer to jobs and activity centers to reduce traffic congestion? If so, where do you believe that is?

***Water/Sewer:***

Should the City of Milton adopt more stringent policies than required by the North Georgia Metro Water District to protect water quality (particularly storm water runoff)?

Should the City of Milton adopt more stringent policies for water conservation? Should exceptions to more stringent policies be made for agricultural and equestrian users?

Should limited sewer service expansion be used to concentrate new development into specific targeted areas? Which areas do you feel would be the best candidates for compact development? (*Hwy 9/Deerfield, Crabapple, Arnold Mill corridor/other?*)

***Cultural Resources:***

Should Milton City Hall be a cultural icon and focal point for the City? If so, where should it be located? (*Hwy 9/Deerfield, Crabapple, new site closer to geographic center of the of the City, ???*). If a new site, should it be designed with a small town/rural theme?

What policies should be put into place to protect historic structures?

What do you consider historic? (*20 years, 50 years, ???*).

***Development Policies:***

Are there any specific building and development design standards for new development that you think should be adopted by the City of Milton?

What do you think is the best way to preserve the rural character of central and northern Milton?

Should the existing rural areas that are being developed as single family residential on one-acre minimum lots remain zoned as AG-1?

Should there be more than one form of AG zoning?

Do you think the City should explore a locally appropriate TDR (Transferable Development Rights) policy as an option to preserve the agricultural character of central and northern Milton? If so, what location would be appropriate to receive TDR's.

What development regulations would you like to see to encourage children to be able to walk to school?

How should development impact fees be calculated? Should development impact fees become the maximum amount possible? Possible prompts: impact fees can pay for water and sewer systems, roads, schools, libraries, and parks and recreation facilities, (made necessary by the presence of new residents in the area).

### ***Intergovernmental and Regional Issues:***

What specific issues are the most urgent for discussion with surrounding jurisdictions?

*Possible areas: transportation, cultural , solid waste management, water quality issues, education facilities, and water conservation issues.*

Are there specific policies that the City should adopt to encourage cooperation and communication with surrounding jurisdictions?

### **Summary Question**

Are there any additional specific issues or opportunities that your group would like to make sure are included in the comprehensive plan? *These can include comments regarding direct or indirect impacts, timing, policy limitations, etc.*

Thank you for your time.