



MINUTES OF MEETING

Community Kick-Off/ Visioning Meeting – May 20, 2009

Meeting Agenda:

- I. Pre-Meeting Exercise
 - Policies
- II. Opening and Welcome
- III. Format of Q&A and Discussion Periods
- IV. Kick-Off Presentation
 - Powerpoint Display
 - Objectives for Tonight's Meeting
 - Overview of the Comprehensive Plan Process
 - Review of Timeline
 - Feedback from DCA on Community Participation Plan and Community Assessment
 - Community Agenda
 - Q&A about Kick-Off Presentation
- V. Interactive Exercises
 - Station #1: Issues/Opportunities
 - Identify and prioritize the importance of each.
 - Station #2: Character Area Map
 - Discuss the boundaries and vision for each district.
- VI. Wrap-Up and Next Steps
- VII. Post-Meeting Exercise
 - Character Area Name Exercise

Meeting Handouts:

- Agenda

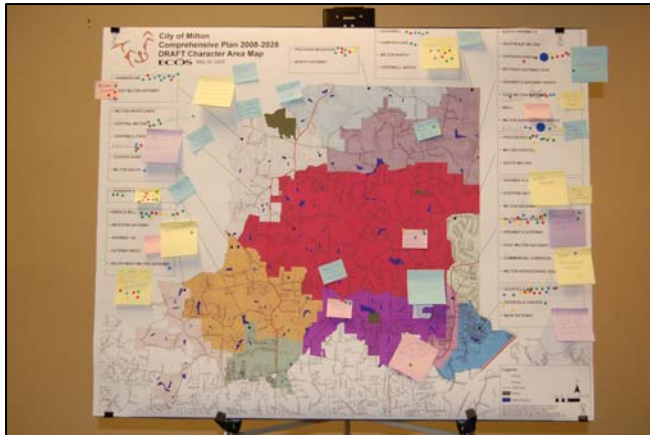
Meeting Outcomes:

- I. Pre-Meeting Exercise: As community members arrived and signed in for the meeting, they were given an agenda and directed to the Draft Policies Board hanging on the wall. Sticky notes were available for community members to write in comments, feedback, and suggestions of additional policies. A summary of these comments has been compiled in a separate document.
- II. Opening and Welcome: George Ragsdale opened the meeting and welcomed everyone in attendance. He introduced key members of the audience including City Council members, city staff and CPAC members. He also introduced members of the consulting team from Ecos Environmental Design.
- III. Format of Q&A and Discussion Periods: Shannon Kettering requested that all questions be held until the end of the presentation and indicated that there would be time for discussion as needed.
- IV. Kick-Off Presentation: Shannon Kettering presented a powerpoint presentation that identified the key objectives for the meeting, including reviewing the planning process to date, and beginning the third, and final, step of the Comprehensive Plan process. She briefed community members on the feedback received from



City of Milton Community Agenda Facilitation Community Kick-Off/ Visioning Meeting

- ARC and DCA in regard to the Community Assessment, Community Participation Plan and Partial Plan Update. She introduced the required components of the Community Agenda, and concluded with a description of the exercises planned for that evening as well a timeline of upcoming events. At the conclusion of the presentation, community members were broken into four groups and sent to four different stations to participate in the interactive exercises regarding Issues and Opportunities and the Character Area Maps.
- V. Interactive Exercises: Four stations of interactive exercises were facilitated by consultants and city staff. Two stations were designed to allow feedback on proposed Issues and Opportunities, and two stations were designed to allow feedback on the proposed Character Area Map. The proposed Issues and Opportunities were listed according to their general category, and community members were asked to prioritize their top issue and their top opportunity from each category. Sticky notes were also available so community members could write in suggestions for additional Issues and Opportunities. The proposed Character Area maps identified the boundaries of 11 potential character areas for Milton. Community members discussed the proposed areas and provided comments and feedback. A summary of feedback received from both interactive exercises is compiled in a separate document.
- VI. Wrap-Up and Next Steps: At the conclusion of the interactive exercises, community members were reminded of the upcoming Land Use Charrette on July 18, 2009. The timeline of the events for the Comprehensive Planning process, including the next steps in the process, was printed on the back of each agenda, and community members were encouraged to take the agenda home with them as a reminder of future dates.
- VII. Post Meeting Exercise: At the conclusion of the Interactive Exercises as community members were exiting the meeting, they were given the opportunity to use dots to vote for names for each character area. A list of potential names had been generated by CPAC, and additionally, community members had the option of writing suggestions for names. This map will be used in finalizing the decision about the names of each character area (photo of Character Area Map after the completion of the dot-voting exercise for names).



These minutes constitute the author's understanding of the items discussed and conclusions reached. If there are any errors or omissions, please notify this author in writing within four (4) working days of receipt.

END OF MINUTES

Economic Development Policies

- We will identify and put in place the requisites of the desired “**Quality of Life**” within our community, including the following economic issues:
 - Adequate **housing** and appropriate **infrastructure** (roads, water, waste, energy and communications) to support and accommodate anticipated levels of growth;
 - Training the **workforce and availability of jobs** within a reasonable commuting distance;
 - Necessary **planning and development ordinances** to direct the future shape of the City as desired;
 - **Leadership** capable of responding to any development pressures.
- We will carefully consider **costs** as well as **benefits** in making decisions on proposed economic development projects.
- We will support programs that **retain, expand and create businesses** that provide a good fit for our community’s economy in terms of job skills required and links to existing businesses.
- We will consider **access to housing** and impacts on **transportation** when considering **economic development** projects.
- We will consider impacts on **infrastructure** and **natural resources** in our decision making on **economic development** projects.
- We will consider **employment needs** and **skill levels** of our existing population in making decisions on proposed **economic development** projects.

Comments Received at Kick-Off Visioning Meeting:

- This all sounds great but where is the revenue coming from for all of this?
- We need to keep the rural character of Bethany Bend east of Highway 9!! No more condos!!
- Please be very careful with businesses in residential areas.
- How will we determine “employment needs and skill levels of our existing population?”

Facilities and Services Policies

- We will minimize inefficient land consumption and encourage more **compact urban development** in the **Major Employment Center Character Area**, and possibly in the **Neighborhood Center Character Area** in order to preserve green open space and natural resources in all areas.
- We will encourage **new development to locate in suitable locations** in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachments.
- We will consider potential **impacts on air and water quality** in making decision on new developments and transportation improvements.
- We will promote the **protection and maintenance of trees** and **contiguous green open space** in new development.
- We will promote low impact site development that encourages **maintaining the natural topography and existing vegetation** on sites that are being developed.

- We will work public utilities to **protect aesthetic sites and scenic views**.
- We will direct development pressure **away from agricultural areas** and **encourage development to occur close to transportation opportunities**.
- We will invest in **parks and open space** to enhance the quality of life for our citizens.
- We will work with the Fulton Public Schools to encourage **school location** decisions that support overall growth and development plans of the community.
- We will seek ways for new growth to **pay for public infrastructure and services** to support the development to the maximum extent possible.
- We will use **planned infrastructure expansion** to support development in areas identified as suitable for such development in the Comprehensive Plan.

There were no comments received on Facilities and Services Policies.

Housing Policies

- We will encourage the **completion of partially-developed properties** in existing subdivisions.
- We will encourage development of housing opportunities that enable residents to **live close to their places of employment**.
- We will accommodate our diverse population by encouraging a compatible **mixture of housing types, densities and costs** within the City.
- We will encourage housing policies, choices and patterns that increase opportunities for people to move into **affordable owner-occupied housing**.

Comments received at the Kick-Off/ Visioning Meeting:

- Global Question: For each "policy" – how? At what cost?
- Totally unrealistic
- Develop accessible & visitable housing policy
- Somewhat unrealistic since we have limited business revenue opportunities (in response to *we will encourage development of housing opportunities that enable residents to **live close to their places of employment**.*)
- Most land already developed with high tax base; how can that be accomplished? (in response to *we will encourage housing policies, choices and patterns that increase opportunities for people to move into **affordable owner-occupied housing**.*)

Intergovernmental Coordination Policies

- We will seek opportunities to share facilities and services with neighboring jurisdictions when they would be mutually beneficial.
- We will work with neighboring jurisdictions to develop shared solutions for regional issues (such as growth management, watershed protection, transportation solutions, etc.).
- We will work with neighboring jurisdictions to pursue joint processes for collaborative planning and decision-making.
- We will consult with Fulton County and other public entities in our area when making decisions that are likely to impact them.
- We will provide input to Fulton County and other public entities in our

area when they are making decisions that are likely to have an impact on our community or our plans for future development.

- We will engage in cooperative planning between the City of Milton, Fulton County, and Fulton County Public Schools in regard to the appropriate location and use of schools as community facilities.

There were no comments received on Intergovernmental Coordination Policies.

Land Use Policies

- We will encourage development that is **sensitive to the overall setting** of the community and will contribute to our **community's character** and **sense of place**.
- We will encourage development that provides **appropriate employment opportunities** to serve our current and future population.
- We will encourage development of a balanced network of commercial activity centers to meet the service needs of our citizens while **avoiding unattractive and inefficient strip development**.
- We want development whose **design, landscaping, lighting, signage and scale** add value to our community.
- We will create **gateways and corridors** to establish a "sense of place" for our community.
- We will seek opportunities to provide pleasant, accessible, **public gathering places and parks** throughout the community.
- We will encourage **mixed-use developments** that are human-scale and less auto-oriented where appropriate.
- We will encourage the development of **Milton's centers** as vibrant areas of the community in order to improve overall attractiveness and local quality of life.
- We will support new land uses that contribute to **protecting the environment** and **preserving meaningful open space**.
- We will be open to **land planning and development concepts that may be new to our area**, but have been tried successfully in other places.
- We will encourage the **efficient use of land** to avoid potential costs and problems associated with urban sprawl.
- We will support new land uses that enhance housing options in our community while maintaining support for the existing developed **lower density, rural, agrarian, equestrian and residential** areas of the City.
- We are committed to creating walkable, bicycle and wheelchair friendly access for safe and attractive neighborhoods throughout the community, where people have **attractive, barrier free, and low-energy access options** to schools, parks and necessary services (grocery store, drug store, etc).
- We support appropriate residential and non-residential **infill development** and redevelopment in ways that complement surrounding areas.

Comments received at the Kick-Off Visioning Meeting:

- Does that mean modifying those that already built – most don't meet the criteria? (appears to be in response to *we will encourage mixed-use developments that are human-scale and less auto-oriented where appropriate*)

Natural and Cultural Resources Policies

- We will encourage more **compact development of land** in appropriate designated areas in order to **preserve natural resources** areas and preserve **contiguous green open spaces**.
- We will encourage **new development** to locate in suitable locations **close to transportation and infrastructure** resources in order to protect environmentally sensitive areas and valuable historic, archaeological or cultural resources from encroachment.
- We will consider potential impacts to **air and water quality** in making decisions on new developments and transportation improvements and steer new development away from sensitive natural resource areas.
- We will promote the **protection and maintenance of trees** and **contiguous green open space** in new development.
- We will promote low impact site development that encourages **maintaining the natural topography and existing vegetation** on a site when feasible, and in some case when required.
- We will protect **ground and surface water sources** to promote the maintenance of safe and adequate supplies of water.
- We will promote enhanced **solid waste reduction and recycling** initiatives.

Comments Received at Kick-Off Visioning Meeting:

- Must have iron clad assurance Open Space will remain forever if density is increased.
- Re: "close to transportation" where does Milton stand on extension of the Marta line?
- To accomplish this we will encourage higher density nodes and greater heights in transportation corridors.
- Decrease building footprints and increase set aside [of] green space.
- Use of sewer where available to preserve groundwater.
- Promote ADA compliant, safe accessible natural and cultural resources.

Transportation Policies

- We will encourage walking, biking, car-pooling, and other **alternative transportation choices** in making development decisions.
- We will target transportation improvements to support **desired development patterns** for the community.
- We will require that our new and reconstructed roadways be appropriately designed using **context sensitive design** considerations to enhance community aesthetics and to minimize environmental impacts.
- We will encourage our new and reconstructed roadways be designed to accommodate **multiple functions**, including barrier free pedestrian facilities, parking, bicycle routes, horses, golf carts, public transit as well as local vehicular circulation where appropriate.
- We will promote connectivity of our road network through fostering a **grid network of streets** in newly developing areas and establishing multiple local street access connections between residential subdivisions.
- We support creation of a community-wide **barrier free pedestrian/ bike path network**.
- We will use **traffic calming, signage**, and other design

considerations to limit the impacts of excessive vehicular traffic on the peaceful nature of our existing residential neighborhoods

Comments received at the Kick-Off/ Visioning Meeting:

- All transportation solutions must be developed in conjunction with neighboring jurisdictions.
- We need to add paved shoulders to major city roads to enhance bike traffic.
- Create intersections that are safe and accessible for all people, including blind, deaf, [and] wheelchairs.
- Our current ordinances do not support traffic calming. Are we going to change them?
- Re: Traffic calming – start by slowing down the speeders on Highway 9 coming south out of Forsyth County.

Development Patterns		
Issues		
	# of Dots	Rank as Priority
Unattractive sprawl development/ visual clutter along roadways	16	1 of 6
Unattractive subdivisions and subdivision entrances	0	4/5/6 of 6
Boundary between town and countryside not clearly defined	0	4/5/6 of 6
Citizens oppose higher density	0	4/5/6 of 6
Large parcel owners selling their land to developers	3	3 of 6
New development locating in areas that should not be developed	10	2 of 6
Opportunities		
Unique equestrian-oriented development	1	6 of 6
Plentiful scenic and pastoral areas	3	4 of 6
Extensive green space still available	2	5 of 6
Focus new development in areas that are already developed	4	3 of 6
Promote "open road neighborhoods"	6	2 of 6
Maintain and promote rural character in the City	15	1 of 6
Write in suggestions/ comments		
Issues: Not promoting enough mixed use, TND and conservation subdivision development		
Issues: Want to Keep Low Density		
Opportunities: Accentuate multi-use flow of open restaurants, retail, condo		
Opportunities: Protect Bethany Bend east of Highway 9 and Crooked Creek. Keep rural in flavor.		

Overall		
Issues		
	# of Dots	Rank as Priority
Residents want more public green space and/or active/passive park land	23	1 of 4
Unattractive commercial shopping areas	3	3 of 4
No mix of uses to serve adjacent neighborhoods	2	4 of 4
Development patterns don't encourage interaction with neighbors	4	2 of 4
Opportunities		
Develop existing parkland into active/passive uses	16	1 of 3
Develop and implement commercial design standards throughout Milton	6	2 of 3
Require neighborhood connectivity in new residential development	2	3 of 3
Write in suggestions/ comments		
Issues: Set bar high for redevelopment; use good design standards		
Issues: Milton children have to go to other cities for swimming, soccer, lacrosse, softball and other team sports except baseball; not enough active		
Issues: More passive and protected greenspace		

Issues: Comprehensive Awareness of ADA
Opportunities: We need to understand demographics to make this call over the next 20 years (in response to <i>develop existing parkland into active/passive uses</i>)
Opportunities: If you had contiguous neighborhoods, you would improve the possibilities for bike and pedestrian corridors.
Opportunities: Maintain boundaries of Crabapple to avoid ongoing sprawl. Define boundaries
Opportunities: More passive is cheaper and it serves more people/ uses

Community/ Sense of Place

Issues		
	# of Dots	Rank as Priority
No sense of place (visitors do not sense that they've arrived)	17	1 of 3
No pleasant community gathering spaces	4	2/3 of 3
Not enough places for arts activities and performances	4	2/3 of 3
Opportunities		
No existing areas in decline	0	4 of 4
Community interest in maintaining unique equestrian places	7	2 of 4
Complete build out of Crabapple Crossroads in a way that is consistent with original concept plan	3	3 of 4
Redevelop Highway 9 area in a way that creates a more consistent sense of place	17	1 of 4
Write in suggestions/ comments		
Issues: City needs to expand branding & signage (in response to <i>no sense of place – visitors do not sense that they've arrived</i>)		
Issues: Sense of place is feel of low density		
Opportunities: No at a cost to Milton taxpayers (in response to <i>community interest in maintaining unique equestrian places</i>)		
Opportunities: Plan was forced on community by Fulton County Commissioners (in response to <i>complete build out of Crabapple Crossroads in a way that is consistent with original concept plan</i>)		
Opportunities: No more condos East of Highway 9; No commercial; protect our neighborhoods		
Opportunities: Creation of Civic (Government Center) with associated support facilities		
Opportunities: Protect residential green character of Bethany Bend – east of Highway 9		
Opportunities: #1 Priority – Pocket Park H9 and Deerfield		

Financing

Issues		
	# of Dots	Rank as Priority
High cost of providing public services/ facilities for new development	6	2 of 4
Is public facility capacity adequate to attract new development?	1	3 of 4
Financial institutions are resistant to new development ideas	0	4 of 4

Are city revenues adequate to fund desired service levels and plans?	16	1 of 4
Opportunities		
No pre-existing bureaucratic commitments with new City	0	2 of 2
Utilize financial planning model to evaluate planning alternatives and develop optimized development plan	17	1 of 2
Write in suggestions/ comments		
Opportunities: 1. City wide vote on opportunities 2. Budget and stick to it		
Opportunities: Identify alternative sources of funding and revenue (constant)		
Opportunities: Creating economic development centers to generate city revenue		
Opportunities: Create appropriate mix of residential and commercial uses to create a stable tax base and adequate support of services.		
Opportunities: Clarify – we are a new city, but we are not a new community (in response to <i>no pre-existing bureaucratic commitments with new City</i>)		

Natural and Cultural Resources		
Issues		
	# of Dots	Rank as Priority
Disappearing rural scenery	17	1 of 4
Inadequate protection of historic resources	2	3 of 4
Too many trees have been lost to development	7	2 of 4
Environmental pollution problems and contaminated properties	1	4 of 4
Opportunities		
Birmingham Park	8	2 of 3
Providence Park	3	3 of 3
Protection of environmentally sensitive natural areas (flood plains, steep slopes, habitat and other natural areas)	15	1 of 3
Write in suggestions/ comments		
Issues: Proper pre-planning needed, required		
Issues: Especially districts 5 and 6 and 4		
Opportunities: Could really create a space that is unique and represents our community vision, a passive use park (in response to <i>Birmingham Park</i>)		
Opportunities: Make sure to protect the unique elements of the parkland. It is distinctive.		
Opportunities: Stormwater Management improvement.		

Transportation/ Mobility		
Issues		
	# of Dots	Rank as Priority
Traffic problems	14	1 of 3
Not pedestrian or bike friendly	11	2 of 3
No public transit except at southeastern edge of City	4	3 of 3
Opportunities		
Use of context-sensitive design to maintain corridor characteristics	8	2 of 3

Localized activity centers concentrate development at specific locations	4	3 of 3
Funding and implementation of 2006 Milton Trails Plan	11	1 of 3
Write in suggestions/ comments		
Issues: Yes! I Agree – Marta tracks into Milton (in response to <i>no public transit except at southeastern edge of city</i>)		
Issues: Plan for bus rapid transit station near 400		
Opportunities: Would like to see shuttle service on main Milton Roads		
Opportunities: Funding and implementation of road improvements, traffic flow and local transportation		
Opportunities: Safe, accessible roadways and pedestrian routes, intersections		

Intergovernmental Cooperation		
Issues		
	# of Dots	Rank as Priority
Inadequate regional/ multi-jurisdictional coordination/ cooperation	5	2 of 2
Local officials or neighborhoods are resistant to new or innovative development ideas	14	1 of 2
Opportunities		
Local interest in application of design with new development including sustainability	11	1 of 2
Possible LCI and/or CID partnerships with Alpharetta for the Windward Area	9	2 of 2
Write in suggestions/ comments		
Issues: Consistent application of land use is a good thing. Citizens expect this.		
Opportunities: LCI & CID needed for Hopewell/ Highway 9/ Deerfield area!		
Opportunities: Would like to see conservation subdivisions and not restrict sprawl-stopping just by zoning		
Opportunities: Conservation subdivisions with one acre lots		
Opportunities: Need conservation and mixed use developments.		

Housing		
Issues		
	# of Dots	Rank as Priority
Little mix of housing sizes, types and income levels within neighborhoods	6	1 of 2
Imbalance between available housing location and employment centers	4	2 of 2
Opportunities		
Develop a comprehensive inventory of current housing stock	2	2 of 2
Identify opportunities to create housing that allows people that work in Milton to live in Milton	14	1 of 2
Write in suggestions/ comments		
Issues: As long as employment center restrict to commercial district (in response to <i>imbalance between available housing location and employment centers</i>)		
Opportunities: Allow development near 400 – mixed use transit options		
Opportunities: Flexible zoning in narrow circumstances to allow live/ work potential		

Opportunities: But not increase development of mixed use (in response to <i>identify opportunities to create housing that allows people that work in Milton to live in Milton</i>)
Opportunities: Accessible Housing
Opportunities: Create greater diversity of housing options

Economic Development		
Issues		
	# of Dots	Rank as Priority
Innovative economic development is not occurring	14	1 of 2
Not enough jobs or economic opportunities for local residents within Milton	4	2 of 2
Opportunities		
Strong market for low density development with high value properties	13	1 of 1
Write in suggestions/ comments		
Issues: Desire low density innovative development		
Issues: Insufficient density of commercial planned to attract new uses/ development		
Opportunities: Improvement should be made along Highway 9 Corridor to insure long term viability		
Opportunities: Low density unique character are important to the region		
Opportunities: Need mixed use development, not high end development		

Comments and Summary from Character Area Map Interactive Exercise

<p>Light Grey (Birmingham area)</p>	<ul style="list-style-type: none"> • Extend Light Grey south into Gold • Wood Road seems similar to Phillips Circle and maybe should be Light Grey • Want to add Wood Road, Phillips and Brittle
<p>Aqua (Pritchard Mountain area)</p>	<ul style="list-style-type: none"> • Distinguished by a majority of agricultural land, but questions were raised as to whether land was truly agricultural or just undeveloped • Day Road seems more like Blue area
<p>Black/ Dark Grey (Hopewell Area)</p>	<ul style="list-style-type: none"> • Comments were made that suggested that this area could be combined with either the red or aqua district • No Dark Grey; look at northern red border to be more Light Grey
<p>Red (Central Milton area)</p>	<ul style="list-style-type: none"> • Replace “average” density of one-acre lots with “minimum density of one-acre lots • Give closer attention to the average density of this area • The Manor [should be included] in the red • Has limited “equestrian & less dense” (especially in gravel road communities) • May extend Red between Hopewell and Providence • Extend Red into Gold and remove “transitional area” • Kensington Farm and Six Hills in Red • Look at extending Red into the Arnold Mill area between Ranchette & Holly • Suggested that the area between Bethany and Hopewell be moved to the Red classification • Sable Road and Henderson seem more like Red area

<p>Lime (N Hwy 9 area)</p>	<ul style="list-style-type: none"> • North Highway 9 has a different character than South Highway 9 • Give consideration to residential neighborhoods that straddle the blue/ lime line • Some people felt that this area should be included in the red character area • Identified as a priority area that needs special attention given its location on Highway 9 • Light Green is similar to Red so make Red! • Light Green is different than Red, yet needs protection: mix of larger lots, green, single-family homes • Limit new townhouses/ condos to Highway 9; protect peaceful, green residential character of Bethany Bend between Highway 9 and Forsyth County; good walking; need park
<p>Blue (Deerfield area)</p>	<ul style="list-style-type: none"> • Represents a mix of residential/ commercial/ office • Give consideration to residential neighborhoods that straddle the blue/ lime line • Suggested that the area be divided between the lime and dark pink districts and do away with blue; residential developments would be concentrated with the lime development and the rest would be included with dark pink
<p>Dark Pink (Hwy 9 area)</p>	<ul style="list-style-type: none"> • Maybe should have a little more latitude on uses • Maybe should extend to the city/ county line • Give consideration to potential future realignment • The way Highway 9 has developed in the past may not be the way it should continue to develop in the future • Description should reflect existing residential uses
<p>Purple (Providence area)</p>	<ul style="list-style-type: none"> • Possible "civic center" on Hopewell Road • Maintain one-acre density • Look at sewer lines and development patterns in Providence
<p>Green (Crabapple area)</p>	<ul style="list-style-type: none"> • Green should match Crabapple and sewer • Add "Schools" to description

<p>Yellow/ Gold (Cooper Sandy area)</p>	<ul style="list-style-type: none"> • Non-residential node at the intersection of Providence Road and Birmingham Highway • Delete “concentration of Institutional Uses (Schools)” • Suggested that the area around Bethany Road be moved to the Gold classification
<p>Light Pink (Arnold Mill area)</p>	<ul style="list-style-type: none"> • Revise description to reflect a mix of residential, commercial and <u>office</u> uses • Branches of Arnold Mill more closely resemble gold & grey • Should be marked as “transitional” • “Branches off Arnold Mill to be Red
<p>GENERAL COMMENTS</p>	<ul style="list-style-type: none"> • Consideration should be given to adjacent land uses in other communities (particularly near Deerfield, North Highway 9, and Arnold Mill) • Give consideration to the Milton Trail System • Consideration should be given to creating more opportunities for business and revenue • Consideration should be given to adopting a placemaking model, such as villages, townships, hamlets, etc when considering character areas • Want to stop/ limit high density; Need sense of place; Keep green and trees • Support combining Light Blue and Light Grey • Light Grey and Light Blue have similar characteristics • What does transitional mean? • Retain historical properties without going commercial

Note: Ecos will provide suggested alternatives for revised boundaries to the proposed Character Area Map based on comments from the facilitated exercises at the Kick-Off/ Visioning Meeting.