

CPAC Meeting 12/17/2007 – CWC Notes

Introduction

General Announcements

- City Council meetings will be held on Mondays beginning in February 2008-CPAC may need to adjust meeting schedules
- Jon Carroll will be replacing Al Trevelyan on CPAC.
- Lisa Fionadela is no longer on the committee.
- Todd Chernik is no longer on the committee.

Update on status of Crabapple Plan interim planning process

- BRPH distributed a zoning reference map compiled based on City of Milton data.
- BRPH distributed a preliminary draft matrix of development close-in to the Crabapple Crossroads center and discussed some of the data within.
- Discussion about relationship between Crabapple Plan and Comprehensive Plan- need to remember that Crabapple “update” is meant as an interim guide for the area until the Crabapple Plan can be incorporated as part of the larger comprehensive plan.
 - need to look at Crabapple as a piece of the larger body of Milton rather than as an isolated area
- Discussion about the core area which still has the characteristics associated with “Crabapple” lies between Birmingham Highway and Charlotte Road along Mayfield Road.
- Discussion of the concept of a tiered decreasing of the intensity of development outward from the center of Crabapple.
- John Ford read a passage from page 223 of the Crabapple Crossroads Plan which discussed a scenario possible “if” roads were widened in Crabapple.
- Discussion about the third Crabapple meeting (**decided later in meeting to change the date to January 14, 2008 and location to Milton City Hall**).
 - How could Milton encourage the area along Mayfield to accommodate growth in a desirable manner?
- Discussion about types of development- question posed of what are the pros and cons of accommodating residential development versus commercial development in the area?
- Previous point led to discussion of Crabapple as a **live/work/play** area or as a **destination** area- which would be better?
 - L/W/P would allow a walkable center in which people would not necessarily have to drive.
 - Destination would provide a place for people to drive to, park their cars, and walk around.
- Question posed of whether or not we have enough information at this point to continue with the Crabapple Plan update.
 - Noted that the transportation network is in dire need of update- we need to come up with options for transportation improvements.
- Discussion of how to get developers on board for improving transportation, especially John Wieland.

- Possible outcome of current planning process in Crabapple could be to develop a set of guidelines and priorities which the City Council can use in the interim to help guide review process until the Comprehensive Plan is developed.
- Need to create list of top priorities posed at second Crabapple meeting.
- Noted that senior housing could be good for Crabapple as a walkable area with a senior center in the Alpharetta center.
- Noted that to many residents the concept of the cap is not the issue but rather the end outcome of developing Crabapple with a pleasing aesthetic character.
 - Need to develop a plan which is realistic both to the community and to developers.
- Possible goal of next meeting could be to determine willingness of community to make trade-offs in order to achieve expressed goals: transportation improvements, greenspace improvements, design, look, pedestrian friendliness, attractive uses (boutiques, etc).
 - Need more traffic data for next meeting.
 - Need to make sure people feel that meetings have accomplished something (sense of closure)
- How to run next (1/14/2008) Crabapple meeting? Dry-run with CPAC to get everyone on the same page prior to meeting! (Jan 7 2008)
 - Could allow Crabapple developers to present their ideas and get public feedback
 - Noted that we should use the 1/14/2008 meeting to validate our recommendations for the area based on what we've found so far.
 - Need to explain clearly to public why it is important to plan Crabapple within the larger context of Milton rather than exclusive of it.
 - Could have community recommend specific roads vs. old plan to help Milton Public Works know the community's priorities

Existing Land Use Map

- Need to update location of equestrian facilities

Transportation Map

- Need to display traffic counts
- Noted that Hwy 372 from Ball Ground toward Milton is possibly being widened to four lanes.

Character Areas Map

- Change White Columns to "Suburban Area Built Out"
- (Other changes marked on display map)
- Need to identify the relationship between existing land use and the identification of existing character areas.
- Need to identify floodplains when identifying character areas.
- Discussion about how to find remaining equestrian farms which have not self-identified with City of Milton website.
 - Need to develop standard for what is considered an "equestrian facility" vs. someone with a smaller lot with a horse hobby (could be something like a 10-acre minimum, **hypothetically**)

Areas Requiring Special Attention map

Adjournment