



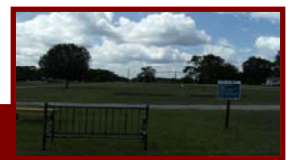
# **CITY OF MILNER**

# **2009-2029 Comprehensive Plan**

## **COMMUNITY ASSESSMENT TECHNICAL ADDENDUM**

Prepared by

**McIntosh Trail Regional Development Center**



**FEBRUARY 2009**

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**TECHNICAL ADDENDUM****Supporting Analysis of Data and Information****1. POPULATION ELEMENT**

The Community Assessment is the foundation of the overall Milner Comprehensive Plan. There are seven major elements of the Community Assessment. Population is the primary element of the Community Assessment, which provides an analysis of Milner's population trends. General knowledge of past and present population trends allow local decision makers to interpret how the City of Milner was originally developed and determine where future development patterns will likely occur over the next twenty years.

Population trends and projections of a community are essential elements of the comprehensive planning process. This data illustrates significant information about the growth patterns of the City of Milner. Population data also serves as a useful tool to establish the need for community services such as water distribution, educational facilities, and fire and police protection. By anticipating population growth and understanding the needs of a community, the City of Milner can ensure responsible management of future development by enacting quality growth mechanisms into local development regulations.

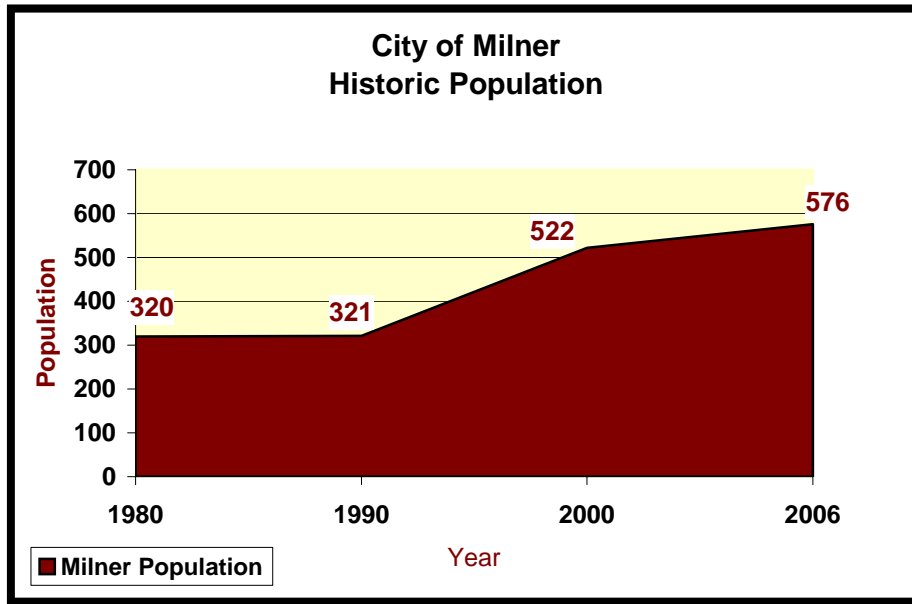
**1.1. POPULATION TRENDS**

Table 1.1 and Graph 1.1 identify the population growth for the City of Milner. The City of Milner's current population size is 576 persons. Over the past ten years, Milner experienced rapid growth. During the 1980's, the City of Milner maintained its population size. The 1990's marked a major turnaround, establishing an unprecedented pattern of growth. Between 1990 and 2000 the City's population grew by an overwhelming 62.6 percent from 321 persons to 522 persons.

<b>TABLE 1.1: CITY OF MILNER</b>				
<b>Population Comparison (1980 - 2000)</b>				
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2006</b>
<b>Milner</b>	320	321	522	576
<b>Lamar County</b>	12,215	13,038	15,912	16,679
<b>Georgia</b>	5,484,440	6,512,620	8,234,370	9,363,941

Source: US Census Bureau

*Graph 1.1*



Source: US Census Bureau

Table 1.2 compares the annual growth rates of Milner with Lamar County and Georgia from 1980 to 2006. Milner’s annual population growth peaked at 6.3% in the 1990’s. Between 2000 and 2006, the City continued to increase its population at a rate of 1.7% per year.

<b>TABLE 1.2: CITY OF MILNER</b>			
<b>Comparison of Annual Growth Rates</b>			
<b>Category</b>	<b>City of Milner</b>	<b>Lamar County</b>	<b>Georgia</b>
<b>1980-1990</b>	0.03%	0.7%	1.9%
<b>1990-2000</b>	6.3%	2.2%	2.6%
<b>2000-2006</b>	1.7%	0.8%	2.3%

Source: US Census Bureau

**1.2. POPULATION PROJECTIONS**

Population projections involve statistical methods that are based upon assumptions about the future to predict numeric changes in population. To address the various assumptions of the projected population for the City of Milner, Table 1.3 and Graph 1.2 presents three scenarios for future population growth. These projections illustrate slow, moderate, and rapid population growth patterns.

**1.2.1. SCENARIO I**

Under Scenario I, the population will reach 895 by 2030. The total population is expected to add 302 persons over the next twenty-two years. This model assumes that the City of Milner will relatively maintain its current population size with a minimal rate of growth.

**1.2.2. SCENARIO II**

In Scenario II, the population of Milner is expected to increase at a constant rate of 2.0 percent. This scenario illustrates a modest rate growth over the next two decades. This number is based upon the average annual growth rate for the City from 2000 to 2006. The total population is expected to add 1,313 persons between 2005 and 2030.

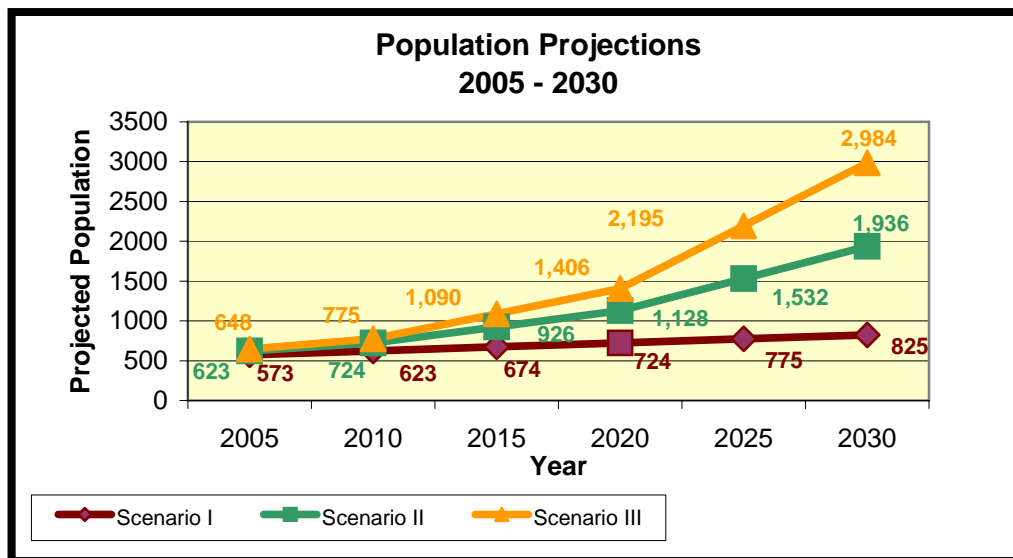
**1.2.3. SCENARIO III**

Scenario III identifies a rapidly growing population over the next twenty-year period. This scenario anticipates an average annual growth rate of 3.0 percent based upon historic population trends over the past 2.5 decades for Milner and the State of Georgia. Under this assumption, the City of Milner will increase its population size to a total of 2,984 persons by 2030.

<b>TABLE 1.3: CITY OF MILNER</b>						
<b>Population Projections (2005 - 2030)</b>						
	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<b>Scenario I</b>	573	623	674	724	775	825
<b>Scenario II</b>	623	724	926	1,128	1,532	1,936
<b>Scenario III</b>	640	775	1,090	1,406	2,195	2,984

Source: Georgia Department of Community Affairs, Plans Builder

*Graph 1.2*



Source: Georgia Department of Community Affairs, Plans Builder



**1.3. POPULATION BY AGE**

Age distribution gives an indication of whether the population of a community is generally young or old, growing or declining. It is a predictor of future school enrollments, an indicator of what sorts of resources and programs the community may need and one source of information about the available workforce. According to the 2000 Census, persons 35 to 44 years old make up the largest age group by composition, as shown in Table 1.4. As shown in Table 1.5 and Graph 1.3, the largest percentage of the population is comprised of the family forming age group (25 to 44 years old). Persons seventeen years old and under comprise approximately 27.3 percent of the total population. Retired and senior citizen groups (55 and over) account for 19.25 percent of the Milner’s total population.

<b>TABLE 1.4: CITY OF MILNER</b>						
<b>AGE COMPOSITION (1980 - 2000)</b>						
<b>Category</b>	<b>1980</b>	<b>%</b>	<b>1990</b>	<b>%</b>	<b>2000</b>	<b>%</b>
<b>0 – 4 Years Old</b>	27	8.44%	23	7.17%	38	7.28%
<b>5 – 13 Years Old</b>	50	15.63%	54	16.82%	77	14.75%
<b>14 – 17 Years Old</b>	26	8.13%	17	5.30%	27	5.17%
<b>18 – 20 Years Old</b>	10	3.13%	16	4.98%	25	4.79%
<b>21 – 24 Years Old</b>	13	4.06%	22	6.85%	28	5.36%
<b>25 – 34 Years Old</b>	50	15.63%	47	14.64%	77	14.75%
<b>35 – 44 Years Old</b>	34	10.63%	48	14.95%	82	15.71%
<b>45 – 54 Years Old</b>	18	5.63%	30	9.35%	67	12.84%
<b>55 – 64 Years Old</b>	34	10.63%	16	4.98%	48	9.20%
<b>65 and over</b>	58	18.13%	48	14.95%	53	10.15%
<b>TOTAL</b>	<b>320</b>	<b>100.00%</b>	<b>321</b>	<b>100.00%</b>	<b>522</b>	<b>100.00%</b>

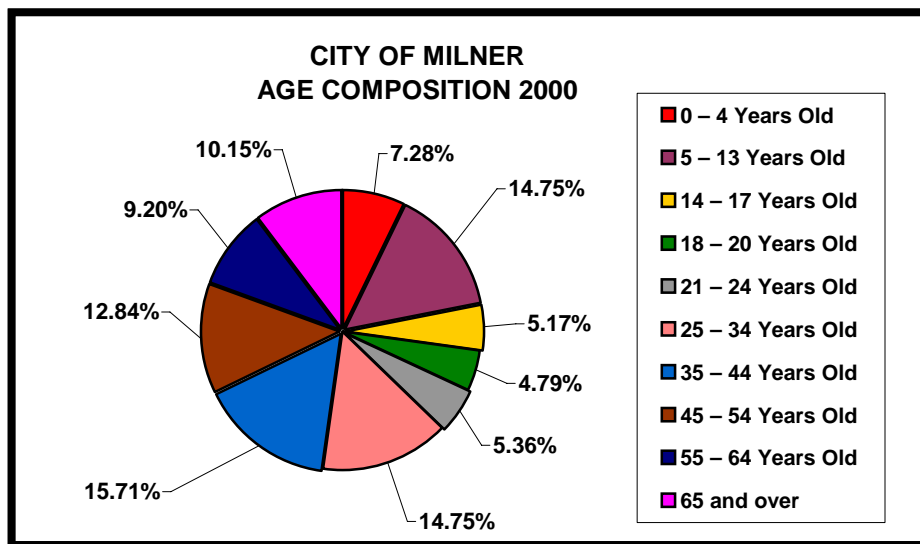
Source: US Census Bureau

Table 1.5 provides a breakdown of age by Age Group Type. According to the US Census, over thirty percent of local residents are categorized as Family Forming aged 25 to 44 years Old. The Family Forming Age Group is the largest age category in Milner. Younger couples with children are attracted to the community because of its affordable cost of living and good quality of life. Peak Earners (45 to 64 years old) represent the second largest age group. Twenty-two percent of residents are classified as Peak Earners. This age group includes the baby boomers population which is expected to grow and mature over the coming years. The City must seek opportunities to meet the needs of all age groups by providing quality services that are accessible to the entire community.

Table 1.5: City of Milner		
Age Group Distribution		
Age Group	Number	%
0-4 (Preschool)	38	7.28%
5-17 (School Age)	104	19.92%
18-24 (College/Singles)	53	10.15%
25-44 (Family Forming)	159	30.46%
45-64 (Peak Earnings)	115	22.04%
65+ (Retirement/Senior Citizens)	53	10.15%

Source: US Census Bureau

*Graph 1.3*



Source: US Census Bureau

Projecting population by age allows the City to plan and implement strategies to increase/decline or improve community services. The projected population by age shows that the 35 to 44 year old age group is expected to add 312 persons over the next twenty years. Individuals age 45 to 54 will increase to 398 persons by 2030. Overall, persons age 35 to 54 will comprise over forty percent of Milner’s population by 2030. Over 20.0 percent of Milner’s population will consist of children age seventeen and under.

<b>Table 1.6: City of Milner</b>						
<b>Population by Age Projection (2005 – 2030)</b>						
<b>Category</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<b>0 – 4 Years Old</b>	44	49	60	71	93	115
<b>5 – 13 Years Old</b>	91	104	131	158	212	266
<b>14 – 17 Years Old</b>	28	28	29	30	32	34
<b>18 – 20 Years Old</b>	33	40	55	70	100	130
<b>21 – 24 Years Old</b>	36	43	58	73	103	133
<b>25 – 34 Years Old</b>	91	104	131	146	212	266
<b>35 – 44 Years Old</b>	106	125	171	226	312	406
<b>45 – 54 Years Old</b>	92	116	165	214	302	398
<b>55 – 64 Years Old</b>	55	62	76	90	118	146
<b>65 and over</b>	51	53	50	50	48	42

Source: Georgia Department of Community Affairs, Plans Builder

<b>Table 1.7: City of Milner</b>						
<b>Population by Age Projections - Percentage</b>						
<b>Category</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<b>0 – 4 Years Old</b>	7.02%	6.77%	6.48%	6.29%	6.07%	5.94%
<b>5 – 13 Years Old</b>	14.51%	14.36%	14.15%	14.01%	13.84%	13.74%
<b>14 – 17 Years Old</b>	4.47%	3.87%	3.13%	2.66%	2.09%	1.76%
<b>18 – 20 Years Old</b>	5.26%	5.52%	5.94%	6.21%	6.53%	6.71%
<b>21 – 24 Years Old</b>	5.74%	5.94%	6.26%	6.47%	6.72%	6.87%
<b>25 – 34 Years Old</b>	14.51%	14.36%	14.15%	14.01%	13.84%	13.74%
<b>35 – 44 Years Old</b>	16.91%	17.2%	18.5%	20.04%	20.36%	20.97%
<b>45 – 54 Years Old</b>	14.67%	16.0%	17.8%	18.97%	19.71%	20.56%
<b>55 – 64 Years Old</b>	8.77%	8.56%	8.21%	7.98%	7.70%	7.54%
<b>65 and over</b>	8.13%	7.3%	5.3%	3.37%	3.1%	2.2%

Source: Georgia Department of Community Affairs, Plans Builder

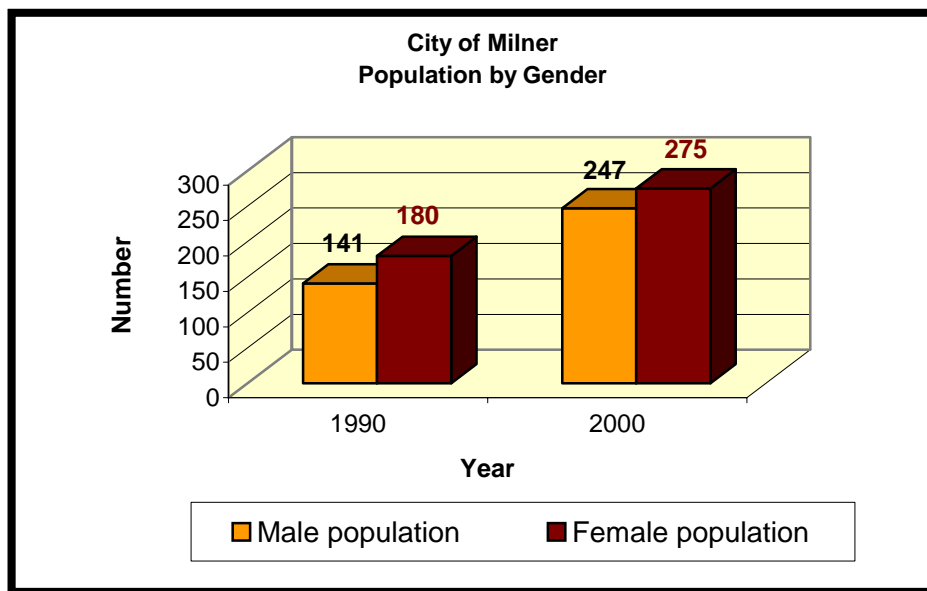
## **1.4. POPULATION BY GENDER**

The gender make-up of the City of Milner is equally proportional among males and females. In 2000, females comprised a slightly larger proportion of the population with 275 females or 52.68 percent. The Male population accounts for 247 individuals or 47.32 percent. Table 1.8 and Graph 1.4 display the gender population for the City of Milner in 1990 and 2000.

TABLE 1.8: CITY OF MILNER				
GENDER (1980 - 2000)				
	1990		2000	
Gender	#	%	#	%
Male population	141	43.93%	247	47.32%
Female population	180	56.07%	275	52.68%
<b>TOTAL</b>	<b>321</b>	<b>100.00%</b>	<b>522</b>	<b>100.00%</b>

Source: US Census Bureau

*Graph 1.4*



Source: US Census Bureau

**1.5. POPULATION BY RACE**

Racial composition for the City of Milner is shown in Table 1.9. The racial composition in Milner is made up of mostly Whites (72.61 percent). From 1980 to 2000, Milner saw an increase in the number of White Americans (227 to 379 persons). African Americans make up the next largest group with 26.44 percent. This group witnessed a small increase in the number of persons from 93 to 138. This group also saw a percentage decrease between 1980 and 2000, from 29.06 percent to 26.44 percent. The percentage of the City’s population comprised of other races increased from 0.0 percent in 1980 to 0.77 percent in 2000. Overall, no significant changes have occurred in the racial composition of the City Milner over the past two decades.

<b>Table 1.9: CITY OF MILNER</b>						
<b>RACIAL COMPOSITION</b>						
	<b>1980</b>	<b>%</b>	<b>1990</b>	<b>%</b>	<b>2000</b>	<b>%</b>
<b>White alone</b>	227	70.94%	202	62.93%	379	72.61%
<b>Black or African American alone</b>	93	29.06%	117	36.45%	138	26.44%
<b>American Indian and Alaska Native alone</b>	0	0.00%	0	0.00%	1	0.19%
<b>Asian or Pacific Islander</b>	0	0.00%	1	0.31%	3	0.57%
<b>Other race</b>	0	0.00%	1	0.31%	1	0.19%
<b>Total</b>	<b>320</b>	<b>100.00%</b>	<b>321</b>	<b>100.00%</b>	<b>522</b>	<b>100.00%</b>

Source: US Census Bureau

Hispanic origin is listed separately from race because it reflects a cultural ethnicity rather than a racial difference. Table 1.10 displays the Hispanic population for Milner from 1980 to 2000. From 1980 to 1990, the Hispanic population increased from one to six persons between 1990 and 2000. In 2000, the number persons of Hispanic declined to zero.

<b>TABLE 1.10: CITY OF MILNER</b>						
<b>HISPANIC ETHNIC COMPOSITION</b>						
<b>Category</b>	<b>1980</b>	<b>%</b>	<b>1990</b>	<b>%</b>	<b>2000</b>	<b>%</b>
<b>Persons of Hispanic origin</b>	1	0.3%	6	1.9%	0	0.0%

Source: US Census Bureau

It is anticipated that the City of Milner will remain a mostly White community. The estimated white population is expected to make up roughly three-fourths of Milner’s population by 2030. The Black population is predicted to decline slightly from 25.8 percent to 23.4 percent. Other races are expected to remain fairly stable over the next twenty years.

<b>Table 1. 11: City of Milner</b>						
<b>Racial Composition Projections</b>						
<b>Category</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<b>White alone</b>	455	531	683	835	1,139	1,443
<b>Black or African American alone</b>	161	183	228	273	363	453
<b>American Indian and Alaska Native alone</b>	2	2	3	4	6	8
<b>Asian or Pacific Islander</b>	5	6	9	12	18	24
<b>Other race</b>	2	2	3	4	6	8
<b>Total</b>	<b>625</b>	<b>724</b>	<b>926</b>	<b>1128</b>	<b>1532</b>	<b>1936</b>

Source: US Census Bureau

**Table 1. 12: City of Milner**  
**Racial Composition Projections - Percentage**

Category	2005	2010	2015	2020	2025	2030
White alone	72.8%	73.3%	73.8%	74.0%	74.3%	74.5%
Black or African American alone	25.8%	25.3%	24.6%	24.2%	23.7%	23.4%
American Indian and Alaska Native alone	0.3%	0.3%	0.3%	0.4%	0.4%	0.4%
Asian or Pacific Islander	0.8%	0.8%	1.0%	1.1%	1.2%	1.2%
Other race	0.3%	0.3%	0.3%	0.4%	0.4%	0.4%

Source: US Census Bureau

### 1.6. EDUCATIONAL ATTAINMENT

Educational attainment figures for the City of Milner from 1980 through 2000 are displayed in Table 1.13. The percentage of the population without a high school diploma decreased from 21.2 percent in 1980 to 16.92 percent in 2000. The number of high school graduates or higher and those with “some college” has increased in the past two decades. Approximately seventy-two percent of the City’s population is a high school graduate or higher, and 9.2 percent have a bachelor’s degree or higher. Overall, the number of college graduates in the City of Milner decreased slightly since 1980.

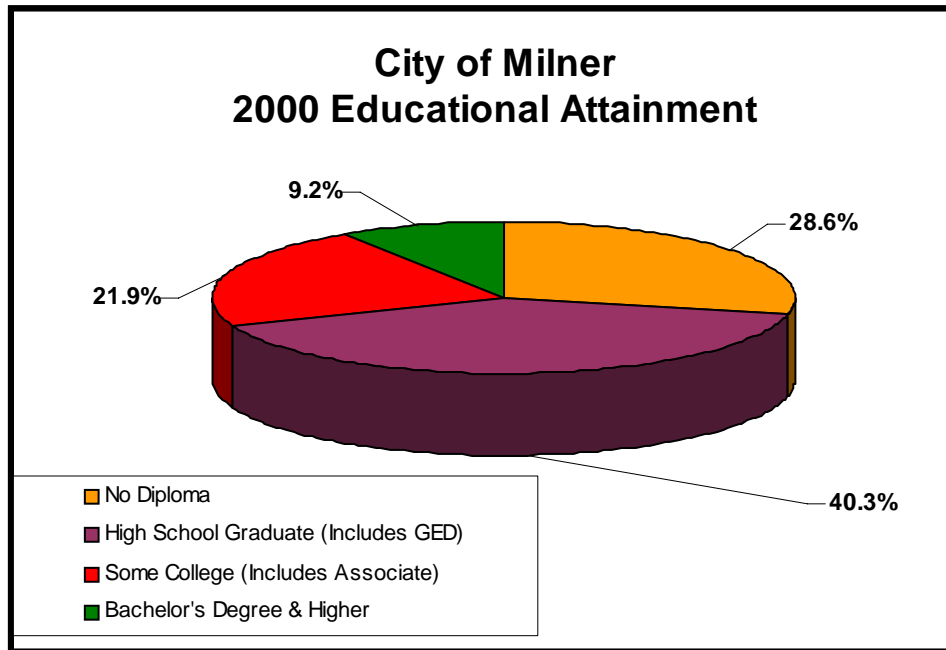
**TABLE 1.13: CITY OF MILNER**  
**EDUCATIONAL ATTAINMENT**

Category	1980	%	1990	%	2000	%
Less than 9th Grade	47	21.2%	20	9.9%	38	11.69%
9th to 12th Grade (No Diploma)	47	21.2%	40	19.8%	55	16.92%
High School Graduate (Includes GED)	61	27.5%	79	39.1%	131	40.31%
Some College (No Degree)	30	13.5%	25	12.4%	49	15.08%
Associate Degree	0	0.0%	2	1.0%	22	6.77%
Bachelor’s Degree	26	11.7%	16	7.9%	24	7.38%
Graduate or Professional Degree	11	5.0%	20	9.9%	6	1.85%
<b>TOTAL</b>	<b>222</b>	<b>100.0%</b>	<b>202</b>	<b>100.0%</b>	<b>325</b>	<b>100.00%</b>

Source: US Census Bureau

Overall, 40.3 percent of Milner residents have a high school diploma. An overwhelming 28.6 percent of Milner residents do not have a high school diploma, while 21.9 percent of residents attained some college education including an Associate’s Degree. The educational attainment of residents with a Bachelor’s Degree or higher is 9.2 percent.

*Graph 1.5*



Source: US Census Bureau

**1.7. INCOME**

Income measures how much money a community is capable of generating and spending based upon population size. Household and per capita incomes generally reflect the education and economic conditions of a community. In 2007, the estimated Median Household Income for the City of Milner was \$47,511.

According to the 2000 Census, the Per Capita Income for the City of Milner increased from \$11,867 to \$17,819. Table 1.14 displays Milner’s per capita income is slightly higher than Lamar County.

<b>Table 1.14: City of Milner</b>			
<b>Per Capita Income</b>			
<b>Year</b>	<b>MILNER</b>	<b>LAMAR</b>	<b>GEORGIA</b>
1989	\$11,867	\$10,198	\$13,631
1999	\$17,819	\$16,666	\$21,154

Source: US Census Bureau

Table 1.15 compares the median household income from 1989 to 1999. Between 1989 and 1999, Milner’s median household income increased significantly from \$22,500 to \$42,222. This marked a huge increase of 87.6 percent over the ten-year period. As a result, Milner has boosted larger disposable incomes and established itself as a solid middle-income community.

<b>Table 1.15: City of Milner</b>			
<b>Median Household Income</b>			
<b>Year</b>	<b>MILNER</b>	<b>LAMAR</b>	<b>GEORGIA</b>
<b>1989</b>	\$22,500	\$23,336	\$29,021
<b>1999</b>	\$42,222	\$37,087	\$42,433

Source: US Census Bureau

According to the US Census, the City of Milner had a high share of households in the \$40,000 to \$74,999 range in 2000. Table 1.6 displays that forty-five percent of Milner’s households fell within this income bracket. In 2000, 9.6 percent of Milner households generated incomes of \$75,000 or more. The percentage of households making less than \$20,000 was 17.4 percent in 2000. A comparison of income brackets between 1990 and 2000 displayed a major decline in households making less than \$9,999. This income bracket dramatically decreased from 26.6 percent to only 3.9 percent.

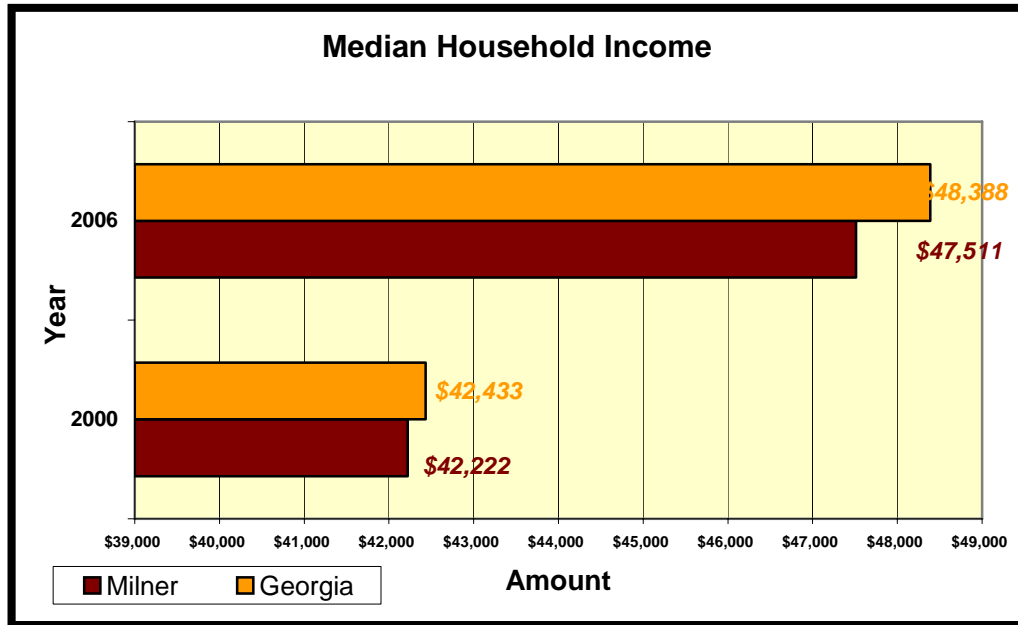
<b>Table 1.16: CITY OF MILNER</b>				
<b>HOUSEHOLD INCOME DISTRIBUTION</b>				
<b>Category</b>	<b>1990</b>		<b>2000</b>	
	<b>#</b>	<b>(%)</b>	<b>#</b>	<b>(%)</b>
<b>Total</b>	124	100.00%	178	100.00%
<b>Income less than \$9999</b>	33	26.60%	7	3.90%
<b>Income \$10000 - \$14999</b>	7	5.60%	17	9.60%
<b>Income \$15000 - \$19999</b>	8	6.50%	7	3.90%
<b>Income \$20000 - \$29999</b>	31	25.00%	25	14.00%
<b>Income \$30000 - \$34999</b>	13	10.50%	17	9.60%
<b>Income \$35000 - \$39999</b>	7	5.60%	8	4.50%
<b>Income \$40000 - \$49999</b>	6	4.80%	31	17.40%
<b>Income \$50000 - \$59999</b>	9	7.30%	22	12.40%
<b>Income \$60000 - \$74999</b>	3	2.40%	27	15.20%
<b>Income \$75000 - \$99999</b>	2	1.60%	10	5.60%
<b>Income \$100000 - \$124999</b>	2	1.60%	1	0.60%
<b>Income \$125000 - \$149999</b>	0	0.00%	0	0.00%
<b>Income \$150000 and above</b>	3	2.40%	6	3.40%

Source: US Census Bureau

Graph 1.6 illustrates median household income for the City of Milner and Georgia from 2000 to 2006. Milner’s median household income increase is just slightly below the State’s median household income of \$48,388.



*Graph 1.6*



**1.8. POVERTY STATUS**

Poverty Status is determined through a comparison of income and family size and number of children present. Table 1.17 shows poverty status for families and individuals.

<b>Table 1.17: City of Milner</b>						
<b>Poverty Status in 1999</b>						
	<b>MILNER</b>	<b>%</b>	<b>LAMAR</b>	<b>%</b>	<b>GEORGIA</b>	<b>%</b>
<b>Total Families</b>	<b>138</b>	<b>100.0%</b>	<b>4,245</b>	<b>100.0%</b>	<b>2,126,360</b>	<b>100.0%</b>
Families in Poverty	9	6.5%	342	8.1%	210,138	9.9%
With children	0	0.0%	39	0.9%	44,567	2.1%
Female Householder w/ children no husband present	5	3.6%	20	0.5%	120,303	5.7%
<b>Total Individuals</b>	<b>516</b>	<b>100.0%</b>	<b>15,050</b>	<b>100.0%</b>	<b>7,959,649</b>	<b>100.0%</b>
Income below poverty	35	6.8%	1,682	11.2%	1,033,793	13.0%
Under 17 years	17	3.3%	575	3.8%	365,406	4.6%
16 to 64 years	16	3.1%	903	6.0%	566,159	7.1%
65 and over	2	0.4%	204	1.4%	102,228	1.3%

Source: US Census Bureau

In 1999, total families that lived below poverty represented only 6.5 percent of Milner’s population. A comparison of poverty status for individuals revealed 6.8 percent of Milner’s population lived below poverty. The number of impoverished individuals within Milner is significantly below the State poverty rate of 13.0 percent, as well as Lamar County’s poverty rate of 11.2 percent.

**1.9 HOUSEHOLDS**

Table 1.18 highlights the total number of households from 1980 to 2000. The number of households elevated to 189 in 2000. Between 1990 and 2000, Milner households notably increased by 65.7 percent.

<b>Table 1.18: City of Milner</b>			
<b>Total Households</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Households</b>	121	114	189

Source: US Census Bureau

The number of households is projected to increase as population growth transpires over the next twenty years. By 2030, Milner is expected to have 291 households.

<b>Table 1.19: City of Milner</b>						
<b>Household Projections 2005 - 2030</b>						
<b>Category</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<b>Households</b>	206	223	240	257	274	291

Source: Georgia Department of Community Affairs, Plans Builder

**1.10 AVERAGE HOUSEHOLD SIZE**

In the United States, household size continues to decrease as families opt to have fewer children. Household size in Milner declined from 2.82 in 1990 to 2.76 in 2000. Between 1980 and 1990, average household size in Milner increased from 2.64 to 2.82 persons per household. This illustrates a strong family presence of married couples with at least one child.

<b>Table 1.20: City of Milner</b>			
<b>Household Size</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Persons per Household</b>	2.64	2.82	2.76

Source: US Census Bureau

Table 1.21 displays the projected household size for the City of Milner from 2005 to 2030. The household size is expected to increase over the next twenty years from 2.79 persons per household to 2.94 persons per household by 2030.

<b>Table 1.21: City of Milner</b>						
<b>Household Size Projections 2005 - 2030</b>						
<b>Category</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
<b>Persons per Household</b>	2.79	2.82	2.85	2.88	2.91	2.94

Source: Georgia Department of Community Affairs, Plans Builder

## **2. ECONOMIC DEVELOPMENT ELEMENT**

A detailed analysis of economic development was conducted for the City of Milner. This analysis illustrates economic trends and characteristics that shape the future needs of the community.

- **ECONOMIC BASE** – The economic base defines the economy relative to its impact on sectors or industries of the local job market. This section evaluates the economic base of Milner in comparison to other economies, including adjacent cities and counties and the state of Georgia. It also allows analysis of trends that may help with future planning and development activities.
- **LABOR FORCE** – Characteristics of the City of Milner and/or Lamar County labor force have been evaluated, including employment status, occupations, income, wages, and commuting patterns.
- **ECONOMIC RESOURCES** – This section also evaluates the development agencies, programs, tools, education, training and other economic resources available to Milner’s businesses and residents.
- **ECONOMIC TRENDS** – This section highlights ongoing economic trends of Milner. Major economic trends that impacted the growth and decline of Milner sectors, industries and employers were evaluated. This section also identifies unique economic situations, major employers and important new developments.

### **2.1. ECONOMIC BASE**

Economic Base statistics provide a profile of the City of Milner’s economy by comparing economic indicators of Milner with those of surrounding counties, the state of Georgia, and the nation. Economic diversity is critical for a large dynamic economy. A diverse economy maintains stability and avoids downturns and recessions in specific industries while offering a range of opportunities for job seekers and entrepreneurs. An expanded employment base is essential to quality growth within Milner.

### **2.2. EMPLOYMENT BY INDUSTRY**

Table 1.22 identifies employment by industry for the City of Milner. According to the Georgia Department of Labor, retail trade was the largest industry in 2000. Over twenty percent of businesses were classified as retail trade in 2000. The second largest industry was manufacturing.

<b>Table 1.22: City of Milner</b>						
<b>Employment by Industry</b>						
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>Agriculture,</b>	6	0	0	0	0	0
<b>Construction</b>	9	4	17	21	25	29
<b>Manufacturing</b>	44	53	52	56	60	64
<b>Wholesale Trade</b>	0	7	16	24	32	40
<b>Retail Trade</b>	17	21	53	71	89	107
<b>Transportation, Warehousing, and Utilities</b>	6	16	19	26	32	39
<b>Information</b>	NA	NA	0	NA	NA	NA
<b>Finance, Insurance, &amp; Real Estate</b>	4	8	7	9	10	12
<b>Professional &amp; Management</b>	4	3	16	22	28	34
<b>Educational, Health and Social Services</b>	20	13	39	49	58	68
<b>Art, Entertainment and Recreation</b>	8	3	16	20	24	28
<b>Other Services</b>	0	11	7	11	14	18
<b>Public Administration</b>	10	1	9	9	8	8
<b>Total Employed Civilians</b>	<b>128</b>	<b>140</b>	<b>251</b>	<b>313</b>	<b>374</b>	<b>436</b>

Source: Georgia Department of Labor

It is predicted that retail trade will continue to be the primary employment industry in Milner. The manufacturing industry is expected to experience a slow decline over the next twenty years. Overall, all industries are predicted to remain fairly stable over the next decade. Although this industry is in decline, the County has a strong and diversified manufacturing base and a local workforce to support new manufacturing operations, particularly if the appropriate marketing, education and economic incentives are in place.

<b>Table 1.23: City of Milner</b>						
<b>Employment by Industry - Percentage</b>						
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>Agriculture,</b>	4.69%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Construction</b>	7.03%	2.86%	6.77%	6.71%	6.68%	6.65%
<b>Manufacturing</b>	34.38%	37.86%	20.72%	17.89%	16.04%	14.68%
<b>Wholesale Trade</b>	0.00%	5.00%	6.37%	7.67%	8.56%	9.17%
<b>Retail Trade</b>	13.28%	15.00%	21.12%	22.68%	23.80%	24.54%
<b>Transportation, Warehousing, and Utilities</b>	4.69%	11.43%	7.57%	8.31%	8.56%	8.94%
<b>Information</b>	N/A	N/A	0.00%	N/A	N/A	N/A
<b>Finance, Insurance, &amp; Real Estate</b>	3.13%	5.71%	2.79%	2.88%	2.67%	2.75%
<b>Professional &amp; Management</b>	3.13%	2.14%	6.37%	7.03%	7.49%	7.80%
<b>Educational, Health and Social Services</b>	15.63%	9.29%	15.54%	15.65%	15.51%	15.60%
<b>Art, Entertainment and Recreation</b>	6.25%	2.14%	6.37%	6.39%	6.42%	6.42%
<b>Other Services</b>	0.00%	7.86%	2.79%	3.51%	3.74%	4.13%
<b>Public Administration</b>	7.81%	0.71%	3.59%	2.88%	2.14%	1.83%
<b>Total Employed Civilians</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

Source: Georgia Department of Labor

**2.3. LABOR FORCE PARTICIPATION**

According to the 2000 Census, 67.5 percent of the total population was employed. Unemployment increased slightly from 1990 to 2000. In 2000, the number of unemployed civilians rose from 1.7 percent to 3.5 percent. Twenty-nine percent of civilians were identified as not in the labor force. Civilians not in the labor force decreased significantly from the 1990 figure of 40.2 percent. This shows more residents of Milner play an active role the labor force.

<b>TABLE 1.24: City of Milner</b>				
<b>Labor Force Participation</b>				
<b>Category</b>	<b>1990</b>	<b>%</b>	<b>2000</b>	<b>%</b>
<b>Total Population</b>	241	100.0%	372	100.0%
<b>In labor force:</b>	144	59.8%	264	71.0%
<b>Civilian Employed</b>	140	58.1%	251	67.5%
<b>Civilian unemployed</b>	4	1.7%	13	3.5%
<b>In Armed Forces</b>	0	0.0%	0	0.0%
<b>Not in labor force</b>	97	40.2%	108	29.0%

Source: US Census Bureau

**2.4. PERSONAL INCOME**

Personal Income for the City of Milner has multiplied tremendously over the past decade. The total personal income for the City of Milner was \$9,219,900 in 2000. Tables 1.25 and 1.26 display a comparison of personal income by type in 1990 and 2000. Seventy-five percent of personal income was generated from wage or salary income households. Households receiving public assistance comprised the smallest proportion of personal income. This group produced a personal income of \$61,200 in 2000. Retirement income households reduced slightly from 9.5 percent in 1990 to 3.2 percent in 2000.

<b>Table 1.25 City of Milner</b>		
<b>Personal Income by Type (in dollars)</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>Total income</b>	\$3,896,067	\$9,219,900
<b>Aggregate wage or salary income for households</b>	\$2,515,248	\$6,919,700
<b>Aggregate other types of income for households</b>	\$23,710	\$414,800
<b>Aggregate self employment income for households</b>	\$354,808	\$351,700
<b>Aggregate interest, dividends, or net rental income</b>	\$227,879	\$698,100
<b>Aggregate social security income for households</b>	\$380,758	\$478,000
<b>Aggregate public assistance income for households</b>	\$24,444	\$61,200
<b>Aggregate retirement income for households</b>	\$369,220	\$296,400

Source: US Census Bureau

<b>Table 1.26 City of Milner</b>		
<b>Personal Income by Type (in dollars) - Percentage</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>Total income</b>	100.00%	100.00%
<b>Aggregate wage or salary income for households</b>	64.60%	75.10%
<b>Aggregate other types of income for households</b>	0.60%	4.50%
<b>Aggregate self employment income for households</b>	9.10%	3.80%
<b>Aggregate interest, dividends, or net rental income</b>	5.80%	7.60%
<b>Aggregate social security income for households</b>	9.80%	5.20%
<b>Aggregate public assistance income for households</b>	0.60%	0.70%
<b>Aggregate retirement income for households</b>	9.50%	3.20%

Source: US Census Bureau

## 2.5. UNEMPLOYMENT RATES

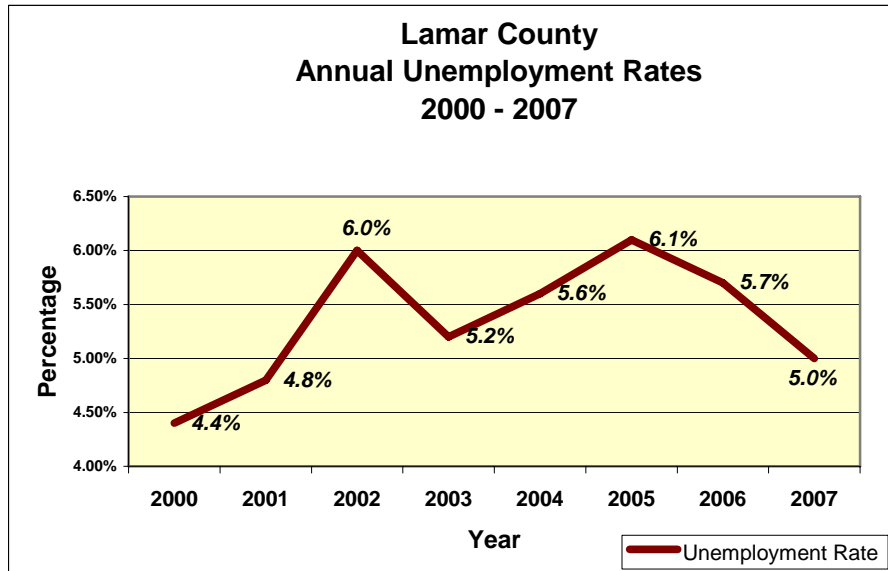
Annual unemployment rates are useful to determine the level of jobs within a community. In 2007, Milner’s unemployment rate was 4.9 percent, slightly below Lamar County’s average of 5.0 percent and the State average of 5.7 percent.

<b>Table 1.27</b>			
<b>2007 Unemployment Rates</b>			
<b>Unemployment Rate</b>	<b>Milner</b>	<b>Lamar County</b>	<b>Georgia</b>
<b>Unemployment Rate</b>	4.9%	5.0%	5.7%

Source: Georgia Department of Labor

Historic unemployment data was not available for the City of Milner. Therefore, Graph 2.1 is used to depict the annual unemployment rates for Lamar County from 2000 to 2007. Overall, the annual unemployment rate increased from 4.4 percent in 2000 to 5.0 percent in 2007. Between 2000 and 2007, the unemployment jumped to 6.0 percent in 2002 and 6.1 percent in 2005.

*Graph 2.1*

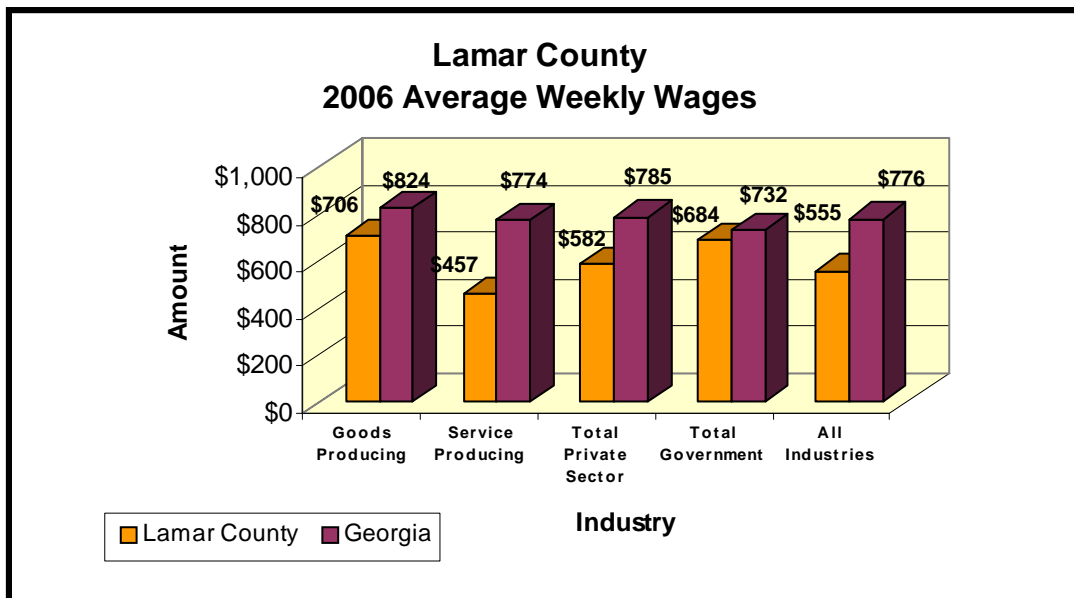


Source: Georgia Department of Labor

**2.6. AVERAGE WEEKLY WAGES**

Graph 2.2 compares average weekly wages produced by each industrial sector in Lamar County and the State of Georgia. All industries produced an average wage of \$555 per week. The Goods Producing industry provided a strong stream of income for Lamar residents. Service Producing jobs provided the lowest average weekly wage at \$457 per week.

*Graph 2.2*



Source: US Department of Labor



**2.7. COMMUTER PATTERNS**

Information on commuting patterns for residents of Milner is limited. In comparing the commuter patterns with residents employed in Lamar County and person working in Lamar. The largest percentage of employed residents works in adjacent Spalding County. Upson County has the largest share of persons working in Lamar County.

<b>Table 1.28</b>		
<b>Employed Residents of Lamar County</b>		
<b>County Where Employed</b>	<b>Number</b>	<b>Percent of Total</b>
Lamar County	2,493	35.5%
Spalding County	1,927	27.5%
Henry County	531	7.6%
Clayton County	323	4.6%
Fulton County	281	4.0%
Monroe County	213	3.0%
Butts County	206	2.9%
Upson County	204	2.9%
Other	804	12.0%
<b>TOTAL RESIDENTS</b>	<b>7,020</b>	<b>100.00%</b>

<b>Table 1.29</b>		
<b>Persons Working in Lamar County</b>		
<b>County of Residence</b>	<b>Number</b>	<b>Percent of Total</b>
Lamar County	2,493	56.85%
Upson County	441	10.0%
Spalding County	417	9.5%
Monroe County	252	5.7%
Pike County	228	5.2%
Crawford County	85	1.9%
Henry County	...83	1.9%
DeKalb County	59	1.3%
Other	334	7.6%
<b>TOTAL RESIDENTS</b>	<b>4,392</b>	<b>100.00%</b>

Table 1.30 compares the Labor Force by Place of Work in the City of Milner from 1990 to 2000. The majority of Milner residents work outside of the City of Milner. In 2000, only 6.8% of residents work in Milner.

<b>Table 1.30: City of Milner</b>				
<b>Labor Force by Place of Work</b>				
	<b>1990</b>	<b>%</b>	<b>2000</b>	<b>%</b>
<b>Total living in place of residence</b>	137	100.0%	249	100.0%
<b>Working in place of residence</b>	10	7.3%	17	6.8%
<b>Worked outside of place of residence</b>	127	92.7%	232	93.2%

Table 1.31 highlights the Mean Travel Time to Work for Milner residents. The mean travel time to work for most residents is over 15 minutes. In 2000, 34.5 percent of residents commuted to work in 15 to 29 minutes. Approximately 13.0 percent of residents travel 60 minutes or more to work each day.

<b>Table 1.31: City of Milner</b>		
<b>Mean Travel Time to Work</b>		
<b>Minutes to Work</b>	<b>Number</b>	<b>%</b>
<b>Did not work at home</b>	<b>245</b>	<b>98.4%</b>
<b>Less than 14 minutes</b>	<b>43</b>	<b>17.3%</b>
<b>15 to 29 minutes</b>	<b>86</b>	<b>34.5%</b>
<b>30 to 44 minutes</b>	<b>46</b>	<b>18.5%</b>
<b>45 to 59 minutes</b>	<b>38</b>	<b>15.3%</b>
<b>60 or more minutes</b>	<b>32</b>	<b>12.9%</b>
<b>Worked at home</b>	<b>4</b>	<b>1.6%</b>
<b>TOTAL</b>	<b>249</b>	<b>100.0%</b>

## **2.8. ECONOMIC TRENDS**

Lamar County offers a growing and diversified economy. Lamar County has attracted major economic development opportunities due to its proximity to the Atlanta, Georgia and abundance of undeveloped land. There are three significant developments that are expected to shape the future of Lamar County. These economic development ventures will indirectly impact the City of Milner as they continue to progress. Listed below are three upcoming manufacturers expected to locate in Lamar County over the next five years.

**General Protecht U.S., Incorporated** – This Chinese manufacturer has bought more than 200 acres in Barnesville, Georgia for an assembly and distribution facility for electrical products, wired devices and other related products. The move will bring 240 jobs and \$30 million in investment over two years to Lamar County. According to the Atlanta Business Chronicle, General Protecht Chairman and CEO, Wusheng Chen, stated these reasons for choosing Lamar County, *“We chose metro Atlanta and Georgia because of its position in the heart of the nation's most attractive region. Lamar County offers a tremendous workforce, excellent business and political leadership, and plenty of room for expansion in the future. We will be able to receive components and parts easily from the Port of Savannah and assemble and distribute our final products through Atlanta's outstanding logistics infrastructure.” All of this region's pieces are ideal for General Protecht as we take this important step in further developing our U.S. presence.”*

**Greenco** – Greenco is a composting firm that will set up shop near the Cedar Grove landfill. Construction will begin in 2009 with the plant opening by 2011. This business will provide additional jobs for and increase the tax base of the County.

**Rollcast Energy** – Rollcast is expected to build a green power plant in Lamar County. Rollcast will utilize biomass or wood refuse leftover from logging operations to produce green electricity, with no fossil fuels used. Its investment in Lamar County will be about \$150 million. Some 22 jobs will be created at the plant, with an estimated 200 created in forest industries. Construction will begin in 2009 with plant coming on line in 2011.

## **2.9. EDUCATION AND TRAINING SERVICES**

Lamar County has also benefited greatly from the growing trends of higher education campuses. The County is home to Gordon College, a two-year unit of the University System of Georgia located in Barnesville. The college pumped nearly \$132 million into the regional economy during fiscal year 2007, up nearly \$47 million from the \$85 million the state college contributed in FY 2006, according to the a report released by the University System of Georgia. The college serves about 3,700 students and offers various educational degrees for future graduates. As the college continues to grow, Milner's small town character is expected to attract faculty and staff who opt to live close to Gordon College.

## **2.10. TOP FIVE LARGEST EMPLOYERS**

The primary employers within Lamar County are listed below.

- Continental Tire
- Heritage Inn
- Jordan Forest Products
- Ranew Paint and Body Shop
- The William Carter Company

### 3. HOUSING ELEMENT

The housing element in the comprehensive plan will examine the location, type, age, condition, occupation status and cost of existing housing. Information on current housing provides a good snapshot of the character of a community. It also helps planners to predict future housing needs and capability.

#### 3.1. HOUSING TYPES

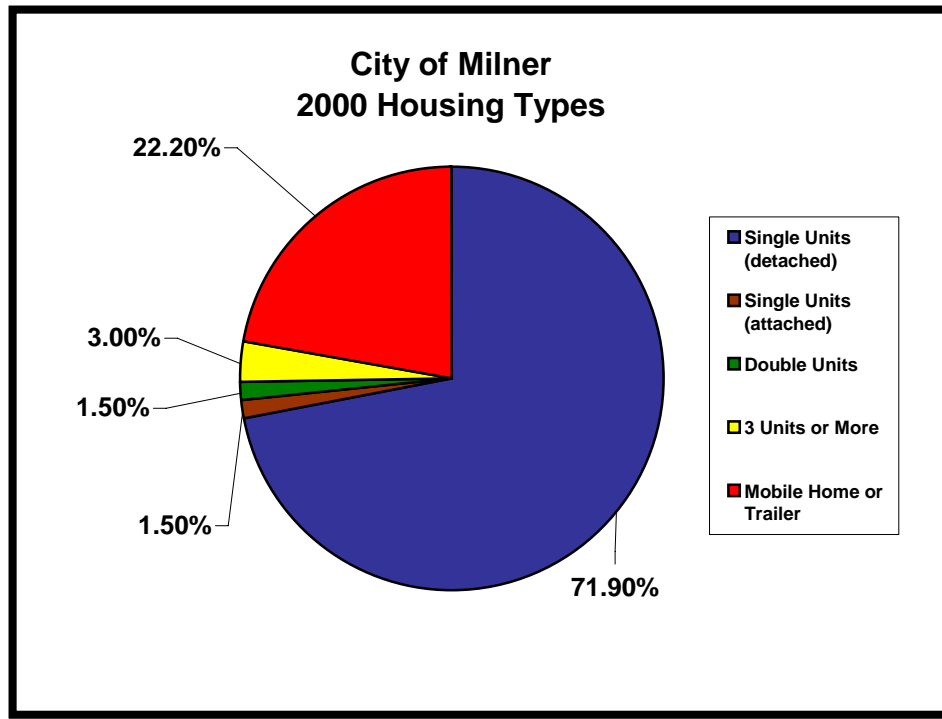
A breakdown of housing types in Milner from 1980-2000 is provided in Tables 1.32 and 1.33. A diverse mix of standard housing types is important for community stability. Proper maintenance of all housing types and sizes will ensure residents can live in the community throughout different stages of their life cycle. Single-family detached housing continues to dominate the vast majority of housing types in Milner at 71.19 percent in 2000. The total number of single-family housing units in 2000 represents an increase from 68.0 percent in 1990. The classification of housing types has remained very stable between 1980 and 2000, with the exception of mobile homes and trailers. The presence of mobile homes within Milner increased from 1980 (9.9 percent) to 1990 (28.1 percent). However, the number of mobile homes decreased slightly from 28.1 percent in 1990 to 22.2 percent in 2000.

<b>Table 1.32: City of Milner</b>			
<b>Types of Housing</b>			
<b>Housing Type</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Single Units (detached)	123	87	146
Single Units (attached)	0	3	3
Double Units	5	2	3
3 to 9 Units	0	0	6
10 to 19 Units	0	0	0
20 to 49 Units	0	0	0
50 or more Units	0	0	0
Mobile Home or Trailer	14	36	45
<b>TOTAL Housing Units</b>	<b>142</b>	<b>128</b>	<b>203</b>

Source: US Census Bureau

<b>Table 1.33: City of Milner</b>			
<b>Percentage of Housing Types</b>			
<b>Housing Type</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Single Units (detached)	86.60%	68.00%	71.90%
Single Units (attached)	0.00%	2.30%	1.50%
Double Units	3.50%	1.60%	1.50%
3 to 9 Units	0.00%	0.00%	3.00%
10 to 19 Units	0.00%	0.00%	0.00%
20 to 49 Units	0.00%	0.00%	0.00%
50 or more Units	0.00%	0.00%	0.00%
Mobile Home or Trailer	9.90%	28.10%	22.20%
<b>TOTAL Housing Units</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

*Graph 3.1*



Source: US Census Bureau

**3.2. HOUSING OCCUPANCY CHARACTERISTICS**

2000 data shows Milner had 203 housing units of which 14 or 6.9 percent were vacant. Owner-occupied housing units accounted for 67.0 percent of housing. Over twenty-six percent of housing units are renter-occupied.

Table 1.34: City of Milner		
Milner city: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	128	203
Housing Units Vacant	18	14
Housing Vacancy Rate	14.0%	6.9%
Housing Units Owner Occupied	84	136
% Owner Occupied	65.6%	67.0%
Housing Units Renter Occupied	42	53
% Renter Occupied	32.8%	26.1%

Source: US Census Bureau

**3.3. HOUSING COSTS**

The cost of housing in Milner has steadily increased from 1990 to 2007. Housing values nearly doubled in 2007 as costs skyrocketed from \$71,800 in 2000 to \$141,000 in 2007. This indicates a strong quality of life for Milner residents. Median rent was \$445 in 2000, a slight increase from the 1990 value of \$356. Table 1.35 compares housing values between 1990, 2000 and 2007.

<b>Table 1: 35: City of Milner</b>			
<b>Housing cost (in dollars)</b>			
<b>Category</b>	<b>1990</b>	<b>2000</b>	<b>2007</b>
<b>Median property value</b>	52,500	71,800	\$141,000
<b>Median rent</b>	\$356	\$445	N/A

Source: US Census Bureau

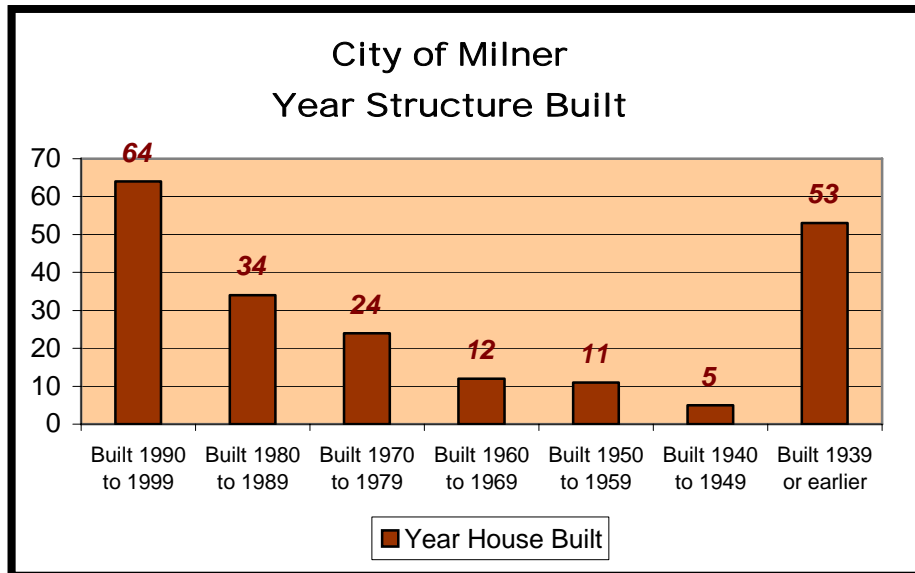
**3.4. AGE OF HOUSING**

Table 1.36 and Graph 3.2 identify the age of housing within the City of Milner. Sixty percent of housing in the City of Milner was built after 1970. The number of housing units built increased significantly over the past three decades. Approximately 26.0 percent of housing in Milner was constructed prior to 1939. It is important that the City ensures quality development standards and regulations that encourage compatibility with existing older neighborhoods.

<b>Table 1.36: City of Milner</b>				
<b>Age of Housing</b>				
<b>Year Structure Built</b>	<b>1990</b>	<b>%</b>	<b>2000</b>	<b>%</b>
<b>Built 1990 - 1999</b>	N/A	N/A	64	31.5%
<b>1980 - 1989</b>	N/A	N/A	34	16.7%
<b>1970 - 1979</b>	15	12.6%	24	11.8%
<b>1960 - 1969</b>	28	23.5%	12	5.9%
<b>1950 - 1959</b>	5	4.2%	11	5.4%
<b>1940 - 1949</b>	3	2.5%	5	2.5%
<b>1939 or earlier</b>	68	57.1%	53	26.1%
<b>Total</b>	<b>119</b>	<b>100.0%</b>	<b>203</b>	<b>100.0%</b>

Source: US Census Bureau

*Graph 3.2*



Source: US Census Bureau

### 3.5. CONDITION OF HOUSING

The presence of complete kitchen facilities and plumbing provides another measure of the condition of housing stock. Table 1.37 illustrates the number of facilities that lack adequate plumbing within the City of Milner. In 2000, 100 percent of all housing had complete plumbing facilities in Milner.

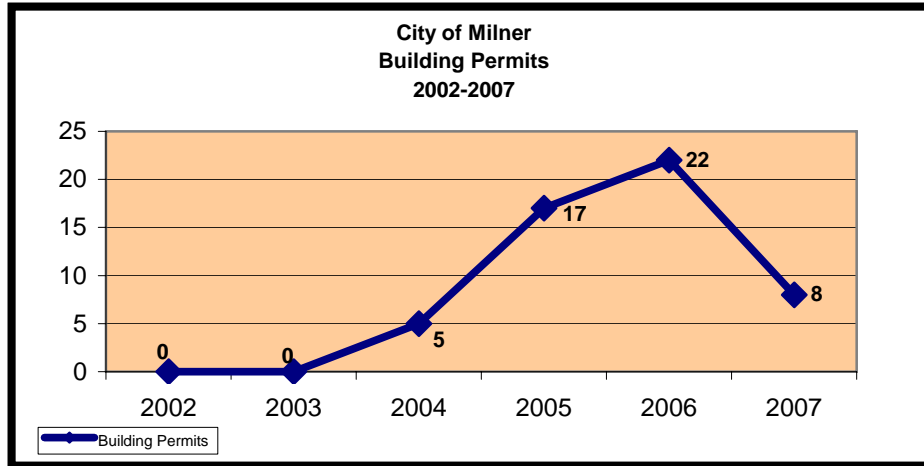
Category	1990%		2000%	
<b>Complete Plumbing Facilities</b>	140	97.2%	203	100.0%
<b>Lacking Plumbing Facilities</b>	4	2.8%	0	0.0%
<b>Complete kitchen facilities</b>	138	95.8%	203	100.0%
<b>Lacking complete kitchen facilities</b>	6	4.2%	0	0.0%
<b>Total housing units</b>	<b>144</b>	<b>100.0%</b>	<b>203</b>	<b>100.0%</b>

Source: US Census Bureau

### 3.6. BUILDING PERMITS

Graph 3.3 shows the number of housing permits issued by the City of Milner from 2002 to 2007. Over this six-year period, forty-seven (47) housing permits were issued. The largest number of permits issued was 22 in 2006. The City issued zero permits in 2002 and 2003. In 2007 the number of housing permits dropped by 64.0 percent to eight (8) permits. The recent decrease in housing permits reflects the unstable housing market across the Nation.

**Graph 3.3**



Source: US Census Bureau

**3.7. COST BURDENED HOUSEHOLDS**

Cost burdened and severely cost burdened households are defined as households where mortgage or rent and utility expenses exceed 30 percent of total household income. Approximately 15.9 percent of Milner households are classified as cost burdened. Over 9.0 percent of Milner households have mortgage and utility expenses that are between thirty and forty-nine percent of their total household income. Severely cost burden households have mortgage and utility expenses that exceed 50 percent of the total household income. Approximately 6.0 percent of Milner households are categorized as severely cost burden households.

Category	1990	2000
30% - 49% of Total Household Income	6	18
50% and greater of Total Household Income	NA	12
Not computed	1	8

Source: US Census Bureau



## **4. NATURAL RESOURCES ELEMENT**

Milner's land area includes abundant natural resources within a landscape of gentle topography, timberlands and fields. The natural environment places certain opportunities and constraints on the way land is developed. Soil characteristics, slope of the land, and flood frequency are some of the factors among which affect where development can safely and feasibly occur. Other areas such as wetlands, prime agricultural and forest areas and sensitive plant and animal habitats, which are particularly vulnerable to the impacts of development, should be given consideration in the planning process and provide appropriate protection. It is imperative that the existing quality of life for the natural environment is preserved. The following inventory and assessment identifies important natural resources within the City of Milner that will likely impact future planning decisions.

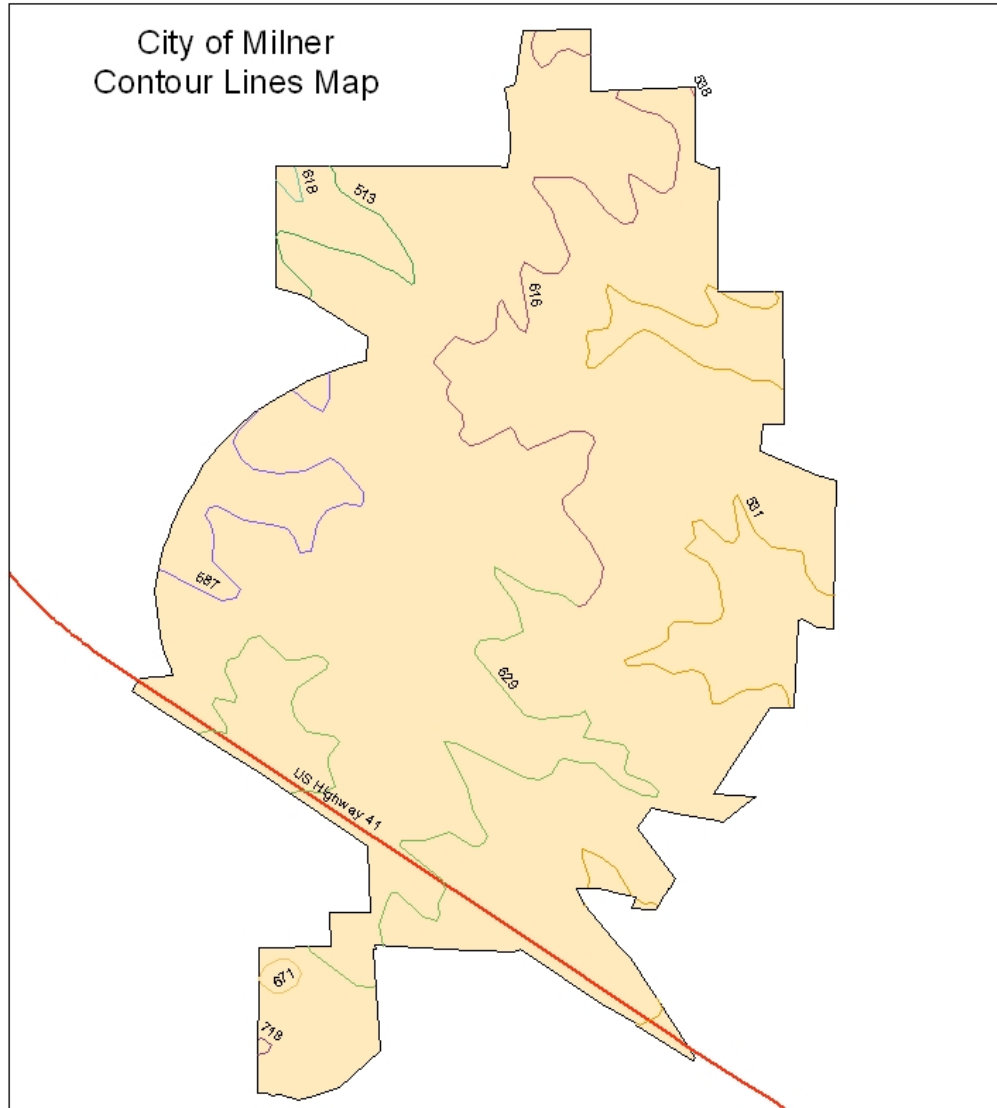
### **4.1. TOPOGRAPHY**

Georgia is divided into five physiographic provinces known as the Blue Ridge, Valley and Ridge, Appalachian Plateau, Piedmont, and Atlantic Coastal Plain areas. Milner is located in the lower part of the Southern Piedmont physiographic province. Elevation in Milner ranges from a low of 780 feet above sea level to a high of 840 feet. The type of bedrock underlying the soils, the geology of the area, and the dissection of the streams largely determine the layout of topography within the Milner area. Map 1 displays the topography for the City of Milner.

### **4.2 GEOLOGY**

Granite gneiss, schist and other metamorphic rock underlie the majority of the area. These rock formations have weathered over thousands of years, interacting with various biological processes to form the soils found in Milner.

**MAP 1: TOPOGRAPHY MAP**



### **4.3. SOIL**

Soil is the product of parent material (underlying geology), topography, climate, plant and animal life. The nature of the soil at any given place depends on the combination of these five factors. Each acts on the soil and each modifies the effect of the other four. Because of this interaction of topography (slope), erosion patterns, presence of water (as in wetlands and flood plains) creates mixtures in the soils. Soil types are also useful in estimating runoff from precipitation, which is essential in development of storm water management programs.

Milner is in the Southern Piedmont major land resource area. Most of the soils on the uplands are well drained and have a loamy surface layer, and clay subsoil which are usually associated with gently sloping hillsides. The nearly level soils on the flood plains are well drained to poorly drained, and are mostly loamy throughout.

Soil associations have unique characteristics. The most prominent soil type identifies the associations of soils. An association generally ranges from two to three different soil types. One soil association is identified in the City of Milner. This soil type is listed below.

1. **Appling-Helena Association:** Well drained and moderately well drained soils that have mainly a yellowish-brown, mottled clayey layer below the surface layer. This soil is consistent throughout Milner and has a 2 to 6 percent upgrade.

### **4.4. SOIL EROSION**

Soil erosion is not prevalent in Milner. The amount of erosion that occurs is also influenced by steepness of slope, rainfall intensity and duration, and the construction methods used in development. Excessive erosion can be averted if soil conditions, including composition, permeability, slope and carrying capacity are given careful consideration in the design and construction phases of development. Most grades in Milner are less than 2%. Therefore, erosion is not a major problem. Loss of soil can be minimized through proper installation and placement of control mechanisms, such as sediment fences, vegetation cover, and retention ponds.

Eroded soil is usually deposited in natural and man-made water channels. Excessive accumulation results in sedimentation, which is the greatest contributor of non-point pollution. The State of Georgia addresses this issue in the “Erosion and Sedimentation Act.”

### **4.5. STEEP SLOPES**

The land surface in Milner gently undulating and marked by broad, low ridges. The lower level areas are located primarily along stream headwaters. Most of these areas are forested or covered with other forms of protective vegetation. Milner has no significant slopes. Clearing and using stream headwaters for development could result in erosion and sedimentation, not to mention substantial cost to the developer. Development in

these areas should be avoided. Slopes that are determined to be suitable for development should be regulated by erosion control measures to minimize adverse impacts.

**4.6. PLANT HABITATS**

There is one rare and endangered plant in Lamar County. This rare species is listed below:

1. *Amphianthus Pusillus (Pool Sprite)*. A small, aquatic, annual plant with white flowers that usually bloom in March or April. This floating plant has submerged leaves less than one centimeter long. It has a life cycle of three to four weeks.

**4.7. ANIMAL HABITATS**

Several animal habitats exist in the natural wildlife of Milner. Two animal habitats are currently listed on the Endangered Species List for Lamar County. Table 1.39 describes each animal habitat.

<b>TABLE: 1.39 ENDANGERED SPECIES - LAMAR COUNTY</b>				
<b>(updated May 2004)</b>				
<b>Species</b>	<b>Federal Status</b>	<b>State Status</b>	<b>Habitat</b>	<b>Threats</b>
<b>Bird</b>				
<b>Bald Eagle</b> <b>Haliaeetus</b> <b>Leucocephalus</b>	T	E	Inland waterways and estuarine areas in Georgia	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
<b>Fish</b>				
<b>Altamaha Shiner</b> <b>Cyprinella</b> <b>Xaenura</b>	No Federal Status	E	Upper Altamaha River drainage of north Georgia; Inhabit small tributaries and rivers. Most often found in small pools with rocky to sandy substances	Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality.

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Source: US Fish and Wildlife Service

#### **4.8. PARK AND RECREATION AREAS**

There are no lands in Milner designated for major federal, state or regional recreational use. A local recreational facility serves the residents of Milner with a walking track and playground equipment. However, major upgrades are needed for the playground facilities.

#### **4.9. SCENIC VIEWS AND SITES**

There are no designated scenic views or sites in Milner.

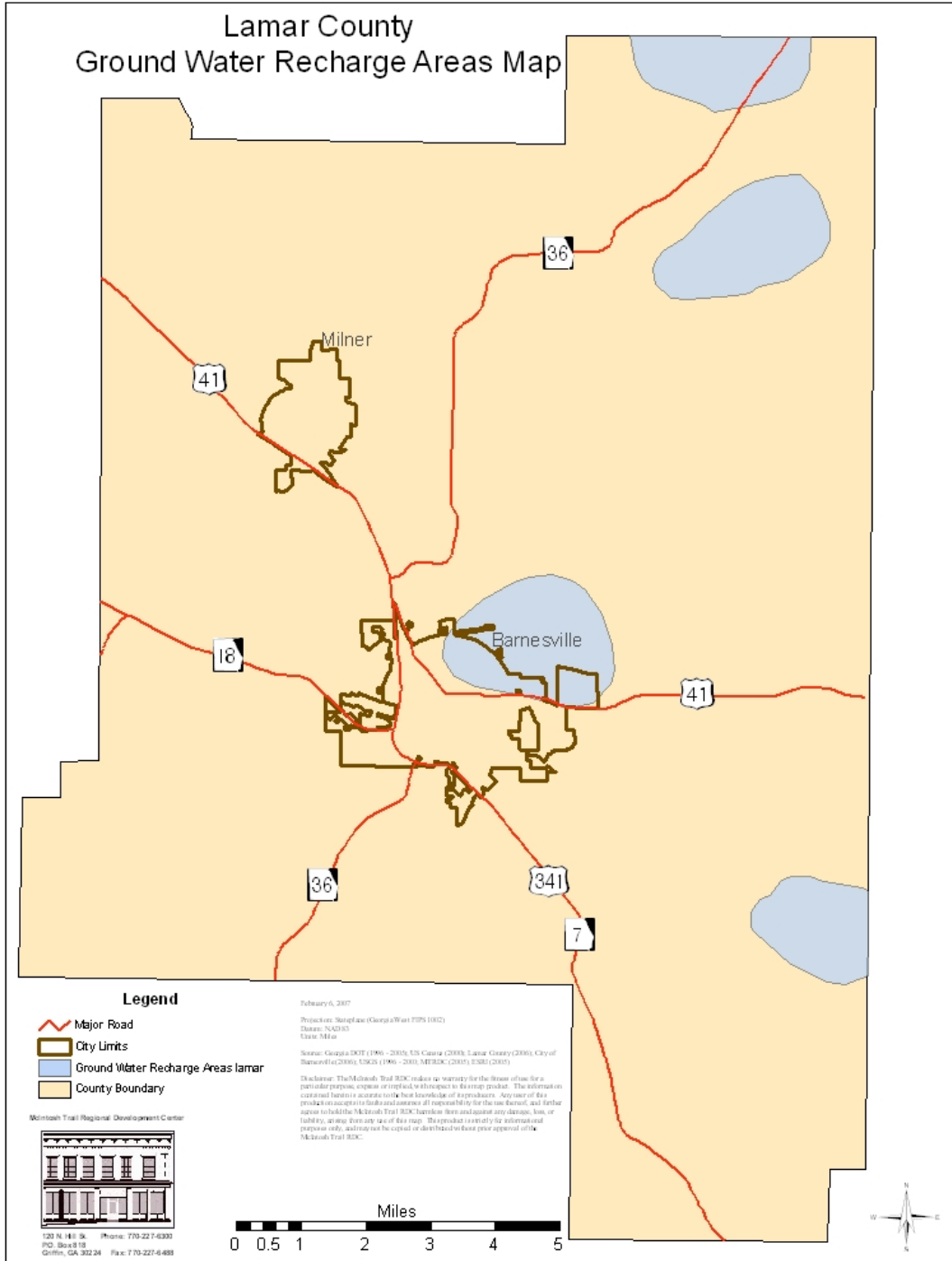
#### **4.10. AQUIFERS AND GROUNDWATER RECHARGE AREAS**

The presence of aquifer recharge areas is an important component of the City of Milner. Recharge is the process by which precipitation infiltrates soil and rock to add to the volume of water stored in pores and other openings within them. Aquifers are soils or rocks that yield water to wells. Aquifer recharge areas contain soils with properties that support the recharging of groundwater. Local groundwater resources are the primary source of domestic water supply for residents throughout Milner. Milner has zero groundwater recharge areas. (see Map 2)

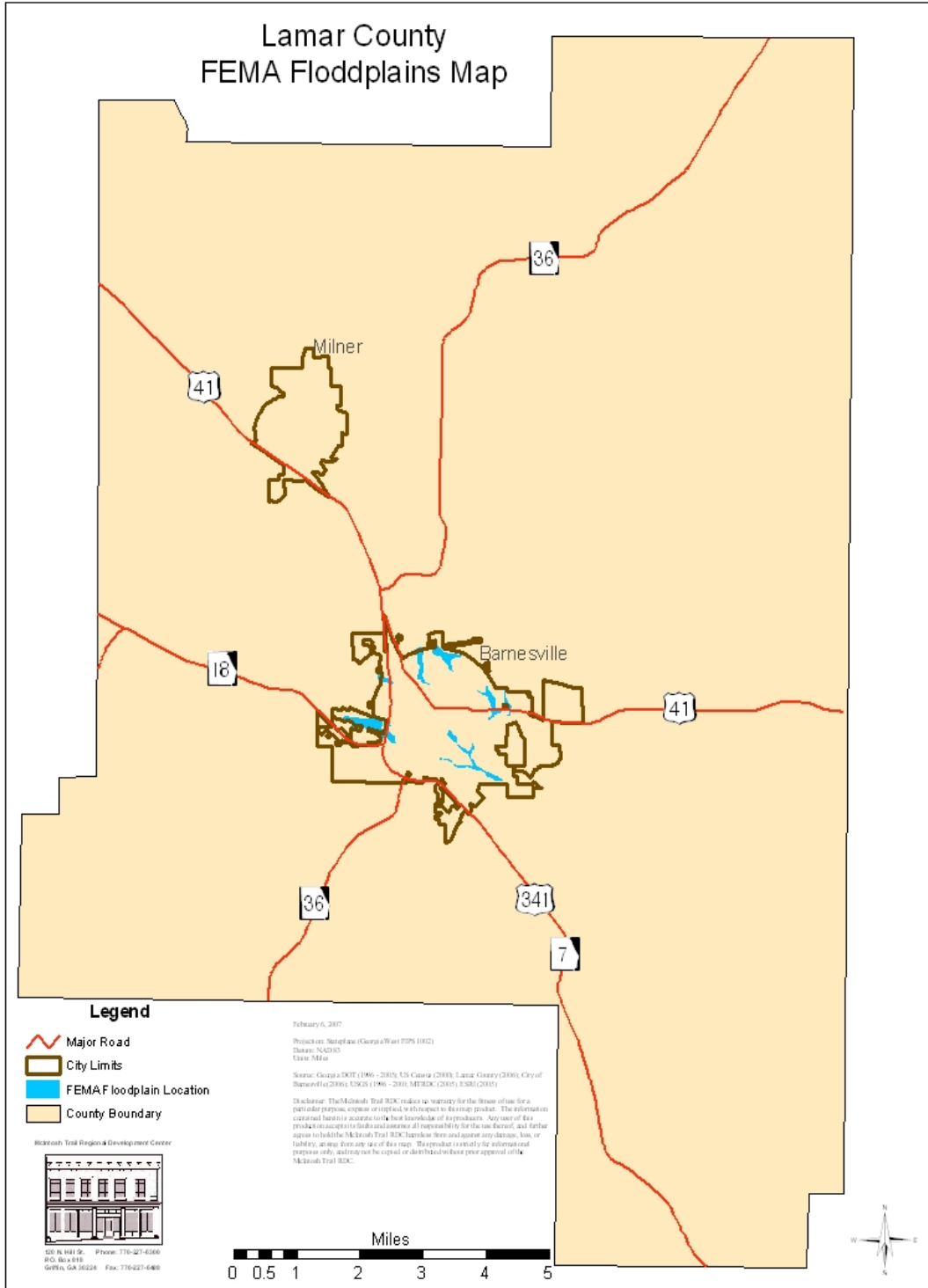
#### **4.11. FLOODPLAINS**

The City of Milner does not lie in a 100-year flood plain areas. An examination of the current Flood Insurance Rate Map prepared by the Federal Emergency Management Administration indicates that the property is not located in a zone "A" (100-year flood area). Map 3 identifies area floodplains for Lamar County.

Map 2: Groundwater Recharge Areas



**Map 3: Floodplain Map**



#### **4.12. WATER SUPPLY WATERSHEDS**

Water supply watersheds are areas of land forming a drainage basin focused on a public water supply intake. In a typical situation, the volume of water in a stream is determined by the amount of precipitation, and the capacity and speed of absorption into the soil. Land cover, slope, soil type and the intensity and duration of rainfall all affect the rate of water absorption or infiltration. The water that is not absorbed by the soil, retained on the surface in depression (ponds, lakes, etc.), or intercepted by vegetation runs off the land as overflow or surface runoff. Water released through the soil adds to the overflow to contribute to total runoff. As runoff flows into lower elevations, it becomes organized in drainage areas, the boundaries of which form watersheds. The runoff from a watershed accumulates in streams, which serve as outlets for water from the watershed.

Removing vegetation from the stream channel and paving over the soil increase the volume and rate of surface runoff, which in turn, increases the potential for erosion, flooding, and sedimentation (pollution) of the stream. To protect drinking water supplies downstream, DNR has established buffer requirements and impervious surface limitations to be applied to certain watersheds.

A small portion of Milner lies within the watershed of the Barnesville Reservoir (See Map 4). This watershed is less than 100 square miles in area and is classified as a small watershed. The watershed lies about four miles from any public water supply intake. An Environmental Planning Ordinance has been adopted ensure protection of streams and stream corridors. The Department of Natural Resources has established minimum criteria for small water supply watersheds. Stream corridor criteria for small water supply watersheds lying less than seven miles upstream of public water supply intakes are as follows:

1. A buffer shall be maintained for a distance of 100 feet on both sides of (perennial) streams as measured from the stream banks.
2. No impervious surface shall be constructed within a 150 foot setback area on both sides of the stream as measured from the stream banks.
3. Septic tanks and septic tank drain field lines are prohibited within a 150-foot setback area on both sides of the stream as measured from the stream bank.
4. New landfills are allowed only if they have synthetic liners and leachate collection systems.
5. New hazardous waste treatment or disposal facilities are prohibited.
6. The impervious surface area, including all public and private structures, utilities, or facilities, or the entire watershed shall be limited to 25 percent – or existing use – whichever is greater.



7. New facilities, which handle hazardous materials of the types and amounts determined by the Department of Natural Resources, shall perform their operations on impermeable surfaces having spill and leak collection systems as prescribed by the Department of Natural Resources.

The City of Milner provided water service to approximately 265 customers in 2007. The city maintains a distribution network of pipes to supply water to customers. The water distribution system consists of one 60,000 gallon elevated storage tank. Water is currently obtained from several existing wells. Water from these wells are chlorinated and pumped to the distribution system. The existing water tank is expected to be replaced over the next two years. The City has proposed construction of a new 250,000 gallons elevated water storage tank.

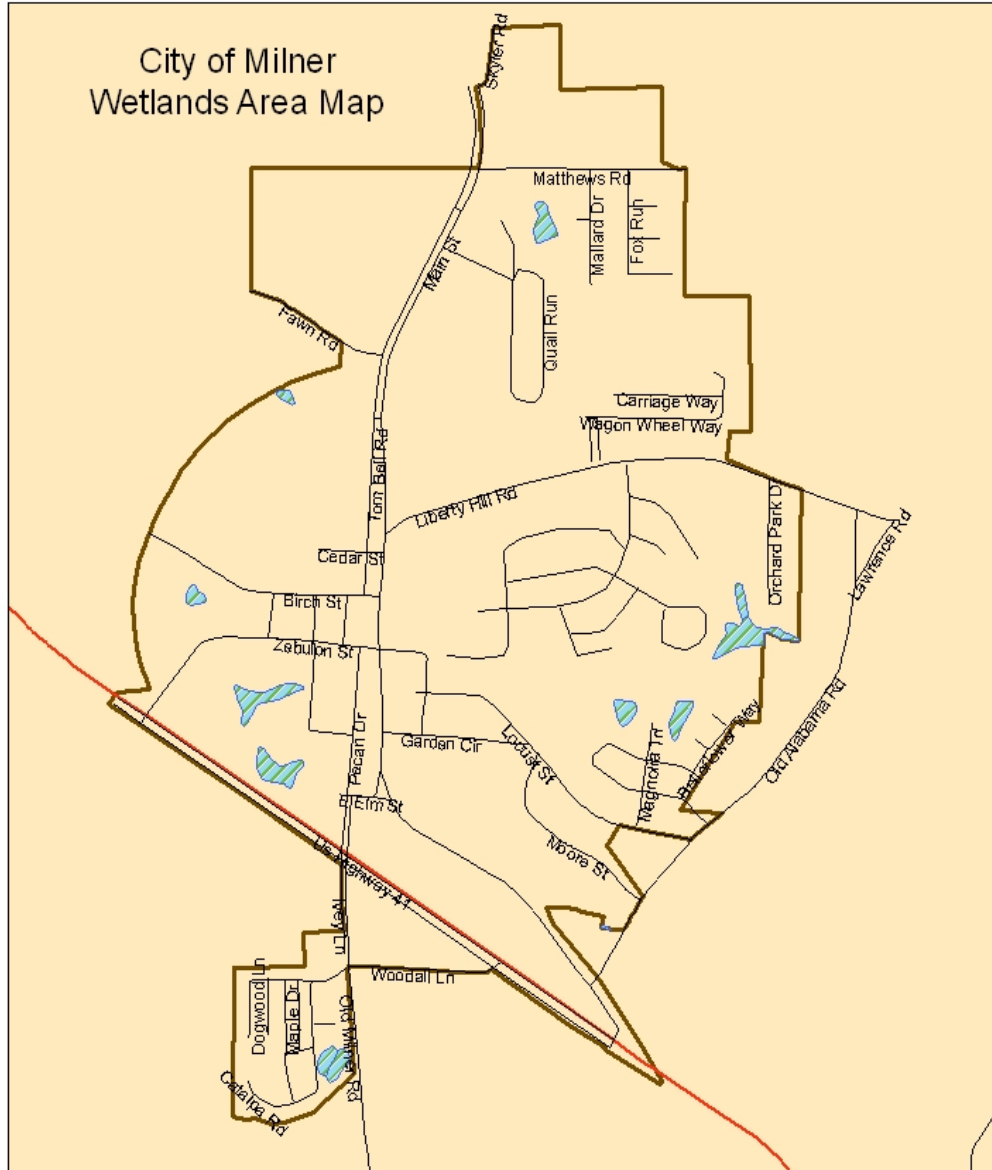
#### **4.13. WETLANDS**

Wetlands are a fundamental part of the natural water system. Federal law defines freshwater wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands also include swamps, marshes, bogs, and similar areas. Under natural conditions, wetlands help to maintain and enhance water quality by filtering out sediments and associated non-point source pollutants from adjacent land uses. Wetland areas also store water, thereby stabilizing dry weather stream flows and flood hazards. In addition, wetlands serve important functions as fish, wildlife, and plant habitats.

Milner has no areas in which significant wetlands are found. The US Geological Survey topographic maps and the Georgia Department of Natural Resources land classification maps were used to identify any wetlands in Milner.

The natural environment encompasses many areas and resources which are vulnerable to the impacts of development and which require protection by the community. As the City continues to grow, conservation of environmentally significant resources becomes increasingly imperative.

**Map 4: Wetlands Map**



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Milner Roads</li> <li> Major Road</li> <li> Milner Wetlands</li> <li> City Limits</li> </ul>	<p>Microtech Trail Region &amp; Development Center</p> <p>100 N. Hill St. Phone: 770-427-4300          P.O. Box 438          Griffin, GA 30224 Fax: 770-427-4369</p>	<p>February 6, 2007</p> <p>Projection: Stateplane (Georgia West FIPS 1602)          Datum: NAD 83          Units: Miles</p> <p>Source: Georgia DOT (1996 - 2005); US Census (2000); Lamar County (2006); City of Buconville (2006); USGS (1996 - 2000); MTRDC (2005); ESRI (2005).</p> <p><small>Disclaimer: The Microtech Trail RDC makes no warranty for the fitness of use for a particular purpose, express or implied, with respect to this map product. The information contained herein is accurate to the best knowledge of its producers. Any user of this production accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold the Microtech Trail RDC harmless from and against any damage, loss, or liability, arising from any use of this map. This product is strictly for informational purposes only, and may not be copied or distributed without prior approval of the Microtech Trail RDC.</small></p>
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Miles

## 5. HISTORIC AND CULTURAL RESOURCES

There are no identified historic structures or landscapes in Milner. There are two significantly historic sites of a cultural and “archaeological” interest. One is the site of a Confederate Hospital, which was operated during the close of the Civil War. This hospital was located just north of the business district on the east side of Main Street. The second is the Confederate Cemetery located at the intersection of Old Alabama Road and Liberty Hill Street, east of the City.

Milner presently has no local development ordinances to other historic resources, which may qualify, as historic sites. Any future policies of this type should be adopted with recognition of the importance of preserving the past.

Map 5: Historic Sites Map



## **6. INTERGOVERNMENTAL COORDINATION**

The Intergovernmental Coordination Element provides local governments an opportunity to inventory existing Intergovernmental Coordination mechanisms and processes with other local governments and governmental entities that can have profound impacts on the success of implementing the local government's Comprehensive Plan. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community and articulate goals and formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple governmental entities.

### **6.1. LOCAL GOVERNMENT ENTITIES**

The **City of Milner** government has a five member Council and other elected officials who serve four-year terms. The City government sets and approves the budget for all departments and elected officials.

#### **Mayor of Milner**

The Honorable Joe Bostwick

#### **Milner City Council**

- W. J. Morgan
- Betty Wilson
- Fred Stephens
- George Weldon
- James Bevil

The City of Milner is located in Lamar County. Lamar County has a five member Board of Commissioners. County Commissioners are listed below.

#### **Lamar County Commissioners**

- Jay Matthews, Chairman
- Bennie Horton
- Gene Hardwick
- Ray Brinkley
- George Brown

#### **SURROUNDING CITIES**

- Griffin (Spalding County - North)
- Barnesville (Lamar County - South)
- Zebulon (Pike County - West)

**SURROUNDING COUNTIES**

- Butts County
- Spalding County
- Monroe County
- Pike County
- Upson County

**6.2. ECONOMIC DEVELOPMENT AGENCIES**

Several agencies exist in the City of Milner and Lamar County to promote the economic viability of the area. They include the following:

- Milner Downtown Development Authority  
Lynn Hadaway, Director  
PO Box 99  
Milner, GA 30257
- Barnesville/Lamar County Industrial Development Authority  
Missy Kendrick, Executive Director  
100 Commerce Place  
Barnesville, GA 30204
- Lamar County Chamber of Commerce  
100 Commerce Place  
Barnesville, GA 30204

**6.3. REGIONAL PLANNING AGENCY****McIntosh Trail Regional Development Center**

McIntosh Trail Regional Development Center (MTRDC) is the regional planning agency that serves the five-county area of Butts, Lamar, Spalding, Pike and Upson Counties. The MTRDC Board of Directors is comprised of elected officials and leaders who provide support and consultation to foster physical, social and economic development opportunities of the region.

**6.4. STATE GOVERNMENT ENTITIES****Georgia Department of Natural Resources (DNR)**

In 1972, under the Executive Reorganization Act of 1972, Governor Jimmy Carter reorganized more than thirty (30) state agencies to form the Department of

Natural Resources (DNR). The mission of DNR is to sustain, enhance, protect and conserve Georgia's natural, historic and cultural resources for present and future generations, while promoting the development of commerce and industry that use sound environmental practices. DNR provides technical assistance in the areas of water conservation, environmental protection, wildlife preservation, parks and recreation and historic preservation.

### **Georgia Department of Human Resources (DHR)**

The Georgia Department of Human Resources (DHR) is responsible for the delivery of health and social services. The department is one of the largest agencies in state government and serves all Georgia citizens through regulatory inspection, direct service and financial assistance programs.

### **Georgia Department of Community Affairs (DCA)**

The Georgia Department of Community Affairs (DCA) was created in 1977 to serve as an advocate for local governments. DCA serves as the state's lead agency in housing finance and development, promulgates building codes to be adopted by local governments, provides comprehensive planning, technical and research assistance to local governments, and serves as the lead agency for the state's solid waste reduction efforts. DCA reviews all local comprehensive plans and solid waste plans for compliance with Georgia's minimum planning standards.

### **Georgia Department of Transportation (GDOT)**

The Georgia Department of Transportation (GDOT) plans, constructs, maintains and improves the State of Georgia's roads and bridges. GDOT provides planning and financial support for other modes of transportation, including mass transit and airports. GDOT is the contractual agency for all transportation projects funded with federal dollars.

### **Consistency with Service Delivery Strategy**

The Service Delivery Strategy was last updated in 2004 to correspond with the last update of Lamar County Comprehensive Plan. Plans are currently underway to update the Service Delivery Strategy in conjunction with the comprehensive plan update.

## **7. COMMUNITY FACILITIES**

### **7.1. EDUCATIONAL FACILITIES**

#### **7.1.1. Public Schools**

Lamar County has an extensive public school network that provides students with education in grades pre-kindergarten (PK) through 12. The system is centrally operated by the Lamar County Board of Education (BOE) and located in Barnesville. The BOE is made up of five members, with a chairman and vice-chairman elected from the Board. The school system consists of four schools, all centrally located in Barnesville. The Lamar County School District serves approximately 2,475 students.

There is one primary school in the County: Lamar County Primary School serves grades Pre-Kindergarten (PK) through Second and had enrollment of approximately 678 students for the 2007-2008 calendar year. Lamar County Elementary School is another secondary education program, which serves grades three through five with an enrollment of approximately 525. Lamar County has one middle school, which serves students in grades six through eight. Approximately 558 students were enrolled at Lamar County Middle School in 2007-2008. Lamar County Comprehensive High School is the only high school within the county. The 2007-2008 enrollment for this facility was approximately 714 students.

Lamar County Public School System  
Super indent: William F. Truby, Ph.D  
154 Burnette Road  
Barnesville, GA 30204

#### County School Board Members

- Mrs. Susan Byars, Chairperson
- Mr. Ryan Christopher
- Mr. Horace Hightower
- Mrs. Sue O'Neal
- Mr. Ron Smith, Vice Chairperson

#### Lamar County Public Schools

Lamar County Primary School  
154 Burnette Road  
Barnesville, GA 30204

Lamar County Elementary School  
228 Roberta Drive  
Barnesville, GA 30204

Lamar County Middle School  
100 Burnette Road  
Barnesville, GA 30204

Lamar County Comprehensive High School  
One Trojan Way  
Barnesville, GA 30204

### **7.1.2. Private Schools**

One private school is located in the City of Milner. St. George's is an independent, not-for-profit day school serving students in pre-kindergarten through the eighth grade. The total student body was approximately 159 students in 2007/2008. The school seeks to enroll students of good character who give evidence of being able to benefit from a challenging learning experience. The goal of the school is to provide an excellent education in the long tradition of both independent and Episcopal schools in this country. Both the curricular and extra-curricular programs address the total person and strive to meet the needs of each individual student in developing the mind, heart, spirit, and body. The goal is to enable each student to achieve the highest academic excellence possible and to guide the student in the formation and further development of character, faith, and an attentive consideration of others. This school has positively impacted the City of Milner in defining its community character.

## **7.2. LOCAL GOVERNMENT FACILITIES**

### **7.2.1. Milner Fire Department/City Hall**

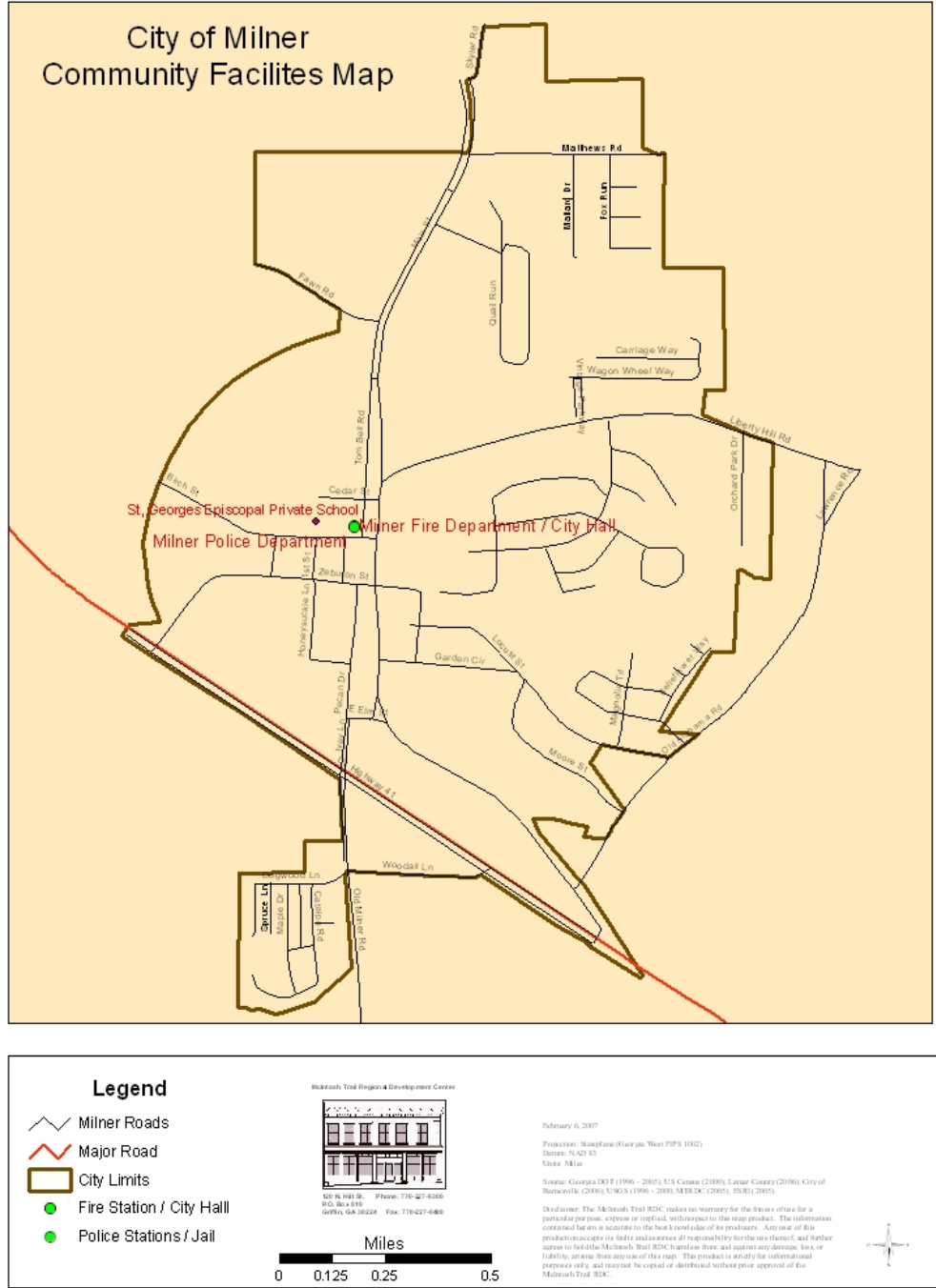
The City of City has one fire station located adjacent to the City Hall Building. Many firefighters volunteer to assist the City with fire control and safety.

### **7.2.2. Milner Police Department**

The Milner Police Department recognizes that the interdependence of the community and the police in addressing community issues. The department has four trained police officer who work diligently to control crime and make the community safe. Map 6 shows community facilities within the City of Milner.



**MAP 6: COMMUNITY FACILITIES MAP**



## **8. TRANSPORTATION ELEMENT**

Two types of transportation networks are employed in Milner. The street/road system and the railroad system provide the framework upon which growth and development can occur within a community. The following is an overview of the existing transportation network in Milner.

### **8.1. STREET/ROAD NETWORK**

The street/road network is categorized as 1) Arterial Street/Roads; 2) Collector Streets/Roads; and Local Street/Roads. These road categories differ in type and speed of traffic served.

Arterial streets and roads are highway or expressways, which serve corridor movements and have trip length and travel density characteristics that involve substantial statewide travel. They link cities, large towns, and other major activity centers to form a network providing interstate and inter-county service. These routes are designed for relatively high speed with minimum interference to through traffic. Access to arterials should be well controlled and limited to collector street/roads. While the primary function of an arterial road is traffic movement, some access to adjacent land can exist. Arterial can provide service to commercial and other employment centers. The intensity and design of any adjacent proposed development should be carefully evaluated to assure that the intended function of the arterial as a safe, efficient thoroughfare is maintained.

Collector streets and roads serve travel of intra-city importance and constitute those routes on which travel are shorter than on arterials. Traffic volumes and speeds are generally more moderate than on arterials. Collectors link neighborhood local streets and major traffic generators. Collectors may also provide access to adjacent property including residential, commercial and industrial uses. As with other roads whose primary purpose is to move traffic, adjacent land uses should be controlled to protect the capacity of the roads.

Local streets and roads serve adjacent property by providing access to highway networks. This road type is characterized by short trips, low speeds, and small traffic volumes. The design of these roads is lower to eliminate through traffic.

The street/road system of Milner is well developed in the highly concentrated residential and commercial areas. These areas are more adequate to serve current levels of automobile traffic.

The following streets are Arterials in the City of Milner:

1. US 41
2. SR 3

These routes serve as main thoroughfares for region accessibility to surrounding areas. State Route 3 bisects the town along a north/south axis. Other streets are either collector or local streets.

Local streets handle a moderate level of traffic in Milner. These streets are paved, but most do not have curb and gutter or sidewalks. Traffic control devices are limited to signs but they are adequate to serve existing traffic, but visibility is a problem at several intersections.

Interstate 75 is the nearest interstate highway system to Milner. This interstate highway is a north/south throughway, which is located twelve miles east of Milner. Though it

## **8.2. RAILROAD NETWORK**

The Norfolk Southern Railroad runs directly through the City of Milner in a north/south direction. The railroad is regularly used to transport freight to areas outside of Milner. There are six intersections within Milner. Railroad intersections improvements are a major issue in the City of Milner.

The City of Milner does not have any upcoming GDOT projects in the planning. One major local road improvement is schedule for 2009 or 2010. Grape Road will be repaved to prove easier accessibility for residents.