



**CITY OF MILNER**

**2009-2029 Comprehensive Plan**

**COMMUNITY PUBLIC PARTICIPATION PLAN**

Prepared by

McIntosh Trail Regional Development Center





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## **1. INTRODUCTION**

In preparing a Comprehensive Plan, it is important to work with citizens to identify the issues and challenges unique to their community. The comprehensive planning process begins with an evaluation of the current strengths and needs of the community followed by a vision for the future. This Community Public Participation Plan is designed to give citizens the opportunity to take part in the planning process in an effort to gain support for proposed programs from the public and to produce a document that best reflects the overall vision for the community. An innovative and comprehensive public involvement program will ensure that the public feels vested in the results of the planning process.

The Department of Community Affairs (DCA) requires that a Community Public Participation Program be implemented as part of the comprehensive planning process as outlined in the Rules for Comprehensive Planning, Section 110-12-1-.04. The goal for the Program as outlined in the Rules is as follows:

*“The purpose of the Community Participation Program is to ensure that the local comprehensive plan reflects the full range of community values and desires, by involving a diverse spectrum of stakeholders in development of the Community Agenda. This broad-based participation in developing the Community Agenda will also help ensure that it will be implemented, because many in the community are involved in its development and thereby become committed to seeing it through.”*

The DCA also requires that a Plan for the Community Public Participation Program be developed and submitted to DCA for approval prior to the start of the public involvement process. This document outlines Milner’s strategy to develop and implement a public involvement program for the City of Milner Comprehensive Plan and is hereby submitted to DCA for approval.

## **2. SCOPE**

The mission of the Community Public Participation Program is to provide citizens the opportunity to participate in the development of the Comprehensive Plan. An effective community participation program should be designed to educate the public, as well as provide an opportunity for citizens to provide input and feedback as the Plan is developed. The participation strategies outlined in this report have been selected to ensure that citizens understand and participate in the planning process.

The primary public involvement strategy used to facilitate the development and submittal of the Comprehensive Plan is the formation of the Milner Comprehensive Plan Stakeholder Committee. This Committee was established to provide feedback to the planners and shape the overall planning process. This committee includes a number of appointed officials, elected officials, citizens, and other persons who have a vested interest in the City of Milner. The major role of the Stakeholder Committee will be to

review draft development strategies, issues and opportunities presented in the Community Assessment.

A public meeting was held in accordance with the DCA Rules for Comprehensive Planning, to introduce the Plan and increase public awareness before submittal of the Community Assessment and Community Participation Plan to the DCA. The following public involvement strategies have been selected by the City as part of the public involvement strategy and are discussed in this report:

- Stakeholders Committee
- Community Survey
- Flyers and Handouts
- Website

In most cases, informing and educating the public is not enough. The most successful strategy is one that also gets citizens involved in the decision-making process and help shape the future of their community. The City intends to accomplish this goal by providing various levels of public involvement, which have the potential to reach all citizens. Citizens that want to take a greater role in the planning process will have the option to participate in community events such as public meetings and workshops. Lastly, the Stakeholders Committee will allow citizen representatives the opportunity to work directly with the project team.

Implementing the tasks outlined in this report will improve the overall quality of the Plan by defining the values of the community and working together to accomplish those goals. Additionally, involving the public during the planning stage will help to garner support for the Comprehensive Plan and its eventual implementation.

Upon completion of the Community Agenda, the City of Milner will begin its 4-month long adoption process. This is scheduled to take place between September and December of 2008. Table 1 outlines the project schedule for the Milner Comprehensive Plan.

***Project Schedule***

	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>Task</b>										
<b>Kick-Off Meeting</b>										
<b>Community Assessment</b>										
<b>Public Participation Plan</b>										
<b>Community Agenda</b>										
<b>Public Meetings</b>										
<b>Visioning Workshops</b>										
<b>Open House</b>										
<b>Public Hearing Presentation</b>										

### **3. TECHNICAL COMMITTEE**

A technical advisory committee has been established to coordinate project staff, provide feedback to the project managers, and to ensure that the Comprehensive Plan accurately represents the City's vision for the future. The team includes representatives of the various departments and groups:

**Project Team** (5 members)

- Mayor
- City Manager
- Milner City Council
- Milner Downtown Development Authority
- Public Services

The Project Team has met to oversee the development of the Community Assessment and Community Participation Plan. The following list describes the early efforts of the Project Team:

- *Community Character Map*: The Project Team analyzed current land use and development patterns and established a vision for the future that is illustrated in the Character Area map.
- *Areas Requiring Special Attention (ARSA)*: The Project Team used the Existing Land Use and Community Character maps to develop the ARSA map. Areas were identified based on the consistency between current trends in a given area and the future vision for the community.
- *Issues and Opportunities*: The Project Team reviewed the State Planning Recommendations and created a comprehensive list of issues, specific to Milner, that needed to be addressed in order to meet the goals outlined in the Plan. A list of opportunities was developed based on the identified issues.

The Milner Technical Committee will continue to meet throughout the planning process. The initial findings of the Technical Committee will be updated and revised based on feedback generated during the public involvement process.

### **4. PUBLIC HEARINGS**

The state minimum standards require that a Public Hearing be held before City Council to inform the public that the planning process for updating the Comprehensive Plan is in progress. The Comprehensive Plan was presented to the City Council Meeting on August 20, 2008 to inform the Council and the public about the scope of the Plan. The meeting was open to the public and advertised in accordance with City procedures. Schedules were posted on the City's website and agendas were made publicly available at City Hall before the meetings.

The following items were presented at the Public Hearings.

- Existing Land Use Map
- Community Character Map
- Areas that Require Special Attention Map
- Issues and Opportunities
- Data Assessment
- Quality Community Objectives Assessment
- Public Involvement Strategy
- Project Schedule

The initial public meeting provided citizens with an opportunity to ask questions and voice any concerns about the proposed strategy for public involvement and plan development. A second Public Hearing will be held prior to final adoption of the Community Agenda.

## **5. IDENTIFICATION OF PUBLIC PARTICIPATION TECHNIQUES**

### **5.1. Stakeholder Committee**

A great part of the success of the Comprehensive Plan will be dependent on Stakeholder involvement. Effective involvement from key individuals/groups from the community will ensure that the Plan gains community wide support, addresses the issues and concerns of the general population, and is ultimately implemented. The benefits of Stakeholder involvement include:

- Citizens increasingly want to be involved in decisions that affect their community;
- People with different areas of expertise contribute ideas, resulting in a well thought out Plan with better solutions;
- Fellow citizens tend to support programs that have Stakeholder involvement
- By allowing residents, special interest groups, and business leaders to be involved, planners and decision makers have the chance to think “outside the box;”
- Involving “citizen experts” helps facilitate communication;
- Working together provides the opportunity to understand other people’s concerns and issues;
- Stakeholder involvement allows for a more interconnected community in the end;
- Stakeholder support builds program momentum and keeps the project moving forward; and

- Stakeholder comments are heard and responded to early in the process, which leads to more effective program implementation and future acceptance.

The Stakeholder process allows individuals to make significant contributions to the planning process; therefore it is important that a free flow of information be maintained between the City and the Stakeholders, as well as within the Stakeholder Committee. Coordination is essential because the people that comprise the Stakeholder Committee live and work within the community, and they will be the best resource to generate support for the Plan. The City should consider that in order to effectively implement the future Comprehensive Plan, the Public Education and Involvement Program must create an awareness of land use, development, and community related issues and opportunities.

#### **5.1.1. Selecting the Stakeholders Committee**

The key Stakeholders are typically comprised of representatives from the general public, residents, professionals, business and industry leaders, civic leaders, media representatives, special interest groups, City staff and elected officials. It is important that the Stakeholder group consist of a diverse assortment of local representatives with different perspectives on the issue. The initial focus of the public involvement strategy will include the identification of the key Stakeholders in the community that possess a high degree of trust and credibility with their fellow citizens. These Stakeholders will represent a broad range of backgrounds from business leaders to neighborhood groups to developers.

As the Stakeholders are selected, the City will make an effort to recognize and be cognizant of what the general public's perception typically entails. The selected group of Stakeholders should be chosen such that their diversity ensures that the final Comprehensive Plan reflects the goals and objectives of the various communities within the City. The key to success will be achieving a consensus among the group on the future vision for the City of Milner. Once this is accomplished, this diverse group of Stakeholders should be able to "get the word out" to their fellow citizens and business associates that the Comprehensive Plan will be beneficial to the citizens of Milner and the future of their community.

**Table 1**

<b>Milner Stakeholder Committee List</b>
1. Joe Bostwick, Mayor
2. R. Harold Wilson, City Manager
3. George Weldon, City Council Member
4. Carole Wilson, Homeowner
5. Lynn Hadaway, Downtown Development Authority
6. Cheryl Idol, Local Realtor
7. Glen Walters, Homeowner
8. Judy Ross, Homeowner
9. Ricky Fallings, Retired County Judge
10. A.P.Smith, Homeowner
11. Frances Manry, Homeowner
12. Will Thomas, Homeowner
13. Dennis Armstrong, Local Merchant
14. Sabrina Vinings, County Educator
15. Rhonda Bailey, Homeowner
16. Jeannie Britt, County Educator,
17. Dr. Vickie Smith, Small Business Owner & Educator
18. Kay Pedrotti, Small Business Owner
19. Alan Barbee, Homeowner
20. Ryan Vermeulen, Local Developer



**5.1.2. Stakeholder Meeting Strategy**

The Stakeholder Committee is scheduled to meet eight (8) times throughout the planning process to review progress and provide feedback to the Project Team. The following is a proposed list of meeting dates and topics to be discussed at each Stakeholder meeting.

**Milner Stakeholder Committee Meeting Dates**

<b>MEETING DATE/TIME</b>	<b>LOCATION</b>	<b>TOPICS OF DISCUSSION</b>
Thursday, June 5, 2008 7:00 PM	Milner City Hall	Character Areas Areas of Special Attention Finalize Issues and Opportunities
Thursday, June 19, 2008 7:00 PM	Milner City Hall	Review of the Community Assessment and Public Participation Plan
July	Milner City Hall	No meetings will be held in the month of July
August	Milner City Hall	No meetings will be held in the month of August
Thursday, September 18, 2008 7:00 PM	Milner City Hall	Future Development Map Final Community Issues and Opportunities
Thursday, October 2, 2008 7:00 PM	Milner City Hall	Implementation Program Short Term Work Program (STWP)
Thursday, October 16, 2008 7:00 PM	Milner City Hall	Implementation Program Short Term Work Program (STWP)
Thursday, November 13, 2008 7:00 PM	Milner City Hall	Finalize Community Agenda Components
Thursday, November 20, 2008 7:00 PM	Milner City Hall	Review Community Agenda

Meetings will be held after work hours and will be limited to a maximum of two hours per meeting. If more meetings are required to meet the goals set above, the Stakeholder Committee will be asked for an additional commitment.

## **5.2. Community Survey**

In an effort to increase public involvement, a community survey was developed to gain feedback from citizens. The community survey is an effective tool as it is available to a large population at a minimal cost. The survey will be posted on the City website and will contain questions on a wide range of community related topics.

The results of the surveys will be tabulated and presented to the Stakeholder Committee. Based on the results, the Stakeholder Committee will incorporate the main issues and concerns of the citizens into the development of the Community Agenda.

## **5.3. Public Information**

In addition to the strategies identified above, the City will produce handouts to update citizens about the content and progress of the comprehensive planning process. The City will utilize the following Public Information techniques:

- *Media Kit (Press Package)*. A packet of information will be provided to the press containing all of the information/facts to write an article (or a series of several articles) on the Comprehensive Plan. A City contact name and phone number will also be included.
- *Informational Brochure(s)*. These brochures and/or fact sheets will be simple and straightforward in order to explain the comprehensive planning process and what it is designed to accomplish. The brochures will provide common questions and answers and will be written using language that is not overly technical. There may be more than one brochure to explain various aspects of the Comprehensive Plan. The brochures will be made available at City Hall and will be distributed at public meetings.
- *Websites*. Websites are a great method of getting information out to a large group of people. A section or link added to the City's website for the Comprehensive Program will allow for quick immediate information for the general public. The web page may include information on the program, a question and answer portion, contact information, and a link to e-mail any questions or concerns. This website address will be listed in all materials designed for the program. The website also provides an opportunity to catalog appropriate public documents and make them available to the public through use of downloadable PDF files.



# **CITY OF MILNER**

# **2009-2029 Comprehensive Plan**

## **APPENDIX**

Prepared by

**McIntosh Trail Regional Development Center**



City of Milner

**RESOLUTION TO TRANSMIT COMMUNITY ASSESSMENT  
AND COMMUNITY PUBLIC PARTICIPATION PLAN AS  
PORTIONS OF THE 2009-2029 COMPREHENSIVE PLAN UPDATE  
TO THE DEPARTMENT OF COMMUNITY AFFAIRS**

Resolution No. 08-1

WHEREAS, the City of Milner has completed the Community Assessment and Community Public Participation Plan as part of the 20-year Comprehensive Plan Update.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on August 20, 2008.

**BE IT THEREFORE RESOLVED**, that the Milner City Council does hereby transmit the Community Assessment and the Community Public Participation Plan of the 2009-2029 Comprehensive Plan Update to the McIntosh Trail Regional Development Center and the Georgia Department of Community Affairs for official review.

**NOW THEREFORE BE IT RESOLVED**, that the Milner City Council certifies that the minimum public participation and other procedural requirements, as identified in the Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing these draft documents of the 20-year Comprehensive Plan Update; and

**BE IT FURTHER RESOLVED**, that the Milner City Council hereby authorizes these draft documents of the 20-year Comprehensive Plan Update to be submitted to the McIntosh Trail Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this day 20<sup>th</sup> of Aug, 2008

BY: 

ATTEST: 

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vehicles up to 5 qta.

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MUCH MORE!

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58-1595



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Rollin'!

wait at least 10 or 15 minutes or a little more for the morning train ritual.

I was in good company with a long line of other people no doubt trying to get to work or to Gordon College. After making a cell phone call to my office at Barnesville Marble and Granite to let them know I was stuck again, I decided to wait it out instead of doing like several people in pulling out of line and rushing in another direction.

My destination was a mere 30 yards, more or less (I'm not that good at measurements) from my parking space. I could see my goat underneath the train cars

The wait seemed interminable - at 9:31 a.m. the train cleared finally enough to let a lane of traffic at the Mill Street/Main Street crossing go by. It was a good 26 minutes waiting. Those of us who toughed it out were glad to finally get going.

I sat there thinking about all those minutes wasted waiting at the very same crossing over the 26 years I have been at BMGC and came to the conclusion that I could have had a rather nice, long vacation with the accumulated minutes. Oh, well.

Also, I thought about rho

or speeding around others in line and going up the wrong side to get to a side street in hopes of making another crossing.

Once a transport truck was struck by the train at the Atlanta Street crossing, no doubt trying to beat the train. A Gordon student was trying to pass last year when the train tipped her car and spun her around into the bus station parking lot at Sammy's. She exited the dented vehicle screaming hysterically. It was frightening, indeed.

Walter, I am not against trains. We probably should travel by train instead of spending over \$4 for a gallon of gas. It's the waiting for the changing of the train cars. It would be so wonderful to have the switching area away from our busy downtown area.

It would calm a lot of people's nerves, especially mine.

Thanks for letting me vent.

Sincerely,

Janice B. Moore

### NOTICE OF PUBLIC MEETING MILNER COMPREHENSIVE PLAN UPDATE

The City of Milner will hold a public meeting on Thursday, July 24, 2008 at 7:00 p.m. at the Milner City Hall located on 100 Greenwood Street, Milner, Georgia. The purpose of this meeting is to provide the public with results of the inventory and assessment of the Milner Comprehensive Plan and obtain public comments. The hearing complies with the rules of the Georgia Department of Community Affairs Minimum Planning Standards and Procedures for Comprehensive Plan Updates. Persons with special needs relating to handicapped accessibility or foreign language should contact Sandra Smith, City Clerk at 770-358-1604, or the Georgia Relay Service at 1-800-255-0056 (TDD) or 1-800-255-0135 (Voice) prior to 4:00 p.m. on Tuesday, July 22, 2008.

### ADVERTISEMENT FOR BID (August 5, 2008)

Sealed bids from subcontractors will be received by Tarrance Construction Company, Inc., Construction Managers, in Room A-1 at the Primary School, 154 Burnette Road, Barnesville, Georgia until 2 P.M., Eastern Time on Tuesday, August 5, 2008, for construction of the following Bid Package:

Work Category 00400-01 - Earthwork, Site Clearing, Storm Drainage, Fine Grade, Lawns Grassing, Erosion Sedimentation and Pollution Control

can the new nursing and health building will be built on footprint. The new building is to open in the fall of 2010.

• Heard a report from school superintendent Dr. Bill Truby on the auditorium and football stadium projects. The school board has decided not to build a new gymnasium at LCCHS but renovate the current facility. The money saved will be used to go first class on the new football field and auditorium, Truby said. (See related story.)

Discussed the creation of 200 new jobs in the community by Ingles.

• Were reminded of the annual meeting of Southern Rivers Energy which is today at 7 p.m.

fuel for power plants comes from coal - price has tripled in last year! Finite energy sources have increasing cost.

Solution: Solar electricity (PV) has no fuel costs or cost for energy and PV can power your entire home, business or EV's.

**It's Time for SOLAR!**

Solar is multi-faceted, local, clean, endless & free energy!

brightenergyga@yahoo.com

(770) 584-6154

will be available for public review this week.

Heard Milner had not used its 2008 line of credit yet.

• Heard the street department is cutting back hours, prompting councilman Fred Stephens to suggest members waive their pay during the current economic crisis.

**NOTICE OF PUBLIC MEETING  
MILNER COMPREHENSIVE PLAN UPDATE**

Notice is hereby given that the City of Milner will hold a public hearing to approve a resolution to transmit the Community Assessment and Community Public Participation Plan to the Georgia Department of Community Affairs. The City of Milner will hold its public hearing on Wednesday, August 20, 2008 at 10:00 AM at the Milner City Hall located on 100 Greenwood Street, Milner, Georgia. The hearing complies with the rules of the Georgia Department of Community Affairs Minimum Planning Standards and Procedures for Comprehensive Plan Updates. Persons with special needs relating to handicapped accessibility or foreign language should contact Sandra Smith, City Clerk at 770-458-1664, or the Georgia Relay Service at 1-800-255-0056 (TDD) or 1-800-255-0135 (Voice) prior to 4:00 PM on Monday, August 18, 2008.

**PRESS RELEASE ANNOUNCING A  
PROPOSED PROPERTY TAX INCREASE**

The Lamar County Board of Commissioners today announces its intention to increase the property taxes it will levy this year by 4.93 percent over the rollback millage rate.

Rollin'!

... I could have had a rather nice long vacation with the accumulated minutes. Oh, well  
Also, I thought about the

**ADVERTISEMENT FOR BID**  
Sealed bids from subcontractors will be received by T Construction Managers, in Room A-1 at the Primary S Georgia until 2 P.M., Eastern Time on Tuesday, August following Bid Package:  
Work Category 00400-01 - Earthwork, Site Clearing, Grading, Erosion Sedim