



Comprehensive Plan

2019-2039

Adopted February 2019

Prepared by

Three Rivers Regional Commission

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**A community of
friends and
neighbors
dedicated to our
families and to
each other**

Introduction

Purpose of the Plan

A local comprehensive plan establishes a vision for the local community and serves as a guide for future decision making.

To support the community vision the plan includes a list of needs of opportunities, goals and policies, character area and land use narrative, and a community work program that includes specific projects that the City wishes to complete to help implement the community vision.

Planning Process

The comprehensive plan process follows the Georgia Department of Community Affairs (DCA) Minimum Standards for Local Comprehensive Planning. The basis for planning in Georgia was established by the Georgia Planning Act of 1989.

Public Participation and Community Involvement

The process to complete the comprehensive plan starts with a public hearing which informs the citizens of the purpose of the plan and the process for completion. A steering committee made up of local stakeholders was formed and a series of meetings were held to complete the plan. A community visioning meeting was held and a questionnaire was developed and distributed to gather additional citizen input.

Steering Committee

Joe Bostwick, Mayor
George Weldon, City Council and DDA
Fred Stephens, City Council
Tracey Alford, City Council
Wayne Patterson, City Administrator
Bill Christopher, Library Board
Joseph Waldrop, Local Business Owner
Regina Stephens, Citizen
Helen Palacio Jordan, Citizen

Three Rivers Regional Commission

Paul Jarrell, Planner
Cymone Haiju, Planner
Sam Mukoro, GIS

Needs and Opportunities

The following is the list of needs and opportunities which were identified by using a SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis. The SWOT can be found in the appendix.

Population Needs

Population Growth - Milner's future population is expected to continue to grow. Various factors will determine the extent of this future growth including the area's public education system, infrastructure capabilities, community services and amenities, housing opportunities and economic development trends.

Proximity to Metropolitan Atlanta and its small hometown character is an attractive draw for new residents. Population growth includes senior citizens who will need additional services.



Economic Development Needs

Local Economy – Milner has a number of small businesses and needs to attract additional businesses. Overall, Milner has a limited economy and depends heavily on Lamar County and region for employment and services. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities.

Healthcare Accessibility – Most health care services are found outside of Milner. Citizens of Milner need increased access to healthcare services.



Economic Development Opportunities

Downtown Revitalization and Infill – The City of Milner should seek opportunities to leverage its historic downtown to bring infill and new commercial, office and possibly small scale mixed use residential developments.

Promote Downtown with Marketing - Festivals and Events – A marketing campaign consisting of advertising and events will help to raise the profile of the community and its interest to future entrepreneurs and investors.

Enhance Overall Quality of Life – Quality of life is important to a local community and key to creating a sustainable economy. This includes preserving the rural and small town character, maintaining open space, improving access to healthcare and educational opportunities, keeping the community safe and expanding its parks and recreation areas.



Housing Needs

Traditional Neighborhood Zoning District - A TND district is needed that would allow a developer to develop in the tradition of historic Milner. This includes creating residential developments that have variable lot sizes on a street grid with a mix of religious, civic and commercial uses.

Neighborhood Accessibility – An expanded sidewalk network is needed to connect existing and developing housing neighborhoods to community amenities and promote overall connectivity within the City.

Housing Opportunities

Appropriate Infill Housing – Vacant lots within residential neighborhoods offer the opportunity for appropriate infill that seeks to maintain style and scale of surrounding homes.

Future Annexation – Residential growth along the periphery of the City of Milner offers potential for future expansion of the city limits.

Natural Resources Needs

Tree Protection and Canopy Cover – A tree ordinance may be needed in the future to protect existing trees and require street trees in new developments.

Preservation of Open Space - Develop a plan to preserve greenspace for future park and trail development and land within developments through conservation programs such as conservation subdivisions.

Cultural Resources Needs

Historic District Designation for Downtown - The City of Milner has a downtown that is rich in heritage and culture. Designation of Downtown Milner as a historic district would preserve the community's historic assets. The City could do this as a National Register of Historic Places nomination, adopt a local historic preservation ordinance, and various other methods including overlay zoning districts.

Cultural Resources Opportunities

Establishing Downtown Milner Historic District - This designation would encourage future preservation and assist to maintain the historic character within the City of Milner. If the district were National Register listed, properties would be eligible for historic tax incentives and other funding for rehabilitation.



Community Facilities and Services Needs

Future Services – Thoughtful planning is required to ensure adequate services are available over the next 20 years as demands for public services increase. Public safety, such as increased fire protection is one of the most important.

Park and Recreation Facilities – There is a need to expand recreation space in Milner. The City is currently enhancing existing recreational property. The City must also seek opportunities to expand its facilities at additional locations.

Administrative Space – Additional administrative space within the City is needed for proper records management.

Community Facilities and Services Opportunities

Library - The City of Milner will soon complete the new library facility with meeting rooms and computer accessibility. The library will be a great asset and amenity to the city and surrounding area.

City-wide WIFI – The small land area of the City of Milner and the increased access to broadband allow for the potential for city-wide wifi for both businesses and residences.

Intergovernmental Coordination Needs

Coordination Between City and County - Coordination between Milner and Lamar County will need to continue to further the implementation of each local government's long-range goals.



Land Use Needs

Highway Development – Proper planning for commercial uses along Highway 41 is needed to avoid strip development.

Rural Residential – Rural residential development continues to increase within the City of Milner. Development standards should be strengthened and consistently enforced to ensure quality development.

Downtown – Downtown is the commercial heart of the City. Reinvestment within this area and increased access is important in terms of future development and maintaining a sense of place.

Land Use Opportunities

Revitalization of Downtown – The City of Milner should encourage and continue revitalization of its downtown through various programs and appropriate infill that seek to preserve the small and rural downtown area.

Development Codes- There is a need for the City to conduct council training on the existing development codes and work towards a unified development code.





Transportation Needs

Pedestrian and Bike Network - There is a very limited number of sidewalks in the City of Milner. The City needs to expand the sidewalk network and seek additional funding sources. Future street widening projects will allow for the expansion of pedestrian facilities and parking.

There is a need to increase bike infrastructure to allow for bike accessibility, connectivity and safety.

Railroad Intersections - Railroad intersections improvements are currently underway at local roads that intersect with the Norfolk Southern rail line.

Transportation Opportunities

Street Improvements - The existing street patterns offers opportunities to improve street connectivity within and between developments. Street widening and upgrading will allow for the accommodation of wider sidewalks and bike facilities.

Trail Development- Multi-use trail development that builds upon current walking trails would increase connectivity to various community facilities and amenities while offering additional recreation opportunities. Utilizing sewer right of way would be one avenue to expanding trail facilities.

Goals and Policies

Community-wide goals begin with an overall vision:

Vision Statement

Milner seeks to be a vibrant, dynamic small town with a feeling of peaceful rural living. Located in the heart of Georgia, there is convenient, uncongested access to and from major traffic thoroughfares. People of all ages prefer Milner's small town sense of place and healthy living environment, which the City will work to enhance by focusing on downtown revitalization, accessibility and connectivity, and the expansion of recreational amenities and community facilities. The City welcomes thriving professional and commercial services that focus on small business and local entrepreneurs.

Community Goals

The objective of a Comprehensive Plan is to guide public decision-making and leverage private investments to achieve an overall community quality of life. The following goals and policies are intended to guide the City of Milner toward the realization of the vision.

- Preserve the distinctive features of Milner, including its historic small town character and sense of place.
- Focus development at specific activity centers and gateways such as the downtown commercial district, highway corridors, and other appropriate areas.
- Match the location and capacity of infrastructure and community services to Milner's vision.
- Diversify the tax base and expand business to improve the overall community quality of life.
- Designate neighborhoods and rural residential areas to accommodate a wide range of density, cost, size and type.
- Encourage development techniques that support sustainable and quality community developments.

Community Policies

Economic Development

- The City of Milner will encourage economic development strategies that focus on the creation and expansion of businesses.
- The City of Milner will target reinvestment opportunities in the downtown area and on vacant and underutilized sites.
- The City of Milner will seek funding opportunities for the revitalization of the downtown district.
- The City of Milner will ensure quality and adequate infrastructure is available to serve future businesses.
- The City of Milner will promote the availability of broadband accessibility to attract economic development, business expansion, and new residents.
- The City of Milner will encourage the utilization of the Downtown Development Authority increased downtown revitalization and expansion of business.

Housing

- The City of Milner will encourage infill housing development in traditional and historic neighborhoods.
- The City of Milner will promote quality housing opportunities for its citizens at all stages of life.
- The City of Milner will encourage a compatible mixture of housing types, and densities.
- The City of Milner will seek opportunities for moderate income families to move into attainable owner occupied housing.

Community Facilities and Services

- The City of Milner will invest in parks and open space to enhance the quality of life for our citizens.
- The City of Milner will seek opportunities to expand infrastructure and community facilities by utilizing appropriate development and planning techniques.
- The City of Milner will seek opportunities to expand its tax base and promote quality growth within the City.
- The City of Milner will seek to offer city-wide wifi accessibility.
- The City of Milner will seek to expand existing trails and construct new trails to increase connectivity and recreation.
- The City of Milner will seek to utilize sewer right-of-way to construct trails within the City.
- The City of Milner will continue to encourage conservation and alternative energy use throughout the City.

Transportation

- The City of Milner will promote connectivity of its existing road network.
- The City of Milner will seek to create a community-wide pedestrian and bike path network to enhance the overall quality of life for citizens.
- The City of Milner will seek to improve pedestrian access and safety by expanding the sidewalk network, adding and improving crosswalks at important intersections and community facilities.
- The City of Milner will seek to develop a plan for the development and expansion of public parks and trails.

Natural Resources

- The City of Milner will take into account preservation of natural resources in the decision-making process.
- The City of Milner will seek ways to protect and maintain its tree canopy.
- The City of Milner will utilize buffer requirements to protect environmentally sensitive areas when necessary.
- The City of Milner will enforce appropriate Part V Environmental Criteria regulations.
- The City of Milner will seek ways to increase park space.

Land Use

- The City of Milner will review, update, and enforce the development code.
- The City of Milner will encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- The City of Milner will encourage development that fosters quality design, landscaping, lighting, signage, and scale that is aesthetically appealing in community.
- The City of Milner will effectively utilize land to prevent adverse development patterns associated with urban sprawl.
- The City of Milner will preserve the rural, small town character of the community.
- The City of Milner will create gateways and corridors that provide an inviting entrance into the community.
- The City of Milner will support appropriate residential and non-residential in-fill development that is compatible with existing uses.

Intergovernmental Coordination

- The City of Milner will collaboratively work with neighboring jurisdictions to expand and share services and facilities that jointly benefit both municipalities.
- The City of Milner will coordinate efforts with public entities in the area to enhance the decision-making process, increase economic development, improve education, implement efficient land use techniques, provide quality housing, and preserve natural resources.
- The City of Milner will activity partner with the Lamar County Chamber of Commerce and Development Authority for the promotion of business and other initiatives.

Character Areas and Land Use

Character areas are defined as areas which have distinct development patterns, function, and land uses. Each area is used for the promotion of locally desired types of growth, development, and methods of preserving the community's unique sense of place.

The City of Milner has designated four character areas which comprise particular land use patterns and future growth potential.

- Gateways
- Historic Area
- Light Industrial
- Rural Residential Development

Gateways

Within the City of Milner, gateways are identified as specific entrance points and as linear corridors. There are three gateways delineated along smaller access roads and one linear corridor along U.S. Highway 41.

All gateways serve as first impressions into the community and provide a strong sense of identity. The City of Milner has utilized two entrances along U.S. Highway 41 as a way of welcoming those entering the City and promoting local businesses located within the City limits.

Development Patterns

Community identification that incorporates design elements, landscaping and signage that greets and directs the public and enhances the City's image.

Land Use

Wayfinding and informational signage, commercial, residential, public institutional.

Implementation Strategies

- Promote community pride and beautification.
- Strengthen and enforce the sign ordinance.
- Seek funding sources for gateway enhancement projects.



Historic Area

The Historic Area of the City of Milner contains much of the built environment, which gives Milner its identity. The area encompasses the historic downtown commercial block, traditional residential neighborhoods and other community landmarks.

Many commercial and residential structures are eligible for the National Register of Historic Places and warrant protection and recognition.

Development Patterns

The priority for this area is to maintain the small town sense of place. This will be accomplished by promoting the preservation, promotion and reuse of historic structures and encouraging appropriate residential infill and development. Promoting mixed-use will also keep the area vibrant and the center of community activity.

Land Uses

Public and institutional, commercial, residential, park space.

Implementation Strategies

- Promote adaptive reuse of historic structures.
- Seek the use of protective measures such as historic districts or overlay zoning.
- Promote increased accessibility, connectivity and safety.
- Encourage appropriate infill opportunities.
- Implement wayfinding and informational signage.



Light Industrial

Within the City of Milner a small area is dedicated to small scale industrial and commercial operations. Its proximity to the 4-lane U.S. Highway 41 make it a viable area for promotion, access, and expansion.

Development Patterns

The area will be limited to small and medium-scale light industrial and commercial uses that will help diversify the tax base for the City of Milner.

Land Uses

Light industrial, commercial, office.

Implementation Strategies

- Promote landscaping and buffers between uses and along corridors and that protect the viewshed.
- Market the area for light industrial use
- Identify adjacent properties for expansion when appropriate.
- Ensure access to utilities and other services such as broadband.
- Utilize the Lamar County Chamber of Commerce and Development Authority to partner and promote businesses .



Rural Residential Development

Transitioning outward from and surrounding the Historic Area in Milner is suburban style residential development. Residential development is single family and located in areas which are previously undeveloped and rural.

Development Patterns

This area will be utilized primarily for low to medium density residential development which maintains a rural small town aesthetic. Conservation subdivisions would be appropriate to preserve open space and forested land.

Land Uses

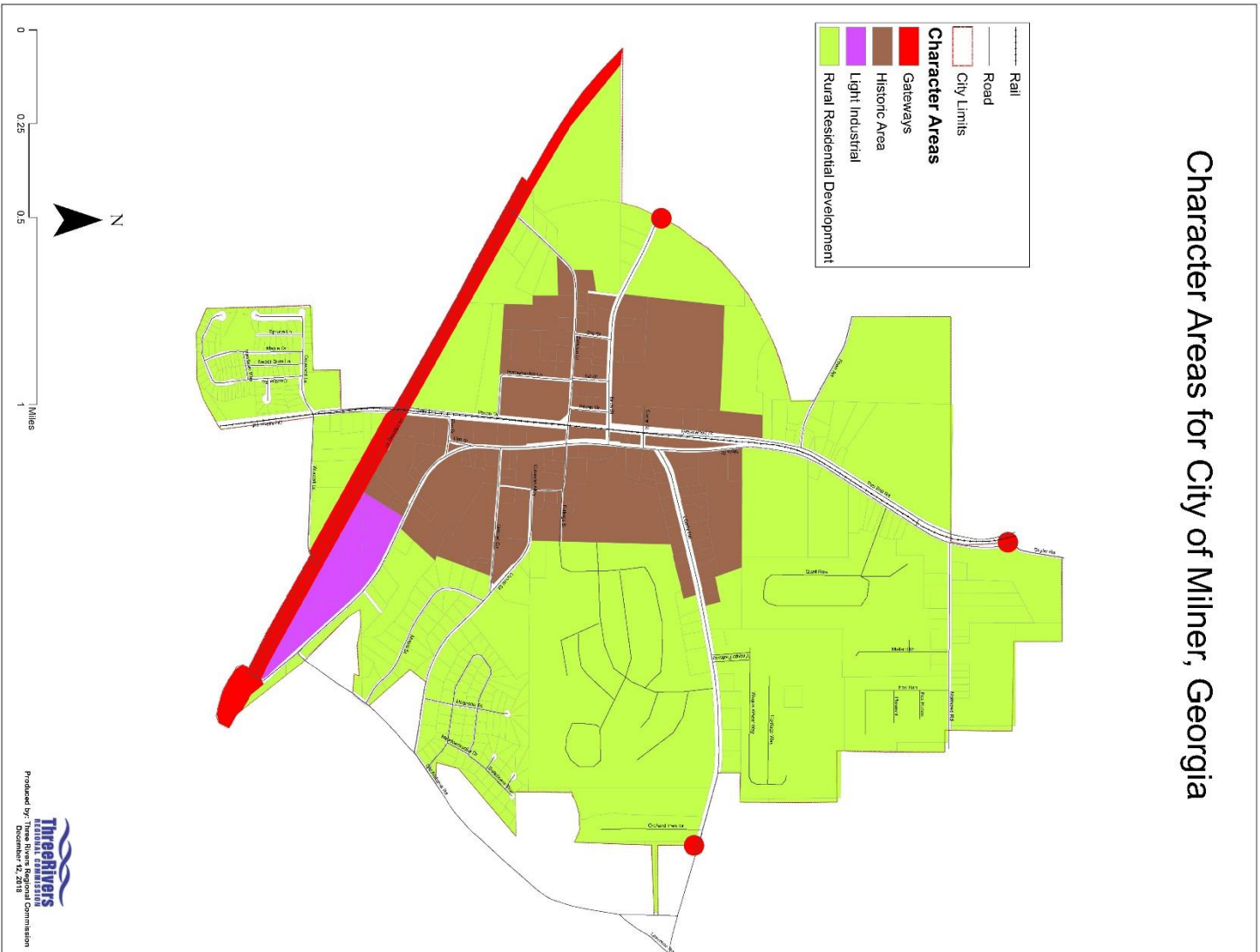
Single family residential, neighborhood commercial, parks.

Implementation Strategies

- Promote quality design and enforce local development codes.
- Promote the protection of tree canopy .
- Promote connectivity between developments and expand sidewalk network.
- Protect environmentally sensitive land and prime greenspace.



Character Area Map



Economic Development

Local Economy

Economic Development Goals and Priorities

The City of Milner has identified the following goals as priorities for the promotion of economic development:

- Housing growth and development.
- Business promotion and expansion.
- Downtown revitalization.
- Recruit new commercial opportunities
- Enhance overall quality of life by enhancing community facilities and amenities.



Economic Demographics

Below are key demographics, which depict the overall economic health of the City of Milner. According to the U.S. Census Bureau, all sectors have shown increased growth.

Population		
2000	2010	2017 est.
522	610	632

Median Household Income		
2000	2010	2017 est.
42,222	51,914	57,652

Median Property Value		
2000	2010	2017 est.
71,800	105,000	109,010

Regional Economy

The Three Rivers Regional Commission area is designated as an economic development district under the U.S. Department of Economic Development. For the region, a Comprehensive Economic Development Strategy (CEDS) plan was compiled which includes goals and priorities to promote the regional economy. The City of Milner and Lamar County play a role in the regional economy.

The Three Rivers Regional Commission will work to implement the following goals in cooperation and partnership with all local governments. The goals from CEDS are:

GOAL 1 Improve overall quality of life for Three River's residents and enhance the Three Rivers Economic Development District's fiscal well-being.

Strategy 1: Increase the District's commercial and industrial tax base.

Strategy 2: Implement the economic development visions outlined in the Comprehensive Economic Development Strategy and continue to attract and encourage quality developments to enhance the appeal of the Three Rivers Economic Development District.

Strategy 3: Continue to attract and retain a skilled workforce to meet the needs of business and industry in the District.

GOAL 2 Increase job availability within the Three Rivers Economic Development District.

Strategy 1: Establish workforce development and economic development as a top strategy for the District and improve resident's access to jobs.

Strategy 2: Match workforce development services to skill levels and needs for residents.

Strategy 3: Utilize and promote established workforce development programs to residents.

GOAL 3 Establish the Three Rivers Economic Development District as a premier, unique, natural, and cultural destination in the State of Georgia.

Strategy 1: Encourage municipalities to implement and maintain design guidelines.

Strategy 2: Capitalize and build on existing natural and cultural assets through historic preservation and environmental design.

Strategy 3: Identify opportunities to create passive and active recreation.

Strategy 4: Identify opportunities to create cultural gathering spaces, events, and experiences.

GOAL 4 Protect the region's cultural and economic diversity.

Strategy 1: Maintain the diverse business representation on local main streets and downtowns.

Strategy 2: Expand economic opportunities for low/moderate income citizens by targeting reinvestment and utilizing Community Development Block Grant (CDBG) funding and other financial resources.

Strategy 3: Promote workforce development through job fairs, mobile career unit strategies and work-based learning programs.

GOAL 5 Promote quality development that implements the vision of the CEDS.

Strategy 1: Eliminate economic distress through revitalization and development.

Strategy 2: Encourage the highest and best use of Three River's limited and underdeveloped land.

Strategy 3: Encourage affordable housing for members of our community.

GOAL 6 Facilitate achieving economic development goals by the implementation of transportation Strategies.

Strategy 1: Continue to work with the State and local governments to implement existing transportation plans.

Strategy 2: Coordinate economic development decisions that support the goals of transportation efforts within the District.

Strategy 3: Explore multi-modal enhancements to the District.

GOAL 7 To support the expansion of Georgia's Export/Import Highway from I-85 in LaGrange to I-75 in Macon.

Strategy 1: Collaborate with Troup, Meriwether and Upson Counties, Middle Georgia Regional Commission, Georgia Department of Transportation and Federal Highway Administration to evaluate parallel alternatives to I-20 that provide a direct route across the State of Georgia from the Port of Savannah to West Central Georgia.

Strategy 2: Conduct a corridor study to identify feasible locations and alignment alternatives for a multi-lane highway between LaGrange and Macon.

Strategy 3: Conduct public forums and other citizen involvement strategies to increase public awareness about the economic impact of Georgia's Export/Import Highway.

GOAL 8 Increase the number of business and industries that establish, expand and maintain operations within the Three Rivers Economic Development District.

Strategy 1: Promote the Three Rivers Economic Development District as a business-friendly community.

Strategy 2: Provide subsidies, tax breaks, loans or grants to help new businesses establish themselves and existing business growth within the Three Rivers Economic Development District.

Strategy 3: Attract and attain a variety of businesses providing goods and services in all neighborhoods.

GOAL 9 Strengthen the role and vitality of main streets and downtowns, and building regional commercial districts.

Strategy 1: Improve the aesthetics of public places and spaces, existing squares, commercial streets through the use of available financing.

Strategy 2: Adopt Tax Allocation Districts (TAD) and Enterprise and Opportunity Zones, and other programs to target Strategy projects or district improvements

Strategy 3: Develop the quality, vitality mix of businesses within all commercial districts, main streets, and downtown squares.

Strategy 4: Promote more intense development of regional centers where appropriate to promote employment and tax base for major industrial/commercial centers.

Strategy 5: Build on existing nodes to create more efficiency in the regional centers and minimize the impact on other areas.

GOAL 10 Implement and refine the plans for the District's largest industrial areas and plan for the reuse of underutilized buildings.

Strategy 1: Seek funding for brownfield cleanup and hazardous waste removal.

Strategy 2: Analyze trade-offs between loss and retention of industrial uses.

GOAL 11 Continue to support the State of Georgia's efforts to deepen the Savannah River to serve the Savannah Port.

Strategy 1: Interact with various state agencies and stakeholders to discuss the overall benefits of deepening the Savannah River channel to the Port of Savannah.

Strategy 2: Continuously educate our communities about the importance of the deepening of the Savannah River.

Strategy 3: Work with industries that seek to expand or establish a business that supports access to the Savannah Port.

GOAL 12 Establish program initiatives through public and private partnerships to improve soft skills of the District's workforce.

Strategy 1: Educate students K-12 about the importance of soft skills.

Strategy 2: Encourage public agencies and private industries to work together to find innovative methods to teach everyday skills of running a business.

Strategy 3: Strengthen mentorships and apprenticeships programs that focus on soft skills and on-the-job training; in particular by strengthening the College & Career Academies in the District.

Strategy 4: Encourage private industries to commit to workforce development in various community programs that target school-aged children ages 8 to 16 and assist with the development of career pathways.

Strategy 5: Expand job training for seniors in the District.

GOAL 13 Expand broadband to underserved rural communities and increase opportunities for business development.

Strategy 1: Continue the regional broadband taskforce to identify solutions to gain access to broadband in rural communities.

Strategy 2: Support state initiatives for broadband implementation and expansion.

Strategy 3: Seek various funding sources to help fund the expansion of broadband services to rural communities.

Strategy 4: Increase consumer awareness of the benefits of broadband access in rural areas.

GOAL 14 Expand Tourism opportunities within the Three Rivers Economic Development District.

Strategy 1: Seek opportunities that support natural and cultural tourism within the region.

Strategy 2: Seek opportunities to expand agri-tourism throughout the Three Rivers Economic Development District.

Strategy 1: Seek funding for rural healthcare facilities.

Strategy 2: Expand mental health and geriatric facilities.

GOAL 15 Seek opportunities to expand movie and film production within the Three Rivers Economic Development District.

Strategy 1: Streamline permitting process.

Strategy 2: Identify a contact person from each local government to manage production companies.

Strategy 3: Develop a local database of shooting locations.

GOAL 16 Promote and expand agriculture in our District.

Strategy 1: Support agriculture education in our schools.

Strategy 2: Promote and support farmers markets.

Strategy 3: Promote extension agencies in our District.

Strategy 4: Support and encourage sustainable and local agriculture.

Strategy 5: Support local food in our schools.

GOAL 17 Expand and improve access to rural healthcare in our District.

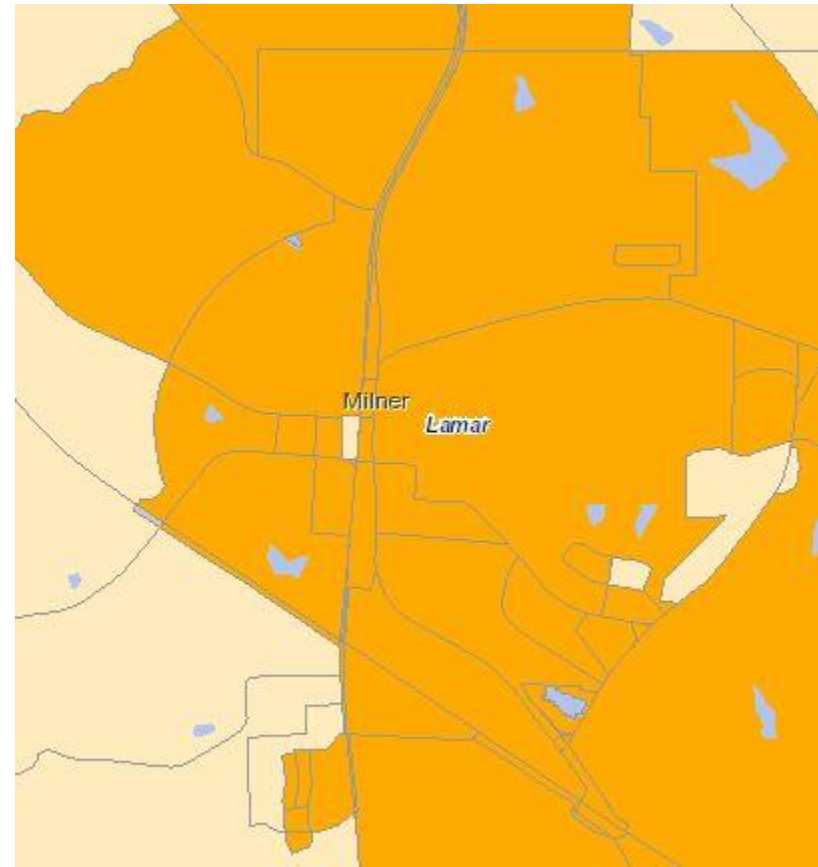
Broadband

A diverse and healthy economy relies on connectivity to information, markets, and consumers. In a digital world, this is achieved through access to broadband. Broadband access is also key to employment and as an educational tool.

The City of Milner is committed to broadband accessibility and is currently served by AT&T and Charter Communications service. Upgrades and expansions are planned in the future.

Broadband Goals:

- Continue to partner with providers to ensure broadband services for all residents, businesses, and local government facilities.
- Promote the continued expansion of broadband service into surrounding areas for future growth.
- Partner and cooperate with neighboring jurisdictions, and state and federal agencies for intergovernmental initiatives for the expansion of broadband.



Community Work Program

Report of Accomplishments

Short Term Work Program 2014-2019

City of Milner - Short Term Work Program 2014-2019 Report of Plan Accomplishments Draft		
Project or Activity	Status	Explanation
Develop a strategy to continue to help locate an relocate stable businesses in and around the city	Underway	Moved to policies
Perform street improvements for Fallings Street (Formerly East Zebulon Street) and Coleman Alley	Not Complete	Dropped. Not a priority
Establish local Revolving Loan Fund for DDA Programs	Not Complete	Dropped. Not a priority
Establish paid staff positions for the DDA to maintain related programs	Not Complete	Dropped. Lack of funding
Establish and encourage conservation and alternative energy use through the City	Underway	Moved to policies
Build a new Library Facility	Underway	Moved to new CWP
Establish a sidewalk program	Underway	Moved to policies and new CWP
Develop a Tree Ordinance for the established areas of the City	Not Complete	Dropped. Not a priority

**City of Milner - Short Term Work Program 2014-2019
Report of Plan Accomplishments Draft Cont.**

Project or Activity	Status	Explanation
Establish landscaping and buffer requirements for new developments	Underway	Moved to policies
Establish regulations that encourage rural residential cluster subdivisions	Complete	
Develop a City-wide Plan for Public Parks, Trails, and Bike Paths	Underway	Moved to policies
Update the local Zoning Map	Complete	
Develop area for a new City Block in downtown Milner including the installations of sixty new parking spaces	Postponed	Moved to new CWP as part of Greenwood Street Project
Develop greenspace for park/trail at Main Street and the Railway	Underway	Moved to new CWP as part of Woodall Project
Create a full-time position at the Fire Department	Not Complete	Dropped. Not feasible as this time
Complete a full update of the City's Comprehensive Plan	Complete	

CWP 2019-2024

City of Milner Community Work Program 2019-2024				
Project or Activity	Years	Responsible Party	Cost	Funding Sources
Complete new library	2019	City, Regional Library System	\$1 Million	Local, Grants
Milner City Park restroom	2019-2020	City	\$45,000	SPLOST
Milner City Park pavilion	2020-2023	City	\$5,000	SPLOST
Phase I walking trail and greenspace to Woodall	2020-2024	City	TBD	SPLOST, Grants
Greenwood Street widening and new sidewalks	2020-2024	City, GDOT	\$250,000	Local, GDOT
Upgrade communication systems	2019-2020	City	\$10,000	SPLOST
City Hall renovations	2019-2020	City	\$90,000	SPLOST
Conduct a salary study and personnel plan	2021	City	TBD	Local
Improve and upgrade railroad crossing approaches	2019	City, Norfolk Southern	\$250,000	Local, Norfolk Southern, GDOT

Appendix

Meeting Schedule

Steering Committee Sign-In Sheets

Public Hearing Newspaper Notices

SWOT Analysis

Community Visioning Flyer

Community Visioning Questionnaire



City of Milner Comprehensive Plan

Meeting Schedule

Public Hearing #1 – September 11, 2018

Steering Committee Meeting #1 – November 5, 2018

- Conduct SWOT Analysis
- Discuss Needs and Opportunities

Steering Committee Meeting #2 – November 13, 2018

- Review and finalize Needs and Opportunities

Steering Committee Meeting #3 – November 20, 2018

- Goals and Policies

Public Visioning Meeting – December 6, 2018

Steering Committee Meeting #4 – December 11, 2018

- Character Areas and Land Use

Public Hearing #2 – January 22, 2019

City of Milner 2018-2031 Comprehensive Plan Update

Milner City Hall

Monday, November 5, 2018, 5:30 PM

Sign-In Sheet







NAME	AFFILIATION/ORGANIZATION	EMAIL ADDRESS	PHONE
Paul Spauld	Three Rivers RC	pianell@three-rivers-rc.com	770-254-4566
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Jaece B. A. St	City of Milner Mayor	JaeceBastwick@yahoo.com	4044732490

City of Milner 2018-2038 Comprehensive Plan Update

Milner City Hall

Tuesday, November 13, 2018, 10:30 AM

Sign-In Sheet

NAME	EMAIL ADDRESS	PHONE	SIGN
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Bill Christopher	bcristo@bellsouth.net	770-402-8200	
Cymene Hairy	chairy@threeiversrc.com		
Joe Bostwick	JoeBostwick@yahoo.com	404 473 2490	
Helen Palacios Jordan	helenpalacios@att.net	678-372-4674	
Joseph Waldrop	HSG - IUCB Hat with you	678 372 3714	

2019-2039
City of Milner 2018-2038 Comprehensive Plan Update

Milner City Hall
 Tuesday, November 20, 2018, 5:30 PM

Sign-In Sheet

NAME	EMAIL ADDRESS	PHONE	SIGN
Wayne Patterson	Wayne.milnerga@gmail.com	770-358-1604	
George Weldon	Gweldon58@msn.com	770-350-3432	
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City of Milner 2019-2039 Comprehensive Plan Update

Public Visioning Open House

Milner City Hall

Tuesday, December 6, 2018, 5:30 PM

Sign-In Sheet


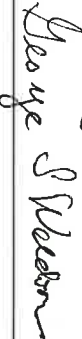
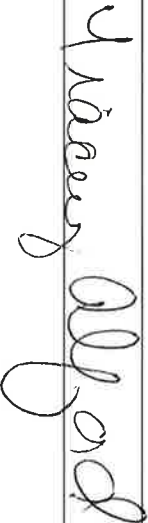




NAME	EMAIL ADDRESS	PHONE
George Weldon	gweldon 58@msn.com	678-588-0418
Regina Stephens	RStep35875@aol.com	770-468-5502
Tracey Alford		770-771-4309
Wayne Patterson		
Bill Christopher		
Joe Bortnick	JoeBortnick@YAHOO.com	4044732490
Helen Palacios	helenpalacios@att.net	678-372-4674

City of Milner 2019-2039 Comprehensive Plan Update

Milner City Hall

Tuesday, December 11, 2018, 10:00 AM

Sign-In Sheet

NAME	EMAIL ADDRESS	PHONE	SIGN
Wayne Patterson	Wayne.milnerga@gmail.com	770-358-1604	
George Weldon	Gweldon58@msn.com	770-350-3432	
Fred Stephens		770-584-1044	
Regina Stephens	Rstep35875@aol.com	770-468-5502	
Tracey Alford	Tracey_S1@yahoo.com	770-771-4309	
Bill Christopher	bcristo@bellsouth.net	770-402-8200	
Cymone Haiju	chajiu@threeriversrc.com		
Joe Bostwick	JoeBostwick@yahoo.com	404-473-2490	
Helen Palacios Jordan	helenpalacios@att.net	678-372-4674	
Joseph Waldrop	HSG_INC@hotmail.com	678-372-3714	
Sam Mykora	Smukora@threeriversrc.com	678-692-0510	
	JozB@twincityga.com	404-473-2490	

PUBLIC HEARING

2019-2029 Comprehensive Plan Update

**September 11, 2018 at 7:00 p.m.
City Hall**

**City of Milner
100 Greenwood Street
Milner, GA 30257**

CITY OF MILNER PUBLIC HEARING NOTICE FOR 2019-2039 COMPREHENSIVE PLAN UPDATE

The City of Milner is in the process of completing the update of its local comprehensive plan. The required plan is a future guide for the City and will be prepared according to the rules for local comprehensive planning adopted by the Georgia Department of Community Affairs (DCA). The purpose of the public hearing is to make available the draft plan for review and comment. Those interested in discussing the draft plan should attend the meeting. The plan will also be available on the Three Rivers Regional Commission website after:
<https://www.threeriversrc.com/planning-documents.php>

The plan update will allow local governments to maintain their Qualified Local Government (QLG) status, and therefore be eligible for state grant funds, loans, and permits.

This public hearing will be held at Milner City Hall, 100 Greenwood Street on **Tuesday January 22, 2019 at 5:30 p.m.**

For questions regarding the comprehensive plan update, contact city hall at 770-358-1604.

City of Milner SWOT Analysis

STRENGTHS (+)	WEAKNESSES (-)
<ul style="list-style-type: none"> • Community pride • Water and sewer infrastructure • Downtown Development Authority • St. George's School • Local businesses • Room for growth within and surrounding the City • Intergovernmental cooperation with County 	<ul style="list-style-type: none"> • Lack of adequate road infrastructure • Narrow streets • Minimal accessibility and connectivity • Lack proper sidewalks connecting community facilities • Lack of utilization of the Lamar County Chamber of Commerce and Development Authority • Housing quantity vs. quality • Lack of inventory for available infill sites for development • Lack of wayfinding signage inside the City • Lack of coordinated planning for future growth • Lack of community amenities such as parks, trails, tennis courts • Lack of revenue for City projects • Disengaged public and lack of volunteerism • Limited parking for downtown businesses and City Hall.
OPPORTUNITIES (+)	THREATS (-)
<ul style="list-style-type: none"> • Space for increased parking behind City Hall • Infill commercial and housing • Appropriate sidewalk expansion with road upgrades • Future expansion of digital communication infrastructure • Location between Atlanta and Macon • Four lane highway US41 • Growth coming from larger population centers • Commercial growth along highway • Small town lifestyle with strong community assets such as the school and churches 	<ul style="list-style-type: none"> • Lack of adequate funding for public services • Train traffic increasing • Citizen apathy • Lack of amenities to attract new residents • Limited tax revenue • Population growth without community involvement • Developers not following City development code



Comprehensive Plan Update

PUBLIC OPEN HOUSE

DECEMBER 6, 5:30 PM - 7:00 PM

**COME SHARE YOUR VISION FOR THE
FUTURE OF MILNER!**



Community Visioning Questionnaire

1. What can be done to increase the overall quality of life in the City of Milner?

2. What is your observation of the following aspects of the community?
Please check the appropriate box.

Category	Excellent	Good	Average	Poor	Very Poor
Sense of community & culture					
Appearance					
Parks and recreation					
Public safety and crime					
Employment and business environment					
Housing choice and affordability					
Community facilities					
Emergency services					
Transportation, roads, and accessibility					



3. What services or facilities are important to you but not available in Milner?

4. What type of growth and development is appropriate for the City of Milner?

5. Overall vision: What would an ideal City of Milner look like in 20 years?

ORIGINAL

CITY OF MILNER RESOLUTION NO. 2019-06

COMPREHENSIVE PLAN ADOPTION RESOLUTION

WHEREAS, the City of Milner has completed its 2019-2039 Comprehensive Plan update; and

WHEREAS, the updated Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

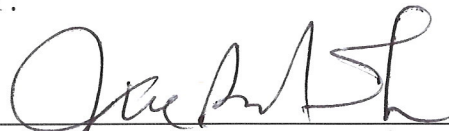
WHEREAS, the two required public hearings were conducted at Milner City Hall on September 11, 2018 and January 22, 2019; and

WHEREAS, the Comprehensive Plan was transmitted to the Three Rivers Regional Commission and the Department of Community Affairs for review; and

WHEREAS, the Department of Community Affairs reviewed the Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and

NOW, THEREFORE, LET IT BE RESOLVED, the City of Milner Council hereby adopts this 2019-2039 Comprehensive Plan, on this 19 day of February 2019.

BY:



Joe Bostwick, Mayor

Attest:



Sandra Miles, City Clerk

(SEAL)