



AGENDA REPORT

MEETING DATE:	October 19, 2026	Regular 
DEPARTMENT:	Community Development	Sara Leaders, Community Development and Public Works Director
SECTION OF AGENDA:	New Business	October 19, 2026
AGENDA ITEM TITLE:	Consideration of a Resolution to Adopt the Five-Year Update to the Milton Comprehensive Plan 2040.	
STATEMENT OF PURPOSE:	The purpose of this resolution is to adopt the Five-Year Update to Milton's Comprehensive Plan 2040 as required by the Georgia Department of Community Affairs to maintain the Qualified Local Government Status of the City.	
FINANCIAL IMPACT:	Adoption has no direct financial impact and supports continued eligibility for certain state and federal funding programs associated with Qualified Local Government status. Implementation costs will be evaluated through the City's budgeting process and individual project approvals.	
RECOMMENDED ACTION:	Approve the Resolution to Adopt the Five-Year Update to the Milton Comprehensive Plan 2040.	

EXECUTIVE SUMMARY:

The Comprehensive Plan serves as the City's long-range policy document, establishing the community's vision and guiding future land use, transportation, infrastructure investment, economic development, and other community priorities.

Since January 2026, the City has held two public hearings, conducted five Comprehensive Plan Advisory Committee (CPAC) meetings, hosted a community open house, and reviewed proposed changes with the Mayor and Council through four briefings. CPAC concluded that the existing Comprehensive Plan remains effective and recommended targeted updates to its goals, policies, character area guidance, and Short-Term Work Program, informed by community input.

The update includes refinements to the Future Land Use Map, policies and recommendations, trail-related content, and the Short-Term Work Program. A Report of Accomplishments informed the new work program, which consolidates related continuing initiatives and establishes clearer outcomes for the next five years.

The draft was submitted to the Atlanta Regional Commission (ARC) and Georgia Department of Community Affairs (DCA) for review in August. Staff considered comments received during the review period and revised the document accordingly. The October draft is available on the project website and is presented for adoption.

PURPOSE/BACKGROUND:

The City retained Kimley-Horn to assist the Community Development Department with public engagement and the preparation of the Comprehensive Plan Update. The project officially commenced in January 2026 and has included CPAC, public engagement opportunities, and a community Open House. Throughout the process, CPAC



reviewed each major element of the Comprehensive Plan, including Land Use, Housing, Economic Development, Transportation, Sustainability, and Placemaking, and evaluated whether the City's vision, goals, policies, and implementation strategies continued to reflect community priorities.

CPAC concluded that the City's overall vision, goals, and policy direction remain valid. As a result, this update focuses primarily on refining implementation priorities and updating the Short-Term Work Program rather than rewriting the Comprehensive Plan.

Staff also prepared a Report of Accomplishments evaluating the implementation of the adopted 2040 Comprehensive Plan. The Report of Accomplishments informed the proposed five-year Short-Term Work Program by identifying completed initiatives, ongoing projects, and priorities for the next five years. The proposed STWP consolidates several related initiatives into broader implementation strategies while defining more specific outcomes and completion measures, making it easier to implement, monitor progress, and determine when individual work plan items have been accomplished. Based on CPAC recommendations and public input, the proposed program refined existing initiatives and introduced new implementation actions.

The October draft incorporates revisions informed by CPAC recommendations, public input, feedback from the Mayor and Council, and regional and state review findings. The attached ARC correspondence documents the regional and state review findings.

STAFF ANALYSIS:

The update reflects CPAC recommendations, community input, and feedback received throughout the public review process. Staff documented the public hearings and engagement activities and made project information, meeting recordings, and a public feedback form available on the project website.

Staff considered comments received during the review period and incorporated revisions into the October draft. The ARC correspondence included as Exhibit "B" to the resolution documents the regional and state review findings.

FINANCIAL IMPACT:

Adoption has no direct financial impact and supports continued eligibility for certain state and federal funding programs associated with Qualified Local Government status. Implementation costs will be evaluated through the City's budgeting process and individual project approvals.

ALTERNATIVES CONSIDERED:

Option 1: Adopt the resolution.

Option 2: Defer consideration, taking into account the adoption deadline and potential effects on the City's Qualified Local Government status.

LEGAL AND REGULATORY CONSIDERATIONS:

The Five-Year Update to Milton's Comprehensive Plan 2040 is prepared in accordance with the planning requirements of the Georgia Department of Community Affairs (DCA) for Qualified Local Government (QLG) certification.

OPERATIONAL IMPACT:

The update provides policy guidance for City decisions and establishes implementation priorities through the

Short-Term Work Program. Departments will coordinate implementation through annual work planning, budgeting, and individual project approvals.

COMMUNITY/STAKEHOLDER IMPACT:

The update reflects community input and establishes priorities intended to preserve Milton's character, address identified needs, and guide future investment. Individual implementation efforts will include additional engagement as appropriate.

STRATEGIC ALIGNMENT:

Supports implementation of the City's Strategic Plan by updating the Comprehensive Plan, the City's primary long-range policy document that guides future growth, capital investments, and implementation of the City's strategic priorities.

STAFF RECOMMENDATION:

Approval of the resolution adopting the five-year update.

REVIEWS & APPROVALS:

Legal Review: Paul Frickey, Jarrard Davis, LLP – October 12, 2026

Concurrent Review: Steven Krokoff, City Manager

Steven Krokoff

ATTACHMENTS:

Resolution adopting the Five-Year Update

- Exhibit "A" Five-Year Update to Milton's Comprehensive Plan 2040
Available at: www.miltonga.gov/2026CompPlanUpdate
- Exhibit "B" ARC correspondence confirming regional and state review findings

STATE OF GEORGIA

RESOLUTION NO. _____

COUNTY OF FULTON

**RESOLUTION ADOPTING THE FIVE-YEAR UPDATE TO CITY OF MILTON
COMPREHENSIVE PLAN 2040**

WHEREAS, the City of Milton, Georgia (“City”) is a duly formed political subdivision of the State of Georgia, with all the powers attendant thereto; and

WHEREAS, the preparation of the five-year update to the Comprehensive Plan 2040 was initiated, and two public hearings were held on January 21, 2026, and August 3, 2026; and

WHEREAS, a 16-person Comprehensive Plan Advisory Committee (CPAC) was appointed by the Mayor and Council to assist and review the Five-Year update of the City of Milton Comprehensive Plan 2040; and

WHEREAS, five CPAC meetings were conducted between February and June 2026, and one Public Open House was held June 29, 2026, to get public input on the draft update document; and

WHEREAS, the City of Milton completed the Five-Year Update to the City of Milton Comprehensive Plan 2040 (a copy of which is attached hereto as Exhibit “A”) as the State-required five-year update; and

WHEREAS, the draft Five-Year Update to the Comprehensive Plan 2040 was submitted and reviewed by the Atlanta Regional Commission and Georgia Department of Community Affairs in accordance with the “Development Impact Fee Compliance Requirement” and “Minimum Planning Standards and Procedures for Local Comprehensive Planning” adopted by the Department of Community Affairs pursuant to the Georgia Planning Act of 1989; and

WHEREAS, the Atlanta Regional Commission and Georgia Department of Community Affairs found the Five-Year Update to the City of Milton Comprehensive Plan 2040 to be in compliance with all State and Regional requirements (a copy of an email from ARC indicating compliance is attached hereto as Exhibit “B”;

BE IT THEREFORE RESOLVED, that the Mayor and the City Council hereby adopt the Five-Year Update to the City of Milton Comprehensive Plan 2040 attached hereto as Exhibit “A”.

SO RESOLVED, this 19th day of October 2026.

Approved:

Peyton Jamison, Mayor

Attest:

[SEAL]

City Clerk

Exhibit "B"



FW: City of Milton Comp Plan Update - Approved w/Advisory

From Donald Shockey <DShockey@atlantaregional.org>

Date Fri 9/4/2026 3:34 PM

To Shubhangi Jangam <shubhangi.jangam@miltonga.gov>; jon.tuley@kimley-horn.com <jon.tuley@kimley-horn.com>

Cc Andrew Smith <ASmith@atlantaregional.org>

 1 attachment (101 KB)

RE: 2026 City of Milton Comprehensive Plan Update - Review Notice and Comments Request;

This Message Is From an External Sender

This message came from outside your organization.

Hello,

Per the below, the DCA has approved the Update with advisory comments that ARC strongly recommends be addressed (the first comments do seem to be required even though framed as advisory). The review period has concluded and no external comments were received. ARC's Natural Resources department has provided a few comments in the attached that we request be addressed.

The City can now proceed with finalizing and adopting the Update. Once that's done, please provide the adopted version with resolution and we'll follow up with the DCA on the QLQ extension.

Thank you.

Donald Shockey AICP-CUD, LEED GA, CNU-A
Senior Planner
Community Development



(O) 470.378.1531 | DShockey@atlantaregional.org



Atlanta Regional Commission | 229 Peachtree Street, NE | Suite 100
Atlanta, Georgia 30303

CONFIDENTIALITY NOTICE: This message and all attachments, sent from DShockey@atlantaregional.org to Shubhangi.Jangam@miltonga.gov on Fri Sep 4 15:32:00 EDT 2026 , are covered by the [Electronic Communications Privacy Act, 18 U.S.C. 2510-2521](#) and may contain legally privileged, confidential, or otherwise protected by law information intended solely for the addressee. If you are not the intended recipient Shubhangi.Jangam@miltonga.gov you should immediately stop reading this message and delete it from your system. Any unauthorized reading, distribution, copying, or other use of this message or its attachments is strictly prohibited. Any views or opinions presented in this email are solely those of the author. If you received this message in error, please notify the sender and delete the message immediately.



From: Juli M. Yoder <juli.yoder@dca.ga.gov>
Sent: Monday, August 31, 2026 2:23 PM
To: Andrew Smith <ASmith@atlantaregional.org>
Cc: Planning <planning@dca.ga.gov>; Donald Shockey <DShockey@atlantaregional.org>
Subject: City of Milton Comp Plan Update - Approved w/Advisory

Andrew:

Our staff has reviewed the comprehensive plan update for the City of Milton and determined that it adequately addresses the Minimum Standards for Local Comprehensive Planning. However, we have provided advisory comments that we believe could assist the local government in making its plan more useful. Please review these comments with the local government before they adopt the plan update. We also have advisory comments for the plan preparer below. These comments need not be shared with the community, but they should be used to improve plans prepared for other communities in the future. If you have any questions about our comments, please contact us at 404-679-5279. As soon as your office provides written notice that the plan has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will award Qualified Local Government status to the local government.

Advisory:

Please make the following revisions prior to plan approval.

Land Use

- * Use categories are presented on the Future Land Use Map that have no clearly corresponding match in the narrative. Specifically, *T4R* was included on the map but was not apparent in the narrative.
- * The symbol for the land use categories “*T2*” and *T4R*” appear to be identical. Please consider revising one of these categories for ability to distinguish between the two categories.

Community Work Program

- * Items carried over into the next five-year planning cycle from the previous Work Program must be included in the new Community Work Program. Examples of items indicated as ongoing or postponed in the Report of Accomplishments that were not included in the new Community Work Program include:
 - * Extend the moratorium on subdivision after timber harvesting to 10 years

Advisory Comments on the Plan Update

Please consider addressing these items before moving forward with adoption of the plan update. We believe they will improve the usability of the document and help maximize its potential benefits.

Required Elements

- * Housing
 - * For a community of this size, it may be helpful to include additional information on the existing conditions of housing for your community. Please consider including this information or a separate housing element in your next plan.
 - * It appears that the household data provided has not been updated since the previous plan. Please consider providing more up to date information to improve the plan's applicability.

Advisory Comments for the Plan Preparer

The comments below are offered to help the plan preparer improve the quality of plans prepared for other communities in the future. These should not be interpreted as suggesting a need to revise this specific draft Plan Update. DCA is vitally interested in ensuring that all Georgia communities have high-quality plans. We're happy to discuss these comments if desired.

Document Construction

- * In order to ensure that the plan is as usable as possible for local decision-makers, we think it's important for each community to end up with a concise and well-organized plan document. We think plan documents you prepare in the future could be improved by focusing on the following factors:
 - * Brevity – include only key information needed by decision-makers in the plan document itself while moving background information and explanatory text to an appendix.
 - * Clarity – draw decision-makers' attention to the highest priority goals and initiatives by focusing on them in an executive summary and highlighting throughout the document.
 - * Functionality – make it easy to find sections of the plan likely to be referenced most frequently (e.g., the Community Work Program and the Policies) by grouping these together at the front of the document, using tabs or bookmarks, or providing a pull-out "users section" of the plan.

Community Participation

0. 0. The Minimum Standards provide requirements regarding the composition of the local steering committee that oversees development of the comprehensive plan [DCA Rules110-12-1-.02(2)]. Among the individuals explicitly mentioned for inclusion on the steering committee are "members of the governing authority" and "local economic development practitioners." For plans you prepare in the future, please ensure that the plan document clearly demonstrates that such individuals are included on the steering committee. This may be best accomplished by including a list of steering committee members and identifying the members that satisfy this requirement.

Community Work Program & Report of Accomplishments

0. 0. For future plans you prepare, please ensure the description of activities included in the Community Work Program make it clear exactly what is to be done to implement the activity. This will make the work program more usable for the community, and provide clarity for future leaders and staff who will be implementing this plan. For each activity, we recommend considering whether the current description of the activity would answer "*how?*" or "*by doing what?*" for an uninformed reader. In some cases, it may make sense to break the activity out into a few specific implementation steps. In other cases, the listed activity may actually be intended as guidance for future decision-making, which means it is a *policy statement* probably best moved to the section of the plan for policies.

Thanks,



**GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS**

Juli M. Yoder, AICP
Principal Planner |
Community & Regional Planning
Direct: [404-327-6860](tel:404-327-6860)

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