

OUTSTANDING
OPPORTUNITY
TO SERVE THE
CITIZENS OF
MILTON, GEORGIA
AS THEIR NEXT
COMMUNITY
DEVELOPMENT
DIRECTOR

Welcome to the City of
MILTON 
ESTABLISHED 2006

ABOUT MILTON, GEORGIA

In the early 1800s, the area that is now known as the City of Milton was inhabited mostly by the Cherokee tribe. Through the 1832 land lottery, settlers in search of good farmland and gold made this their home. In 1857, Milton County was formed from parts of Cobb, Cherokee and Forsyth Counties to create a more accessible county seat. It was named for John Milton, Georgia's first Secretary of State and a Revolutionary War hero. Milton was an agricultural-based community with cotton as the main crop. Devastation hit with the boll weevil infestation in the 1910s and 1920s followed by the Great Depression in the 1930s. Small counties, such as Milton, were encouraged to consolidate with larger counties in the "Bigger and Better Counties" movement. It was at this time in 1932 that Milton voters decided to merge with Fulton County.

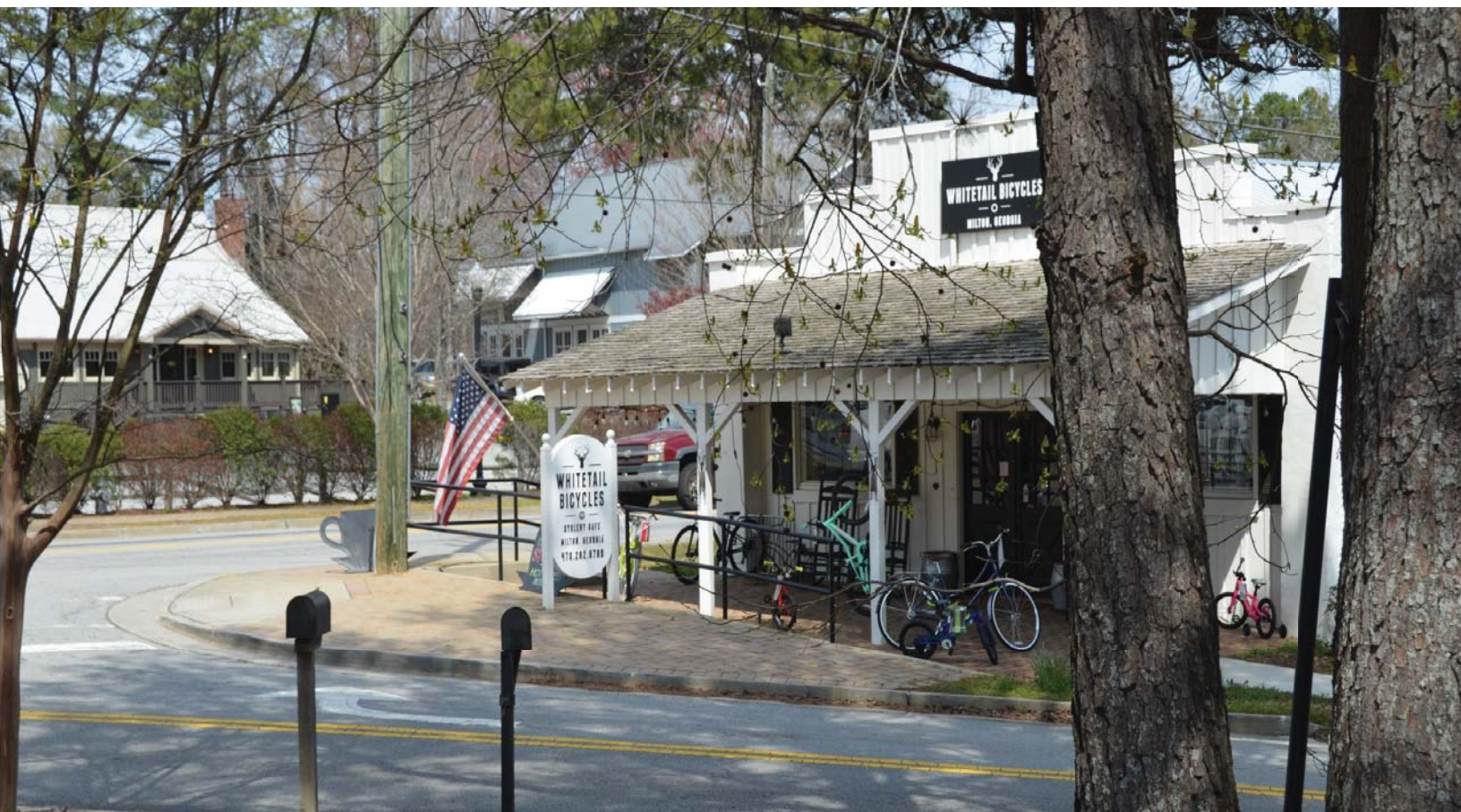
The area remained unincorporated for 74 years until the citizens decided they wanted more local control over community decisions and the services provided. In an overwhelming show of support, 85% of the voters approved the City of Milton referendum on July 18, 2006 and on December 1, 2006, the City of Milton was incorporated. Located at the northernmost tip of Fulton County, it occupies a land area of 38.52 square miles and serves an estimated population of 38,771, according to Georgia Power Economic Development.

The City of Milton is a distinctive community that embraces small-town life and heritage while preserving and enhancing the city's rural character.



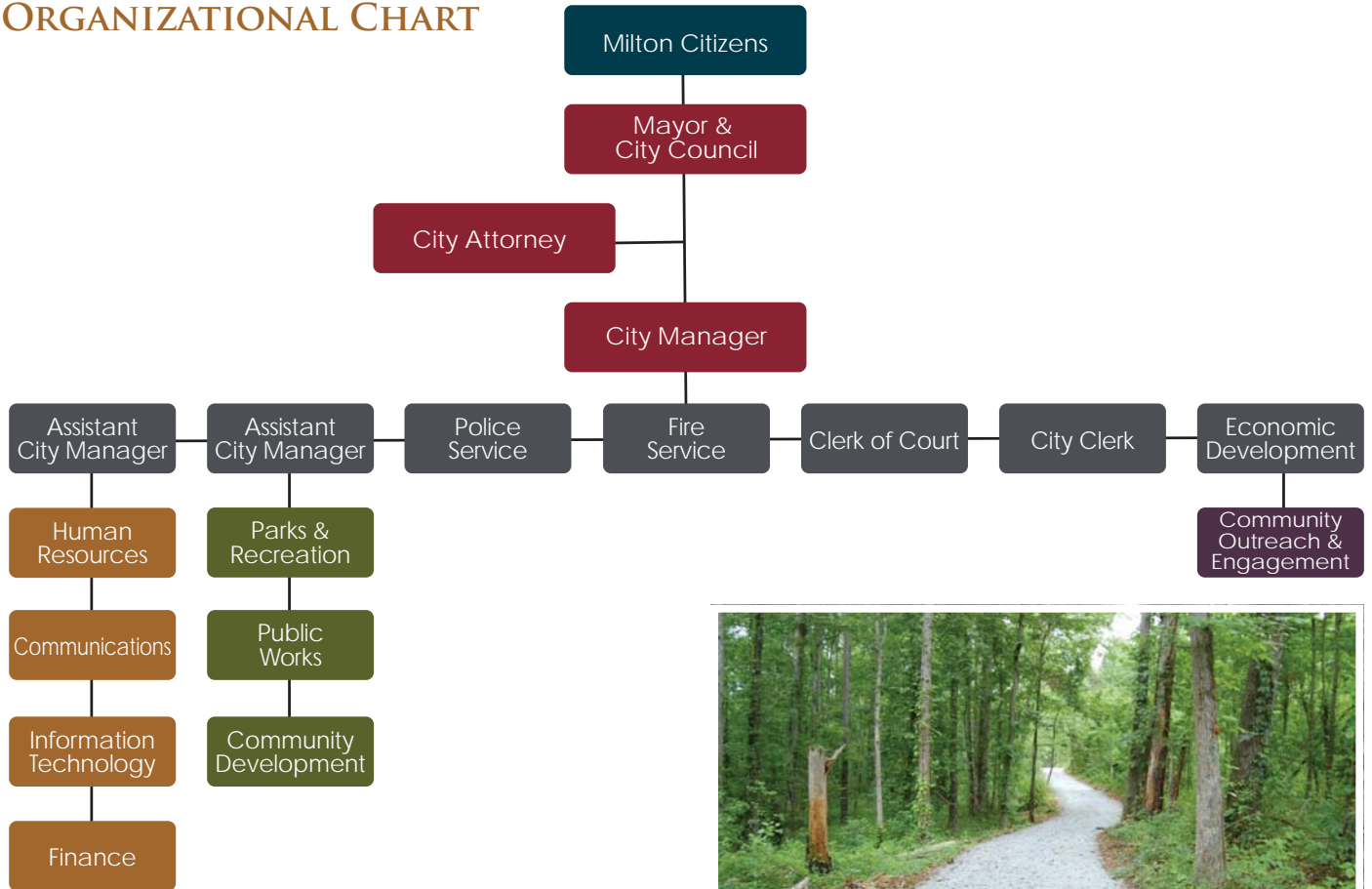
The City has been recognized nationally for its high quality of life and was recently ranked the second safest city in the State of Georgia. Milton is a premier city that strives to promote a high quality of life, create a strong sense of community and place, and respects its rural heritage while guiding its future to be the best place to call home.

The City's ability to balance growth with green space and preserving rural character is a key factor in its special lure to both residential and commercial interests. The City boasts more than 40 equestrian facilities including equestrian estates and horse farms, and a galloping horse appears prominently on the City's logo. Plentiful scenic areas, pastoral views and woodlands are the hallmark of the community character of Milton and help to make it the special and beloved community that residents enjoy.



MILTON

ORGANIZATIONAL CHART



Milton has one of the most educated populations of any city its size in the state. Approximately 98% of the residents over the age of 25 hold at least a high school degree and 66% have a bachelor's degree or higher. More than 60% of the workforce is in the professional/management field.

The City wishes to maintain its position as a distinct community with a rural equestrian character in the Atlanta region. In order to do so, Milton has geographically identified its future development areas where economic growth will occur to create a sufficient tax base for the City. These development areas include Crabapple, Deerfield/SR 9, Birmingham Crossroads, and potentially the Arnold Mill Road Corridor. Preservation areas, where the Milton character can be preserved, have also been identified. Several methods are used to conserve rural areas: transfer of development rights, impact fees, conservation incentives, rural viewshed zoning as well as the recently approved \$25M greenspace bond.

While commercial properties comprise only 15% of the tax digest, Milton is fortunate to have a stable list of large employers such as Verizon Wireless, the Fulton County Board of Education, Phillips Electronics, InFor Global Solutions, and WalMart.

The residential makeup of the City consists of a median age of 39.1 years, a per capita income of \$54,103 with a median household income of \$115,814, and a median home value of \$472,514.

Although many economic factors are largely outside of local government control, the Mayor, Council, City Manager and department heads have displayed impressive financial stewardship over the years through an established philosophy of budgetary evaluation. This philosophy entails reviewing the needs of the City relative to a standard that the services and associated costs should not be appropriated unless they are justified as strategic goals of the organization and serve to accomplish the City's guiding principles.



THE CITY GOVERNMENT

The City of Milton operates under a Council-Manager form of government. Policymaking and legislative authority are vested in a governing Council consisting of the Mayor and six Council members, all elected on a non-partisan basis. Each serves a four (4) year-staggered term, where one-half of the Council seats are up for election every two (2) years. The Mayor is elected at large, without regard to specific residence within the City. Council members are elected by district and serve at large.

The City Manager is appointed by the Mayor and Council and has the authority and responsibility to carry out the policies set forth by the Council; provide for the effective and efficient delivery of municipal services; and direct and supervise the administration of all departments.

The City provides a full range of services including police and fire protection; the construction and maintenance of streets and other infrastructure; and parks and recreational programs and activities. Sanitation services are provided through relationships with private operators. The City created a legally separate entity, the Public Building and Facilities Authority (PBFA), to assist with, among other things, capital funding.

Visit Milton on the web at www.cityofmiltonga.us.

MISSION STATEMENT

All members of the City of Milton take responsibility together to provide the best quality of life to those we serve. Through excellent services to our neighbors, we strengthen our cherished sense of community.

CORE VALUES

Milton is a premier city where we strive for:

- Respect,
- Excellence,
- Integrity,
- Responsiveness,
- Collaboration,
- Knowledge, and
- Bold leadership.



COMMUNITY DEVELOPMENT

Milton's Community Development Department is dedicated to providing citizens with the highest quality development and preservation of natural resources through protection of Milton's rural character in accordance with the Comprehensive Plan. The Department evaluates issues relative to development occurring within Milton.

The Community Development Department staff provides support to Planning Commission, Board of Zoning Appeals, Design Review Board, Historic Preservation Commission and City Council as well as many advisory and stakeholder committees.

The Department contracts for building inspection services and employs 10 full-time staff members. Resources are divided into the following areas:

PLANNING AND ZONING

Planning is primarily responsible for long-range planning and administering of the Zoning Ordinance, Subdivision Regulations, and applicable sections of the Milton Code of Ordinances. Responsibilities include rezoning requests, zoning modifications, use permits, variance requests, sign permitting, and business license review for zoning.

In addition, this area of the Community Development Department works closely with land development and permitting and inspections to address the many aspects of the plan review process.

The routine functions of the Planning and Zoning division include but are not limited to the following:

- Taking public inquiries regarding zoning, special uses, buffers, development regulations, master plans, and land use
- Reviewing plans for compliance with zoning and other requirements
- Issuing zoning certification letters
- Issuing temporary use approvals
- Preparing staff analysis for public hearing applications
- Preparing public hearing information and/or packets for the Planning Commission, Board of Zoning Appeals, Design Review Board and City Council
- Preparing legal ads, posting signage at properties and mailing notices for public hearings
- Preparing action reports from Board and Commission meetings

PERMITTING AND INSPECTIONS

Permitting and Inspections issues permits and conducts inspections for all construction according to the 2006 International Construction Codes with Georgia amendments as approved by the Georgia Department of Community Affairs.

DEVELOPMENT REVIEW

Development Review conducts reviews of grading and land disturbance plans for soil erosion and development compliance. Land development staff provides coordination of the development permit process. Development Review staff facilitates a safe, attractive and sustainable community by working in partnership to build a safe and beautiful city while preserving Milton's unique heritage; sharing knowledge through education and technology to encourage innovative development and design solutions; and providing and maintaining a safe, fulfilling and enriching environment for staff that encourages open communication and participation.

CODE ENFORCEMENT

Code Enforcement ensures that regulatory requirements are adhered to by residents, business owners, and developers, and works in partnership with the public works department to assist with compliance of development regulations.

DEPARTMENT GOALS

- ✓ Promote growth management strategies to guide the City's land use, transportation, infrastructure and economic development decisions that provide long-term quality of life and preserve rural heritage.
- ✓ Provide sound and timely advice to internal and external customers regarding the planning process and best land use planning principles.
- ✓ Continuously seek input into the planning process from stakeholders including citizens, real estate developers, other government agencies, and utility providers.
- ✓ Promote quality growth that enhances each new development and encourages preservation of historic areas and green space.
- ✓ Require environmentally responsible and sustainable measures to protect natural resources.



ISSUES, OPPORTUNITIES AND CHALLENGES

- Strong community interest to maintain Milton's traditional agricultural and farm land usages.
- Aesthetics are highly valued – strong community involvement to preserve unique character.
- Process and procedure improvement is needed to keep up with rapid technology changes.
- Need for more work product quality control.
- The City's Development Code is currently being rewritten.
- Economic Development efforts directed at maximizing the revenue potential of Milton's limited commercial nodes.

* Above list not prioritized

THE DIRECTOR OF COMMUNITY DEVELOPMENT

Milton's next Director of Community Development will be dedicated to providing citizens with the highest quality development and preservation of natural resources through protection of Milton's rural character in accordance with the City's Comprehensive Plan. He or she will have a firm understanding and respect for the unique character of Milton. The Director must have a clear and passionate commitment to preserving Milton as a premier city that strives to promote a high quality of life, create a strong sense of community and place, and a respect for its cherished rural heritage.

REQUIREMENTS

Minimum requirements are the equivalency of a Master's degree in urban planning or related field combined with at least seven years of local government urban planning experience with a minimum of five years management experience. AICP certification is preferred.

The ideal candidate will possess the following professional strengths and personal attributes:

- Ability to see the big picture, as well as understanding the details
- Particularly skilled in interacting with elected and appointed officials, developers, and the public, both one-on-one and in a public meeting setting
- Ability to supervise creative and talented department staff
- Both professional and approachable
- Proven commitment to sound and proactive land use planning
- Demonstrated track record of striving for constant improvement of the built environment and conserving natural and historic resources
- Possess state-of-the-art technical knowledge and skills
- Ability to implement goals and innovative planning techniques in a growing and progressive community
- History of a high level of community engagement
- Demonstrated ability to develop simplified and understandable planning and zoning documents that meet the community goals while providing direction for the development process
- Functions well in a fast-paced environment with a highly involved and interested citizenry
- Record of effectively working across departments to create consistent City-wide planning and implementation
- Subscribes to servant-leader management style

COMPENSATION AND BENEFITS

The salary for the position is negotiable based on qualifications and experience. City benefits are excellent. Interview costs and relocation assistance will be provided by the City.

APPLICATION AND SELECTION PROCESS

The position will remain open until filled and the process will move forward immediately upon receipt of an adequate pool of well-qualified applicants. If interested, please email your resume and cover letter with current salary immediately to slavin@bellsouth.net.

For additional information about this job, contact Robert E. Slavin, President, Slavin Management Consultants by phone at (770) 449-4656 or by email at slavin@bellsouth.net.



AN EQUAL OPPORTUNITY RECRUITER/EMPLOYER

MILTON

The word "MILTON" is written in a large, white, serif font. To the right of the text is a silhouette of a horse in profile, facing right. The entire logo is set against a dark background.

ESTABLISHED 2006