

Millington Comprehensive Plan



JUNE 26, 2008 PLANNING COMMISSION MEETING

VISION, POLICIES AND OBJECTIVES

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Meeting Agenda



- **Review Vision, Policies and Objectives**
- **Discuss Revised Municipal Growth Area**
- **Examine Community Design Principles**
- **Review Potential Implementation Tools**

2006 Comprehensive Plan Vision



A VISION OF MILLINGTON

- Millington is a place of beauty, diversity and pleasant memories.
- Millington is a self-sufficient, caring small town with a tradition of rural living.
- Millington grows in a slow, controlled manner.
- Millington is a community of opportunity for its businesses.

2006 Comprehensive Plan Vision

A VISION: Millington is a place of beauty, diversity and pleasant memories:

Millington is a community that takes special pride in the appearance of its streets and buildings, the quality and the preservation of its natural environment, its history, and the retention of its places of special beauty and interest. Its residents always have the time to give attention to the connections between past and present, between home and work, and between young and old.

2006 Comprehensive Plan Vision

A VISION: Millington is a self-sufficient, caring small town with a tradition of rural living:

Millington serves its residents and their changing needs with the facilities that support and enhance community life. It has identified the community-serving elements that are critical to maintain living quality such as schools, open spaces, streets and sidewalks, water and sewer, and youth to elderly activities and strives to provide and maintain them. Millington maintains balance among these various demands by squarely facing the continuing challenge of traffic, parking, land use, municipal service levels, business stability, community appearance, and governance.

2006 Comprehensive Plan Vision

A VISION: Millington is a community of opportunity for its businesses.

Commercial activity in Millington provides for the essential needs of its residents and nearby neighbors and is readily identifiable in extent, non-uniform in mix, and controlled in architecture and signage. The scale of its buildings is linked to its surroundings and the pedestrian. It is oriented to walkers rather than automobiles, contains a mix of private and public uses, and is dominated by locally-owned, small businesses.

Strategies for Preserving the Quality of Millington's Built and Natural Environment

Policy: Building the pride of Millington residents in their community is a top priority.

Policy: The most appropriate use of land throughout the town is low density, single-family residential development, carefully regulated as to quality.

Policy: Protect and extend the character of existing neighborhoods.

Policy: Maintain and improve the quality of the natural environment and its sensitive areas throughout the town.

Policy: The natural amenities of Millington will be protected and enhanced for the recreational benefit of residents, visitors, and the future of the town as a whole.

Strategies for Managing Millington's Infrastructure

Policy: Protect and enhance the community's investments in facility infrastructure by thorough advance planning, continuous maintenance, and proper service pricing.

Policy: Improve the town's road and pedestrian network to ensure safe and efficient travel and minimize the impact of destination and through traffic on the community.

Policy: Expand, improve, and maintain the town's parks and recreation system.

Policy: Provide or support the local institutions necessary to maintain superior quality of life services.

Strategies for Managing Millington's Growth

Policy: Create a community identity that can be protected and replicated.

Policy: Traditional, small community uses, updated in format, will be kept dominant in Millington.

Strategies for Maintaining A Strong Business Community

Policy: Focus all business development in the centralized downtown area.

Policy: The scale and appearance of businesses must strongly reflect the small town, rural atmosphere of Millington.

Policy: Millington will focus its revitalization efforts on the downtown area.

Policy: Build upon Millington's history of community involvement and commitment to create a new atmosphere for business.

Policy: Parking and pedestrian access will be high priorities in downtown improvement.

Actions To Protect the Environment

Residential development should:

- be contiguous with the Town to provide walking access to the center;
 - be on town sewer and town water to allow quarter-acre lots; and
 - prevent sprawl development by considering the idea of cluster housing, in which houses are built close together surrounded by common land.
- Townhouses might be built as an environmentally friendly solution to the problem of sprawl.

Actions To Improve Circulation

- Continue the grid pattern of town streets in any future developments;
- Ensure that any modifications to existing streets are carried out in a grid or network that produces alternate routes to every destination;
- Identify the opportunities to expand and extend the internal system of walkways and bikeways throughout the town;
- Reserve land for future walkways and bikeways in new developments and ensure their connection with planned overall circulation systems; and
- Identify and establish resting areas for pedestrians and bicyclists, e.g. benches, flower gardens, or fountains, in important activity areas.

Actions For Community Design

- Require new development meet a high standard of planning, design, and workmanship through subdivision and site plan review;
- Housing types, housing styles, pedestrian movement, outbuildings, and the visual compatibility of new development should fit with the surrounding community;
- New development shall be carefully integrated with existing homes to maintain the design integrity and single family character of the Millington community in a style that reflects the existing homes of Millington;
- Require extensive vegetation in all new developments;
- Comprehensive planning for large area development and innovations in housing and neighborhood design are encouraged; and
- Ensure that there is a full hierarchy of streets with most being relatively narrow and well-defined by the buildings along them.

END