

Town of Milton, North Carolina Comprehensive Plan



Adopted June 14, 2022

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With support from
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SUMMARY

About This Document

This Comprehensive Plan serves to describe the Town of Milton, identify land use and development issues that the Town currently faces, and set goals and recommendations for moving forward into the future. When adopted, this Comprehensive Plan also satisfies requirements in North Carolina General Statutes (Section 160D) that a community must have a Comprehensive Plan in order to be able to adopt and administer zoning regulations.

Following a brief overview of the existing conditions in Milton and community engagement efforts, an outline of the community's vision with goals and policies is presented. After, a future land use map of how these goals may look spatially is presented, then a table of strategies to implement the community's shared vision of the future.

About Milton

The Town of Milton is a small, rural town located in Caswell County, NC, with a population of approximately 155 residents. Milton was incorporated in 1796, and designated as a historic district in 1973. There is a distinct historic presence that is valued and celebrated, and the Town has become known as the "Museum Without Walls." Milton is home to small businesses and antique shops. It is located on Highway 57, along the Dan River, and shares a border with Virginia.

The Town's Mission Statement: "The Town of Milton seeks sustainable growth and protection of natural and historic resources while preserving the values, quality of life and culture of its residents, organizations and businesses."

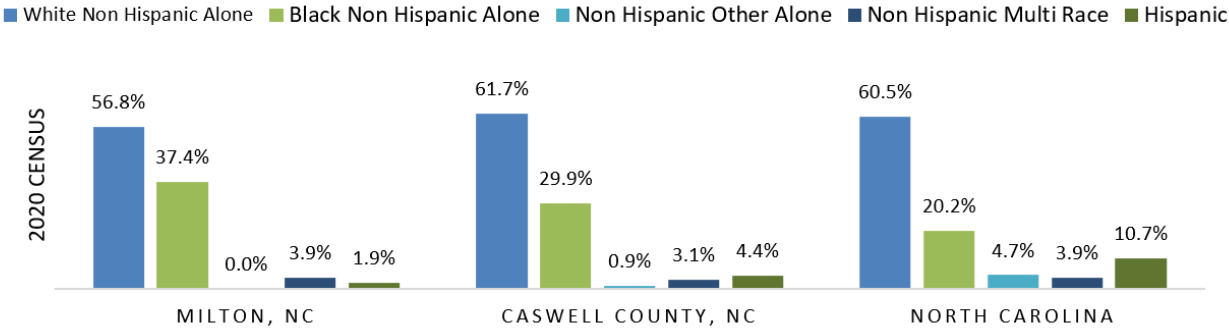
EXISTING CONDITIONS

Demographics

The Town of Milton is a small, rural town with approximately 155 residents.¹ This population has been steadily decreasing, and in the past ten years the Town saw a 6.6% decrease in population².

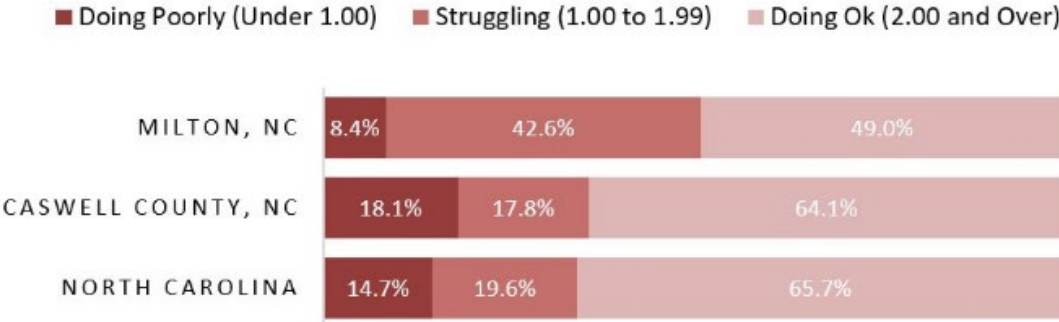
The majority of Milton residents are white non-Hispanic (56.8%), while 37.4% are black non-Hispanic and 1.9% are Hispanic³.

PERCENT DISTRIBUTION OF RACE GROUPS BY ETHNICITY



Milton also has relatively high levels of poverty when compared to county and state levels. According to the 2019 American Community Survey, 51% of Milton residents are either “Struggling” or “Doing Poorly” when the ratio of income to poverty level is analyzed³.

RATIO OF INCOME IN 2019 TO POVERTY LEVEL



¹ 2020 U.S. Decennial Census

² 2010 U.S. Decennial Census

³ 2019 ACS 5-Year Estimates (Estimated data from this source is likely to be misrepresentative due to Milton’s small population.)

Land Use and Development

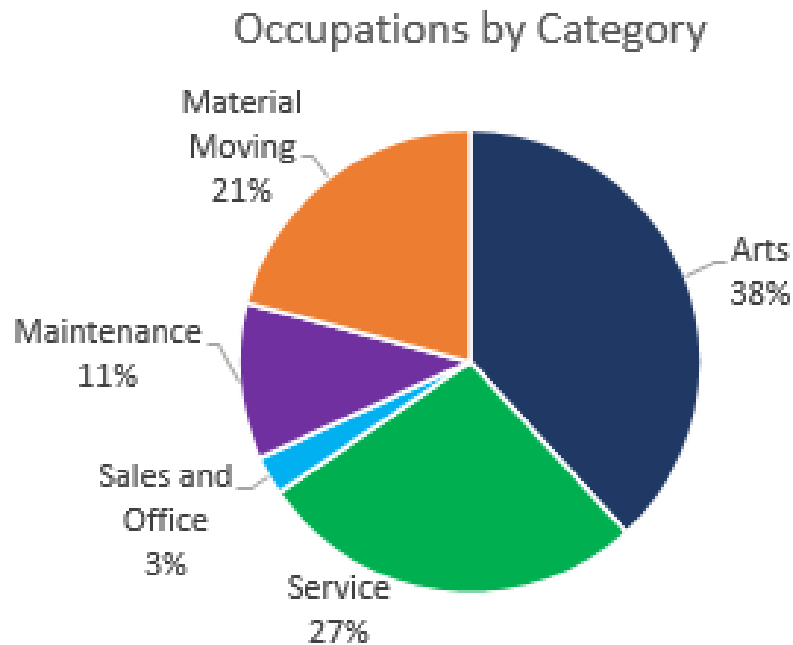
The Town of Milton is registered as a historic district on the National Register of Historic Places.



Milton State Bank (1860) and Union Tavern (early 1800s) on the National Register of Historic Places

Economic and Employment

There are only a small number of jobs within Milton's town limits. Most of these are occupations within the Arts and Service occupational categories.⁴



⁴ 2019 ACS 5-Year Estimates (Estimated data from this source is likely to be misrepresentative due to Milton's small population.)

Residents of Milton mostly commute out of the town for employment to areas like Danville, VA (as it is the closest large municipality); Oxford, NC; Durham, NC; Roxboro, NC; Greensboro, NC; and Yanceyville, NC⁵. According to the 2019 Census, about 62 residents live in the Town of Milton and commute outside of the Town for work; about 13 commute into Milton for employment, but live outside; and only one lives and works within the Town.



Housing

Approximately 65% of all housing units were built pre-1960, leaving a large number of housing units vacant and/or in poor condition.⁶

Environmental

The Town is bordered on three sides by the Dan River, which is a natural amenity to both residents and visitors.

⁵ 2018 On the Map Data Reports

⁶ 2019 ACS 5-Year Estimates (*Estimated data from this source is likely to be misrepresentative due to Milton's small population.*)

COMMUNITY ENGAGEMENT

Public involvement is a key component in the process of developing a Comprehensive Plan. Giving voice to residents, organizations, and businesses helps assure that the Plan will authentically represent community opinions and goals, and that recommended actions align with local values and character. The Community Survey and the Milton Open House (see below) were the first opportunities planned to offer public involvement to Town residents outside of regularly scheduled Town Hall meetings with Town officials.

Open House

An Open House was held on December 7th from 2 pm to 4 pm at Milton Town Hall to talk about the comprehensive planning process and any issues or priorities residents would like to see addressed. A majority of Town officials were involved and helped to reach out to people by phone and email prior to the Open House. The event was in-person, and it included stations and information relevant to different data and topics. Refreshments and seating were also provided to participants.

Community Survey

The community survey was sent out with the existing community mailer and utility bill payment system to alert residents about the Open House and to distribute the survey without additional cost. The survey was also available at the Open House. The people of Milton shared their visions and thoughts for the future of Milton through this survey, and a total of 14 responses were received (Responses appear in the Appendix).

The survey contains components to seek input from community members on key environmental, land use, business, and transportation issues facing Milton. Several questions addressed various topics usually associated with the key issues the residents would like to see addressed in the new Comprehensive Plan, such as potential threats and the need for businesses, stores, facilities, or plans for preserving historic resources.



KEY ISSUES

Infrastructure

- A. *Water and Sewer:* Most of the town's water and sewer infrastructure is from the 1940s and in need of updates. In 2006 funding was applied to installing a new sewer pump, which is now failing while the town continues to pay debt on the \$450k loan.
- B. *Electric and Broadband Cables:* Milton leaders have expressed a need to improve and expand broadband service for businesses and residents. In addition, a dense network of aging above-ground power lines along Broad Street takes away from the historic appearance of the Town. Burying the wires would provide opportunity to make both systems more reliable and help accommodate broadband expansion, while improving the visual appearance of downtown.
- C. *Vibrations from Traffic:* Town leaders have expressed concern about vibration from trucks and other traffic causing damage to the aging homes and historic buildings along Broad Street.
- D. *Unsafe Crossings:* Town leaders have expressed concern regarding speeding through the town, making it unsafe for residents to cross the street.

Historic Site Expansion

- E. *Additional Historic Initiatives:* The Milton Historic District was added to the National Register of Historic Places in 1973. The Town wants to secure state historic site status for the Thomas Day House-Union Tavern, a permanent home for the Milton Renaissance Foundation Museum and Visitor's Center, and a historic site status for the Claude Allen's Plug Tobacco Factory.

Population

- F. *Demographic Changes:* The Town is experiencing an aging and shrinking population size.
- G. *Sense of Community:* Residents express concern of losing a lack of sense of community between old and new residents leading to high turnover.

Amenities

- H. *Lack of Businesses:* Almost no retail services, drug stores, grocery stores.
- I. *Open Space:* Residents and officials want more intentional green space and recreation areas.
- J. *Greenway:* The Milton Greenway Project aims to provide walkable space and a historic tour. The Town also wants additional trails nearby, such as adjacent to the rivers, because existing recreation areas and trails are too far from town.

GOALS

Milton’s current conditions and community participation illuminated five major goals for the Town’s future. The following goals and policies outlined capture the Town’s shared vision for how the community will use and develop the land, community, and other systems in the years ahead. Special emphasis should be placed on efforts to promote mobility and connectivity by (1) Developing pedestrian and bicycle paths; (2) Identifying and implementing physical connections between trail/path systems; and (3) Identifying and implementing physical connections between trail/path systems and street/road networks.

<p>GOAL 1. PRESERVE AND ENHANCE HISTORIC CHARACTER</p>	<p>GOAL 2. INCREASE MOBILITY SAFETY AND ENFORCEMENT</p>	<p>GOAL 3. IMPROVE IN-TOWN ACCESS TO AMENITIES</p>	<p>GOAL 4. PROMOTE SENSE OF COMMUNITY</p>	<p>GOAL 5. ENCOURAGE ECONOMIC DEVELOPMENT</p>
<ul style="list-style-type: none"> •1-1. <i>Develop historic education and participation through museums</i> •1-2. <i>Restore old and vacant buildings</i> •1-3. <i>Improve Visibility and integration through signage and publicity</i> •1-4. <i>Initiate Study of Main Street and its potential</i> 	<ul style="list-style-type: none"> •2-1. <i>Create a network of paved trails</i> •2-2. <i>Increase crosswalk locations</i> •2-3. <i>Enforce speeding restrictions</i> •2-4. <i>Explore possibility for DOT study on Broad Street</i> 	<ul style="list-style-type: none"> •3-1. <i>Encourage development of gas station and grocery store</i> 	<ul style="list-style-type: none"> •4-1. <i>Enhance community spaces</i> •4-2. <i>Enhance Local and regional governance collaboration and continuity</i> 	<ul style="list-style-type: none"> •5-1. <i>Promote historic tourism</i> •5-2. <i>Attract small businesses</i>

Following are descriptions of the individual goals and recommended policies to promote achievement of the goals.

GOAL 1 PRESERVE AND ENHANCE HISTORIC CHARACTER

Preserve and enhance the historic resources such as historic districts, landmarks, and historic buildings.

The Town of Milton is a great historic town, and the Town must help steward its historic properties for the future. Milton had the historic district added to the National Register of Historic Places in 1973 and it is filled with historic and old buildings that are important to defining the Town's character.

Policy 1.1 Develop historic education and participation through a museum

The creation of programming and educational opportunities that focus on historical heritage and culture.. The Thomas Day and Milton Renaissance Foundation museums will help residents and visitors better understand the significance and details of the Town's historic properties. In addition to educational programming, these museums can also be a hub for outreach activities or a community center.

Policy 1.2 Restoration of old and vacant buildings

Heritage preservation can help identify and expand the value of historic properties along with their maintenance and reuse. Heritage preservation can help preserve or restore historic buildings and landscapes.

Policy 1.3 Improve visibility and integration through signage and publicity

Signage and publicity of the historic properties can help recognize the culture and character of the Town. It can also help identify historic properties as valuable assets to the community and visitors.

Policy 1.4 Initiate study of Main Street and its potential

Increasing awareness of the historical heritage of Milton by promoting education and engagement opportunities can help promote the maintenance of historic properties. A study of Main Street can help improve the knowledge of the historic properties and help prevent cultural losses.

GOAL 2. INCREASE MOBILITY SAFETY AND ENFORCEMENT

Increase mobility safety and enforcement along Broad Street

Mobility safety is an important element of well-being. The traffic environment is highly related to the quality of residents' lives. To increase mobility safety and enforcement, Milton should support promoting sustainable solutions for traffic issues. The Town should pursue new enforcements with a focus on increasing the quality of residents' lives. The Town should use regulatory tools to minimize the impacts of the traffic through town. Department of Transportation studies can help achieve this goal.

Policy 2-1. Create a greenway network of paved trails

The greenway trails can provide more safe places for people to walk and make communities better places to walk. These trails can promote healthy living and can make it possible to provide low or no-cost recreation and encourage exercise and other healthy outdoor activities for residents. Moreover, the greenway can provide economic benefits and help community revitalization. Town will continue current fundraising efforts on establishing a greenway with the long-term goal of paving the designated trails in the next 10 years.

Policy 2-2. Increase crosswalk locations

By improving the quality of walkability and safety for pedestrians, this policy can help improve the pedestrian environment. Moreover, high restrictions for people who ignore existing stoplights and crosswalks can provide a safer pedestrian environment.

Policy 2-3. Enforce speed limits

Enforcement should be designed to reduce the speeding traffic through Milton. Enforcement should prioritize lowering vehicular speeds, reducing heavy truck through traffic, and decreasing the noise from the loud traffic. Enhanced enforcement can improve the environment, well-being, and safety of residents.

Policy 2-4. Explore possibility for DOT study on Broad Street

Support the development and improvement of the current traffic system in Milton. DOT studies can potentially minimize the problems from traffic. A DOT study can identify the best ways to improve signal timing, reduce heavy truck traffic, limit speeding, and reduce loud traffic

GOAL 3. IMPROVE IN-TOWN ACCESS TO AMENITIES

Increase access to amenities, commercial goods, and services.

Support for improvement of in-town access to amenities can grow the local economy and increase the availability of services for communities. The Town should work to promote the development of a gas station and grocery or general store within Town limits. The Town should also work to improve access to daily needs via walking or biking.

Policy 3-1. Encourage development of gas station and grocery store

There is a lack of stores for daily goods and services such as gas stations, groceries, and general stores in Milton, and the demand for stores is much higher than supply. The Town can provide opportunities for new stores to improve access to goods and services which will offer more convenience for residents and reduce car trips. The Town may need to leverage zoning and regulatory tools to encourage this type of development in Town. Additionally, coordination with local businesses to provide such amenities could be beneficial.

GOAL 4. PROMOTE SENSE OF COMMUNITY

The population of Milton is gradually decreasing and becoming older. The town must retain residents and build a strong community to promote economic vitality and maintain residents in the town. The Town should focus on increasing opportunities for interaction by establishing a space for community events and enhancing local and regional governance collaboration and continuity.

Policy 4-1. Enhance community spaces

The space for community building is important, to create and retain strong community relationships. The gathering spaces for people of all ages can foster the Town's resiliency and increase social connectedness. Moreover, community events can enlarge the community's capacity to strengthen engagement. The Town should support social connectedness by providing community space and programming community events. The Town can expand activity and participation through this.

Policy 4-2. Enhance local and regional governance collaboration and continuity

To achieve the goal of building a sense of community, the Town will make an effort to provide local and regional governance collaboration and continuity. Improving the accessibility of engagement activities can help local and regional governance collaboration. The Town can help to keep continuity by exploring planning collaboration with the county and surrounding region.

GOAL 5. ENCOURAGE ECONOMIC DEVELOPMENT

Economic development can bring vibrancy into Milton.

To encourage economic growth, Milton can leverage the Town's historical and cultural identity. The concept of historic tourism can help bring new businesses and promote communities with large events and visitor marketing. Moreover, attracting small businesses can help to expand opportunities for people and the Town.

Policy 5.1. Promote historic tourism

The Town can retain the historic atmosphere when it identifies historic resources and brings them into new businesses. Milton is rich in history, and the Town can develop sources of historic tourism to help visitors explore the Town. Well-made historical tourism that provides understanding and appreciation of the places and properties can result in local assets that generate business and bring people into the Town.

Policy 5.2. Attract small businesses

Attracting and supporting small businesses can help to expand opportunities for economic development. The Town can offer a chance to increase the participation of small businesses and expand on innovative business. Small businesses with cultural and artistic businesses can help to retain Milton's historical characteristics.

FUTURE LAND USE PLAN

The future land use map spatially demonstrates the goals and policies for Milton, outlined in the previous section. Updates to current land uses will support Milton’s vision to increase activity, while maintaining its small town community feel. These proposed land uses represent a plan for future land uses in Milton. This is not a zoning map and has no legal or regulatory standing. Many of the land use designations such as residential and town centers will remain the same. However, proposals are made to develop recreational areas to increase outdoor and historical attractions.

LAND USE CLASSIFICATIONS

Areas within the Town have been designated one of six potential land uses. The list below identifies each of the classifications and provides a description of the place type.

Civic - Government buildings, cemetery, and other community centers, including existing parks and public spaces.

Town Center – Flexible mixed use nodes for commercial, retail, activity centers, and urban villages that allow live-work-play.

Large Lot, Residential - Single family detached and townhomes.

Mid-size Lot, Residential - Multi-unit residential homes and mixed use development to increase retail and services

Parks & Recreation – Open space planned for public parks and greenways.

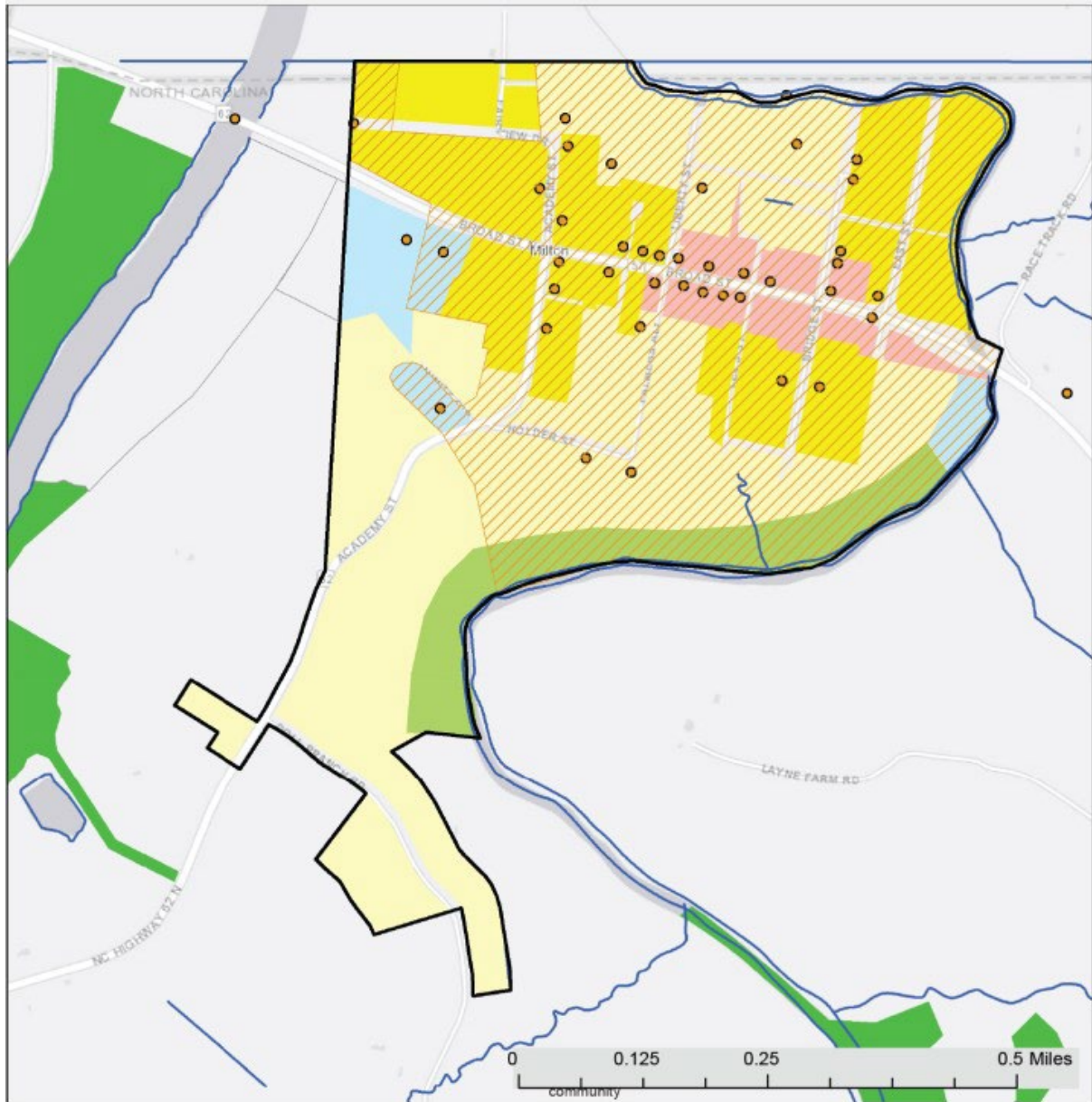
Preserved Green Space – Natural greenspaces and watersheds that are managed for conservation.

KEY ADJUSTMENTS TO CURRENT MILTON LAND USE MAP

- Expand area designated for Civic use on the south side of Broad Street at the western edge of Town limits.
- Potential expansion of the Town Center designation on the south side of Broad Street east to the edge of Town limits for future services.
- Add a new area of Civic use designation south of Broad Street along the eastern edge of Town limits to connect the Town Center to potential trails or greenways.
- Add additional Parks and Recreation designation along County Line Creek at the south edge of Town limits, to promote trails and preservation of existing vegetation as possible.

FUTURE LAND USE MAP

The future land use map below spatially depicts the proposed land use pattern that will help implement the Town’s shared vision.



Place Types

- | | | | |
|---------------------------|-----------------------|---------------------------------|-------------|
| Civic | Parks & Recreation | Potential Historic Overlay Zone | Town Limits |
| Large Lot, Residential | Preserved Green Space | Historic Site | |
| Mid-size Lot, Residential | Town Center | Streams & Rivers | |

(Note: “Parks and Recreation” along County Line Creek refers to proposed efforts promote trails and preserve existing vegetation as possible.)

IMPLEMENTATION STRATEGY

The table below outlines the actions that can be taken to advance the community’s shared vision. These draw on the general tools available to the Town, which includes development standards, public investment program, and partnerships.

	Potential Partners	Measures of Progress	Time Frame
Goal 1: Preserve and enhance historic character			
Policy 1.1: Develop historic education and participation through a museum			
Action 1.1.1: Develop educational curriculum focused on Milton’s historical heritage and culture	Thomas Day Museum; Caswell Chamber of Commerce		
Action 1.1.2: Recruit local historians to amend and update artifacts and records on Thomas Day’s historical influence in Milton	Caswell Chamber of Commerce	Partnerships formed	
Action 1.1.3: Improve the advertising of the museum to attract attendees		Increased attendance	
Action 1.1.4: Collaborate with local schools and other educational institutions to offer opportunities to explore educational engagement with the museums	Local middle and high schools; Community Colleges	Local partnerships	
Policy 1.2: Restoration of old vacant buildings			
Action 1.2.1: Contract a historic consultant to catalog the inventory of sites		Revised catalog of historic sites	
Action 1.2.2: Conduct site assessments to evaluate the structural integrity and restoration potential		Revised catalog of historic sites	

	Potential Partners	Measures of Progress	Time Frame
Policy 1.3: Improve visibility and integration through signage and publicity			
Action 1.3.1: Utilize current historic site popularity, results from historic consultant inventory	Homeowners	Revised catalog of historic sites	
Action 1.3.2: Designate areas where signage will be located, updating residents in accordance with any changes that may relate to the local zoning ordinance	Homeowners		
Action 1.3.3: Develop budget for Town signage and strategize funding search	Caswell Chamber of Commerce	Identify potential grants	
Policy 1.4: Initiate study of Main Street and its potential			
Action 1.4.1: Identify local actors from government departments and historic societies that could serve as a Main Street Study Committee			
Action 1.4.2: Recruit or contract with additional experts needed to conduct the study based on the goals identified by the Main Street Study Committee			
Action 1.4.3: Coordinate Main Street Study with historic consultant's review and inventory of local sites			
Goal 2: Increase mobility safety and enforcement			
Policy 2.1: Create a greenway network of paved trails			
Action 2.1.1: Coordinate local greenway planning with related county-level projects	Caswell County	Potential county trail map	
Action 2.1.2: Identify locations for the placement of trails		Potential Town trail map	
Action 2.1.3: Plan budget for paving process using quotes from local officials, contractors, and developer			

	Potential Partners	Measures of Progress	Time Frame
Policy 2.2: Increase crosswalk locations			
Action 2.2.1: Review American Rescue Plan Act (ARPA) funds priorities to include the development of new crosswalks, sidewalks, maintenance, and water and sewer networks		Allocate a percentage of funds to new initiatives	
Action 2.2.1: Identify areas where walkability and mobility can be enhanced	Community members	Walkability goals	
Action 2.2.3: Design budget for pedestrian improvements using communications from local officials, contractors, and developers			
Policy 2.3: Enforce speed limits			
Action 2.3.1: Contact law enforcement entities to review options for speed enforcement along areas of concern	NC DOT	List of enforcement options	
Policy 2.4: Explore possibility for DOT study on Broad Street			
Action 2.4.1: Conduct a corridor study to assess current conditions of Broad Street and the surrounding area	NC DOT	Identified areas of improvement	
Goal 3: Improve in-town access to amenities			
Policy 3.1: Encourage development of gas station and grocery store			
Action 3.1.1: Contact developer to explore if current market conditions could support the development of gas stations, groceries, and general stores			
Action 3.1.2: Coordinate with regional farmers market or food truck events with other towns	Neighboring Towns	Roster of Town contacts, businesses, and retailers	
Goal 4: Promote sense of community			
Policy 4.1: Enhance community spaces			
Action 4.1.1: Create a catalogue of available publicly owned spaces that could be used for community space		Revised catalog of vacant public lots	
Action 4.1.2: Assess activities that could be located in community space based on local surveys and meetings with Town constituents		Revised catalog of vacant public lots	

	Potential Partners	Measures of Progress	Time Frame
Policy 4.2: Enhance local and regional governance collaboration and continuity			
Action 4.2.1: Meet with local and regional bodies share local and regional updates and planning efforts	Neighboring Towns	Roster of Town contacts	
Action 4.2.2: Obtain feedback on current challenges and/or opportunities to establishing regular collaboration with local and regional governance boards		Design qualitative survey	
Goal 5: Encourage economic development			
Policy 5.1: Promote historic tourism			
Action 5.1.1: Create a historic overlay zone to formally designate historic boundary and promote the preservation of historic housing stock and maintenance of town character		Approved overlay zone	
Action 5.1.2: Promote new historic signage in accordance with Policy 1.3			
Action 5.1.3: Explore designing a regional historic tour of sites and events	State, Caswell County and Yanceyville cultural and historical boards; Caswell Chamber of Commerce	Revised map of historical sites	
Policy 5.2: Attract small businesses			
Action 5.2.1: Discuss existing efforts to expand local business and resources that could be implemented in Milton	Caswell Chamber of Commerce		
Action 5.2.2: Consider adjustments to parking requirements to decrease requirements for parking for new development, encouraging shared-use parking areas and walkability.	Caswell Chamber of Commerce	Adjustments to zoning requirements	

APPENDIX - COMMUNITY SURVEY RESULTS

1. What things do you like most about the Town of Milton?

That it is an historic district
History
Old homes
Community spirit
Quaint tiny historic town by the Dan River
Age, Historic significance, Potential
The small-town quaintness
It is a small town near Danville VA and also near Roxboro NC and Yanceyville NC
Its history is still a part of its character - river town, knowledge of its history is still known by its town people
My house, my store
Wonderful childhood memories of growing up in Milton
Old buildings, that have been restored or preserved
Peaceful
Historical traditions
Quiet, historic
What remains in Milton, though economically disadvantaged, is an almost accidentally preserved village of significant nineteenth-century architecture, as well as home to a rare Victorian commercial district, a general store, a rare, small tobacco factory, and churches. Milton is a peninsula beautifully surrounded by the Dan River and Country Line Creek. The stories of her early citizens and how Milton, a significant town c.1800-1900, connected to the greater region is fascinating, and offers distinct examples of cause and effect from which to learn. Milton is advantaged as those interested in architecture and history within 40 miles and beyond know about the Town and will attend events. As far as the Museum of Milton, and perhaps the TDH to a degree, out-of-towners provide the majority of funding. One could determine this is unusual for historical interest efforts to be funded primarily by those outside of the Town and even the County. Other towns and cities lost many early buildings due to demolition in the interest of progress, such as Yanceyville, and unbelievably Raleigh and Danville, that Milton should make continual historical preservation through organization, business, or homeownership attractive and a priority.
Topography and history
History and the people I've had the opportunity to know.

2. What things do you wish were different?

Better maintained historic structures
People taking pride in their homes and yards
Better participation of all citizens
A few more services.
Had a grocery store
That the towns people got along better.
Traffic-too much , too loud, speeding through town
Speed bump for main road or a speed gun like Hillsborough has
Traffic pattern
Stop the speeding traffic through Milton
Rerouting transfer trucks and garbage trucks that speed through Milton and shake our houses
Heavy traffic
That we had at least traffic enforcement in Milton
Water is horrible quality
Cost of water and sewer is way too high
Better water system update and rebuild the system and bring more jobs to Milton (Sewer system)
Updated water system
The Milton Water System. City water should be advantageous for a town's inhabitants, not an ongoing burden. Instead of the assurance that city water is better than well systems, Miltonians fear the costs, consequences of leaks, as well as dealing with rust and hard water build-up. A more affordable, efficient water system should be the highest-priority concern.
Connectivity; both between people and internet access. Connecting the town through parks and outdoor activities; activities for our older population; and more children spaces to help draw the 30-somethings to our area.
Better infrastructure and more openness about town concerns and meetings. We need to have more access especially for children like parks and safe play areas.

3. Do you want to see Milton grow?

Yes, absolutely
Yes, but not so much commercial, don't want to lose historic values. Sense of community - quality shops, not Dollar General, Family Dollar, etc.
Yes
Yes
Would like to see Milton improve – i.e., grocery for basic living
Yes very much
Yes but within a "pattern"-- planned growth
Yes
Not much
Yes, slowly and carefully keeping same quality
Yes, but not accidentally. Carefully, but at the same time, nor burdensome. For example- A business did not receive permission to hang a professionally-made sign because it contained some neon lighting. So, what was put up is a sign with the neon portion cut off, and an unattractive hand-painted directive of no parking on the side of the building. The Town should desire any business to meet guidelines of appropriateness, but navigate the situation as to not present unnecessary hardships for a new business or commence, perhaps presenting a situation in which the person in business will attempt to circumvent the guidelines through loopholes.
Definitely - I am very concerned that if we don't take proper plans especially with things like decisions for us. This may not preserve the authenticity and integrity of Milton.
Yes- I believe Milton has been in a stagnant period which has caused a lot of the infrastructure and social issues.

4. What businesses or stores would you like to see in Milton?

Merriment
A bank would be nice
A place to enjoy having coffee and tea
Drug Store
Gas Station
Food market
Grocery not a big one like Food Lion or Dollar General but rather a small convenience
Grocery store
Post office
Convenience store
Old Fashioned General Store

Fudge Shop
Year-Round Christmas Shop
Small dry goods store
Antique store
Small boutique
Any businesses stores-especially grocery, drug
Convenience market
Country hardware (general) store
Produce market
An old general store
A restored plug tobacco factory
Cracker Barrel
Street lights on 62 north going to Yanceyville NC
Walking trail
Wi-Fi
Pharmacy and a store like a Farm and Garden Not a chain store. Coffee shop and Internet cafe. Having an ATM/Cash points could be a tremendous asset.
Pharmacy and a general store that could supply basic needs and gardening supplies. Coffee shop and Internet cafe.
Milton could not be more fortunate to have two exceedingly good restaurants. We should be thanking the proprietors every day. Without them, Milton would quickly recede back into the ghost town it was back in the 1970s. (The other businesses, Milton Studio Art Gallery and Carolina Vintage, for example, are unique to the county and are both amazing Readers' Choice recipients; the restaurants are large consumers of water, perhaps a burden to them.) To make Milton a walkable place to live with nearby amenities, a small grocery would be advantageous. Some residents have feared a Dollar General or Family Dollar locating here, but that would be due to the lack of character and historical relevance their buildings usually have. A local grocery or convenience store likely would not be profitable in Milton as-is, but economic research into this would be beneficial.
The post office lack has been a source of strain and stress. During Covid, when many of us made more online purchases, package delivery has proved archaic here. The USPS regulation insisting Milton's Broad Street and Fairview Drive citizens to be ineligible for mailboxes, forcing a PO Box rental, should be considered unscrupulous. When the postal service decided to allow Milton residents free PO boxes, versus the boxes paid for, they were tiny and would mean a change of address. Where generally Americans can receive two-day shipping, even as close as a mile away in Virginia, shipping to Milton oftentimes takes two weeks. It is cheaper and faster to mail a package from Wilmington to California than from Wilmington to Milton. Is anyone advocating for better delivery service from the USPS to Milton?

5. Access to schools, services, recreation facilities - - is transportation sufficient?

Probably not
Yes, have my own car for transportation
Yes, have my own car for transportation
Yes
Yes, but need to have better control of traffic on 62 north going to Yanceyville NC(Speed limit)
OK
Yes
No recreational facilities
No. Currently there are no recreation facilities in Milton. The county schools are struggling. Milton needs to assert itself and insert itself into Caswell County and press to have better transportation and push to have this area slated for a new school in the future as we grow.
No. Currently there are no recreation facilities in Milton. The county schools are struggling.
Since Milton can be walked and there are no schools, transportation and schools are non-issues. However, transportation management should be a priority. Vehicles are driving too fast for conditions. Drivers need to be imposed upon to slow down for pedestrian districts with commercial thru-trucks rerouted. There is a need for at least one more crosswalk. one had already been discussed prior to the post office closure for one at that location. There will be a need for another at the stoplight, with a button to activate red lights. In Hillsborough, most intersections have these, and when sagely possible, motorists favor the pedestrian, realizing how important walkers are to Hillsborough. A sidewalk to Cedars Cemetery and to the African American Cemetery beyond would be advantageous. (I believe the Town is responsible for the upkeep of the African American Cemetery, and it would be entirely appropriate to make those grounds more visible and more easily accessed and with signage.)
Recreational facilities? The Greenway Project/ Walking Trail currently in the works to open up recreational/ walking space on Crop Street perhaps will be, at its completion, the first endeavor made for public recreation. This space will be a much safer place to walk away from traffic, and additionally, open up another route to the future post office.

6. What do you see as future opportunities for Milton?

Senior center
Youth center
More jobs opportunities and a population increase, more residents to move to Milton
A park and a greenway
Greenway trail
Thomas Day Union Tavern to be a state historic site
Need the Tom Day house to become a state historic site

Post office
Restoring the old depot
Kayaking and canoeing experiences on the Dan River
Store
Bed And Breakfasts
Movie house
Antique shops
Rebirth of an old general store
Another crosswalk
Open up old streets
Visitors site
Tourism
To be a destination
Enforced speed laws
Better water facility
Being a historic district should serve to entice appropriate business opportunities. Milton has the most people traveling through our little town on all of Caswell County. This could be a resource is we can properly channel business development which in turn would encourage people with a love of history to want to live here and have families grow here.
With the development and growth going on in the areas of Milton; the town has a real opportunity to secure more business appropriate for a historic district. With an increased tax base the town could then invest in better infrastructure: open spaces, parkways etc. directly impacting quality of life issues.
The best opportunity for Milton would be working toward creating and maintaining a beautiful place to live, seeking to implement amenities and resources that would make its townspeople and future citizens feel pleased with their choice to live here, as they will likely be investing in the maintenance of an older home.
Even aside from the likelihood of the Thomas Day State Historic Site plan, Milton's best asset is historical interest and thus architectural preservation. Milton has four distinctly styled churches within three blocks. Underneath the siding of High Street Baptist Church is a very old African American church. Restoration of the original would be extremely unique and valuable. Milton has examples of Federal-style as well as Greek Revival style architecture seen easily within walking distance. We need people to invest in the future, and they will likely not if Milton is too difficult a place to live with lacking attractiveness other towns have in place.

7. What do you see as potential threats to Milton?

Anything that diverts traffic off of Hwy 62 and around, rather than thru Milton
Becoming a ghost town, everyone moving away
Lack of people
Water-sewer problems
Indifference
Speeders
Stagnation
Apathy
The traffic of cars going through Milton at a high rate of speed
The disinterest of residents could leave to stagnation or (worse) deterioration of existing positive attributes
More people letting their property run down
Undesirable people moving into town
Town debt
Status quo is not working. Just because it's always been done that way is not going to help Milton. We need to preserve and restore our history, not watch it crumble before us. We can embrace technology in a way that still keeps history alive. If we do not we will become a town lost to history.
Status quo- not enough community interaction and leadership. The community is stagnating with an adversity to change.
The water system is the supreme threat to Milton. We cannot exist without water; every person who chooses Milton must deal with expensive water costs. Every business must choose to operate with the disadvantage of the water prices. Water users must pay for past mistakes during the water system's implementation, compounded now by the system's age and antiquation. We are fortunate to have recent investments in restorations- two operating as rentals. If the water costs become preventative to profits, will Milton lose them?
For people to not see Milton as an attractive place to live is a threat. It takes significant investment to restore and upkeep older homes. This requires commitment; those committing to the task will need to feel satisfied in the community in which they live. What benefits does Milton provide to its citizenry?
The next threat is home and property maintenance. There should be some enforcement of upkeep, and appearance toward the streetside within the city limits. We know firsthand it's expensive to keep an older home's exterior in perfect condition at all times, likely impossible, and this comment is not meant to make it more difficult to live here or cause more financial distress. However, properties should not be in a fallen condition, or have personal property accumulation in the yards. Some deferred maintenance affecting an older home is to be expected, but gross neglect should not be allowed if possible.
Finally, we say as dog lovers, the leash law should be enforced. The Town must think of liability, and should someone in Town be hurt by a loose dog, there could be liability issues.

Several Milton properties have historical markers, and routinely people walk the streets to read them. If we expect people to stop and walk, the Town cannot allow dogs to roam free for the protection of the pedestrian and for the pet.

8. Key issues you would like to see addressed in this new Comprehensive Plan:

Retaining the historic atmosphere when bringing in new businesses
Costs of infrastructure upgrades
Help with infrastructure
The zoning and fire department upgraded
Infrastructure
Concerted effort of all citizens
Steps in how to help Milton be the kind of town it deserves
Traffic - less speeding, less long-haul truck traffic
Speeders
How to stop the spending traffic of heavy truck traffic
Water quality
Second water source
Sewer-water system
Infrastructure; especially the failing water sewer issues. Milton needs to find other resources to address these past failures. We need to address excessive littering and motor vehicle speeding within the town limits. Milton is not just a cut-through for others on their way to someplace else; we live here.
Infrastructure and recreational facility development. We need to address excessive littering and motor vehicle speeding within the town limits. Excessively high water rates could discourage people from moving here. Additionally, we need to be able to pay town bills online.
Better, more affordable water system
Greenspaces for community benefit and attractiveness
Safe access to sidewalks at the lower end of the commercial district which are regrettably unsafe.
Business economic incentives.
Better traffic management with the addition of 1-2 crosswalks
Milton to have a good relationship with county government and the Caswell Chamber of Commerce
Vacant properties addressed, including and especially those in the commercial district. The commercial district should be moved to uniformity, and the Town should maintain the sidewalks the Town owns and provide or raise money to provide commercial bench seating. Could additional parking be provided in the rear of the commercial district.

9. Other ideas, information, comments you want to offer about Milton

Would like to see a green space, historic walking trail for fitness, tourism, history knowledge.
Permanent museums
Enforced Zoning and Clean up
Completed TDH and UTR
I came from a smaller village than Milton and the things that are the difference are the grocery, post office, and speeding
The cemetery in Milton to be upgraded and cleaned up (cedar cemetery)
Burying the overhead cables power lines, install lines
Street lights that are suitable for an old colonial town
A sheriff number on the car to patrol
Garbage service
A better water system
Green spaces
Historic signage
Milton is a great historic town - we need to take advantage of it!
Milton needs to be a collective not individual interest for specific people.
Milton needs to be a more integral part of Caswell County not just a satellite.
What does the Town do to make Milton attractive for a small business? Is there any incentive or reward for someone to invest in economic growth? Does the Board of Commissioners work well with the Caswell County government to receive any advantage possible? Does the Board work with or a representative meet with the Caswell Chamber of Commerce? There are rumors that there has been strife between Milton and the County. Can this be appeased?
Where does the hotel tax that the Airbnb properties must collect from rentals go? These funds are usually funneled back into tourism efforts.