

Partial Update to the  
City of Barnesville  
And  
Town of Aldora  
Comprehensive Plan

April 13, 2009

Prepared by  
The City of Barnesville

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## I. Instructions and Procedures

*The following procedures for this process are taken from the Georgia DCA website:*

Georgia Department of Community  
Affairs Office of Planning and Quality  
*Growth Requirements for a Partial  
Update To the Local Government  
Comprehensive Plan March 2007*

### ***Purpose***

The purpose of the Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide for local governments in the interim period between Comprehensive Plan Updates. Partial Updates should:

- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plan; and
- Provide a guide to everyday decision-making for use by local government officials and other community leaders.

When implemented, the resulting plan will help the community address critical issues and opportunities during the interim, transitional period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule.

### ***Required Components***

**For local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards a partial update will require:**

1. **A Quality Community Objectives (QCO) assessment**
  - a. Evaluate the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives (see section 110-12-1-.06(3) of the Local Planning Requirements). An assessment tool useful for this purpose is provided on the Department's website. Use this analysis to identify issues and opportunities for adapting local activities, development patterns and implementation practices to the Quality Community Objectives applicable to your community.
2. **An analysis of Areas Requiring Special Attention**
  - a. Evaluate the existing land use patterns and trends within the jurisdiction of the local government (including areas that are likely to be annexed within the planning period) to identify any areas requiring

special attention, including:

- i. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development
    - ii. Areas where rapid development or change of land uses is likely to occur
    - iii. Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation
    - iv. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors
    - v. Large abandoned structures or sites, including those that may be environmentally contaminated
    - vi. Areas with significant infill development opportunities (scattered vacant sites)
    - vii. Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.
  - b. Indicate the identified Areas Requiring Special Attention on a map of the community.
3. Identification of Issues and Opportunities resulting from the QCO assessment and analysis of Areas Requiring Special Attention. Each of these issues or opportunities must be followed up with corresponding implementation measures in the Implementation Program.
4. An updated Implementation Program with revisions as necessary to address the additional Issues and Opportunities identified above. The updated Implementation Program should include:
- a. A Short Term Work Program (required) that identifies specific implementation actions the local government, or other entities, intends to take during the interim planning period. This program should include any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program must include the following information for each listed activity:
    - i. Brief description of the activity
    - ii. Timeframe for undertaking the activity
    - iii. Responsible party for implementing the activity
    - iv. Estimated cost (if any) of implementing the activity
    - v. Funding source(s), if applicable
  - b. Long-Term and Ongoing Activities (optional): Identify specific long term or ongoing implementation activities to be undertaken beyond the interim planning period.
  - c. Policies (required): Include any policies the local government will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with addressing the identified Issues and Opportunities. Refer to recommended policies listed in the State

Planning Recommendations for suggestions.

- d. A Report of Accomplishments (required) that must identify the current status of each activity in the previous STWP. At a minimum, local governments must indicate activities that:
  - Have been completed;
  - Are currently underway (including a projected completion date);
  - Have been postponed (explaining why); or
  - Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

For local governments updating comprehensive plans prepared under the 2005 Local Planning Requirements (current requirements) a partial update will require:

- An evaluation of the plan and the government's progress with implementation of its plan (a Report of Accomplishments)
- An updated QCO Assessment indicating the local government's progress toward achieving the Quality Community Objectives identified as "pursued" in each character area in the Community Agenda
- An updated STWP with revisions as necessary to address issues and opportunities identified above.
- A Report of Accomplishments that must identify the current status of each activity in the previous STWP. At a minimum, local governments must indicate activities that:
  - Have been completed;
  - Are currently underway (including a projected completion date);
  - Have been postponed (explaining why); or
  - Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

### *Procedural Requirements*

1. **Transmittal and Review of the Partial Update.** Upon completion, the local government must submit its Partial Update to the regional development center for review. The update must be completed well in advance of the local government's recertification date, in order to allow adequate time for review prior to adoption

- a. **Required Public Hearing.** The required public hearing must be held once the draft Partial Update has been made available for public review, but prior to its transmittal to the regional development center. The purpose of this hearing is to brief the community on the identified issues and opportunities (based on the QCO analysis and the identified Areas Requiring Special Attention) that will be addressed through the updated Implementation Program, allow the community an opportunity to comment, and notify the community of when these plan components will be transmitted to the regional development center. Once public comments have been addressed, the Partial Update must be transmitted to the regional development center by resolution of the governing body.
- b. **Completeness Check.** The regional development center shall determine whether the Partial Update is complete, within seven days of receipt. A Partial

Update that does not meet the standard for completeness (as determined by the Department) shall be deemed incomplete and shall not be accepted for further review by the regional development center or be forwarded to the Department for review. The regional development center shall notify the local government of its findings regarding the completeness of the submittal and identify items that must be submitted, if any, prior to further processing. The regional development center shall forward a complete submittal to the Department immediately upon making the completeness finding.

- c. **Notification of Interested Parties.** Once the regional development center has determined that the Partial Update is complete, it shall immediately notify any interested parties of the availability of the submittal for review and comment, providing the name of the local government, the general nature of the submittal and a deadline by which comments must be received. At a minimum, interested parties shall include:
  - i. Local governments inside or outside the regional development center's region that are contiguous to the submitting local government, and other local governments that are likely to be affected by the Partial Update
  - ii. Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes (if applicable)
  - iii. Regional development centers that are contiguous to the local government or that are likely to be affected by the Partial Update
  - iv. Affected state agencies (including the Department of Transportation, the Georgia Environmental Facilities Authority, etc.) and the Department.
- d. **Regional Hearing:** Within 25 days after certification of the completeness of the Partial Update the regional development center may (at its sole discretion) conduct a hearing at which any local government, regional development center or other local, regional, or state agency may present its views on the Community Agenda. The rules for conducting such hearings must be adopted by the board of directors of the regional development center and approved by the Department.
- e. **Regional Development Center Review:** The regional development center shall review the Partial Update for potential conflicts with plans of neighboring jurisdictions, opportunities for inter-jurisdictional/regional solutions to common issues, and consistency with the adopted Regional Agenda for the regional development center's region.
- f. **Department Review:** The Department shall review the Partial Update for compliance with the planning requirements. This review may result in identification of deficiencies that must be satisfactorily resolved by the community in order for the Community Agenda to be found "in compliance" with the planning requirements. The Department may also offer advisory comments for improving the Partial Update for consideration by the local government. The Department's findings and recommendations resulting from its review, including advisory comments, shall be transmitted to the regional development center for inclusion in the final report within 35 days after certification of the completeness of the Partial Update.

- g. **Final Report of Findings and Recommendations:** Within 40 days after certification of the completeness of the Partial Update, the regional development center must transmit a final report of its findings and recommendations to the local government and to the Department. The report must include:

  - i. Comments submitted by interested parties that reviewed the Partial Update and (if applicable) a summary of the regional review hearing, detailing any significant issues raised at the hearing
  - ii. The regional development center's findings from its Intergovernmental and Consistency review of the Partial Update and its recommendations for addressing such findings
  - iii. A copy of the Department's findings and recommendations resulting from its review of the Partial Update.
  
- h. **Petition for Reconsideration:** Within ten days after the regional development center's findings and recommendations are made public, a submitting local government that disagrees with the recommendations may petition the regional development center for a "reconsideration hearing." This hearing shall be scheduled and held by the regional development center within 15 days after receipt of such a request. Within 10 days after the reconsideration hearing, the Department and the regional development center shall either continue or modify the original findings and recommendations and provide written notice of the decision to the submitting local government.
- i. **Conflict Mediation:** Informal or formal mediation of conflicts relating to the Partial Update may be initiated in accordance with the Rules for Mediation of Inter-jurisdictional Conflicts adopted by the Board of Community Affairs.
- j. **Adoption of the Partial Update.** Once the Partial Update has been found by the Department to be in compliance with the planning requirements, the governing body may adopt the Partial Update with or without any recommendations for improvement included in the Final Report of Findings and Recommendations. However, in no event shall a local government take any official action to adopt a Partial Update prepared in accordance with the planning requirements until 60 days after the Partial Update has been certified by the regional development center as complete. If the local government has petitioned for reconsideration, this mandatory review period shall be 90 days. In order to maintain Qualified Local Government certification, the local government must adopt the approved Partial Update prior to its recertification date, but in no case later than one year after completion of the mandatory review period for the Partial Update.
- k. **Notification of Local Adoption:** Within seven days of local adoption of a Partial Update that has been found by the Department to comply with planning requirements, the local government shall notify the regional development center in writing. Within seven days of receipt of this written notice, the regional development center shall notify the Department that the Partial Update found in compliance with planning requirements has been adopted by the local government.
- l. **Qualified Local Government Certification:** Once the Department has been notified by the regional development center that a local

government has adopted a Partial Update that complies with the planning requirements, the Department may issue a letter certifying this local government as a Qualified Local Government. Qualified Local Government certification shall automatically expire approximately five years from the previous recertification date, unless otherwise specified. To retain Qualified Local Government certification, a local government must remain in compliance with the requirements outlined in these planning requirements and O.C.G.A. 50-8-2(a)(18).

- m. **Publicizing the Partial Update.** Once adopted by the local government, the availability of the Partial Update must be publicized by the local government for public information. This requirement may be met by providing notice in a local newspaper of general circulation identifying where a complete copy of the Partial Update may be reviewed.



## II. Consistency with Quality Community Objectives

*Evaluate the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives (see section 110-12-1-.06(3) of the Local Planning Requirements). An assessment tool useful for this purpose is provided on the Department's website. Use this analysis to identify issues and opportunities for adapting local activities, development patterns, and implementation practices to the Quality Community Objectives applicable to your community.*

### **Development Patterns**

(Note: In order to create the Policies required in the Implementation Program, this evaluation tool must relate to each section of the City's existing Comprehensive Plan Elements. Therefore a note is provided before each assessment section to relate it to the proper Element.)

- A. Traditional Neighborhoods:** *Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.*

### **City of Barnesville**

Traditional neighborhoods for single family and multi-family were established as sections R1-A, R1-B, R1-C, Single Family Residential Districts, and R-2 Multi-Family Districts. Along with these requirements additional mixed uses were incorporated into the City of Barnesville's Zoning Ordinance.

(Land Use Element)

#### **Assessment:**

- The City of Barnesville adopted an Ordinance Amending the Zoning Ordinance by Adding Section 635.5 to Section 635 Central Commercial District (C-1) regarding to allow apartments above Commercial Store Fronts on September 12, 2005 to encourage mixed-uses and/or encourage live-work units under specific guidelines.
- The City of Barnesville's Central Commercial District incorporates Build-To lines in lieu of front set-backs to encourage development of this district as the shopping and business center of the City of Barnesville and the surrounding trade area; and to encourage full utilization of existing structures by allowing mixed land uses and shared parking spaces.
- The City of Barnesville has an Ordinance amending the City of Barnesville's Zoning Ordinance by adding Section 665 to Article VI on February 13, 2006 that established an Architectural Standards and Design Guidelines. The

Architectural Standards and Design Guidelines are for site development, general architectural, residential architectural guidelines, and commercial architectural guidelines. The Architectural Standards and Design Guidelines were implemented to keep the historical integrity of Barnesville with its' continued growth.

- The City of Barnesville's Zoning Ordinance requires all new developments install sidewalks, recreational amenities, street lighting, and allow for 20% green space to ensure a great quality of life for the occupancies of the developments.

**Recommendations:**

- The City of Barnesville's Zoning Ordinance, Subdivision Regulations, Architectural Standards and Design Guidelines, Landscape Regulations, and Development Codes and Standards adequately addresses traditional neighborhood development, mixed-uses and commercial development and pedestrian activity. The City will continue to monitor new growth and development under this ordinance and amend as needed or necessary as growth and development occurs.

**Town of Aldora**

No development is expected within the next 20 years.

**B. Infill Development:** *Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.*

(Economic Development)

**City of Barnesville**

**Assessment:**

- The City of Barnesville's Zoning Ordinance allows smaller lots of existing record to create opportunities for infill development.
- The City has adopted a zoning of R1-C, Single Family Residential, High Density that allows 50% less land use area per lot size than the other two single-family R1-A and R1-B, districts.
- The City manages an updated list of all lots within the city limits that are available for redevelopment or infill development.
- The City of Barnesville is currently engaged in the Railroad Street Redevelopment Project that removed fourteen substandard houses and began to develop a twenty-six lot subdivision.
- The City developed a plan in 2006 for developing infill housing throughout the City of Barnesville.

- The City has identified two Brownfields for future development; the former William Carter Company currently being redeveloped as warehouse space and the former Municipal Landfill.
- The City has identified the former Ingles Supermarket as a Greyfield development.
- The City of Barnesville facilitates the restoration or removal of twelve (12) per year substandard homes.

**Recommendations:**

- Seek and offer incentives to encourage infill development.
- Post all infill lots on Building and Zoning Website, Barnesville-Lamar County Industrial Development Website, and the Barnesville-Lamar County Chamber of Commerce Website with contact number for the Zoning Administrator and Community Development Coordinator.
- The City should continue to monitor and facilitate the restoration or removal of substandard homes and commercial buildings.
- The City should continue to manage and update the list of infill lots available for redevelopment or infill development.

**Town of Aldora**

There are no infill lots available for development.

**C. Sense of Place:** *Traditional Downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people chose to gather for shopping, dining, socializing, and entertainment.*

(Land Use Element)

**City of Barnesville**

**Assessment:**

- The City completed the renovation of Cyrus M. Neuner Ritz Park in the Downtown Commercial District in 2006. The park is a focal point for youth activities with summer concerts, picnics, and movies for all age groups on Friday nights. It was built to commemorate the contributions of the textile industry to the community.
- The city was accepted in the Signature Community Program in 2006.
- The City has two main festivals in the downtown commercial district each year. Buggy Days Festival in September. This festival is the historical reference as

Barnesville being the Buggy Capital of the World. The Bar-B-Q and Blues Festival in April with concerts and competitive cooking teams. These festivals attract large gathering in the downtown district

- The City completed Phase II of the Downtown Streetscape Project in 2005. This expansion allows access from the residential communities to the Central Downtown Shopping Districts, Barnesville-Lamar County Public Library, and Ritz Park with five (5') wide sidewalks complete with landscaped areas and eloquent street lighting.
- The City plans to construct an additional passive park just 2 blocks from downtown. The space will include green space for recreational activities and sidewalks that will provide a direct path to the Downtown Commercial Historic District for Gordon College students and residential communities in that area of the city.
- The City developed a plan and a design concept for commercial development of Atlanta Street in 2006. This project will allow for mix-uses with live-work units.

**Recommendations:**

- The City should continue to promote the downtown district through the festivals, special events and community gatherings.
- Promote business opportunities with public/private development funding and advertisements.
- Continue to be a community focal point to gather for shopping, dining, socializing, and entertainment for residence and visitors.

**Town of Aldora**

The Town of Aldora has no commercial district. The town maintains a park and all housing units.

**D. Transportation Alternatives:** *Alternatives to transportation by automobiles, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.*

(Community Facilities Element)

**City of Barnesville**

**Assessment:**

- The City's Architecture Standards and Design Guidelines require five (5') foot side walks on all new construction projects that will continue with the continuity of a public pedestrian path to all vital areas of the community.

- The City developed a sidewalk extension plan in 2006 for the extension of sidewalks on Forsyth, Washington, Ice Streets, and College Drive with SPLOST Funds. This project will provide access to existing sidewalks that extend to the downtown districts.
- The City developed a sidewalk extension plan in 2007 for the extension of sidewalks on Collier Road, Gordon Road, Murphy Avenue, and Akin Street with SPLOST Funds. This project will provide access to existing sidewalks that extend to the downtown districts.
- The City developed a sidewalk extension plan in 2008 for the extension of sidewalks on Rose Avenue, and Cherry Street with SPLOST Funds. This project will provide access to existing sidewalks that extend to the downtown districts.
- The City maintains a list of all public streets that need resurfacing or repaired within the city.

**Recommendations:**

- The City should continue to follow through with sidewalk expansion plans and construction to provide conductivity to residential communities with the downtown areas.
- The City should continue to monitor street expansion projects and repaving of streets to ensure continuity with residential and commercial requirements as needed.
- Efforts should be made to monitor the conditions of existing streets and sidewalks within the City of Barnesville for maintenance and safety of traffic and pedestrians.

**Town of Aldora**

Sidewalks provide alternate transportation within the community.

- E. Regional Identity:** Each region should promote and preserve a regional “identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**City of Barnesville**

**Assessment:**

- The City of Barnesville has an Ordinance amending the City of Barnesville’s Zoning Ordinance by adding Section 665 to Article VI on February 13, 2006 that established an Architectural Standards and Design Guidelines. The Architectural Standards and Design Guidelines are for site development, general architectural, residential architectural guidelines, and commercial architectural guidelines. The Architectural

Standards and Design Guidelines were implemented to keep the historical integrity of Barnesville's history with its' continued growth.

- The City sponsors a weekly farmers market that allows the local farmers to display and sell produce to the public.
- The City sponsors Barnesville Buggy Days Festival each year in cooperation with the Barnesville-Lamar County Chamber of Commerce. This festival celebrates the historical significant of Barnesville's past as the Buggy Capital of the World.
- The City is an active member and actively involved in the tourism route of the Peach Blossom Trail.

**Recommendations:**

- The City should continue to strive to maintain its regional identity through public aware campaigns with membership in the Peach Blossom Trail tourism route.
- Continue to support and sponsor community involvement programs such as the weekly farmers market.
- Continue to maintain the City identity as the Buggy Capital of the World through festivals, advertisements, and community involvement programs.

**Town of Aldora**

In respect to regional identity, the Town of Aldora is associated with the City of Barnesville.

**RESOURCE CONSERVATION**

**A. Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or national features that are important to defining the community's character.

(Natural and Historic Resources Element)

**City of Barnesville**

**Assessment:**

- The City has a number of properties that are listed on the National Historical Register of Historical Places.
- The City established an Architectural Standards and Design Guidelines for residential and commercial developments to maintain the historical

significant of the downtown commercial district for architecture, design, parking, landscape, and window themes.

**Recommendations:**

- The Peach Blossom Trail Route should be better promoted to generate interest in local history and historic preservation of the downtown area.
- Additional properties should be considered for placement in the National Register of Historic Places.

**Town of Aldora**

There is no development expected within the next 20 years which would compromise the communities character.

**B. Open Space Preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or other forms of conservation.

(Natural and Historic Resources Element)

**City of Barnesville**

**Assessment:**

- The City of Barnesville Zoning Ordinance provides minimum percentages for open space in all residential developments, as well as minimum buffer requirements for residential and commercial developments.
- The City encourages recreational amenities in all new developmental subdivisions.

**Recommendations:**

- The City should continue to encourage recreational amenities for all new developmental subdivisions.
- Continue to provide plan review to ensure that minimum percentages of open space and green spaces are provided with all new developments and redevelopment projects.

**Town of Aldora**

The Town of Aldora maintains a community park.

**C. Environmental Protection:** Environmental sensitive areas should be protected from negative impacts of development, especially when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of the area should be preserved.

(Natural and Historic Resources Element)

### **City of Barnesville**

#### **Assessment:**

- The City adopted a Landscape Regulation on January 12, 2004 that requires all plans, civil and construction, which are submitted for review to provide a tree survey along with a complete landscape plan stamped by an architectural professional.
- The City has a Soil and Water Conservation District approved plan in place.
- The City is a Local Issuing Authority for soil and erosion sedimentation.
- The City has a Storm Water Management Plan that is just one portion of the city's planning review process for all new developments.
- The City of Barnesville adopted a Soil Erosion and Sedimentation Control Plan on February 9, 2004. The Control Plan is for the control of soil erosion and sedimentation resulting from a land disturbing activity.
- The City of Barnesville has one area in which a significant groundwater recharge area was found. This area is in the Northeast portion of the city.
- Any development or disturbance of a defined wetland must meet all the Environmental Standards set by the U. S. Environmental Protection Agency (EPA) under section 404 of the Clean Water Act and receive required permits from the U. S. Army Corps of Engineers and the guidelines of the City of Barnesville's Soil Erosion and Sedimentation Control Plan.

#### **Recommendations:**

- Continue to enforce the existing environmental regulations.
- Review other acceptable/established regulations for wetland protection/mitigation for the city to consider and amend the existing regulations if needed.

### **Town of Aldora**

With no development there should be no adverse impact on the environment.



## SOCIAL AND ECONOMIC DEVELOPMENT

- A. **Growth Preparedness:** *Each community should identify and put in place the prerequisites for the type of growth it seeks achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new support growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.*

(Land Use Element)

### City of Barnesville

#### **Assessment:**

- The City Planning Team comprised of City Manager, City Clerk and department heads meet routinely to discuss planning and development issues.
- The City was accepted into the Signature Community Program to develop a Master Plan for the future of Barnesville.
- A Visioning Process was undertaken to gain community input into the future development of the Community.
- The Next Step: New Lifestyles in Downtown Barnesville, a plan for revitalizing downtown, was developed focusing on the expansion of downtown, conversion of under utilized property and increasing downtown living opportunities.

#### **Recommendations:**

- Develop a marketing strategy for The Next Step.
- Review Zoning Ordinances and Subdivision Regulations to see if these continue to meet the needs of the City as it grows.
- Implement the Community Visioning Process Plan.

### Town of Aldora

No growth is expected.

- A. **Appropriate Businesses:** *The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skilled required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area and future prospects for expansion and creation of high-skill job opportunities.*

(Economic Element)

### **City of Barnesville**

#### **Assessment:**

- The City Website contains information of available industrial properties and community information.
- Barnesville Lamar County is designated as a Entrepreneur Friendly Community.
- The Barnesville/Lamar County Industrial Development Authority hosts a quarterly roundtable where local industry leaders network.
- The Barnesville Lamar County Industrial Development Authority offers incentives packages as a recruitment tool for industries to locate in the community.

#### **Recommendations:**

- Continue to promote appropriate business through the Barnesville/Lamar County Industrial Development Authority and Chamber of Commerce.
- Construct infrastructure for Legacy Park, Barnesville/Lamar County's new industrial park.
- Continue to market Legacy Park and Meadow Railway Industrial Parks and existing industrial sites.

### **Town of Aldora**

No businesses are expected to locate within the Town of Aldora.

- B. Employment Options:** *A range of job types should be provided in each community to meet the diverse needs of the local workforce.*

(Economic Element)

### **City of Barnesville**

#### **Assessment:**

- Various job types are available within the community ie. government, education, industrial, retail and office.

#### **Recommendations:**

- Recruit businesses that will provide jobs for graduates of the local colleges: Gordon College, Flint Technical College and Griffin Technical College.

### **Town of Aldora**

No new businesses are expected to locate within the Town of Aldora.

- C. **Housing Choices:** *A range of housing size, cost and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances) to promote a mixture of income and age groups in each community and to provide a range of housing choices to meet market needs.*

(Housing Element)

### **City of Barnesville**

#### **Assessment:**

- The City has a Substandard Housing Removal Program to remove unsafe and blighted properties throughout the city.
- The City of Barnesville received CDBG funds for infrastructure construction for the Northside Village subdivision and CHIP funds for Down Payment Assistance for low-moderate income families.
- The City maintains an Infill Lot Database.
- Various types of multi-family housing are available throughout the city, i.e. low to moderate income, active adult, assisted living and conventional.
- The City's Zoning Ordinance allows for loft apartments in the downtown district.

#### **Recommendations:**

- Expand Revitalization Area in the northeast quadrant of the City.
- Continue policy of removal of substandard housing throughout the city.
- Market Northside Village to low-moderate income families.
- Promote the Infill Lot Development Program.
- Promote "The Next Step: New Lifestyles in Barnesville's Town Center" which focuses on downtown living opportunities.

### **Town of Aldora**

All housing within the community is owned by the Town of Aldora.

- D. **Educational Opportunities:** *Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances or to pursue entrepreneurial ambitions.*

(Community Facilities Element)

### **City of Barnesville**

#### **Assessment:**

- Gordon College offers Associate’s Degrees and Bachelor of Arts Degrees. It is one of the fastest growing units in the University System of Georgia.
- Flint Technical College and Griffin Technical College are located within 20 minutes of Barnesville and the Town of Aldora.
- The Chamber of Commerce hosts “Lunch and Learn Sessions” and workshops to the community.
- Barnesville/Lamar County Industrial Development Authority sponsors the Lamar Leadership Program which identifies and grooms future leaders in the community.

#### **Recommendations:**

- Recruit businesses that will provide jobs for graduates of the local colleges: Gordon College, Flint Technical College and Griffin Technical College.

### **Town of Aldora**

The educational opportunities available to citizens of Aldora are the same as for the City of Barnesville.

### ***GOVERNMENT RELATIONS***

- **Regional Solutions and Cooperation:** *Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer. Regional cooperation should be encouraged in setting priorities, identifying shared needs and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.*

### **City of Barnesville**

#### **Assessment:**

- The City of Barnesville is in compliance with the Service Delivery Strategy. The City recognizes some inequity in funding services such as the Barnesville Lamar County Library. Future discussions with Lamar County should resolve this funding inequity.

- The City Manager and Mayor routinely meets with City and County Leaders to keep abreast of issues and opportunities impacting the entire community.
- The City works with McIntosh Trail RDC on regional planning issues.

**Recommendations:**

- Continue a strong working relationship with community leaders.
- Work towards a more collaborative effort in long range planning for the growth of Gordon College.

**Town of Aldora**

The Town of Aldora is in compliance with the Service Delivery Strategy. The Solid Waste Management Plan and the Comprehensive Plan are jointly submitted with the City of Barnesville.

### III. Analysis of Areas Requiring Special Attention

Evaluate the existing land use patterns and trends within the jurisdiction of the local government (including areas that are likely to be annexed within the planning period) to identify any areas requiring special attention.

#### A. Areas of significant natural or cultural resources:

##### City of Barnesville

There are some important historic buildings in the downtown area that have been neglected and need redevelopment.

##### Town of Aldora

There are no areas of significant natural or cultural resources.

#### B. Areas where rapid development or change of land uses is likely to occur:

##### Possible Annexation Areas:

##### City of Barnesville

1. Land along US 341/GA 7 and the Martin Luther King Jr. Boulevard has been identified for annexation for commercial and industrial land use.
2. Land along Highway 41 South to Forsyth to Fredonia Church Road for commercial and industrial land use.
3. Land along Highway 36 E to the Highway 36 Bypass has been identified for residential or commercial land use.
4. Land identified for annexation for residential land use abuts current land zoned residential and is strategically located near recreational facilities.

##### Town of Aldora

There are no plans to annex property.

##### Possible Growth Areas:

Growth in the City of Barnesville is eminent due to its proximity to the Atlanta Metropolitan area and the growth of Gordon College. Possible growth areas will be vacant and available land located North on Highway 36, east on Highway 41, and West on Highway 18 toward Zebulon. However, water, and/or sewer lines may not be readily accessible to some properties and may require the extension by the City and/or the developer.

**C. Areas where the pace of development has and/or may out pace the availability of community facilities and services, including transportation:**

**City of Barnesville**

There are no areas where the pace of development has out paced the availability of community facilities and services, including transportation.

**Town of Aldora**

There are no areas where the pace of development has out paced the availability of community facilities and services, including transportation.

**D. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors):**

**E.**

**City of Barnesville**

The City of Barnesville has identified blighted areas roughly bordered by Atlanta Street and Railroad Street. This area is predominately composed of low income and elderly families or rental properties. The property owners of the own-occupied houses do not have the resources to rehabilitate or maintain the properties. Many of the rental property owners have chosen not to reinvest in the properties allowing them to become substandard.

**Town of Aldora**

There are no areas in need of redevelopment.

**F. Large abandoned structures or sites, including those that may be environmentally contaminated:**

**City of Barnesville**

The City of Barnesville has developed a plan for reclamation of the pre-existing City of Barnesville Land Fill. This landfill was located in the North East Quadrant of the City of Barnesville.

**Town of Alora**

There are no large abandoned structures or sites.

**G. Areas with significant infill development opportunities (scattered vacant sites):**

**City of Barnesville**

The Redevelopment Area roughly bounded by Atlanta Street and Railroad Street has been identified as an opportunity for infill development. The City of Barnesville has enacted a plan where substandard structures are removed creating vacant lots. Property owners are encouraged to use these lots for infill

housing. Therefore additional infrastructure and services are not needed. The City of Barnesville also manages a complete list of scattered vacant infill lots.

**Town of Aldora**

The are no infill development opportunities.

**H. Areas with significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole:**

**City of Barnesville**

The City of Barnesville has identified areas roughly bordered by Atlanta Street and Railroad Street. This area is predominately composed of low income and elderly families. The property owners of the own-occupied houses do not have the resources to rehabilitate or maintain the properties. Many of the rental property owners have chosen not to reinvest in the properties.

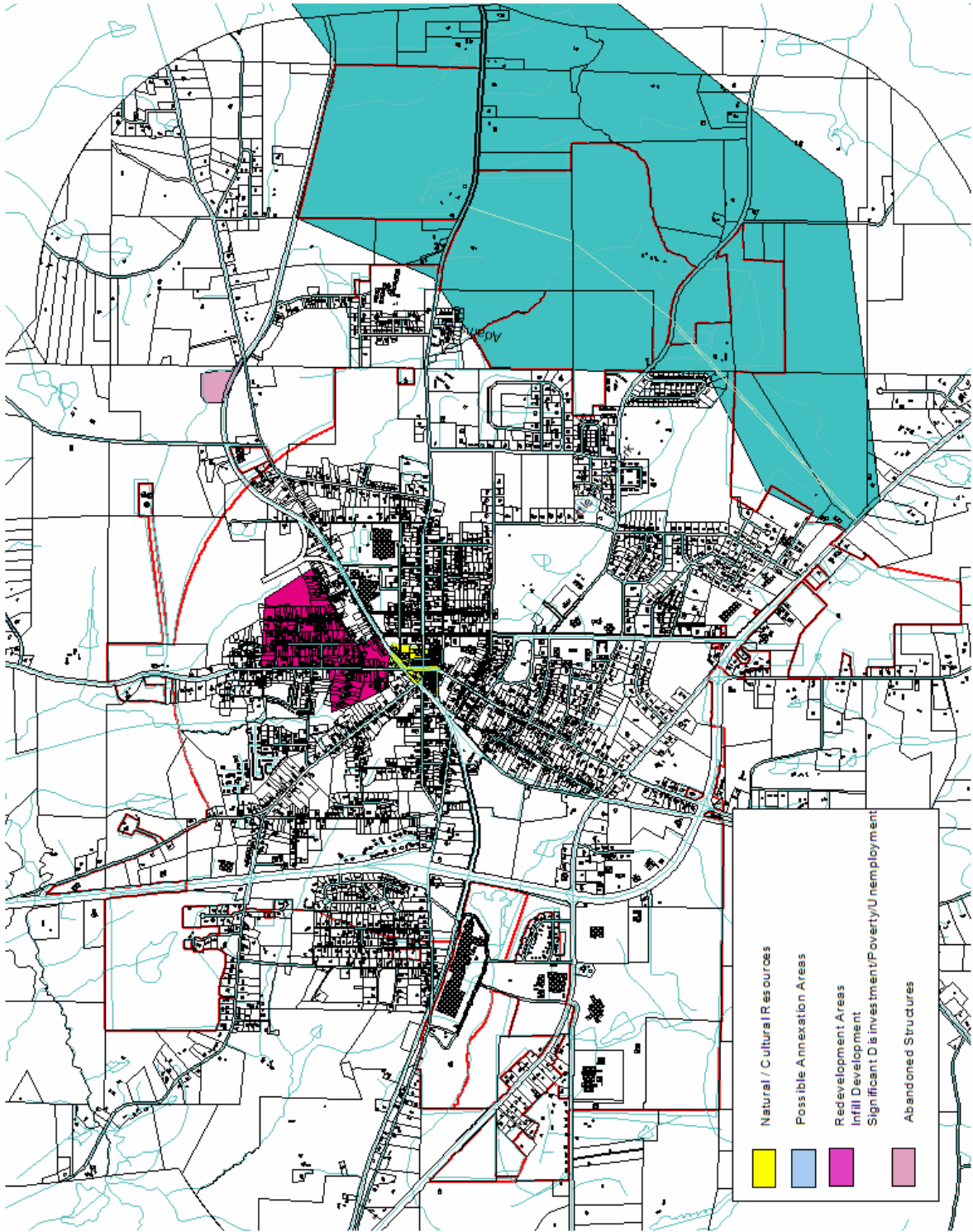
**Town of Aldora**

There are no areas with significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

**Map of Areas Requiring Special Attention**

(See Next Page)





## IV. Identification of Issues and Opportunities

*Identify issues and opportunities resulting from the QCO assessment and analysis of Areas Requiring Special Attention. Each of these issues or opportunities must be followed up with corresponding implementation measures in the Implementation Program.*

### **Economic Development**

#### Issues

- There are vacant properties suitable for industrial and commercial development.
- Infrastructure is needed for Meadow Railway and Legacy Park Industrial Parks.
- Water and Sewer System improvements and/or extensions are needed in strategic locations to supply industrial sites.
- There are currently no spec buildings available for purchase by prospective industries.
- The Barnesville Lamar County Industrial Development Authority lacks adequate funding to effectively market the community to prospective industries.
- Limited Sewer Treatment Capacity
- There are limited Shovel Ready Sites in the community.
- Need for new industry
- Lack of strategy for International Economic Development
- Limited diversity in local industries

#### Opportunities

- Update available industrial sites on the City of Barnesville website.
- Inventory vacant commercial sites in the downtown area.
- Re-instate Façade Grant Program for Historic Buildings in the Commercial District.
- Promote downtown revitalization through “The Next Step: New Lifestyles in Barnesville’s Town Center”
- Workforce Development Program
- Entrepreneur Program
- Improve utility services in strategic locations
- Develop and implement recruitment plans for agribusiness and medium manufacturing.
- Develop and implement International Economic Development Plan

## **Natural and Historic Resources**

### Issues

- The City of Barnesville does not have a Historic Preservation Ordinance.
- The former City of Barnesville Municipal Solid Waste Landfill is listed on the Georgia Department of Natural Resources Environmental Protection Hazardous Site Inventory.
- Re-activate the Keep Barnesville Lamar Beautiful

### Opportunities

- Gain community support for a Historic Preservation Ordinance
- Reclamation of form City of Barnesville Municipal Solid Waster Landfill by implementing the EPD approved mitigation plan.
- Continue to protect wetlands
- Watershed Management

## **Community Facilities and Transportation**

### Issues

- Needed extensions of the existing sidewalk system.
- Bike Paths
- Lack of connectivity between Gordon College and Downtown Commercial District.
- More open space and passive parks are needed.
- Unsafe biking and walking to school
- City Hall
- Infiltration and Inflow problems have been identified
- The City of Barnesville operation centers are scattered throughout the city.
- The City of Barnesville Utilities Department is located in the Historic Commercial Downtown district. This site has been identified for future development in the downtown district.
- Lack of funding E.P. Roberts Center
- The City of Barnesville understands the importance of recycling on the environment. However, the Recycling Center – economically unfeasible?
- Need for improvements to water treatment facilities and distribution systems.
- Need for increased wastewater treatment capacity.

### Opportunities

- Construction Summers Field Park near downtown and residential districts.
- Construct Pedestrian Corridor connecting Gordon College and Downtown commercial District.
- Construct Pedestrian Corridor along Railroad Street.

- Road improvements along Railroad Street.
- Upgrade Recycling Center
- Safe Routes to School
- Continue improvement to Fire Department
- Water Treatment Facility Upgrades
- Water distribution system improvements
- Wastewater Treatment Facility Upgrades
- Update GIS system
- City Hall renovations
- Sewer collection system improvements
- Construction of Public Works, Utilities and Animal Shelter Facility
- Research and identify funding sources for the E.P. Roberts Center

### **Housing**

#### Issues

- Substandard Housing
- Blight and slum
- Need more Low-moderate income housing
- Mixed use and Downtown Housing
- Greenfield Developments - Vacant subdivisions

#### Opportunities

- Promote Northside Village
- Encourage Infill Lot Development
- Expand Redevelopment Area
- Encourage downtown living opportunities

### **Land Use**

#### Issues

- Encroachment of Gordon College into Historic Residential Neighborhoods
- Landfill
- Redevelopment of brownfield sites
- Redevelopment of greyfield sites
- Scatter commercial sites along bypass
- Redevelopment of greenfield sites

### Opportunities

- Future growth along Hwy 341 and Bypass
- Continue to work with Gordon on plans for future growth and expansion.
- Annexation for residential, commercial and industrial growth
- Higher Density in downtown

## V. Updated Implementation Program

- a. Short Term Work Program: This program identifies specific implementation actions the local government or other entities intends to take during the interim planning period. This program should include any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program must include the following information for each listed activity:
  - i. Brief description of the activity
  - ii. Timeframe for undertaking activity
  - iii. Responsible party for implementing the activity
  - iv. Estimated cost (if any) of implementing the activity
  - v. Funding source(s), if applicable

## City of Barnesville Short Term Work Plan

Objectives, Policies, and Programs	2010	2011	2012	2013	2014	Cost	Funding Source
<u>Sewer System</u> - Repair infiltration problems on the sewer collection system	X	X	X			\$850,000	SPLOST/GEFA
<u>Sidewalks</u> - Extend sidewalk system A) Forsyth Street B) Washington Street C) Ice Street D) College Drive E) Spencer Street	X	X	X			\$145,900	SPLOST/Grant
<u>Fire Department ISO Rating</u> - Seek to achieve rating of 5	X					\$40,000	City
<u>Develop plan</u> for infill housing throughout city	X	X				\$5,000	City
<u>Sidewalks</u> - Extension of city sidewalk system A) Collier Road B) Gordon Road C) Murphy Avenue D) Akin Street	X	X	X			\$200,000	SPLOST/Grant
<u>Old City Hall</u> - Renovation and repairs to the old city hall building	X	X				\$137,500	SPLOST
<u>Utility Department</u> - Implement meter change out program	X	X	X	X		\$800,000	GEFA

<u>Development of Meadow Railway Industrial Park</u> - Install roads and utilities	X	X	X			\$500,000	DOT/Grant
<u>Sidewalks</u> - Extend sidewalk system A) Rose Avenue B) Cherry Street	X	X	X			\$70,000	SPLOST
<u>Utilities Department</u> - Plan, design, and construct new Utilities, Public Works and Animal Control Facility	X	X				\$1,200,000	SPLOST
<u>Geographic Information Systems</u> - Develop new aerial photography and digitize to GIS system	X	X				\$50,000	City
<u>Construct New Park</u> in close proximity to central business and residential district	X	X				\$250,000	City/Grant
<u>Landfill Reclamation</u> - Mining of debris from the former Municipal Solid Waste Landfill	X	X				\$800,000	City/Grant
<u>Legacy Park</u> - Construction of infrastructure and clearing and grubbing associated with a new industrial park	X	X	X			\$1,000,000	City/Grant
<u>Rollcast</u> - Installation of roads and utilities for a new industry	X	X				\$850,000	City/DOT/Grant
<u>Recycling Center Upgrade</u> - Process upgrades and location change to a new building using mixed stream recycling	X					\$100,000	City/GEFA
<u>Recycling Center Upgrade</u> - Purchase/replace all curbside recycling containers. Transition from burgundy boxes to carts	X	X	X	X	X	\$125,000	City/GEFA



<u>Phase III Downtown Street Project</u> - Summers Field Corridor	X	X	X			\$200,000	SPLOST/Grant
<u>Phase II Redevelopment Area</u> - Identify/ Expand new Redevelopment Area	X	X					
<u>Sewer Treatment</u> - Begin construction of new 1.2 MGD wastewater treatment plant	X	X				\$6,000,000	Revenue Bonds/ Capacity Fees/GEFA
<u>Water Distribution</u> - Install new water mains in strategic areas to improve fire flow and quality of service	X	X	X	X	X	\$1,500,000	SPLOST/GEFA
<u>Phase IV Downtown Street Project</u> - Railroad Street	X	X	X	X	X	\$300,000	City/SPLOST/DOT
<u>Barnesville-Lamar County Industrial Development Authority</u> - Develop additional financial support	X	X	X	X	X	--	--
<u>Economic Development</u> - Research and pursue grants to market the community for economic purposes	X	X	X	X	X	--	--
<u>Spec Building</u> - Work with IDA/County and private investors to build	X	X	X	X	X	\$2,000,000	SPLOST/City/Grant
<u>International Economic Development</u> - Develop a strategic plan	X	X	X			--	--
<u>Agribusiness Industries</u> - Actively pursue	X	X	X	X	X	--	--

<u>Medium Sized Manufacturing</u> - Actively pursue	X	X	X	X	X	--	--
<u>E.P. Roberts Activity Center</u> - actively pursue a more viable funding source	X	X	X	X	X	--	--
<u>Industrial Properties "Shovel Ready"</u> - Develop a strategic plan to make properties meet State of Georgia's "Shovel Ready" status	X	X				--	--
<u>Implement "Shovel Ready" Plan</u>	X	X	X			\$1,800,000	SPLOST/City/Grant
<u>Tourism Opportunities</u> - Develop a strategic plan to capitalize	X	X	X	X	X	--	--
<u>Workforce development strategies</u> - Research and pursue	X	X	X	X	X	--	--
<u>Entrepreneur Development</u> - Research and develop opportunities	X	X	X	X	X	--	--
<u>Water Treatment Plant</u> - Upgrade/Repair Conventional Water Treatment Plant	X	X	X			\$850,000	GEFA/SPLOST/City/Grants

B. Long-Term and Ongoing Activities (optional): Identify specific long term or ongoing implementation activities to be undertaken beyond the interim planning period.

The Next Step: New Lifestyles in Barnesville's Town Center....

C. Policies: Include any policies the local government will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with addressing the identified Issues and Opportunities.

### **Natural and Historic Resources**

Goal: To conserve and protect the City's natural, historic and cultural resources.

Objective 1: Discourage development within areas where development could adversely impact environmentally sensitive areas such as flood plains and wetlands.

Objective 2: Protect historic resources through adoption of local Historic Districts and appropriate regulations to facilitate the protection and preservation of the Historic Districts.

Objective 3: Encourage rehabilitation of historic properties.

Objective 4: Support community arts programs, ensuring access to the arts for all segments of the community.

Objective 5: Pursue additional passive recreation facilities such as parks, walking trails and greenspace set asides should be encouraged and sought after.

### **Housing**

Goal: To ensure all residents have access to adequate and affordable housing.

Objective 1: Encourage low income affordable housing through continued programs such as the Redevelopment Plan, CDBG Program, HUD Program, Rural Development Program and Private Investor Initiatives.

Objective 2: Continue efforts to remove substandard housing.

Objective 3: Encourage housing maintenance through enforcement of local building codes.

- Objective 4: Encourage residential development where infrastructure currently exists with an emphasis on infill housing.
- Objective 5: Encourage diversity of housing stock to meet the needs of all segments of the community.
- Objective 6: Encourage loft apartments in the Historic Downtown Commercial District.

### **Economic Development**

Goal: To achieve a growing and balanced economy that benefits all segments of the community.

- Objective 1: Continue support of the Barnesville/Lamar County Industrial Development Authority and the Barnesville/Lamar County Chamber of Commerce.
- Objective 2: Promote the retention and expansion of existing businesses.
- Objective 3: Recruit industries within the manufacturing, material handling, warehouse and distribution sectors.
- Objective 4: Promote mixed use in the Historic Downtown Commercial District.
- Objective 5: Explore reuse opportunities for the former William Carter Company Plant.
- Objective 6: Retain properties within the city limits with Industrial Zoning for future economic development purposes.
- Objective 7: Promote tourism through continued support of the Community Festivals.
- Objective 8: Develop additional site ready properties for locating new industries.
- Objective 9: New industries should be encouraged, through policies and incentives, to locate on existing industrial zoned property inside the city to facilitate convenience and access to local workforce and to diversify city tax base.

### **Community Facilities**

Goal: To ensure that public facilities have the capacity and are in place when needed, to support and attract growth and development and/or maintain and enhance the quality of life of residents.

- Objective 1: Relocation of the City of Barnesville Utility Department and Public Works to a new facility located at the former Municipal Solid Waste Landfill. The city proposes to reclaim the former landfill through waste excavation and environmental cleanup. The relocation of City of Barnesville departmental offices to the new facility will permit the former Utility Department located in the Historic Downtown Commercial District to be reused for public purposes.
- Objective 2: Upgrade and expand infrastructure to meet the needs of the growing community.
- Objective 3: Ensure public safety through continued education and training of emergency service personnel and upgrades in equipment.
- Objective 4: Promote alternative transportation throughout the city by developing and implementing a Comprehensive Sidewalk Plan that includes extensions of the sidewalk system and the creation of multi-use paths.

### **Land Use**

Goal: To ensure that land resources are allocated for uses that will accommodate and enhance the city's economic development, natural and historic resources, community facilities and housing to protect and improve the quality of life of residents.

- Objective 1: Develop an annexation plan.
- Objective 2: Compare proposed developments to the Future Land Use Plan.
- Objective 3: Form a panel to address Gordon College's growth impacts on the community and provide alternatives for campus expansion that limit encroachment into neighboring residential areas.
- Objective 4: Continue the use and development of GIS mapping resources
- Objective 5: Continue enforcement of zoning code

- Objective 6: Encourage infill development thereby taking advantage of existing infrastructure.
- Objective 7: Allow and encourage adaptive reuse of vacant buildings and sites.
- Objective 8: Concentrate commercial sites and facilities in designated areas for community wide access and compatibility.

- B. A Report of Accomplishments that must identify the current status of each activity in the previous STWP. At a minimum, local governments must indicate that:
- Have been completed;
  - Are currently underway (including a projected completion date);
  - Have been postponed (explaining why); or
  - Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

City of Barnesville  
2006 - 2010 Comprehensive Plan Update

Objectives, Policies, and Programs	Cost	Funding Source	Status	Explanation
<u>Water Distribution</u> - Install new water mains in strategic areas to improve fire flow and quality of service	\$1,000,000	SPLOST	Complete	
<u>Water Treatment Plant</u> - Equipment upgrade/repairs	\$120,000	SPLOST	Complete	
<u>Sewer System</u> - Complete infiltration study of the sewer collection system	\$57,000	SPLOST	Complete	
<u>Sewer System</u> - Repair infiltration problems on the sewer collection system	\$850,000	SPLOST/GEFA	Incomplete	The study is complete and waiting for a project list from city engineers
<u>Sewer System</u> - Upgrade Aldora liftstation	\$160,000	SPLOST/Aldora	Complete	
<u>Sidewalks</u> - Extend sidewalk system A) Forsyth Street B) Washington Street C) Ice Street D) College Drive	\$145,900	SPLOST	Incomplete	Ice Street and Washington Street are complete but construction has not begun on Forsyth St and College Dr



<u>Fire Department ISO Rating</u> - Seek to achieve rating of 5	\$20,000	City	Incomplete	Strategic Plan has been implemented. ISO has scheduled but not performed inspection
<u>R/R Street Redevelopment Project</u> - Make application for funding to CDBG for the redevelopment of the block on Railroad Street between Jackson and Ice Streets	N/A	N/A	Complete	
<u>R/R Street Redevelopment Project</u> - Begin construction of the project to remove substandard houses and develop 22 lot subdivision	\$1,200,000	CDBG/City/Private	Complete	
<u>Develop plan</u> for infill housing throughout city	\$5,000	City	Complete	A complete list of infill houses has been compiled. Will continue efforts for new development.
<u>Develop plan</u> and design concept for redevelopment of the Utilities Department property	\$10,000	City	Complete	
<u>Develop plan</u> and design concept for commercial development of Atlanta Street	\$10,000	City	Complete	
<u>Ritz Park</u> - Complete construction of the new Ritz Park	\$200,000	City/Aldora	Complete	
<u>Develop plan</u> for water and electric meter conversion to radio read system	\$5,000	City	Complete	
<u>Housing</u> - Facilitate the restoration or removal of 12 per year substandard houses	\$100,000	City	Complete	
<u>Sewer System</u> - Begin preliminary design and permitting process for sewer treatment expansion to add 1.2 MGD additional capacity	\$100,000	GEFA/Sewer Capacity Fees	Complete	

<u>Sidewalks</u> - Extension of city sidewalk system A) Collier Road B) Gordon Road C) Murphy Avenue D) Akin Street	\$200,000	City	Incomplete	No funding available for Collier, Gordon, and Murphy. Akins St is funded
<u>Old City Hall</u> - Renovation and repairs to the old city hall building	\$137,500	SPLOST	Incomplete	It has all water damage removed and the roof replaced. Currently it has been stripped and is awaiting interior design plan.
<u>Utility Department</u> - Implement meter change out program	\$350,000	City	Incomplete	A consultant firm has been contacted and working through the contract process. Researching funding sources
<u>Development of Meadow Railway Industrial Park</u> - Install roads and utilities	\$500,000	DOT and Grant	Incomplete	No significant progress has been made
<u>Sidewalks</u> - Extend sidewalk system A) Rose Avenue B) Cherry Street	\$70,000	SPLOST	Incomplete	Right of way obtained construction in 2010
<u>Utilities Department</u> - Develop plan and design for new utilities, public works, and animal control facility	\$20,000	City	Incomplete	Location has been determined and studying the feasibility of moving animal control
<u>Geographic Information Systems</u> - Develop new aerial photography and digitize to GIS system	\$50,000	City	Incomplete	Currently hiring a new employee to help with this process
<u>Identify site</u> and develop plan for new park in close proximity to central business and central residential district	\$10,000	City	Complete	
<u>Public Property</u> - Renovation of city owned buildings located on Merchants Way	\$200,000	City/Grant	Complete	

<u>Construct New Park</u> in close proximity to central business and residential district	\$250,000	City/Grant	Incomplete	The land has been obtained and will start a community team to help in development 4th quarter of 2009
<u>Sewer Treatment</u> - Begin construction of new 1.2 MGD wastewater treatment plant	\$6,500,000	GEFA/Revenue Bonds/Capacity Fees	Incomplete	Received waste load allocation. Engineering design in progress.
<u>Water Plant</u> - Develop design and concept report for extensive water treatment plant upgrade	\$45,000	Capacity Fees	Complete	

**CITY OF BARNESVILLE**

**RESOLUTION NO. R2009-0006**

**WHEREAS**, the Mayor and Council of the City of Barnesville did prepare a Partial Update to the Comprehensive Plan for the City of Barnesville and Town of Aldora, and

**WHEREAS**, the Mayor and Council held a public hearing at 5:30 p.m. on April 13, 2009 in the Courtroom located at 100 Mill Street in Barnesville, Georgia for the purpose of briefing the community on the contents of the draft partial update plan, to provide for an opportunity for residents to make suggestions, additions or revisions, and to notify the community of when the draft partial update plan will be submitted to the McIntosh Trail Regional Development Center for review, and

**WHEREAS**, the public hearing was advertised in the local newspaper, and

**NOW, THEREFORE, BE IT RESOLVED** that the Partial Update Comprehensive Plan be submitted to the McIntosh Trail Regional Development Center for review and passed to the Georgia Department of Community Affairs for its review on this 13th day of April, 2009.



Peter L. Banks, Mayor

ATTEST:

  
Carolyn S. Parker, City Clerk

**TOWN OF ALDORA**

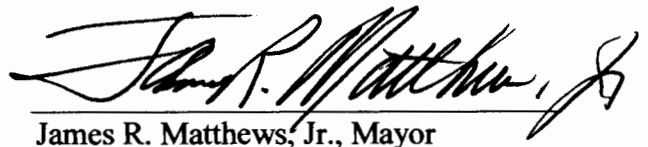
**RESOLUTION NO. 74**

**WHEREAS**, the Mayor and Council of the City of Barnesville did prepare a Partial Update to the Comprehensive Plan for the City of Barnesville and Town of Aldora, and

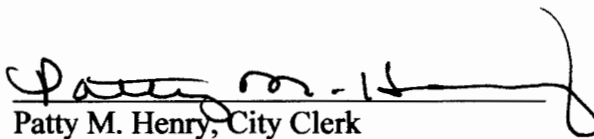
**WHEREAS**, the Mayor and Council held a public hearing at 5:30 p.m. on April 13, 2009 in the Courtroom located at 100 Mill Street in Barnesville, Georgia for the purpose of briefing the community on the contents of the draft partial update plan, to provide for an opportunity for residents to make suggestions, additions or revisions, and to notify the community of when the draft partial update plan will be submitted to the McIntosh Trail Regional Development Center for review, and

**WHEREAS**, the public hearing was advertised in the local newspaper, and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Town of Aldora that the Partial Update Comprehensive Plan be submitted to the McIntosh Trail Regional Development Center for review and passed to the Georgia Department of Community Affairs for its review on this 13th day of April, 2009.

  
James R. Matthews, Jr., Mayor

ATTEST:

  
Patty M. Henry, City Clerk

**CITY OF BARNESVILLE**

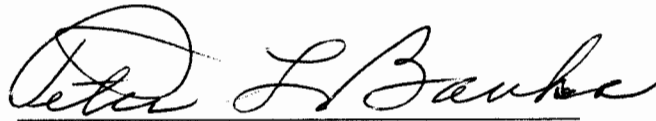
**RESOLUTION NO. R2009-0009**

**WHEREAS**, the Mayor and Council of the City of Barnesville did prepare a Partial Update to the Comprehensive Plan (2010-2015) for the City of Barnesville and Town of Aldora, and

**WHEREAS**, the Mayor and Council did resolve on the 13th day of April, 2009 to submit the proposed plan to the Georgia Department of Community Affairs, and


**WHEREAS**, the Georgia Department of Community Affairs did approve the plan, and

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the City of Barnesville do hereby adopt the Partial Update to the Comprehensive Plan (2010-2015) for the City of Barnesville on this the 8th day of June, 2009.



Peter L. Banks, Mayor

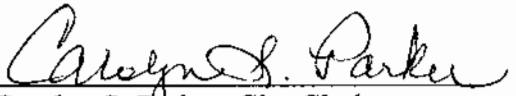
**ATTEST:**

  
Carolyn S. Parker, City Clerk

## CERTIFICATION

I hereby certify that the attached resolution is a true and correct copy of the resolution of the Council of Barnesville enacted on the 8th day of June, 2009 adopting the City of Barnesville and Town of Aldora Partial Update to the Comprehensive Plan (2010-2015).

This is the 8<sup>th</sup> day of June, 2009.

  
Carolyn S. Parker, City Clerk

**TOWN OF ALDORA**

**RESOLUTION NO. 75**

**WHEREAS**, the Mayor and Council of the City of Barnesville did prepare a Partial Update to the Comprehensive Plan (2010-2015) for the City of Barnesville and Town of Aldora, and

**WHEREAS**, the Mayor and Council did resolve on the 13th day of April, 2009 to submit the proposed plan to the Georgia Department of Community Affairs, and

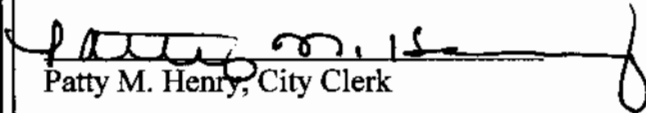
**WHEREAS**, the Georgia Department of Community Affairs did approve the plan, and

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Town of Aldora do hereby adopt the Partial Update to the Comprehensive Plan (2010-2015) for the Town of Aldora on this the 9th day of June, 2009.



James R. Matthews, Jr., Mayor

ATTEST:



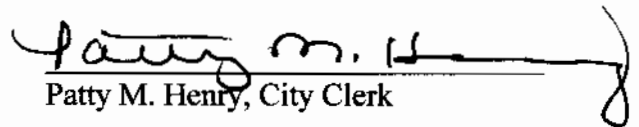
Patty M. Henry, City Clerk



## CERTIFICATION

I hereby certify that the attached resolution is a true and correct copy of the resolution of the Council of Aldora enacted on the 9th day of June, 2009 adopting the City of Barnesville and Town of Aldora Partial Update to the Comprehensive Plan (2010-2015).

This is the 9<sup>th</sup> day of June, 2009.

  
Patty M. Henry, City Clerk