

2009 Partial Plan
Update

City of Lula

Hall County & Banks County, Georgia

As approved by Resolution #061509a

June 15th 2009

Areas Requiring Special Attention

- *Areas of significant natural or cultural resources in need of attention*
Main St. Streetscape Upgrade, Historic Downtown Retail Area (Shown as CBD on attached map). There are no environmentally sensitive areas within the City limits that appear threatened by development.

- *Areas where rapid development or change of land uses is likely to occur*
Hwy 365 at Hwy 52 (just outside of City limits), Retail/ Commercial, Residential Growth, with the availability of Sewer this area should begin extensive development when the economy improves, consequently the city through service delivery has schedule numerous infrastructure improvements with sewer and water.

- *Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation*
As stated above Hwy 365 and Hwy 52 are prime for expansion in development, transportation improvements have been identified as the number one area needing improvements, as this area is maintained by GA DOT and influenced by Hall County the city is at a loss to get the support needed for this area that will meet the future needs of transportation. One traffic study has been done on the area and proposed making this section a limited access hwy with full interchange however the funding is nowhere in the immediate future.

- *Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)*
The city is currently in the midst of a new streetscape and redevelopment project in the historic downtown and is going to use the new DDA and GA Mountain RC to continue to manage and promote this long term project. Some funding has become available through GADOT for the streetscape. Private sector investment will be weak until the economy improves. The new veterans park will begin to promote the downtown area as a nucleus to grow from for redevelopment. (Shown as CBD on attached map)

- *Large abandoned structures or sites, including those that may be environmentally contaminated*
As noted above the Historic District is the center of efforts for redevelopment and offers great potential and will benefit by the adoption of a new draft Historic district designation and the adoption of a new historic preservation ordinance and will be promoted by the new DDA. (Shown as CBD on attached map)

Current economic conditions have resulted in property going into foreclosure which if continues will affect the small number of abandoned and vacant sites and buildings found today.

- *Areas with significant infill development opportunities (scattered vacant sites)*

Primarily the historic downtown area remains the best opportunity for infill and will benefit most by the prescribed methods identified above. There are no other concentrations of vacant or dilapidated properties within the city.

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

While there are no specific areas with concentrations of impoverished properties or notable disinvestment, the city as a whole is being generally impacted by the recent economic recession and falling values in real estate.

Currently the city has a significant amount of residential rental units that reflect a lower income level, with the recent downturn of the economy new development of residential growth has come to a halt, after enjoying a tremendous growth spurt over the past 5 years. With the current economic times the demographics of the area are poised to remain constant or have the opportunity to decline if the economy does not show a turnaround, thus impacting our potential to direct and/or spur growth. This is an issue being addressed on a city-wide basis.

Consistency with Quality Community Objectives

Traditional Neighborhoods

Statement	Comments
Our zoning code does not separate commercial, residential and retail uses in every district.	Yes, as stated
Our community has ordinances in place that allow neo-traditional development “By right” so that developers do not have to go through a long variance process.	Not currently applicable
We have a street tree ordinance requiring new development to plant shade-bearing trees appropriate to our climate.	Not currently applicable, however a similar element is being considered, to address heat island issues and native planting to lessen water consumption.
Our community has an organized tree-planting campaign in public areas to make walking more comfortable in summer.	Not currently applicable, however a similar element is being considered, to address heat island issues and native planting to lessen water consumption
We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	The City adopted a nuisance ordinance that enforced through code enforcement
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Yes through regular maintenance and redevelopment
In some areas, several errands can be made on foot, if desired.	As a rule yes, also the city has a new downtown streetscape program under development that enhances connectivity
Some children can and do walk/ bike to school safely.	yes
Schools are located in or near neighborhoods.	yes

Infill Development

Statement	Comments
Our community has an inventory of vacant sites and buildings available for redevelopment and/or infill development.	Yes, and identified in the redevelopment of historic downtown through city incentives and promoted through RDC and DDA
We are actively working to promote Brownfield redevelopment.	Yes, and identified in the redevelopment of historic downtown through city incentives and promoted through RDC and DDA, limited Brownfield’s
Our community is actively working to promote greyfield redevelopment.	Limited existence , Yes, and identified in the redevelopment of historic downtown through city incentives and promoted through RDC and DDA
We have areas that are planned for nodal development (compacted near intersections rather than spread along a major road.)	Yes through redevelopment of the historic downtown area
We allow small lot development (<5000 SF) for some uses.	Yes depending on use and application of zoning district, redevelopment acres, PUD’s

Sense of Place

Statement	Comments
If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	Initial efforts to promote common threads unique to this community are underway as found in the new streetscape program as found in signage, lighting , setbacks, fencing ect.
We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	Yes through our comprehensive streetscape program for downtown historic redevelopment
We have ordinances to regulate the aesthetics of development in our highly visible areas.	Under consideration for adoption
We have ordinances to regulate the size and type of signage.	Yes, under annual review
Our community has a plan to protect designated farmland.	Yes

Transportation Alternatives

Statement	Comments
We have public transportation in our community.	Not available through the city, but limited availability through Hall County Government (RED RABBIT)
We require that new development connects with existing development through a street network, not a single entry/exit.	Yes and under consideration by a new zoning ordinance and Design specifications
We have a good network of sidewalks to allow people to walk to a variety of destinations.	Fair, and under improvement through the previous mentioned Streetscape program.
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	Yes and under consideration by a new zoning ordinance and Design specifications
We require that newly built sidewalks connect to existing sidewalks wherever possible	Yes and under consideration by a new zoning ordinance and Design specifications
We have a plan for bicycle routes through our community.	To some extent , and under consideration for application in areas that offer direct connectivity
We allow commercial and retail development to share parking areas wherever possible.	Yes and under consideration in the adoption of a new zoning ordinance

Regional Identity

Statement	Comments
Our community is characteristic of the region in terms of architectural styles and heritage.	Limited, and being enhanced through redevelopment and new development
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	Limited in application but unique and promoted by area business.
Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	Limited in application but unique and promoted by area business
Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	Limited in application but unique and promoted by area business and local government
Our community promotes tourism opportunities based on the unique characteristics of our region.	Yes, regular seasonal application
Our community contributes to, and draws from, the region, as a source of local culture, commerce, entertainment, education.	Yes, regular seasonal application

Heritage Preservation –

Statement	Comments
We have designated historic districts in our community.	Under consideration through draft ordinance
We have an active historic preservation commission.	Under consideration through draft ordinance
We want new development to complement historic development, and we have ordinances in place to ensure that happening.	Under consideration through draft ordinance, and public development of new veterans park

Open Space Preservation

Statement	Comments
Our community has a greenspace plan.	Under consideration as a element through draft ordinance
Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	Under consideration as a element through draft ordinance by private development
We have a local land conservation program/ work with state or national land conservation programs to preserve environmentally important areas in our community.	No, not currently
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	Under consideration as a element through draft ordinance, currently encouraged per application with limited success

Environmental Protection

Statement	Comment
We have a comprehensive natural resources inventory.	In its infancy ongoing through growth/ annexation
We use this resource inventory to steer development away from environmentally sensitive areas.	Yes, through adopted ordinance
We have identified our defining natural resources and have taken steps to protect them.	Yes, through adopted ordinances
Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	Yes, through adopted ordinances
Our community has and actively enforces a tree preservation ordinance.	Not currently
Our community has a tree-replanting ordinance for new development.	Not currently
We are using stormwater best management practices for all new development.	Yes, through adopted ordinance
We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	Yes, through adopted ordinance

Growth Preparedness

Statement	Comments
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes, on-going annual review
Our local governments, the local school board, and other decision-making entities use the same population projections.	As applicable
We have a Capital Improvements Program that supports current and future growth.	Yes, on-going annual review reflected in budget adoption
We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	Defined through annexation and current comp plan

Appropriate Businesses

Statement	Comments
Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	Ongoing, current new waste treatment development will enhance employment and business strategy reflective of comp plan objectives
Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	Yes, as well as enhance current business
We recruit businesses that provide/ create sustainable products.	Not currently, due in part to infrastructure limitations
We have a diverse jobs base, so that one employer leaving would not cripple us.	Not applicable under weak / current inventory of major employers, current base supports small business/ entrepreneur development

Employment Options

Statement	Comments
Our economic development program has an entrepreneur support program.	Limited under consideration of enhancement through DDA, RDC and Chamber efforts
Our community has jobs for skilled labor.	Limited under current economic conditions however the city's new waste treatment facility is paving the way for new development when the economy regains momentum serving a major employment corridor
Our community has jobs for unskilled labor.	Limited under current economic conditions however the city's new waste treatment facility is paving the way for new development when the economy regains momentum serving a major employment corridor
Our community has professional and managerial jobs.	Limited under current economic conditions however the city's new waste treatment facility is paving the way for new development when the economy regains momentum serving a major employment corridor

Housing Choices

Statement	Comments
Our community allows accessory units like garage apartments or mother-in-law units.	Under consideration of a new draft ordinance
People who work in our community can afford to live here.	Yes, reflective of economic conditions
Our community has enough housing for each income level (low, moderate, and above-average incomes)	Yes , under regular annual review, reflective of comp plan
We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	Yes , under regular annual review, reflective of comp planned draft ordinances under consideration
We have options available for loft living, downtown living, or “neo-traditional” development.	Under consideration of a new draft ordinance
We have vacant/ developable land for multifamily housing.	yes
We allow multifamily housing to be developed in our community.	yes
We support community development corporations building housing for lower-income households.	yes
We have housing programs for households with special needs.	yes
We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	Limited as designed reflective of application and Under consideration of a new draft ordinance

Educational Opportunities

Statement	Comments
Our community provides work-force training options for our citizens.	Available through chamber and local colleges/ Quick Start
Our workforce training programs provide citizens with skills for jobs that are available in our community.	Available through chamber and local colleges/ Quick Start
Our community has higher education opportunities, or is close to a community that does.	Yes, several area colleges and tech development are accessible to the region
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	Limited under current economic conditions

Local Self-determination

Statement	Comments
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	Yes, Promoted / ongoing through visual and structured content
We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	Yes, Promoted / ongoing through visual and structured content
We have a public-awareness element in our comprehensive planning process.	Yes, Promoted / ongoing through visual and structured content
We have clearly understandable guidelines for new development.	Limited as designed reflective of application and Under consideration of a new draft ordinance
We offer a development guidebook that illustrates the type of new development we want in our community.	Not currently, but applicable as ordinances become applicable
We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	Limited as designed reflective of application and Under consideration of a new draft ordinance, design spec's under annual review for consideration of amendment
We have a budget for annual training for planning commission members and staff, and we use it.	Yes, applicable
Our elected officials understand the land-development process in our community	Yes, and vigorously support with objective planning consideration

Regional Cooperation

Statement	Comments
We plan jointly with our cities and county for Comprehensive Planning purposes	As a rule, yes
We are satisfied with our Service Delivery Strategies	There are areas which should be readdressed, however we are supportive of the process and currently defend and support applications
We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	Yes, in depth and broad application, primary through Hall County and limited through Banks County though encouraged.

Identified Issues

Adequate traffic upgrades at Hwy 365 & Hwy 52 will be needed in the future to ensure unimpeded traffic flow in the area when increased commercial development occurs.

Utilize the streetscape improvements in the historic downtown to promote business relocation and retention in the area.

Adoption of a new Historic district designation and historic preservation ordinance will allow buildings and residences within the historic downtown to preserve and restore integrity, therefore promoting infill development and business retention.

Creation of city-wide tree ordinance will create a more attractive city and promote the protection of greenspace and natural resources.

The City of Lula is committed to the improvement and installation of sidewalks, street trees, and lighting to promote a more pedestrian friendly environment.

Infrastructure improvements would allow the city to recruit a greater variety of industry and other employers, including those that create/provide sustainable products.

Increased business/industry recruitment would provide more skilled and unskilled labor jobs to increase employment within the community.

Identified Policies

We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.

We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.

Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.

We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.

We will continue to work jointly with neighboring jurisdictions on developing solutions for shared regional issues

Report of Accomplishments

Action	Status	Comment
Engineer a resolution to the water delivery system eliminating the low and high pressure to become as one operating system for the benefit of existing and future constituents.	Completed	Additional enhancements are under consideration
Begin engineering for expansion and permitting waste treatment to meet new load allocation and increased discharge levels	Underway	Land Purchase, Engineering Permitting and construction bid completed, Line Construction completed to 60%
Complete a Annual Road Assessment Program of city owned streets and right of ways so to develop a long & short term maintenance program and upgrades	Completed	Annual Review for compliance to Inventory and budget
Begin Construction of New Waste Treatment Facility and main trunk line	Underway	Land Purchase, Engineering Permitting and construction bid completed, Line Construction completed to 60%
Build additional Water Storage Tanks to meet the needs over the next 5 years	Completed	300k elevated water tank
Acquire additional right of way for sewer trunk line development along the Hwy 365 employment corridor	Completed	Phased project, Phase one complete at a cost of 500k +
Develop a design for a "Veterans Park for passive use and recognition of area veterans	Completed	Completed as this PPU is adopted
Construct a Veterans Park, create additional parking	Underway	Transportation Enhancement Grant has limited progress due to slow funding engineering permit in place
Develop and/ or amend current zoning regulations to reflect comprehensive plan	Complete	Draft completed for consideration
Develop and/ or amend current subdivision regulations to reflect comprehensive plan	Complete	Draft completed for consideration
Develop a reasonable annexation program that identifies the benefit and cost to the city	Ongoing	
Analysis of Impact fee adoption	Complete	Current market conditions would not allow for additional application
Development of annual review of housing development existing and future regarding, cause and affect	Complete	Annual review
Develop and/ or amend Housing development standards for low, medium, high income	Complete	Draft completed for consideration
Annual review of budget impact for service levels	Complete	Ongoing

Action	Status	Comment
Annual review of Code enforcement programs	Complete	New amendments under consideration for adoption
Annual review of infrastructure needs assessment for 1,3,& 5 year updates	Complete	Ongoing
Evaluation of Public Safety programs for implementation	Ongoing	Ongoing
Develop a land data bank of vacant existing property inside and surrounding the city	Ongoing	Ongoing
Identifying and evaluating future land use of vacant properties	Complete	Ongoing policy
Evaluate participation in EDC Board thru Hall Chamber	Ongoing	Ongoing
Evaluation of Institution of design development review contracted	Ongoing	Ongoing
Development of streetscape program for Historic downtown area	Adopted	Under implementation
Annual Inventory and assessment of all city owned property for consideration of budget and capital improvement program	Complete	Ongoing
Annual review of budget impact for service levels primary Water Sewer rate verse cost	Complete	Ongoing
Consider adoption of a Downtown Development Board for the Historic district	Under consideration of adoption	Ongoing development
Evaluation of redevelopment of historic downtown district	underway	Ongoing
Consideration of Historic Preservation Ordinance	Complete	Draft zoning ordinance under consideration
Consideration of Applying for Better Home Town Status	Under consideration	
Development and amendment of Design Standards for SR 365 employment corridor	Completed	Annual review
Development of Ice Tea grant for downtown redevelopment Federal Grant	Complete	Underway, engineering and construction plans competed phase one
Development for consideration of an ordinance encouraging green Space development	Complete	Draft zoning ordinance under consideration
Adoption of Ordinance and/or regulation of infill development encouraging the historic component of Historic Downtown	Complete	Draft zoning ordinance under consideration





Action	Status	Comment
GIS Mapping of all resources, including Infrastructure, Public Building, Historical Building,	Ongoing	50% limited by budget restraints
Development and consideration of adoption of watershed protection	Adopted	
Ongoing Upgrade and replace existing 2" water line as applicable	Ongoing	
Ongoing, Complete West View Cemetery with roads and sidewalks	Postponed	Roads, sidewalks Completed, other enhancements limited by budget restraints

Short-Term Work Program










Year	Action	Estimated Cost	Funding Source	Responsibility
2009	Enhancement of Economic development opportunities through cooperative efforts of the DDA, Local Government, Chambers	\$2,500 Annual	General Fund	City Council/ DDA
2009	Ongoing Sewer System Improvements to Pump Stations	\$400k	Utility Fund	City Council
2009	Ongoing Water System Enhancements	Annual \$100k	Utility Fund	City Council
2009	Adoption of Draft Zoning Ordinance	\$2K	General Fund	City Council
2010	Adoption of Historic Preservation	\$3K	General Fund	City Council
2010	Consideration of Better Hometown	\$10K annual	General Fund	City Council/ DDA
2010	Continuation of development of streetscape program for Historic downtown area Phase 2	\$250k	Grants, General Fund	City Council/ DDA
2011	Continuation of GIS Mapping of all resources, including Infrastructure, Public Building, Historical Building,	Annual 7 to 10 K	Annual 7 to 10 K	City Council/ DDA
2011	Adoption of Ordinance and/or regulation of infill development encouraging the historic component of Historic Downtown	\$3k	Grants, General Fund	City Council/ DDA
2011	Construction of Phase 2 New Waste Treatment Facility and main trunk line	\$4 Million	Grants, General Fund	Utilities
2011	Analysis of Impact fee adoption	\$1k	General Fund	City Council
2011	Hwy 365 Corridor Study	\$2,000	City; GDOT	City; GDOT; GMRC
2012	Pursue and consider a tree ordinance	\$500	General fund; DNR	City, GMRC, DNR
2012	Water System Improvements and enhancements Source development	\$2 Million	Grants, General Fund Utility Fund	Utilities
2012	Continuation of GIS Mapping of all resources, including Infrastructure, Public Building, Historical Building,	Annual 7 to 10 K	Grants, General Fund Utility Fund	City Council
2012	Analysis of Impact fee adoption/ reevaluate	\$10k	Grants, General Fund	City Council
2013	Expansion of Phase 3 Main Sewer Trunk Lines	\$4 Million	Grants, General Fund Utility Fund	Utilities
2013	Continued Redevelopment of Existing Water System	\$1 Million	Grants, General Fund	Utilities
2013	Expansion of Water delivery System	\$2 Million	Grants, General Fund Utility Fund	Utilities

Official Zoning Map and Official Map of the City of Lula, Georgia

Legend

-  Railroad
-  Rivers and Streams
-  Lakes and Ponds
-  City Limit Boundary

Zoning Districts

-  R-1, Residential 1
-  R-2, Residential 2
-  R-3, Residential 3
-  PUD, Planned Unit Development
-  A-1, Agriculture
-  M-1, Industrial
-  CBD, Commercial Business
-  HB, Highway Business
-  Government Owned

This is to certify that this is the Official Zoning Map referred to in Article IV of the Zoning Ordinance, City of Lula, Georgia

Date of Adoption:

Amended Through: July, 2007

Milton Turner, Mayor

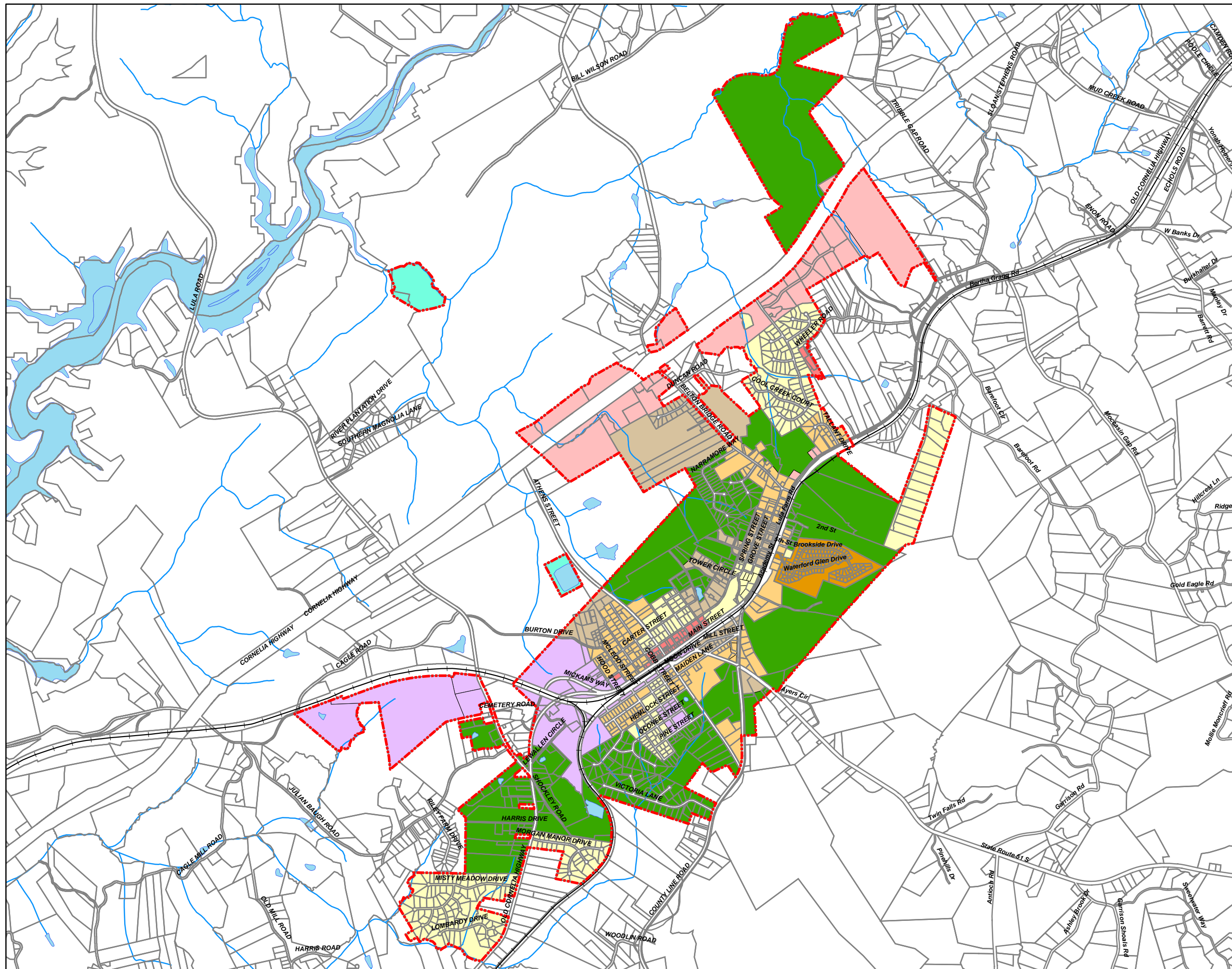
Rosemary Totty, City Clerk

Note: This map is compiled from Hall County digital tax parcel data and information supplied by the City of Lula. It is to be used for zoning purposes only. Georgia Mountains RDC assumes no responsibility for the accuracy of the information contained herein.

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Map Prepared By:
Georgia Mountains Regional Development Center
PO Box 1720
Gainesville, Georgia 30501
(770) 536-2626
FDJ, May, 2008



UPON ADOPTION BE FILED IN THE REGULAR
MINUTES AND MAINTAINED IN A SEPARATE
RESOLUTION or ORDINANCE FILE AND
COPIED TO ALL PARTIES

City of Lula
Hall County & Banks County, Georgia

RESOLUTION#061509a

**A RESOLUTION OF THE CITY OF LULA, GEORGIA ADOPTING the 2009 PARTIAL
PLAN UPDATE.**

WHEREAS, the City of Lula, Hall County, Georgia has developed a Partial Plan Update to the Comprehensive Plan and held a public hearing opportunity to review said Plan update on June 15th, 2009.

WHEREAS, said process serves the interest of the community by applying specific goals for application.

WHEREAS, the City of Lula, Hall County and Banks County, through the requirements of the Department of Community Affairs and the State of Georgia has prepared said update and short term work program to serve the city's interest through the year 2013.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF LULA AS
FOLLOWS:**

1.

The City of Lula, Hall County, Georgia through action of the Mayor and Council approves the transmittal of the 2009 Partial Plan Update to the Georgia Mountains Regional Development Center for State and regional review, thus serving the interest of the constituency of the City of Lula by vote of Council.

2.

If any paragraph, sub-paragraph, sentence, clause, phrase, or any portion of this Resolution shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this Resolution as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Resolution not held to be invalid. It is hereby declared to be the intent of the City Council to provide for separable and divisible parts, and they do hereby adopt any and all parts hereof as may not be held invalid for any reason.

This the 15th day of June 2009.

For the City of Lula:

A handwritten signature in cursive script, appearing to read "Milton Turner", is written over a horizontal line.

Milton Turner, Mayor

File Folder, Annual Budget Development, RDC , DCA File, Comprehensive Plan 2014

Resolution #081009A

**A RESOLUTION OF THE CITY OF LULA, GEORGIA
APPROVAL OF THE 2009 PARTIAL UPDATE OF THE
CITY OF LULA COMPREHENSIVE PLAN**

WHEREAS: The City of Lula, Georgia has developed the required Partial Plan Update to the City of Lula Comprehensive Plan; and

WHEREAS: The Partial Plan Update has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

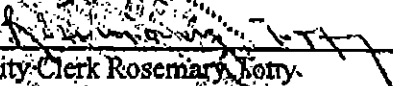
WHEREAS: The Partial Plan Update has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

Now, therefore, **IT IS HEREBY RESOLVED** by the City of Lula that the 2009 Partial Plan Update to the City of Lula Comprehensive Plan is hereby adopted.

Adopted by the City Council this 10th day of August, 2009.



Mayor Milton Turner

ATTEST


City Clerk Rosemary Lotry

