

Joint County-City Comprehensive Plan 2007-2027

Community Agenda

For

Bartow County

And the Cities of

Adairsville, Emerson, Euharlee,

Kingston, Taylorsville and White

February 2008

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## **Introduction**

The State of Georgia requires that local governments update their comprehensive plan to maintain Qualified Local Government Status. Current Georgia Department of Community Affairs requirements call for a partial update, the Community Agenda, to be submitted by the recertification date. To that end, local government of Bartow County and the cities of Adairsville, Emerson, Euharlee, Kingston, Taylorsville, and White (hereinafter referred to as “the cities”) worked with the Burruss Institute of Public Service and Research at Kennesaw State University and the Coosa Valley Regional Development Center to identify stakeholders, gather community input, produce a Community Assessment, and complete the Community Agenda.

The Community Agenda is the most important part of the Comprehensive Plan since it is the final distilled product of the Community Assessment and Citizens Participation. It is the vision for the County that states the strategy to achieve the vision. As the *Rules of the Georgia Department of Community Affairs* (DCA) succinctly state, “it is a roadmap for the community’s future” and “The Community Agenda is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented” [DCA Rules Chapter 110-12-1-.05 (1)]. Among the requirements of the Community Agenda is that it be a “concise, user-friendly document usable for the day-to-day decision-making by community leaders as they work toward achieving the desired future of the community” [DCA Rules Chapter 110-12-1-.05 (2)].

### **Citizen Participation and Assessment Methodology**

The Community Assessment was built from many methods with citizen involvement at its core. Further, it was not viewed as a stand alone process but developed using previous planning initiatives of Bartow County. The following is a list of planning tools and initiatives used county -wide:

- Growth Management Plan
- Short-Term Transportation Study
- Long-Range Transportation Study
- Etowah Valley Historical Society Inventory of Sites
- Strategic Plan
- Stakeholders Identification and Input
- Public Hearings
- Citizen Survey
- Focus Group Meetings.

The Growth Management Plan, Strategic Plan, Short-Term Transportation Study, Long Range Study are separate documents and continue to be important guides for county decision makers and administrators. The remaining items listed above are fully discussed and articulated in the Bartow County Community Assessment.

## **Vision and Mission Statements**

### **Bartow County:**

Vision Statement: Bartow County is recognized as the best community to live, work, play, and raise a family.

Mission Statement: The mission of Bartow County is to provide quality services to all citizens, promote strategic economic development that both protects our natural resources and preserves our rich heritage, and to educate our citizenry to meet the challenges of our future, so that Bartow County is recognized as the best community in which to live, work, play, and raise a family.

### **City of Adairsville**

Vision Statement: Adairsville is a picturesque, historical town with state-of-the-art services and quality people.

Mission Statement: The City of Adairsville will promote commercial and industrial job opportunities for its citizens. It will work to provide a wider range of entertainment, retail and health services. Adairsville will increase tourism through the development of historical, retail and recreational areas.

### **City of Emerson**

Vision Statement: Emerson is a friendly, people-oriented community.

Mission Statement: “The mission of Emerson is to establish an infrastructure adequate to support the needs of its people and create an atmosphere that encourages the pursuit of the American way.”

### **City of Euharlee**

Vision Statement: The City of Euharlee will be recognized as an historic, yet dynamic, community.

Mission Statement: The City of Euharlee seeks to create an environment in which partnerships between the public and private sectors are developed for the purpose of improving the quality of life for our citizens. The city will foster a climate conducive to historic preservation, commercial development and the improvement of educational, social and cultural opportunities for our citizens.

## **City of Kingston**

Vision Statement: The City of Kingston will be known as a great place to live, raise a family, and retire.

Mission Statement: The City of Kingston will seek to become a great place to live, raise a family, and retire by protecting its historical heritage, providing an environment for controlled growth through the adoption of a formal land-use plan and the development of adequate water and sewer systems, and emphasizing residential restoration and growth.

## **City of White:**


Vision Statement: The City of White has always been known for it's beautiful surroundings and quiet gentle living, but now our vision turns to bringing industry for more and better jobs, commercial trade for convenience, recreation for our health while striving to keep our small town appeal.


Mission Statement: Our mission is to enhance the quality of life by continuing to exude a friendly hometown atmosphere during the upcoming times of change and growth.

## **Future Development Narrative**


Using their Existing and Future Land Use Maps, results from the public hearing process, and advice and assistance from the Burruss Institute of Public Service and Research at Kennesaw State University and the Coosa Valley Regional Development Center, each jurisdiction developed and defined Character Areas. The following section defines details, illustrates, and then maps each Character Area into the Future Development Map.


## Bartow County

	Future Development Map Narrative	
	Jurisdiction: Bartow County	
	Character Area: Historic Area	
	Quality Community Objectives	Implementation Measures
Description	<p>Sense of place Regional identity Heritage preservation</p>	<p>Any development in the unincorporated area must provide the county with an archeological survey and be approved by the county in addition to federal and state regulations related to preservation/disturbance of archeologically significant sites. High density development will not be permitted.</p>
<p>Etowah Valley Historic District is designated to protect archeological resources of the Creek and Cherokee Nations with fewer buildings erected.</p>	<p>Land Uses</p> <p>Rural Residential, Open Space Preservation</p> <p>Bartow County recognizes the uniqueness of this area, with significant historical and archeological sites located throughout and must utilize land use planning and regulatory powers to preserve its character.</p>	<p>The Etowah Valley Historic Society recently completed a county-wide comprehensive inventory of historic places and sites. A copy of the report is kept in the Bartow Zoning Department to be used as a reference for future development considerations and as a guide for development in order to protect and preserve the designated sites and places.</p> <p>More detailed sub-area planning to preserve traditional and historic features while adapting for current use maybe required including new or revise incentives to encourage preservation and rehabilitation.</p> <p>Public Investments may include sidewalks, beautification projects, and the acquisition of green space, consistent with maintaining the character area of the historic district.</p> <p>The strategic placement of infrastructure will be a key to prevent over-development.</p>


	Future Development Map Narrative	
	Jurisdiction: Bartow County	
	Character Area: Barnsley Gardens Resort	
	Quality Community Objectives:	Implementation Measures:
Description:	<p>Provide water and sewer to the area without encouraging high density development.</p> <p>Build a fire station to serve the area and surrounding rural areas.</p>	
<p>Barnsley Gardens Resort Area: Barnsley Gardens is a large acreage high-end resort area that includes a significant archeological site preserved under private ownership. The resort area includes a golf course and rental lodging that target tourists. A residential village is planned for the near future. The county's Spring Bank Conservation Park adjoins the property.</p>	<p>Protect the rural character of the area through land uses and regulatory powers.</p> <p>Use Special Purpose Local Option Sales Tax funds to construction a fire station.</p> <p><b>Land Uses:</b> The land uses for the Resort have been determined allowing for a mix of commercial, residential, and agricultural uses compatible with the character area.</p>	




	Future Development Map Narrative	
	Jurisdiction: Bartow County	
	Character Area: Major Highway Corridors	
	Quality Community Objectives:	Implementation Measures:
Description:	<p>Growth Preparedness Appropriate businesses Employment options</p>	<p>Setback requirements along these highways vary according to the zoning classification of the adjoining properties. County signage regulations apply along these routes as they would along other county roads. Design characteristics along these routes (with the current exception of Old Alabama Road), including medians and access issues, are controlled by the Georgia Department of Transportation. Old Alabama Road will become part of the GA Hwy. 113 corridor in the near future and will come under DOT control as well.</p> <p>More detailed sub-area planning Example: traffic studies</p> <p>New or revised local development regulations Example: Restrict billboards Restrict exits off main roads &amp; use existing access roads.</p> <p>Public Investments Example: Beautification projects</p> <p>Infrastructure Improvements Example: Planning pedestrian and bike trails beyond traffic barriers.</p> <p>Within the borders of Bartow County is a significant transportation hub, including several important highway and rail corridors. The county will need to be vigilant in its growth management planning due to expected development along these corridors to maintain its sense of place.</p>
<p>Includes the following corridors:</p> <p>I-75;</p> <p>Hwy. 41;</p> <p>Hwy. 411 south to Rome(which will be a sig. link in the proposed Atlanta-Memphis highway corridor), north to Gordon County;</p> <p>Hwy. 20 east to Canton, west to Rome;</p> <p>Hwy. 113;</p> <p>Hwy. 61;</p> <p>Old Alabama Road: the relocation of GA 113 along the old Alabama Corridor as a divided 4 lane will serve as an effective by-pass south of Cartersville and north by-pass of Emerson to I-75 for commuter traffic.</p>	<p>Land Uses: Light Industrial Commercial Residential Open Space</p>	


		Future Development Map Narrative	
		Jurisdiction: Bartow County	
		Character Area: Residential Suburban Area - Developing	
		Quality Community Objectives:	Implementation Measures:
		<p>Growth Preparedness Open Space Preservation Housing Opportunities Infill Development Sense of Place</p>	<p>Acceptable minimum lot sizes in this area varies depending on presence of sewer facilities. Minimum lot size for development connected to a sewer system is 15,000 sq. ft. Minimum lot size for development on septic is 26,000 sq. ft. New planned developments require sidewalks, preservation of trees in natural areas, including individual lots. Conservation subdivision ordinances allow for higher density development with set-asides; 50% of the land must be designated for greenspace. Greenspace set-asides are encouraged even in developments not specifically designated as</p>
		<p>Land Uses:  Residential Commercial Light Industrial</p>	
<p>Largest area of residential character, which includes large portions of the central part of the county stretching from Cartersville north to the outskirts of Adairsville. Also includes strips of developing residential area between Adairsville and White, and from White north to Pine Log. Area also includes development east of I-75 along Highway 140. Characterized primarily by single-family housing units.</p>			


	<p>conservation subdivisions. Number of units in permitted developments is typically small when compared to developments in other metro-Atlanta communities. Limited commercial and light industrial development is allowed in appropriate locations usually requiring a land use change. Access outlets to local roads may be required depending on number of housing units in development. Due to the scale of these areas across the county, many developments may not be near local schools. Much of the land within this character area will remain rural in nature due to lack of infrastructure, particularly the lack of sewer lines. The county does not encourage development where infrastructure is lacking. It uses strategic placement of infrastructure as a growth management tool. In the future Bartow County will consider the establishment of a Transfer of Development Rights (TDR) Program to allow higher density in residential</p>
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		Future Development Map Narrative	
		Jurisdiction: Bartow County	
		Character Area: Scenic Corridors	
		Quality Community Objectives:	Implementation Measures:
<b>Description:</b>  The following corridors: Hwy. 411 north from White to the Gordon County line, and Hwy. 140. Highway 411 north to the Gordon County line has been designated as a scenic highway by the Ga. DOT. It passes through one of the most scenic areas of the county. Highway 140 runs east-west near the northern border of Bartow County and is one of Georgia's most scenic routes. The City of Adairsville is located on the western portion of the 140 corridor in Bartow County where considerable development is expected in the near future.		Heritage Preservation Open Space Preservation Sense of Place  Land Uses:  Agricultural Rural Estate Traditional Residential Commercial	Considerable development has occurred along the 140 highway corridor east of Bartow but the highway remains predominantly rural and scenic through the county. A planned upgrade to the corridor by GDOT from Fulton County to I-75 will bring considerable development pressure in the future. The county's Beazley Gap greenspace area lies along the eastern end of this corridor in Bartow County.  The 411 corridor north of the city of White to the Gordon County line remains mostly rural in character. Views of the Appalachian foothills and valleys farms are spectacular.  Protection of the "viewshed" along these corridors should be encouraged.


		<p>Large parts of these highways run through rural residential character areas and high density development should be discouraged.</p>
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	Future Development Map Narrative	
	Jurisdiction: Bartow County	
	Character Area: Conservation	
	Quality Community Objectives:	Implementation Measures:
Description:	<p>Open Space Preservation Environmental Protection Sense of Place Watershed Protection Historic Preservation Passive Recreation</p>	<p>Possible development of transfer of development rights (TDR) program to preserve greenspace and agricultural land.</p> <p>To consider allowing transitional “on site” wastewater treatment (for later conversion to tradition wastewater sewer system). To allow concentrated subdivisions in other appropriate areas.</p> <p>Utilize SPLOST for acquisition of additional greenspace parks.</p>
<p>Includes the Pine Log Wildlife Management Area; Lake Allatoona and the adjacent federally owned land areas managed by the U.S. Corps of Engineers; and county-owned greenspace areas protected by permanent covenant as defined by the Georgia Greenspace Act. County greenspace areas are primarily natural-setting areas with limited passive recreational opportunities (walking trails; possible bicycle/mountain bike paths; picnic tables, etc.)</p>	<p>Land Uses:  Greenspace Agricultural</p>	


	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Bartow County</b>	
	<b>Character Area: Residential Suburban – Built Out</b>	
	<b>Quality Community Objectives:</b>	<b>Implementation Measures:</b>
<b>Description:</b>	<b>Regional Identity</b> <b>Heritage Preservation</b> <b>Traditional Neighborhoods</b> <b>Sense of Place</b>	<p>The character of this area is not likely to change in the near future. This area was developed before zoning ordinances were implemented by the county, resulting in a wide variety of lot sizes. Older, well-kept neighborhoods predominate. The area is generally well landscaped with some natural settings. Some commercial establishments (gas, groceries, restaurants, etc.) exist along Highway 20, the northern border of this area. Infill development is not encouraged in this area as it would serve to destroy the area's current character. Little new development is likely.</p>
<p>City- Residential areas located east of I-75 and south of Highway 20 on northern edges of Lake Allatoona. The area is characterized primarily by single-family homes (with a handful of multi-family dwellings) on lots of varying sizes.</p>	<b>Land Uses:</b> <b>Residential</b> <b>Commercial</b>	


	Future Development Map Narrative	
	Jurisdiction: Bartow County	
	Character Area: Rural Residential	
	Quality Community Objectives:	Implementation Measures:
Description:	<p>Rural Sense of place  Open space preservation  Environmental protection  Appropriate businesses</p>	<p>These areas are identified in Bartow County’s Growth Management Plan as areas that should remain rural in nature. The areas contain much open space and farmland. Residential development is limited to larger lot sizes (2 acre minimum). Only limited infrastructure will be made available in the future to discourage excessive residential development.</p>
<p>Rural Residential: Includes areas along the western edge of the county from Taylorsville north to an area west of Adairsville. Also includes large areas in northeast part of county east of I-75 and the Etowah Valley Historical District.</p>	<p>Land Uses:</p> <p>Rural Residential</p> <p>Limited Commercial</p> <p>Agricultural</p>	



	Future Development Map Narrative	
	Jurisdiction: Bartow County	
	Character Area: Agricultural	
	Quality Community Objectives:	Implementation Measures:
	Growth Preparedness Appropriate Businesses Open Space Preservation Sense of Place	<p>Bartow County recognizes the need to preserve agricultural land even though it is a rapidly growing community. A large portion of the agricultural area in the eastern part of the county is owned by single entity which seems committed to preserving the agricultural character of this area. Development in other agricultural areas is limited to 2+ acres minimum lot size. The county's Growth Management Plan does not provide for heavy infrastructure to be extended to these areas in the future in order to discourage development. Through its greenspace program, the county encourages the creation of conservation easements which severely restrict development of parcels of land in perpetuity.</p>
Description:		
<p>Includes: area northeast of Taylorsville; area north of Euharlee; area in far northwestern section of county bordering Floyd County, and area in eastern portion of county between Lake Allatoona and Pine Log Wildlife Management Area.</p>		
	Land Uses:	
	Agricultural Commercial Rural Residential	

		Future Development Map Narrative	
		Jurisdiction: Bartow County	
		Character Area: Crossroad Communities	
		Quality Community Objectives:	Implementation Measures:
<b>Description:</b>		<p>Growth Preparedness  Appropriate Businesses  Open Space Preservation  Housing Opportunities  Sense of Place</p>	<p>The potential for these areas to revitalize as viable commercial crossroads will increase as residential development occurs nearby. It is possible these communities might obtain village status again at some future point. Land use should reflect the character of the area to provide a focal point for development with a sense of place and attributes unique to the area.</p>
<p>Includes the communities of Stilesboro, Pine Log and Rydal. These communities are not characterized as villages due to the lack of significant residential and commercial development, but have some similar characteristics and remain focal areas for farms and homesteads in these rural areas. These areas formally had more significance for local residents with some mercantile activity.</p>		<p>Land Uses:</p> <p>Residential  Commercial  Agriculture</p>	

		Future Development Map Narrative	
		Jurisdiction: Bartow County	
<p align="center"><b>Description:</b></p> <p>Southeastern corner of county centered around Allatoona Elementary School. The area falls generally east of I-75 and south of Lake Allatoona. In the early 1980s, numerous mobile home parks/subdivisions were established in this area. Most of these dwellings were well maintained under the original owners. Over time, these properties were converted into rental units and significant decline in the maintenance of these residences has occurred. This area could be categorized as “blighted” due to the poor condition of many of these dwellings.</p>		Character Area: Residential Traditional Neighborhood - Declining	
		Quality Community Objectives:	Implementation Measures:
<p>Appropriate Business Open Space Preservation Environmental Protection Housing Opportunities Traditional Neighborhoods Infill Development Sense of Place</p>	<p>Land Uses: Residential Commercial Light Industrial</p>		

	Future Development Map Narrative	
	Jurisdiction: Bartow County	
	Character Area: Rural Village	
	Quality Community Objectives:	Implementation Measures:
Description:	<p>Regional Identity Growth Preparedness Appropriate Businesses Heritage Preservation Open Space Preservation Housing Opportunities Sense of Place</p>	<p>Significant residential development has occurred near the village which further heightens the village as a focal point for the area. The development of pedestrian friendly transportation, including bicycle and walking paths, to the village will enhance the quality of rural village atmosphere.</p> <p>The county's main recreation complex is located near the Cassville community and will be expanded in the future, if additional property can be acquired.</p>
<p>The Cassville community, which originally served as Bartow County's seat of government, is an unincorporated rural village having developed as a focal point for mercantile activity at the community's focal crossroad. The area includes traditional neighborhood features, local schools and parks. Numerous historic structures exist in the community.</p>	<p>Land Uses: Residential Commercial</p>	

**Future Development Map Narrative**  
**Jurisdiction: City of Adairsville, Georgia**

**Character Area: Major Highway Corridor**

**Quality Community Objectives**  
**Social and Economic Development**

- Growth Preparedness
- Appropriate Businesses
- Employment options

**Implementation Measures**

- More detailed sub-area planning  
Example: Traffic Studies.
- New or revised local development regulations  
Example: Restrict billboards.  
Restrict exits off main roads and use existing access roads.
- Public Investments  
Example: Beautification projects.
- Infrastructure Improvements  
Example: Planning pedestrian and bike trails beyond traffic barriers.

**Land Uses**

- Industrial
- Commercial
- Subdivisions

**Description**

Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways.

**Development Strategies and Policies**

- Maintain a natural vegetation buffer (at least 50 feet in width).
- All new development should be set-back behind this buffer, with alternate access roads, shared driveways or inter-parcel roads.
- Encourage landscaped, raised medians.
- Provide pedestrian facilities behind drainage ditches or curb.

- Provide paved shoulders for bike lanes or emergency lanes.
- Coordinate land uses, bike/pedestrian facilities w/transit stops.
- Manage access to keep traffic flowing; using directory signs.
- Unacceptable uses: new billboards.



**Future Development Map Narrative**  
**Jurisdiction: City of Adairsville, Georgia**

**Character Area: Scenic Corridor**

**Quality Community Objectives**

**Development Patterns**

- Infill development
- Sense of place

**Resource Conservation**

- Heritage preservation
- Open space preservation
- Environmental protections

**Social and Economic Development**

- Appropriate businesses

**Governmental Relations**

- Local self-determination

**Implementation Measures**

- More detailed sub-area planning  
Example: Historical assessments.
- New or revised local development regulations  
Example: Tree conservation.
- Public Investments  
Example: Beautification projects.
- Infrastructure Improvements  
Example: Planning pedestrian and bike trails beyond traffic barriers.

**Land Uses**

- Agricultural and Rural Residential
- Green space Preservation
- Infill Development within close proximity to Cities.
- Tourist businesses
- Limited widening of roadway.

**Description**

Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.

**Development Strategies and Policies**

- Establish guidelines on development to protect the characteristics deemed to have scenic value.
- Guidelines for new developments that enhance the scenic value of the corridor and address landscaping, architectural design.
- Manage access to keep traffic flowing; using directory signage to clustered developments.
- Provide pedestrian linkages to residential or commercial districts.





**Future Development Map Narrative**  
**Jurisdiction: City of Adairsville, Georgia**

**Character Area: Industrial**

**Quality Community Objectives**

**Development Patterns**

- Infill development

**Resource Conservation**

- Heritage preservation
- Open space preservation
- Environmental protections

**Social and Economic Development**

- Appropriate businesses
- Growth Preparedness
- Employment options

**Governmental Relations**

- Regional cooperation

**Implementation Measures**

- More detailed sub-area planning  
Example: Use industrial and small industry parks; have mix of small and large industry.
- New or revised local development regulations  
Example: Require percentage of open space on site.
- Incentives  
Example: Tax breaks for incubators and small business for reuse and site cleanup
- Public Investments  
Example: Beautification projects.  
Install high-speed internet, and provide alternative access roads.
- Infrastructure Improvements  
Example: Planning pedestrian and bike trails beyond traffic barriers.  
Maintain and upgrade roads, install traffic lights, improve sewer/water

## **Land Uses**

- Heavy Industrial
- Light Industrial

## **Description**

Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site

## **Development Strategies and Policies**

- Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.
- Near airports, railroad lines and highways.
- Infill Development
- Rehab old sites
- Seek industrial that are not harmful to the environment



**Future Development Map Narrative**  
**Jurisdiction: City of Adairsville, Georgia**

**Character Area: Rural Residential**

**Quality Community Objectives**

**Development Patterns**

- Sense of place

**Resource Conservation**

- Heritage preservation
- Open space preservation
- Environmental protections

**Social and Economic Development**

- Appropriate businesses

**Governmental Relations**

- Local self-determination
- Regional cooperation

**Implementation Measures**

- More detailed sub-area planning  
Example: Preserve rural features and limit residential development.
- New or revised local development regulations  
Example: Require preservation of open space, trees, limit commercial and residential development.
- Public Investments  
Example: Public parks and green space/trails to connect Residential and small stores.
- Infrastructure Improvements  
Example: Improve water and sewer, extend where practicable.

**Land Uses**

- Agricultural and Rural Residential
- Green space Preservation
- Limited Commercial

### **Description**

Rural, undeveloped land likely to face development pressures for lower density (one unit per tow + acres) residential development. Typically will have low pedestrian orientation and access, vary large lots, open space, pastoral views, high degree of building separation.

### **Development Strategies and Policies**

Maintain rural atmosphere with new residential development by:

- Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space.
- Encourage compatible architectures styles that maintain regional rural character, without “franchise” or “corporate” architecture.
- Wherever possible, connect to regional network of green space and trails, available to pedestrians, bicyclists, and equestrians.
- Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings.



**Future Development Map Narrative**  
**Jurisdiction: City of Adairsville, Georgia**

**Character Area: Agricultural/Forest**

**Quality Community Objectives**

**Resource Conservation**

- Heritage preservation
- Open space preservation
- Environmental protections

**Governmental Relations**

- Local self-determination

**Implementation Measures**

- More detailed sub-area planning  
Example: Restrict development and rural preserve characteristics.
- New or revised local development regulations  
Example: Restrict commercial and residential development.
- Public Investments  
Example: Public land as open space, recreation areas.
- Infrastructure Improvements  
Example: Use utility sighting to control growth.

**Land Uses**

- Limited subdivision, commercial, and Industrial development.

**Description**

Land is open, cultivated state or sparsely settled, woods, farms.

**Development Strategies and Policies**

**Maintain rural character by:**

- Strictly limiting new development.
- Protecting farmland and open space.
- Promoting use of conservation easements.

- Limit residential subdivision; require cluster or conservation subdivision design, architecture that maintains rural character.
- Widen roadways only when necessary.
- Carefully design the roadway alterations to minimize visual impact.
- Promote these areas as passive-use tourism, recreation.
- Establish development nodes.



**Future Development Map Narrative**  
**Jurisdiction: City of Adairsville, Georgia**

**Character Area: Crossroad Community**

**Quality Community Objectives**

**Development Patterns**

- Sense of place

**Resource Conservation**

- Heritage preservation
- Open space preservation
- Environmental protections

**Governmental Relations**

- Local self-determination

**Implementation Measures**

- Traditional Neighborhood Development  
Example: Encourage commercial development in nodes...
- Public Investments  
Example: Beautification projects, signage.

**Land Uses**

- Agricultural
- Agribusiness
- Rural residential
- Commercial.

**Description**

Historic Communities, unincorporated, at intersection of Main Thoroughfares

**Development Strategies and Policies**

- Similar Guidelines as for Rural Residential Community concerns.





**Future Development Map Narrative**  
**Jurisdiction: City of Adairsville, Georgia**

**Character Area: Commercial and Office**

**Quality Community Objectives**  
**Social and Economic Development**

- Appropriate businesses
- Educational opportunities
- Employment options

**Governmental Relations**

- Regional cooperation
- Local self-determination

**Implementation Measures**

- More detailed sub-area planning  
Example: Restrict area to be developed commercially.
- New or revised local development regulations  
Example: Building design requirements – landscaping etc.
- Incentives  
Example: Developer variances for preserving trees, using pervious asphalt.
- Public Investments  
Example: Law enforcement to patrol areas of open space, trails that connect commercial with residential.
- Infrastructure Improvements  
Example: Maintain storm water drains.

**Land Uses**

- Commercial
- Mixed-use

**Description**

Characterized by high degree of access by vehicular traffic and transit if applicable; on-site parking; low degree of open space; moderate floor-area ratio, Includes, auto related businesses, restaurants, convenience stores, offices.

## Development Strategies and Policies

Retro-fit unattractive or vacant building by:

- Creating a shopping “square” around a smaller internal parking lot.
- Upgrading appearances of existing older commercial building.
- Reconfiguring parking lot and circulation routes for automobiles.
- Providing pedestrian and bicycling amenities.
- Adding landscaping, trees in parking lots for shade, runoff control.
- Pervious paving, buffers, mixed use.



**Future Development Map Narrative**  
**Jurisdiction: City of Adairsville, Georgia**

**Character Area: School, Government, Institutional**

**Quality Community Objectives**  
**Social and Economic Development**

- Appropriate businesses
- Educational opportunities
- Employment options
- Infill development

**Governmental Relations**

- Regional cooperation
- Local self-determination

**Implementation Measures**

- More detailed sub-area planning  
Example: Maintain historical or cultural features of older school or government building while rehabbing for current needs.
- New or revised local development regulations  
Example: Infill and reuse guidelines.
- Public Investments  
Example: Connect to parks, trails for walk ability, open to public.
- Infrastructure Improvements  
Example: Maintain and patrol.

**Land Uses**

- Government buildings

## **Description**

Municipal buildings, schools, libraries, cemeteries

## **Development Strategies and Policies**

- Design, maintenance guidelines
- Access for bike, pedestrian, transit
- Link to open spaces where possible



**Future Development Map Narrative**  
**Jurisdiction: City of Adairsville, Georgia**  
**Character Area: Residential**

**Quality Community Objectives**  
**Development Patterns**

- Sense of place
- Traditional neighborhood
- Infill development

**Resource Conservation**

- Heritage preservation
- Open space preservation
- Environmental protections

**Social and Economic Development**

- Growth preparedness
- Appropriate businesses
- Employment options
- Housing choices
- Educational opportunities

**Governmental Relations**

- Local self-determination
- Regional cooperation

**Implementation Measures**

- More detailed sub-area planning  
Example: Preserve traditional and historic features while adapting for current use.
- New or revised local development regulations  
Example: Preservation, rehabilitation, and infill guidelines.
- Public Investments  
Example: Public parks and green space/trails to connect Residential and small stores.  
Sidewalks, beautification projects.
- Infrastructure Improvements  
Example: Improve existing water and sewer, extend where practicable.  
Provide high speed internet, transit

## Land Uses

- Residential

## Description

Post WWII housing. Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open spaces, high to moderate degree of building separation, predominately residential. Post WWII.

## Development Strategies and Policies

- Retrofit to meet traditional neighborhood development principles.
- Creating walk able neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations.
- Use traffic calming improvements, sidewalks, interconnections.
- Accessory housing units or new well-designed, small-scale infill multifamily residences to increase density and income diversity.



**Future Development Map Narrative**  
**Jurisdiction: City of Adairsville, Georgia**

**Character Area: Traditional Neighborhood/Traditional or Historic Residential**

**Quality Community Objectives**

**Development Patterns**

- Sense of place
- Traditional neighborhood
- Infill development
- Regional identity

**Resource Conservation**

- Heritage preservation
- Open space preservation
- Environmental protections

**Social and Economic Development**

- Growth preparedness
- Appropriate businesses
- Employment options
- Housing choices
- Educational opportunities

**Governmental Relations**

- Local self-determination
- Regional cooperation

**Implementation Measures**

- More detailed sub-area planning  
Example: Preserve traditional and historic features while adapting for current use.
- New or revised local development regulations  
Example: Preservation, rehabilitation, and infill guidelines.
- Incentives  
Example: Tax incentives or variances.
- Public Investments  
Example: Sidewalks, beautification projects.

- Infrastructure Improvements

Example: Improve existing water and sewer, extend where practicable.  
Provide high speed internet, transit

**Land Uses**

- Traditional Residential

**Description**

A neighborhood having relatively well-maintained housing, posses a distinct identity through architectural style, lot and street design, and has higher rates of home-ownership. Location near declining areas of town may cause this neighborhood to decline over time. Built on grid pattern, pre-WWII housing, sidewalks, and small yards.

**Development Strategies and Policies**

- Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties.
- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point.
- Strong pedestrian and bicycle connections for residents.





**Future Development Map Narrative**  
**Jurisdiction: City of Adairsville, Georgia**

**Character Area: Transportation, Communication, Utilities**

**Quality Community Objectives**

**Development Patterns**

- Transportation alternatives
- Resource Conservation
- Environmental protection

**Social and Economic Development**

- Growth preparedness
- Appropriate businesses
- Employment options

**Governmental Relations**

- Local self-determination
- Regional cooperation

**Implementation Measures**

- Public Investments  
Example: WiFi to commercial, residential, downtown areas, etc....
- Infrastructure Improvements  
Example: Improve existing water and sewer, and utilities.

**Land Uses**

- Transportation, Communication, and Utilities

**Description**

- Includes electricity, water, telephone systems as well as road crew sites.
- Rights-of-way corridors

**Suggested Development Plan:**

- Keep up appropriate setbacks, access roads for maintenance.



**Future Development Map Narrative**  
**Jurisdiction: City of Adairsville, Georgia**

**Character Area: Linear Green space, Parks, Recreation**

**Quality Community Objectives**

**Development Patterns**

- Sense of place
- Regional identity

**Resource Conservation**

- Heritage preservation.
- Open space preservation
- Environmental protection

**Social and Economic Development**

- Growth preparedness

**Governmental Relations**

- Local self-determination
- Regional cooperation

**Implementation Measures**

- More detailed sub-area planning  
Example: Highlight areas with historical significance
- New or revised local development regulations  
Example: Certain amount of area in development to be preserved as green space.
- Incentives  
Example: Land in conservation easements would provide rental payment.
- Public Investments  
Example: Park maintenance patrols.
- Infrastructure Improvements  
Example: Renovating park equipment.

**Land Uses**

- Recreation


### **Description**

Area of protected open space that follows natural and manmade linear feature for recreation, transportation and conservation purposed and links ecological, cultural and recreations amenities. Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network.

### **Suggested Development Plan:**

- Linking green space into a pleasant network of green ways.
- Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial.



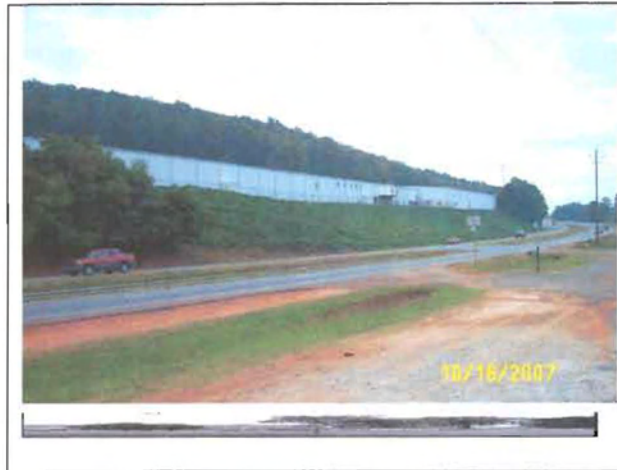
	Future Development Map Narrative	
	Jurisdiction: City of Emerson	
	Character Area: Commercial Developments	
Description	Quality Community Objectives	Implementation Measures
<p>Characterized by high degree of access by vehicular traffic and transit if applicable; on-site parking. Includes, auto-related businesses, restaurants, convenience stores, gas stations, shopping centers.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Public safety requirements</li> <li>• Configuring parking lot and circulation routes for automobiles and trucking access.</li> <li>• Providing pedestrian and bicycling amenities</li> <li>• Develop landscaping requirements for parking areas and greenspace.</li> <li>• Pervious paving, buffers, and controls for water runoff.</li> </ul> <p>Signage requirements.</p>	<p><u>Social and Economic Development</u></p> <p>Appropriate businesses Employment options Educational opportunities</p> <p><u>Governmental Relations</u></p> <p>Local self-determination Regional cooperation</p>	<p>More detailed sub-area planning Example: restrict area to be developed commercially</p> <p>New or revised local development regulations Example: Building Design requirements – landscaping etc.</p>
	Land Uses	<p>Incentives: Developer variances for preserving trees, using pervious asphalt</p> <p>Patrol and protect</p>
	<p>Commercial</p> <p>Mixed-Use</p> <p>Light Industrial</p>	<p>Public Investments Example: Law enforcement to patrol areas of openspace, trails that connect commercial with residential</p> <p>Infrastructure Improvements Example: Maintain stormwater drains</p> <p>Sewer and water improvements and maintainance</p>

Future Development Map Narrative	
Jurisdiction: City of Emerson	
Character Area: Highway 41, Scenic Corridor	
Quality Community Objectives	Implementation Measures
<p><u>Development Patterns</u>            Infill development            Sense of place</p> <p><u>Resource Conservation</u>            Heritage preservation            Open space preservation            Environmental protection</p> <p><u>Social and Economic Development</u>            Appropriate businesses</p> <p><u>Governmental Relations</u>            Local self-determination</p>	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: Historical assessments</li> <li>• New or revised local development regulations Example: Tree conservation</li> <li>• Public Investments Example: Beautification projects</li> <li>• Infrastructure Improvements</li> <li>• Example: Planning pedestrian and bike trails beyond traffic barriers</li> </ul>
<p><u>Land Uses</u></p> <p>Agricultural and Rural Residential</p> <p>Greenspace Preservation</p> <p>Infill Development within close proximity to cities</p> <p>Tourist businesses</p> <p>Limited widening of roadway</p> <p>Light Industrial</p>	
<p><b>Description</b></p> <p>Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Establish guidelines on development to protect the characteristics deemed to have scenic value.</li> <li>• Guidelines for new development that enhances the scenic value of the corridor and addresses landscaping, architectural design.</li> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Provide pedestrian linkages to residential or commercial districts.</li> </ul>	





Future Development Map Narrative	
Jurisdiction: City of Emerson	
Character Area: Residential Traditional Neighborhood - Declining	
Quality Community Objectives	Implementation Measures
<p><u>Development Patterns</u>            Traditional neighborhood            Infill development            Sense of place</p> <p><u>Social and Economic Development</u>            Growth Preparedness            Appropriate businesses            Employment options            Housing choices            Educational opportunities</p> <p><u>Governmental Relations</u>            Local self-determination            Regional cooperation</p>	<p>More detailed sub-area planning: Preserve traditional and historic features while adapting for current use</p> <p>New or revised local development regulations: Preservation, rehabilitation, and infill guidelines</p> <p>Incentives            Tax incentives or variances</p> <p>Public Investments            Sidewalks, beautification projects</p>
<p><u>Land Uses</u></p> <p>Residential</p>	<p>Infrastructure Improvements:            Improve existing water and sewer, transit</p>
<p><b>Description</b></p> <p>Declining areas where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Retrofit to meet traditional neighborhood development principles.</li> <li>• Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations</li> <li>• Use traffic calming improvements, sidewalks, interconnections               <ul style="list-style-type: none"> <li>• Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity.</li> </ul> </li> </ul>	



**Description**

Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.

Development Strategies and Policies

Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.

- Near airports, railroad lines, and highways.
- Infill Development
- Rehab old sites

**Future Development Map Narrative**

Jurisdiction: City of Emerson

Character Area: Industrial

**Quality Community Objectives**

**Implementation Measures**

- Development Patterns
- Infill development
- Resource Conservation
- Heritage preservation
- Open space preservation
- Environmental protection
- Social and Economic Development
- Growth Preparedness
- Appropriate businesses
- Employment options
- Governmental Relations
- Regional cooperation

More detailed sub-area planning  
Use industrial and small industry parks; have mix of small and large industry

New or revised local development regulations:  
Require percentage of open space on site

Incentives:  
Tax breaks for incubators and small business for reuse and site cleanup

Infrastructure Improvements:  
Maintain and upgrade roads, install traffic lights, improve sewer/water

Land Uses

- Heavy Industrial
- Light Industrial





**Description**

Rural, undeveloped land likely to face development pressures for lower density (one unit per two+ acres) residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views, high degree of building separation.

Development Strategies and Policies  
 Maintain rural atmosphere with new residential development by:

- Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space.
- Encourage compatible architecture styles that maintain regional rural character, without “franchise” or “corporate” architecture.
- Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians.
- Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings

Future Development Map Narrative	
Jurisdiction: City of Emerson	
Character Area: Rural Residential	
<u>Quality Community Objectives</u>	Implementation Measures
<u>Development Patterns</u> Sense of place <u>Resource Conservation</u> Open space preservation Environmental protection <u>Social and Economic Development</u> Appropriate businesses <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Preserve rural features and limit residential development  New or revised local development regulations: Require preservation of open space, trees, limit commercial and residential development  Public Investments Public parks and greenspace/ trails to connect Residential and small stores
Land Uses	
Residential  Limited Commercial  Agricultural	Infrastructure Improvements: Improve water and sewer, extend where practicable



**Description**

Communities Areas, Traditional or Historic, at Intersection of Main Thoroughfares

Development Strategies and Policies

- Similar Guidelines as for Rural Residential Community Concerns

**Future Development Map Narrative**

Jurisdiction: City of Emerson

Character Area: Community

**Quality Community Objectives**

**Implementation Measures**

- Development Patterns  
Sense of place
- Resource Conservation  
Heritage preservation  
Open space preservation  
Environmental protection
- Governmental Relations  
Local self-determination

Traditional Neighborhood Development principles, encourage commercial development in nodes  
  
Public Investments  
Example: Beautification projects, signage

**Land Uses**

- Rural Residential
- Commercial
- Historic preservation
- Light Industrial



**Description**

Characterized by high degree of access by vehicular traffic and transit if applicable; on-site parking; low degree of open space; moderate floor-area ratio. Includes, auto-related businesses, restaurants, convenience stores, offices.

Development Strategies and Policies

- Retro-fit unattractive or vacant buildings by:
- Upgrading appearance of existing older commercial buildings
- Reconfiguring parking lot and circulation routes for automobiles.
- Providing pedestrian and bicycling amenities
- Adding landscaping, trees in parking lots for shade, runoff control.
- Pervious paving, buffers, mixed use

Future Development Map Narrative	
Jurisdiction: City of Emerson	
Character Area: Commercial	
Quality Community Objectives	Implementation Measures
<p><u>Social and Economic Development</u></p> <ul style="list-style-type: none"> <li>Appropriate businesses</li> <li>Employment options</li> <li>Educational opportunities</li> </ul> <p><u>Governmental Relations</u></p> <ul style="list-style-type: none"> <li>Local self-determination</li> <li>Regional cooperation</li> </ul>	<p>More detailed sub-area planning Example: restrict area to be developed commercially</p> <p>New or revised local development regulations Example: Building Design requirements – landscaping etc.</p>
Land Uses	<p>Incentives: Developer variances for preserving trees, using pervious asphalt</p> <p>Public Investments Example: Law enforcement to patrol areas of openspace, trails that connect commercial with residential</p> <p>Infrastructure Improvements Example: Maintain stormwater drains</p> <p>Sewer and water improvements and maintainance</p>
<p>Commercial</p> <p>Mixed-Use</p> <p>Light Industrial</p>	



Description

Municipal Buildings, Schools, Libraries, Cemeteries

- Development Strategies and Policies
- Design, Maintenance Guidelines
  - Access for Bike, Pedestrian, Transit
  - Link to Open Spaces Where Possible

Future Development Map Narrative	
Jurisdiction: City of Emerson	
Character Area: Public/Institutional	
Quality Community Objectives	Implementation Measures
<u>Development Patterns</u> Infill development Social and Economic Development Appropriate businesses <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Maintain historical or cultural features of older school or government building while rehabbing for current needs  New or revised local development regulations: Infill and reuse guidelines  Incentives
Land Uses	Public Investments: Connect to parks, trails for walkability, open to public  Infrastructure Improvements Maintain and patrol
Government Buildings	



Description

A newly developed neighborhood having relatively high income housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of home-ownership.

Development Strategies and Policies

- Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties.
- Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point
- Strong pedestrian and bicycle connections for residents

Future Development Map Narrative	
Jurisdiction: City of Emerson	
Character Area: Residential Suburban Area - Development	
<u>Quality Community Objectives</u>	Implementation Measures
<u>Development Patterns</u> Traditional neighborhood Infill development Sense of place Regional identity <u>Resource Conservation</u> Heritage preservation <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices Educational opportunities <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning: Preserve traditional and historic features while adapting for current use  New or revised local development regulations: Preservation, rehabilitation, and infill guidelines  Incentives Tax incentives or variances  Public Investments Sidewalks, beautification projects  Infrastructure Improvements: Improve existing water and sewer, transit
<u>Land Uses</u>	
Traditional Residential	




**Description**

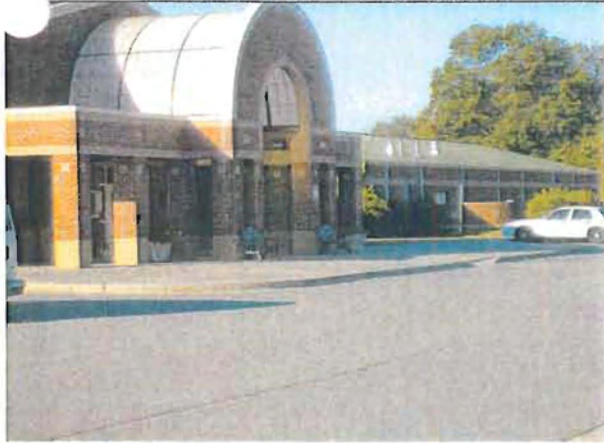
A neighborhoods having relatively well maintained housing.

Development Strategies and Policies

- Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties.
- Vacant properties in the area offer an opportunity for infill development of new, architecturally compatible housing.
- Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point
- Strong pedestrian and bicycle connections for residents

Future Development Map Narrative	
Jurisdiction: City of Emerson	
Character Area: Residential Traditional Neighborhood - Stable	
<u>Quality Community Objectives</u>	Implementation Measures
<u>Development Patterns</u> Traditional neighborhood Infill development Sense of place Regional identity <u>Resource Conservation</u> Heritage preservation <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices Educational opportunities <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning: Preserve traditional and historic features while adapting for current use  New or revised local development regulations: Preservation, rehabilitation, and infill guidelines  Incentives Tax incentives or variances  Public Investments Sidewalks, beautification projects  Infrastructure Improvements: Improve existing water and sewer, transit
<u>Land Uses</u>	
Traditional Residential	

Future Development Map Narrative	
Jurisdiction: City of Emerson	
Character Area: Highway I-75 Corridor	
<u>Quality Community Objectives</u>	Implementation Measures
 <p style="text-align: center;">Description</p> <p>Developed or undeveloped land paralleling a major highway corridor. has significant natural, historic, or cultural features, and scenic or pastoral views.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Establish guidelines on development to protect the characteristics deemed to have scenic value. Protect and further establish tree buffer.</li> <li>• Guidelines for new development that enhances the scenic value of the corridor and addresses landscaping, architectural design.</li> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Provide pedestrian linkages to residential or commercial districts.</li> </ul>	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: Historical assessments</li> <li>• New or revised local development regulations Example: Tree conservation</li> <li>• Public Investments Example: Beautification projects</li> <li>• Infrastructure Improvements Example: Planning pedestrian and bike trails beyond traffic barriers</li> </ul>
<p><u>Development Patterns</u> Infill development Sense of place</p> <p><u>Resource Conservation</u> Heritage preservation Open space preservation Environmental protection</p> <p><u>Social and Economic Development</u> Appropriate businesses</p> <p><u>Governmental Relations</u> Local self-determination</p>	
<u>Land Uses</u>	
Agricultural and Rural Residential	
Greenspace Preservation	
Infill Development within close proximity to cities	
Tourist businesses	
Limited widening of roadway	
Light Industrial	



Middle School

Description:

Bartow County has both an elementary school and a middle school in Euharlee.

Libraries, Municipal Buildings, and Cemeteries.



Elementary School

Future Development Map Narrative

Jurisdiction: Euharlee

Character Area: Schools, Government, Institutional

Quality Community Objectives:

Implementation Measures:

Development Patterns

Infill Development  
Social and Economic Development

Government Relations

Regional Cooperation

Incentives:

Connect to parks, trails for walkability, open to public.


Patrol for safety

Maintain features of current buildings while redeveloping for future needs.

Land Uses:

Schools, Government and Institutional



	Future Development Map Narrative	
	Jurisdiction: Euharlee	
	Character Area: Residential	
	Quality Community Objectives:	Implementation Measures:
<p style="text-align: center;"><u>Description:</u></p> <p>Post WWII housing in an area where residential subdivisions have occurred. Low pedestrian orientation, moderate open space, moderate degree of building separation. Predominately residential.</p> <p><u>Development Strategies and Policies:</u></p> <ul style="list-style-type: none"> <li>• Create a walkable neighborhood and create commercial activities at suitable locations.</li> <li>• Create infill multifamily residences, such as town houses with sidewalks fronting Euharlee Road.</li> <li>• Create a mixed use area.</li> </ul>	<p><u>Development Patterns</u> Infill development and redevelopment Sense of Place</p> <p><u>Social and Economic Development</u> Appropriate businesses Growth Preparedness Housing Choices</p>	<p>New or revised development regulations: Preservation and infill guidelines.</p> <p>Incentives: Variances</p> <p><u>Public Investments</u> Sidewalks and beautification projects</p>
	Land Uses:	
	<p>Current land use -- Residential</p> <p>Future land use -- Mixed use</p>	



**Description:**

This neighborhood has well maintained housing and possesses distinct identity, as with all residential developments in Euharlee, sidewalks and L-back curb and gutter are required. Sidewalks are also required along arterial and connector streets on the periphery of the development.

**Development Policies and Strategies**

- Reinforce stability by encouraging home ownership and enforcing local property maintenance codes.
- Strong pedestrian and bicycle connections for residents.

**Future Development Map Narrative**

Jurisdiction: Euharlee

Character Area: Stable Neighborhood/ Suburban Built Out

Quality Community Objectives:

Implementation Measures:

Regional Identity Objective  
Sense of place

Transportation Alternatives Objectives

Housing Opportunity Objective

In 2006, Euharlee adopted the International Property Maintenance Code. Enforcement of this code will help ensure the property is maintained and encourage home ownership.

Conduct housing assessment / inventory every five years to monitor the health of the housing market.

Land Uses:

Residential R-1

Require strict adherence to the Land Subdivision Regulations and Site Plan Approval Ordinance.

Euharlee is currently developing Building Standards for residential houses. This project will be complete in 2008.



**Description:**

Georgia Power Plant Bowen provides a scenic background to undeveloped natural land. Approximately 150 acres of rural undeveloped land fronts the Etowah River. The property is located on Milam Bridge Road. This is the most environmentally sensitive property on the south boundary of Euharlee.

Development Strategies and Policies

Maintain rural character with new residential development by:

- Permitting rural cluster or conservation subdivisions that incorporate significant amounts of open space.
- Connect to regional areas of open space for pedestrians.
- Designed for greater pedestrian orientation and access, and more character with attractive clustering of houses.

**Future Development Map Narrative**

Jurisdiction: Euharlee

Character Area: Suburban / Conservation/Developing

Quality Community Objectives:

Implementation Measures:

Growth Preparedness

Put in place prerequisites for the type of growth desired in this area.

Put ordinances in place to control and direct the type growth we want in this area.

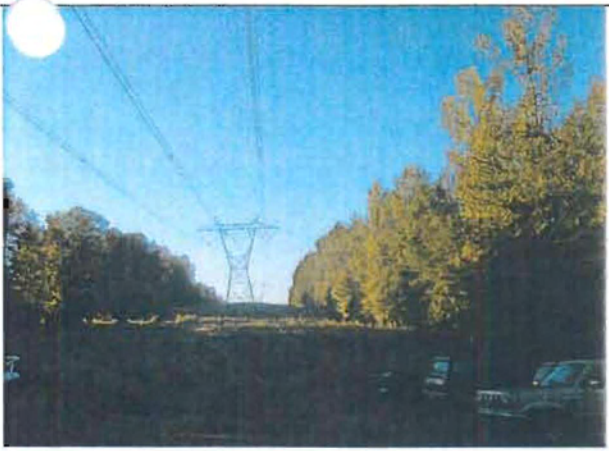
Educate the Governing Authority, Zoning Commission and the public about these objectives.

Open Space Objective

Land Uses:

Rural Residential zoned R-1

In 2007 the city added a Conservation Overlay District to the Zoning Ordinance and applied this district to this land. The district requires the dedication of 40% of the development to be donated as open space with no alternatives such as contributing to the Greenspace Fund. The district allows 10,000 sq. ft. lots and requires a 200' river buffer. Currently this type of development is not possible because sewer is not available in Euharlee to accommodate the smaller lots. The overlay district requires that tracts of open space be connected by a corridor of at least 50'. This Preserves critical environmental areas and guides new growth into existing communities.



Description:

Includes right-of-way corridors

Development Plan:

Maintain appropriate setbacks

Future Development Map Narrative

Jurisdiction: Euharlee

Character Area: Utilities

Quality Community Objectives:

Implementation Measures:

Development Patterns:

Environmental Protection

Green space Corridors

Governmental Relations:  
Regional Cooperation

- Enforce local ordinances to keep the right-of-ways accessible.
- Require strict buffers for residential and commercial developments.

Land Uses:

Utility right-of-way



**Description:**

Located within the Downtown Historic District are two parks. Osborne Park has tennis courts, ball fields, merry-go-rounds, swings and a pavilion. Across the street is Frankie Harris Park which is used for special events such as festivals, chili cook-offs, pow-pows and scouting events. These parks serve as a community focal point and serve as a pedestrian friendly place where people choose to gather for socializing and entertainment both the young and the old.



**Future Development Map Narrative**

Jurisdiction: Euharlee

Character Area: Parks, Recreation and Conservation

Quality Community Objectives:

Implementation Measures:

- Sense of Place
- Traditional Neighborhood
- Heritage Preservation

The city has an ongoing sidewalk program that will eventually provide pedestrian friendly walk ways to the downtown area which is currently the community focal point. In 2007 the city put sidewalks from the schools to the recreational area. In addition, sidewalks were provided from the entrances of Shaw Woods and Hunters Landing to the schools. In 2008, sidewalks will be started on Euharlee Five Forks Road, Therefore, there will be pedestrian pathways to the downtown area from all directions on the west side of the city.

Land Uses:

- Covered Bridge
- Parks
- Recreation
- Library
- Covered Bridge Store
- Zoned Commercial

Provided we get the TE grant we applied for to renovate the old Milam Bridge, there will be pedestrian and bicycle access from the east side of the city. The last phase of sidewalks will be on Milam Bridge Road on the east side.



**Description:**

The focal point of the Euharlee Downtown Historic District is the Covered Bridge. Other historic structures include the granary, old courthouse, calaboose, blacksmith shop, Covered Bridge Store, two historic churches and a college dormitory. Two parks are located in the Historic District.



The Covered bridge store has been renovated to maintain its historic character and sidewalks traverse the Historic District.

Several Contributing historic structures are listed on the National Register under the Etowah Historic District.

**Future Development Map Narrative**

Jurisdiction: Euharlee

Character Area: Local Historic District

**Quality Community Objectives:**

- Heritage Preservation
- Regional identity
- Sense of Place
- Transportation Alternatives
- Regional Cooperation
- Social and economic development

**Implementation Measures:**

The city is in the process of enacting ordinances that will ensure that new development will complement the Historic District. The Planning Commission, starting in 2008, will develop building standards specifically for the Downtown Historic District.


**Land Uses:**

- Parks and Recreation
- Tourism
- Zoned Commercial

In November of 2007, the city in cooperation with Bartow County and GDOT will begin construction of a new library in this district. The library was designed by an architect to complement the existing historic structures.

The city has improved the infrastructure by adding side walks and bike trails.

The city has applied for a TE grant to renovate the old Milam Bridge as a pedestrian pathway to connect the east and west side of the city. The city will continue to seek grants to enhance our Historic District.

	Future Development Map Narrative	
	Jurisdiction: Euharlee	
	Character Area: Mixed Use/Residential	
	Quality Community Objectives:	Implementation Measures:
Description:	<u>Development Patterns</u> Mixed use area Infill development Sense of place <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices Educational opportunities <u>Governmental Relations</u> Local self-determination	<u>New or revised local development regulations:</u> Preservation, rehabilitation, and infill guidelines.  <u>Incentives:</u> Tax incentives or variances.  <u>Public Investments:</u> Sidewalks and beautification projects.  Evaluate the appropriateness of buildings, properties, and land uses to create a cohesive area in keeping with rural character.  Rezone property to mixed use.
<p>Approximately twelve acres fronting Euharlee Road with high open space and high to moderate building separation. There are three existing single family residential units, one of which is a day care center.</p> <p><u>Development Strategies:</u></p> <ul style="list-style-type: none"> <li>• Redevelop to meet mixed use area development principles.</li> <li>• Create a walkable mixed use area with office, commercial and higher density residential such as town houses or small-scale infill multifamily residences.</li> </ul>	<hr/> Land Uses: <hr/>	
	Current – Residential Future – Mixed use	



Description:

½ acre parcel to be used for drinking for the city of Kingston and allow for more growth.

Future Development Map Narrative

Jurisdiction: City of Kingston

Character Area: Water well - commercial

Quality Community Objectives:

Implementation Measures:

To provide safe drinking water for the city of Kingston

- To bring into production the City of Kingston's new water well

Land Uses:

- Water well





Description:

Developed or undeveloped land

Strategies:  
 To annex land inside Kingston City limits  
 To annex Kingston Elementary School into city limits

Future Development Map Narrative

Jurisdiction: City of Kingston

Character Area: 411 Corridor - Commercial

Quality Community Objectives:

Implementation Measures:

Businesses, employment options, growth

- Planning commission

Land Uses:

- commercial
- subdivision
- industrial



Description:

Historic Bedroom Community

Future Development Map Narrative

Jurisdiction: City of Kingston

Character Area: Residential

Quality Community Objectives:

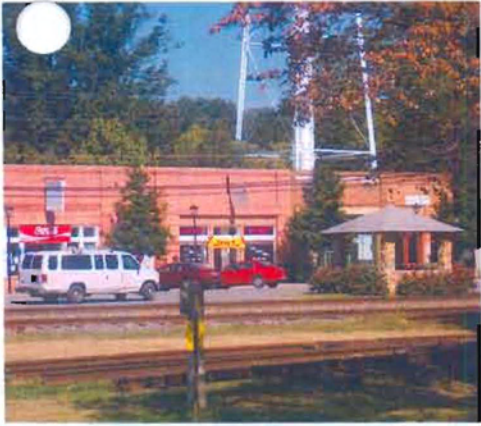
Implementation Measures:

Sense of Historic Presentation

- To develop a planning Commission.
- To create a historic preservation committee.

Land Uses:

- Residential



**Description:**

Downtown business area: on-site parking, Includes restaurants, beauty & tanning Salon. Grocery store

**Future Development Map Narrative**

Jurisdiction: City of Kingston

Character Area: Downtown - Commercial

**Quality Community Objectives:**

To provide green space for historic quality of life with peaceful comfort

**Implementation Measures:**

- Work with DDA on getting More businesses.
- Work with Bartow County on Getting sewage system for downtown.
- Infrastructure improvements
- Building regulations

Land Uses:

- Commercial
- Mixed use



Description:

Kingston City Park can be used by skaters, bikers, walkers, baseball and basketball players.

Future Development Map Narrative

Jurisdiction: City of Kingston

Character Area: Parks

Quality Community Objectives:

To provide a safe place for families to enjoy recreational activities

Implementation Measures:

- Work with DDA on enhancement grants.
- Maintenance to provide clean, friendly parks.
- Public investment

Land Uses:

- Recreation



Description:

Kingston Park Subdivision – urban growth with green space built in

Future Development Map Narrative

Jurisdiction: City of Kingston

Character Area: Residential

Quality Community Objectives:


Implementation Measures:

To provide green space for historic quality of life with peaceful comfort

- Work with developer to maintain green space

Land Uses:

- Green space
- subdivision

	Future Development Map Narrative									
	Jurisdiction: Taylorsville									
	Character Area: Traditional Residential									
	Quality Community Objectives:	Implementation Measures:								
Description:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="654 430 1071 667" style="width: 50%; vertical-align: top;"> <p><b><u>Development Patterns</u></b></p> <ul style="list-style-type: none"> <li>Traditional neighborhood</li> <li>Infill development</li> <li>Sense of place</li> <li>Regional identity</li> </ul> </td> <td data-bbox="1071 430 1588 667" style="width: 50%; vertical-align: top;"> <p>More detailed sub-area planning: Preserve traditional and historic features while adapting for current use</p> </td> </tr> <tr> <td data-bbox="654 667 1071 919" style="vertical-align: top;"> <p><b><u>Resource Conservation</u></b></p> <ul style="list-style-type: none"> <li>Heritage Preservation</li> </ul> </td> <td data-bbox="1071 667 1588 919" style="vertical-align: top;"> <p>New or revised local development regulations: Preservation, rehabilitation, and infill guidelines</p> </td> </tr> <tr> <td data-bbox="654 919 1071 1035" style="vertical-align: top;"> <p><b><u>Governmental Relations</u></b></p> <ul style="list-style-type: none"> <li>Local self-determination</li> <li>Regional cooperation</li> </ul> </td> <td data-bbox="1071 919 1588 1035" style="vertical-align: top;"> <p>Incentives Tax incentives or variances</p> </td> </tr> <tr> <td data-bbox="654 1035 1071 1484" style="vertical-align: top;"> <p><b><i>Land Uses:</i></b></p> <p>Traditional Residential</p> </td> <td data-bbox="1071 1035 1588 1484" style="vertical-align: top;"> <p>Public Investments Sidewalks, beautification projects</p> <p>Infrastructure Improvements: Improve existing water and sewer, provide high speed internet, transit</p> </td> </tr> </table>		<p><b><u>Development Patterns</u></b></p> <ul style="list-style-type: none"> <li>Traditional neighborhood</li> <li>Infill development</li> <li>Sense of place</li> <li>Regional identity</li> </ul>	<p>More detailed sub-area planning: Preserve traditional and historic features while adapting for current use</p>	<p><b><u>Resource Conservation</u></b></p> <ul style="list-style-type: none"> <li>Heritage Preservation</li> </ul>	<p>New or revised local development regulations: Preservation, rehabilitation, and infill guidelines</p>	<p><b><u>Governmental Relations</u></b></p> <ul style="list-style-type: none"> <li>Local self-determination</li> <li>Regional cooperation</li> </ul>	<p>Incentives Tax incentives or variances</p>	<p><b><i>Land Uses:</i></b></p> <p>Traditional Residential</p>	<p>Public Investments Sidewalks, beautification projects</p> <p>Infrastructure Improvements: Improve existing water and sewer, provide high speed internet, transit</p>
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<p><b><i>Land Uses:</i></b></p> <p>Traditional Residential</p>	<p>Public Investments Sidewalks, beautification projects</p> <p>Infrastructure Improvements: Improve existing water and sewer, provide high speed internet, transit</p>									
<p>City- A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of home-ownership. Location near declining areas of town may cause this neighborhood to decline over time. Built on grid pattern, pre-WWII housing, sidewalks, small yards.</p> <p><b><u>Development Strategies and Policies</u></b></p> <ul style="list-style-type: none"> <li>• Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> <li>• Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point</li> </ul>										




**Description**

Area of protected open space with grass and picnic tables for family gatherings and recreation.

Development Strategies and Policies

- Linking parks into a network of greenways to connect homes and public areas
- Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.

Future Development Map Narrative	
Jurisdiction: Taylorsville	
Character Area: Parks, Recreation	
Quality Community Objectives	Implementation Measures
<u>Development Patterns</u> Sense of place Regional identity  <u>Resource Conservation</u> Heritage preservation: Open space preservation: Environmental protection	More detailed sub-area planning Example: Highlight areas with historical significance  Public Investments Example: park maintenance  Infrastructure Improvements Example: Renovating park equipment
<b>Social and Economic Development</b> Growth Preparedness  <u>Governmental Relations</u> Local self-determination Regional cooperation	
<b><i>Land Uses</i></b>  <b><i>Recreation</i></b>	

	Future Development Map Narrative	
	Jurisdiction: Taylorsville	
	Character Area: Public/Institutional	
	Quality Community Objectives:	Implementation Measures:
Description:	<p data-bbox="669 600 959 632"><u>Development Patterns</u></p> <p data-bbox="716 678 964 806">Refurbish downtown properties Sense of place Regional identity</p> <p data-bbox="669 842 976 873"><u>Resource Conservation</u></p> <p data-bbox="711 884 967 915">Heritage Preservation</p> <p data-bbox="669 947 984 978"><u>Governmental Relations</u></p> <p data-bbox="716 989 1005 1056">Local self-determination Regional cooperation</p>	
<p data-bbox="90 810 615 1003">The city has several areas with public buildings or community gathering facilities. One historic church, Taylorsville Baptist Church, built in 1920 era. The Taylorsville cemetery has well maintained graves dating into the early 1800's.</p> <p data-bbox="50 1077 615 1136">The county/city operates a local fire department downtown.</p> <p data-bbox="50 1178 483 1209"><u>Development Strategies and Policies</u></p> <ul data-bbox="50 1209 615 1308" style="list-style-type: none"> <li>• Reinforce stability by encouraging community ownership and maintenance or upgrade of existing properties.</li> </ul>	<p data-bbox="669 1125 829 1157"><b><i>Land Uses:</i></b></p> <p data-bbox="669 1203 976 1234">Commercial / institutional</p>	





**Description:**

The downtown area looks like a historic village. The Masonic Hall and old Post Office are used for community gatherings and has a village character all its own. There is a cotton gin in the area that dates back to days when agriculture was a major industry in the countryside. Its long been unused.

Development Strategies and Policies

Encourage private sector interest in restoration and/or remodeling downtown properties.

**Future Development Map Narrative**

Jurisdiction: Taylorsville

Character Area: Rural Village

**Quality Community Objectives:**

**Implementation Measures:**

Development Patterns

Sense of place  
Regional identity

Resource Conservation

Heritage Preservation

Governmental Relations

Local self-determination  
Regional cooperation

***Land Uses:***

Rural Village

More detailed sub-area planning: Preserve traditional and historic features while adapting for current use

New or revised local development regulations: Preservation, rehabilitation, and infill guidelines

Incentives  
Tax incentives or variances

Public Investments  
Sidewalks, beautification projects

Infrastructure Improvements:  
Improve existing water and stormwater



**Description:**

The commercial interests has moved to the outer limits of the downtown area. There are several neighborhood stores on Highway 113. These are prospering due to the increase traffic and commuter trips to other cities for employment.

**Development Strategies and Policies**

Encourage additional investment in convenience store redevelopment.

<b>Future Development Map Narrative</b>	
<b>Jurisdiction: Taylorsville</b>	
<b>Character Area: Commercial</b>	
<b>Quality Community Objectives:</b>	<b>Implementation Measures:</b>
<p><b><u>Development Patterns</u></b></p> <p>Sense of place Regional identity</p> <p><b><u>Resource Conservation</u></b> Heritage Preservation</p> <p><b><u>Governmental Relations</u></b> Local self-determination Regional cooperation</p> <p><b><i>Land Uses:</i></b></p> <p>Neighborhood Commercial</p>	<p>Encourage new stores for residents and revitalization of existing ones</p> <p>New or revised local development regulations: Preservation, rehabilitation guidelines</p> <p>Incentives Tax incentives or variances</p> <p>Public Investments Sidewalks, beautification projects</p> <p>Infrastructure Improvements: Improve existing water and stormwater</p>



**Description:**

A considerable percentage of the area within the city is currently agricultural. The Euharlee Creek and its associated flood zone cause a large amount of land to be unusable for development.

Crops are sod and hay production and some grazing land.

Development Strategies and Policies

Participate in Flood Plain management programs

<b>Future Development Map Narrative</b>	
<b>Jurisdiction: Taylorsville</b>	
<b>Character Area: Agricultural</b>	
<b>Quality Community Objectives:</b>	<b>Implementation Measures:</b>
<p><u>Development Patterns</u> No changes anticipated</p> <p><u>Resource Conservation</u> Flood Zone management</p> <p><u>Governmental Relations</u> Local self-determination Regional cooperation</p>	<p>Participate in Flood Plain management programs</p>
<p><b><i>Land Uses:</i></b></p> <p>Agricultural</p>	



Description:

**Hwy. 411 Corridor**

Busiest Corridor in White especially for Commercial, Industrial, and through traffic. The city plans to adopt a historical preservation ordinance to protect the beautiful structures along Hwy. 411 and to apply for any grants that are available for adding turn lanes and sidewalks along 411

Future Development Map Narrative

Jurisdiction: *White*

Character Area: *Hwy. 411 Corridor*

Quality Community Objectives:

Implementation Measures:

To make the 411 Corridor a more Safe and efficient corridor

Land Uses:

Residential, Commercial, Public, And Industrial

To work closely with GDOT, to Apply for grants to fund project



Description:

**Commercial**

**The future of the Hwy 411 Corridor will  
Be for commercial establishments**

Future Development Map Narrative

Jurisdiction:

*White*

Character Area:

*Commercial*

Quality Community Objectives:

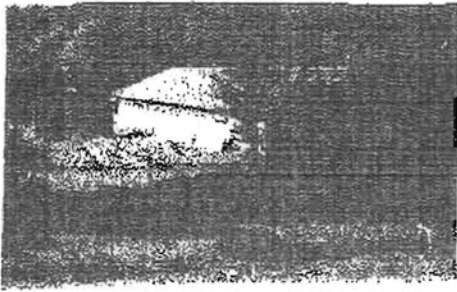
Implementation Measures:

**To support commercial growth along  
Hwy 411**

Land Uses:

**Commercial, Industrial, and Residential**

**To update future land use map for  
Future commercial developments**



Future Development Map Narrative

Jurisdiction: *White*  
 Character Area: *Agriculture*

Quality Community Objectives:

Implementation Measures:

Description:

To support farming while  
Continuing to support  
Growth

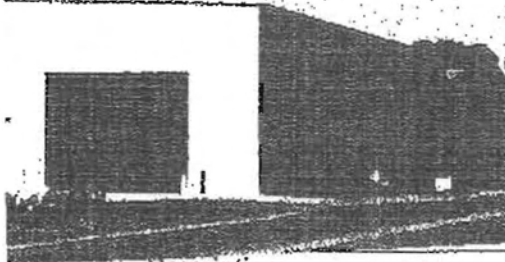
Land Uses:

To work closely with the  
Local farmers to help  
Have a smooth transition  
During growth

Agricultural

Farming will continue to be  
A large part of the White  
And surrounding area.

Agricultural includes any  
Farming



Description:

**Industrial**

With the addition of Toyo Tire  
 Located just outside the northern  
 City limits of White, the probability  
 Of future industry has increased.  
 Industrial areas will be annexed into  
 The city as necessary

Future Development Map Narrative	
Jurisdiction: <i>White</i>	
Character Area: <i>Industrial</i>	
Quality Community Objectives:	Implementation Measures:
<p>To continue to support the future                      Development of property for                      Industrial development</p>	<p>To work closely with the local                      Development authority to help                      Bring jobs to the community</p>
<p>Land Uses:</p> <p>Present land uses may now be                      Agriculture, Forestry, or                      Residential</p>	



Description:

**Residential Traditional Neighborhood**

Few changes are expected in this Character area.

Future Development Map Narrative

Jurisdiction: *White*

Character Area: *Residential*

Quality Community Objectives:

Implementation Measures:

To help maintain hometown atmosphere

Land Uses:

Residential

None





Description:

**Public/Institutional**

City plans to remodel an old gym  
 For a city hall which will also include  
 A museum room, community room  
 And a public restroom with outside  
 Access for the city park

Future Development Map Narrative

Jurisdiction: *White*

Character Area: *Public/Institutional*

Quality Community Objectives:

Implementation Measures:

To make available a facility for  
 Public use

Land Uses:

Public/Institutional

The city will begin to implement thi  
 Project in 2008

## Work Program And Report of Accomplishments

### Bartow County: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
<b>SEWERS:</b>				
Southeast County POTW	2008-2010	County	19,620,000	County Splost, GEFA, System Revenue
Replacement Pump Station & Force Main from School	2008-2010	County	1,287,000	County Splost, GEFA, System Revenue
Pumpvine Creek Trunk & Glade Rd. Collection Sewers	Long term	County	22,237,000	County Splost, GEFA, System Revenue
Two Run Creek Trunk Sewer, Force Main, and Water	2008-2013	County	29,631,000	County Splost, GEFA, System Revenue
SR 20 Replacement Sewer	2008-2013	County	2,391,000	County Splost, GEFA, System Revenue
Willow Bend Collection Sewers	2008-2013	County	1,104,620	County Splost, GEFA, System Revenue
Saddlebrook and Greystone Collection Sewers	2008-2013	County	1,770,560	County Splost, GEFA, System Revenue
Ivy Chase Collection Sewers	2008-2013	County	3,455,950	County Splost, GEFA, System Revenue
Camden Woods Collection Sewers	2008-2013	County	1,059,370	County Splost, GEFA, System Revenue
Cassville Area Collection Sewers	2008-2013	County	422,150	County Splost, GEFA, System Revenue
Founders Grove Trunk and Collection Sewers	2008-2013	County	1,115,490	County Splost, GEFA, System Revenue,
Euharlee Collection and Trunk Sewers and Land Application System	Long term	County	24,901,000	County Splost, GEFA, System Revenue
Kingston Collection Sewers (pump to Two Run Creek-Water)	Long term	County	3,360,000	County Splost, GEFA, System Revenue

				County Splost, GEFA, System Revenue
<b>WATER</b>				
Glade Road (Twin Pines to New Hope Church Road)	2008-2013	County	500,000	County Splost, GEFA, System Revenue
Old Hwy 293/ Joe Stella Drive	2008-2013	County	625,000	County Splost, GEFA, System Revenue
Alabama Road (Hwy 41 to Paga Mine Rd.)	2008-2013	County	1,600,000	County Splost, GEFA, System Revenue
Rockmart Hwy (Friction Drive to Old Alabama Rd.)	2008-2013	County	410,000	County Splost, GEFA, System Revenue
Alabama Road (Paga Rd. to Dallas Hwy)	2008-2013	County	2,430,000	County Splost, GEFA, System Revenue
Rockmart Hwy (Old Alabama Road to Angus trail)	2008-2013	County	775,000	County Splost, GEFA, System Revenue
Euharlee Road (from Cliff Nelson Rd to Macedonia Rd.)	2008-2013	County	1,095,000	County Splost, GEFA, System Revenue
Mission Rd (from Adams Chapel Rd to Duncan Drive)	2008-2013	County	1,600,000	County Splost, GEFA, System Revenue
Carrol Slough Rd (from Euharlee Rd to Hwy 41)	2008-2013	County	1,300,000	County Splost, GEFA, System Revenue
Misc. Replacement (Area 3)	2008-2013	County	500,000	County Splost, GEFA, System Revenue
Hamilton Crossing (from Hwy 411 to Kingston Hwy.)	2008-2013	County	750,000	County Splost, GEFA, System Revenue
Peeples Valley Rd. (from Grassdale to Cassville-White Rd.)	2008-2013	County	1,640,000	County Splost, GEFA, System Revenue
Mac Johnson Rd. (from Cassville to York Rd.)	2008-2013	County	550,000	County Splost, GEFA, System Revenue
Water Reservoir- Peeples Valley Rd.	2008-2013	County	1,125,000	County Splost, GEFA, System Revenue
Misc. Replacement (Area 4)	2008-2013	County	500,000	County Splost, GEFA, System Revenue
Mosteller Rd. (from Hwy 140 to Cedar Creek Rd.)	2008-2013	County	2,050,000	County Splost, GEFA, System Revenue
Cagle Rd. (from Calico Valley Rd. to	2008-	County	650,000	County Splost,

Mt. Pleasant Rd.)	2013			GEFA, System Revenue
Cassville-Pine Log Rd. (from Spring Pl Rd. to SR140)	2008-2013	County	2,280,000	County Splost, GEFA, System Revenue
SR140 (from Cass-Pine log Rd. to Henry Mack Hill Rd.)	2008-2013	County	290,000	County Splost, GEFA, System Revenue
East Valley Rd. (from East Landers to SR140)	2008-2013	County	840,000	County Splost, GEFA, System Revenue
Hwy 411 (from Hickory Log School to SR 140)	2008-2013	County	1,180,000	County Splost, GEFA, System Revenue
Maxwell Rd. (from Hwy 411 to SR 140)	2008-2013	County	950,000	County Splost, GEFA, System Revenue
Boliver Spring Station Upgrade	2008-2013	County	650,000	County Splost, GEFA, System Revenue
Misc. Replacement (Area 5)	2008-2013	County	875,000	County Splost, GEFA, System Revenue
Hwy 20 (from I-75 to Bells Ferry Rd.)	2008-2013	County	1,600,000	County Splost, GEFA, System Revenue
Holly Springs Rd. (from Wildcat Ridge rd. to Wolfpen Pass Rd.)	2008-2013	County	500,000	County Splost, GEFA, System Revenue
Hwy 411/I-75 Interchange Replacement	2008-2013	County	380,000	County Splost, GEFA, System Revenue
WaterCad Modeling	2008-2013	County	105,000	County Splost, GEFA, System Revenue
Misc. Improvements County-wide	2008-2013	County	750,000	County Splost, GEFA, System Revenue
<b>TRANSPORTATION</b>				
<b>HIGHWAYS AND ROADS</b>				
Sugar Valley Rd. at Burnt Hickory		County/City	1,670,000	SPLOST/St.Aid
East Felton Rd. at U.S. 41		County/City	774,000	SPLOST/St.Aid
Iron Belt Rd. at Burnt Hickory		County	340,000	SPLOST
West Bartow N/S Corridor Study		County	950,000	SPLOST
Grassdale Road		County	4,052,500	SPLOST/St.Aid
Jones Mill Rd. at Faith Lane		County	300,000	SPLOST
Iron Hill Road @Ore Mine & Mullinax		County	2,050,000	SPLOST/St.Aid

Big Pond Rd. @ Old Alabama		County	525,000	SPLOST
Cedar Creek Rd. @ Shotgun Rd.		County	680,000	SPLOST
Pleasant Rd. @ Clear Creek Rd.		County	1,340,000	SPLOST/St.Aid
Pleasant Valley Rd. west of Rocky Road		County	570,000	SPLOST
Green Ridge Rd. @ Mtn. Ridge Rd.		County	970,000	SPLOST
Crowe Springs Rd.		County	2,650,000	SPLOST/St.Aid
Mission rd. @ No. 3 South Rd.		County	810,000	
Zion Rd. Widening- Phase I		County/City	4,260,000	SPLOST/St.Aid
Zion Rd. Widening- Phase II		County/City	3,580,000	TBD
Glade Rd.		Federal & State	4,000,000	
Misc. Improvements		State	10,000,000	
<b>AIRPORT</b>				
Develop Additional taxiways		County, City	170,000	SPLOST, Fed. & ST. aid
Expansion of Runways		County, City	170,000	SPLOST, Fed. & ST. aid
Acquire additional property for hangars		County, City	170,000	Co, City, Fed. & State aid
<b>ALTERNATE TRANSPORTATION</b>				
Public Transportation Study		County/City	80,000	County/City SPLOST
Rideshare & Mini-bus to Atlanta CBD		County	TBD	TBD
<b>SOLID WASTE</b>				
Landfill Expansion		County	3,300,000	SPLOST
<b>ADMINISTRATIVE/COURTS/MISC. FACILITIES</b>				
Acquire land and construct for new civic center		County	20,000,000	SPLOST
Repairs and Renovations to existing facilities (old and new Courthouses)		County	3,750,000	SPLOST
Expand and Renovate Animal Shelter		County	500,000	SPLOST
<b>PUBLIC SAFETY</b>				
Acquisition and construction for new headquarters for Fire, EMS. EMA Service		County	5,000,000	SPLOST
Acquisition and construction to replace 3 fire stations( Taylorsville, Euharlee, and		County	3,360,000	SPLOST

Hwy 61) and build one new station (Barnsley Rd. area)				
Acquisition and construction of Public Safety Facility		City/County	3,000,000	SPLOST
<b>LAND USE/DEVELOPMENT PLANNING</b>				
Flood plain mapping		County	750,000	SPLOST
Updates to development regulations		County	TBD	TBD
Mapping of existing storm-water infrastructure		County	TBD	TBD
<b>ECONOMIC DEVELOPMENT</b>				
Complete infrastructure upgrades at joint county/city development authority industrial park		City/County	TBD	SPLOST & Bonds
Complete certain interior roads at joint county/city development authority industrial park		City/County	2,000,000	SPLOST & Bonds
Complete master grading plan at joint county/city development authority industrial park		City/County	93,500	SPLOST
<b>RECREATION</b>				
Develop additional soccer fields		County	250,000	SPLOS
Develop Parks Use ordinance		County	TBD	TBD
<b>HEALTH AND SOCIAL SERVICES</b>				
Develop comprehensive strategy for pandemic outbreak (on-going)		Federal, State, County, City	TBD	TBD
Develop plan to coordinate with health agencies for mass casualty incidents (on-going)		Federal, State, County, City	TBD	TBD

Community Facilities		
Activity	Status	Explanation
Purchase additional property @ Hamilton Crossing Park (Cowan Property) 22 acres	Complete	
Construct Gymnasium @ Hamilton Crossing Park	Complete	
Construct additional Soccer Fields @ Hamilton Crossing & Manning Mill Parks (Complete)	Complete	
Construct Gymnasium @ Manning Mill Park (Adairsville) (Complete)	Complete	
Tennis Court Complex @ Hamilton Crossing Park (Cowan Property) Convert "Old Courts" to Parking & additional Tee Ball Field(s)	Upgrading existing courts Complete	Upgraded existing courts did not utilize as additional parking
Upgrade Community Parks	Complete	
Upgrade and replace Recreation Dept. equipment	Complete	
Allatoona south Area Water Projects	90% Complete	
Unincorporated Emerson West area Water Projects	20% Complete	
Euharlee Southwest Water Projects	90% Complete	
Bartow Central Area Water Projects	80% Complete	
Bartow Northeast Area Water Projects	90% Complete	
Southeast Bartow Wastewater Treatment Plant	10% Complete	
Interceptor Sewer along Nancy creek	98% Complete	
Build Emergency Services Station West of Cartersville in Mission Rd/Sugar Valley Rd Area (Complete)	Complete	
Construct New Public Safety Training Facility	Under Design	
Build New Fire/EMS Facility in Emerson Area	Complete	
Construct New Fire/EMS Facility - Hall Station Road	Property acquired design completed, construction in 2008	
Construct New Fire/EMS Facility - Cassville	Complete	

Cedar Creek Rd Horizontal Alignment improvements from US 41 to Pleasant Valley Rd	Complete	
Realign road at Kingston Hwy at SR 293 and Firetower Rd	Complete	
Correct Horizontal alignment at Shinall Gaines Rd from Walker Rd to Cassville-White Rd	Design complete, acquiring ROW	
Realign Five Forks Rd at Spring Place Rd and Cassville-White Rd	Under design	
Correct Vertical alignment on Rudy York Rd at Walker Rd and Tower Ridge	Design concerns	Installed 4-way stop
Correct sight distance problem on Iron Belt Rd and Burnt Hickory Rd	Move to next five year work program	
Correct Horizontal and Vertical Alignments on Sugar Valley Rd	Under design	
Burnt Hickory connector to Euharlee and widening of Euharlee Rd from Hwy 113 to City of Euharlee	Scaled back-to widening Euharlee road at GA 113 and at Harris Road and McCormick Road	
Mission Rd west of Burnt Hickory Rd has alignment problems between Cherokee Heights and Duncan Dr	City of Cartersville project	
Widen GA 20 from I-75 to four lanes)	Environment Assessment continues	
Cassville-White Rd intersection improvements at Five Forks Rd adding turn lanes	Design complete, ROW being acquired	
Upgrade Road Dept. (Public Works) Facility (Complete)	Complete	
Realignment of Iron Belt Rd	Part of new corridor study	
Widen and improving Old Alabama Rd	Phase I under construction, Phases II ROW being acquired, Phase III Under design	Cost estimate is for county's part only



Complete improvements to Peeples Valley Rd	Complete	
Complete improvements for sight distance to Glade Rd	Under design	
Vertical & Horizontal Expansion of C & D Landfill	Considering feasibility study	
Purchase property for Soil Stockpile (approx. 60 ac. @ \$2,500)	Deleted	Lack of Funding
Construct Step 2 - Phase 2	Complete	
Update Zoning Ordinances along with Developing Regulations	Complete	
Upgrading the Future Land Use Map	Complete	
Develop Groundwater Supply Program	Partially complete and on-going	
Adopt measures that comply with GA DNR environmental planning criteria (complete)	Complete	
Monitor development pressure along river	Complete	Designated 40,000 acres historic district along Etowah River)
Implement GIS for County	In process	On-going
Adopt Greenspace Regulation Ordinances)	Temp. regulations adopted	
Widen Georgia Hwy 20 to Four Lanes	Environmental. Assessment continues	
Realignment of Iron Belt Rd	Under Construction	Project under design, funding committed
Improvements to Burnt Hickory Rd	Completed	
Improvements to Grassdale Rd	Completed	
Improvements to Mission Rd	Completed	
Improvements to Peeples Valley Rd	Complete	
Improvement of Sight Distances on Glade Rd	Complete	
Resurfacing local roads in Taylorsville	Completed	
Resurfacing and improving intersections and drainage on various rural roads	Complete	Various projects completed, others underway
Allatoona South Area Water Projects	Complete	
Unincorporated Emerson West Area Water Projects	Postponed	Plans being developed
Euharlee Southwest Water Projects	Complete	
Bartow Central Area Water Projects	Complete	

Bartow Northeast Area Water Projects	Complete	
North Allatoona Area Water Projects	Completed	
Unincorporated Cartersville North Area Water Projects	Completed	
Hall Station Area Water Projects	Completed	
GA Hwy 20 and I-75 3MGD Storage Reservoir and Water Mains	Completed	
Wild Cat Ridge 1MGD Storage Reservoir and Associated Water Mains	Completed	
Hamilton Crossing and US Hwy 411 2MGD Storage Reservoir	Completed	
Hamilton Crossing and US 411 Pump Station	Completed	
East Valley Rd and Pine Log 2MGD Storage Reservoir	Completed	
Southeast Bartow Wastewater Treatment Plant	On going	
Purchase 3 Backhoes for Water and Sewer Dept.	Complete	
Purchase Sewer Flushing Truck	Complete	
Purchase 3 Dump Trucks for Water and Sewer Dept.	Complete	
Construct New Fire-EMS Facility in North Bartow County	Completed	
Construct New Fire-EMS Facility in Emerson Area	Complete	
Construct New Public Safety Training Facility	Under design	2003 SPLOST project
Upgrade Telephone System for General County Government	Completed	
Construct addition to Animal Control facility	Completed	
Expand Courthouse parking	Completed	
Construct Phase II of Landfill	Completed	
New roof for Old Courthouse	Completed	
Upgrade Fire Suppression System for Juvenile Records Room	Not Accomplished	Determined that existing Fire Suppression is adequate
Finish out 4th floor Courtroom at County Admin. Building	Complete	Nearly finished, funds committed
Replace carpet in Frank Moore Admin. Building	Complete	Ongoing project, funds budgeted each year
Systematic replacement of County equipment and vehicles	On going	Five-year plan established, See vehicles and equipment
Construct Boys and Girls Club	Completed	

Upgrade Public Works facility	Deleted	Expect to commit funds in 2002 or 2003 budget
Improvements to Hamilton Crossing Park	Complete	
Improvements to Bartow Carver Park	Completed	
Improvements to Bartow Gatewood Park	Completed	
Upgrade Community Parks	Complete	
Construction of Non-Paved trails along Old railway	Not Accomplished	Cancelled: could not acquire property
Upgrade and replace Recreation Dept. equipment	Complete	
Upgrade general Government Computer Systems	Completed	
Construct New Maintenance and Operations Building	Deleted	Other options pursued, utilizing existing structures

**Adairsville City: Short Term Work Program Update**

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Upgrade old water mains and service lines within city limits of Adairsville	2006	City	200,000	City
Misc. areas of Ga. North, Doyle Properties and Walraven Properties - Water lines	2002	City & Developer	150,000	City & Developer
Sewer treatment plant improvements	2002, 2003, 2004, 2005, 2006, 2007	City	1,870,000	City
Street & road improvements to include resurfacing	2002, 2003, 2004, 2005, 2006, 2007	City	100,000	City, State
Curb, guttering and drainage improvements	2002, 2003, 2004, 2005, 2006, 2007	City	50,000	City, State
Replacement of police vehicles - 1 or 2 per year	2002, 2003, 2004, 2005, 2006, 2007	City	120,000	City
Construction of new Fire Department	2002	City	60,000	City, State
construction of Tennis courts	2006	City	20,000	City
Upgrade natural gas line form intake to distribution	2002, 2003	City	1,000,000	City
Replace solid waste collection truck	2002	City	70,000	City
Sewer line extension for South end	2003	City	1,300,000	City, State, Federal

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Construct Industrial Spec Building	2006	City	750,000	City
Downtown Renovation	2002, 2003, 2004, 2005, 2006	City	500,000	City, State

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Revisions to Zoning Ordinance and maps	2002, 2003, 2004, 2005, 2006, 2007	City	4,000	City

## Adairsville City: Report of Accomplishments

Community Facilities			
Activity	Status	Explanation	
Sidewalk from US Hwy 140 to Cherry Street	Completed		
Sidewalk from Cherry Street to Summer Street	Underway		
SPOTW upgrade	Completed		
Cass Street, Chestnut Street resurfacing	Completed		
Cut-off Road, Dyar Street, Eagle Lane, Franklin Street resurfacing	Completed		
MLK Drive, Noland Street, Princeton Boulevard resurfacing	Completed		
US 41 water main	Underway		
Water treatment plant	Completed		
Vehicle Replacement for Water and Sewer Department	Completed		
SCADA Improvements	Completed		

Economic Development			
Activity	Status	Explanation	
Downtown Renovation	Completed		

Housing			
Activity	Status	Explanation	

Land Use			
Activity	Status	Explanation	
Review Zoning Ordinance	Completed		
Zoning Code Inspector	Underway		
Computer generated Base and Zoning Maps	Underway		

Natural and Historic Resources			
Activity	Status	Explanation	
Storm Water Studies	underway		
Adopt measures that comply with Georgia DNR environmental planning criteria	Postponed	Waiting for new standards to be created by the State	

General Planning			
Activity	Status	Explanation	
Transportation Plan	Postponed		
Update Comprehensive Plan	Underway		

SUMMARY OF SHORT-TERM WORK PROGRAM 2007-2011

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<b>Natural Resources</b>					
1. Encourage green space preservation, to allow sufficient ratio between construction areas and to provide appropriate buffer areas to support green space Activity.	A. Enforce existing regulations to ensure compliance.	2007 2008	COE	\$0	
2. Protect current water sources, including: <ul style="list-style-type: none"> <li>• Monitor and update and provide security measures for storm-water runoff areas. As new development takes place enforce and maintain best management practices to prevent erosion of existing land and silt build-up in local state waters.</li> <li>• Protect Euharlee Creek Watershead. It is essential that a coordinated effort be established between the City and Bartow County to protect and insure future water quality.</li> </ul>	A. Protect current water sources.	2008-2011	COE Bartow County	\$7,000.00	General Funds Grants
<ul style="list-style-type: none"> <li>• Secure additional water and natural resources for the future.</li> </ul>	A. Secure additional well sites.	2008-2011	COE	\$10,000.00	General Funds

Land Use	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<p>1. Adopt zoning procedures, development standards that call for planned development. City-developer partnerships address appearance, infrastructure needs, public safety concerns, recreation, transportation issues to make successful projects. Ensure compliance with State, Federal Land disturbance provisions for buffer areas that protect streams, incentives greenways.</p>	<p>A. Continue to upgrade procedures</p>	<p>2007-2011</p>	<p>COE</p>	<p>0</p>	
<p>2. Provide Aid to Struggling and Blighted areas of the community. Create opportunities for reinvestment and re-development through local assistance housing grants from state and federal programs. Encourage private partnerships to reinvest in these area, improve quality of life.</p>	<p>A. Develop plan to aid and identify blighted and struggling area within the COE.</p>	<p>2008-2011</p>	<p>COE</p>	<p>0</p>	
<p>3. Need cooperation of City, County officials to implement development standards that will respect, protect neighborhoods by having same and/or standards. This is feasible if aggressively pursued.</p>	<p>A. Intergovernmental cooperation</p>	<p>2007-2011</p>	<p>All</p>	<p>0</p>	



Transportation					
	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
1. Mitigating increasing traffic congestion. Traffic congestion is going to worsen in future years as growth and development opportunities increase. Steps need to be in place to slow the increase in congestion including street connectivity, traffic studies requiring the cooperation and coordination of both City & County officials.	A. Work in conjunction with DOT and county. Plan for future development and transportation issues.	2007-2011	All	0	
2. Provide an adequate supply of pedestrian and bicycle facilities, trails and sidewalks throughout the City.	A. Sidewalks on Covered Bridge Road and Five Forks Road.	2008-2011	COE	\$1,200,000	Splost
	B. Trails along Euharlee Creek.	2007-2008	COE	\$4,000.00	General
	C. Pedestrian crosswalks	2007-2008	COE	\$5,000.00	Splost
3. Connect East and West side of City by renovating Old Milam Bridge that crosses over the Etowah River.	A. A pedestrian and bicycle connectivity between all activity centers in the city.	2007-2009	COE	\$800,000	TE Grant Splost
4. Improve access to and from the City.	A. Improve access to and from Cartersville via Euharlee Road.	2008-2001	COE/County	0	
	B. Ensure that the access to SR113 at its current or improved level.	2007-2011	County	0	
	C. Seek alternate routes for improving access to US 411 from the city.	2008-2011	COE/County DOT	0	

Other Issues	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
	Secure property for Fire Station Location.	2007-2008	COE	\$300,000	Splost
<b>Culture Resources</b>					
<p>1. Pursue additional ordinances that will protect and preserve the Historic Districts of the City.</p> <p>2. Pursue cultural activities.</p> <p>3. Develop plan to designate areas of downtown, for example, retail area, cultural area, and greenspace. Implement and revise ordinances affecting zoning and development to include Architectural Design Standards, providing strict compliance as well as guidance and specific detail that will guide owners and developers through maintenance and rehabilitation.</p>	<p>A. Ordinance development</p> <p>Provide increased activities at the event park.</p> <p>A. Better Hometown</p> <p>B. Upgrade the Event Park by completing Electrical work for RV Stations.</p>	<p>2008</p> <p>2007-2011</p> <p>2007-2009</p> <p>2008</p>	<p>COE</p> <p>COE</p> <p>COE</p> <p>COE</p>	<p>\$1,500</p> <p>\$40,000</p> <p>\$10,000</p> <p>\$17,000</p>	<p>General Funds Grants</p> <p>General Funds</p> <p>General Funds Grants</p> <p>General Funds</p>

Parks and Recreational Facilities	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<p>1. Provide a park and open-space system, which satisfies the recreational and leisure-time needs of City residents and enhances the overall image and appearance of the community.</p>	<p>1. Create a Recreation Master Plan for the design and construction of the recreation complex. 2. Begin construction.</p>	2007-2008	COE	\$2,000,000	Splost
<p>Top Issues to Address per Planning Category</p> <p><u>Public Safety</u></p>	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<p>1. Local Pre-Disaster Mitigation Plan (Building &amp; Equipment)</p>	<p>A. Factual basis for risk assessment must include past hazard events, critical facilities and what is in harms way. B. Sufficient information is the amount of data and information required to enable the jurisdiction to make informed decisions on what future actions (possibly projects) should occur at the local level. C. Identified and prioritized mitigation actions should be appropriate for our community.</p>	2007-2008	COE	\$400,000.00	Splost

SHORT TERM WORK PROGRAM UPDATE 2002-2006

Project Activity	2002	2003	2004	2005	2006	Responsible Party	Cost Estimate	Funding Source	Accomplishments
City Hall-Refurbish Old School Building to use as City Hall, Police Station, Community Room, Court Room and Council Room	X	X	X			City	\$250,000	Grants & Inkind Donations	Has been Completed
Restore Historic Barn			X			City, Volunteer Committee	\$150,000	Grants	
Construct festival area to include lighting and walking path (17) acres.)			X			City	\$30,000	Capital Project Fund	The Park is completed except electrical work for the RV/ vendor campers.
Initiate programs to educate the public in Preservations of Natural Resources.		X				City	\$2,000	General Fund	Has been completed.
Promotion of a New Office in Euharlee	X	X	X	X	X	City	\$1,000	City/Gov.	Has not been accomplished. City has meet with government officials/ trips to Washington, letters, calls, etc. to get a post office in Euharlee (2nd largest City in Bartow)

Project Activity	SHORT TERM WORK PROGRAM					Responsible Party	Cost Estimate	Funding Source	Accomplishments
	2002	2003	2004	2005	2006				
Reinforce and improve City Infrastructure	X	X	X	X	X	City	\$50,000	Splst	Has been Completed
Development of Culture Arts Center					X	City	\$25,000	Grants & Donations	Has not been Accomplished. The City constructed a pavillion instead.
Joint Partnership with Bartow County Fire Department to purchase a Refueling Station	X					City/County	\$10,000	City County	Has been completed
Monitor Euharlee Creek	X	X	X	X	X	City/County	\$3,000	City County	Has been completed by County.
Purchase Backhoe		X				City	\$15,000	Splst	Has been completed.
Purchase Side Mower	X					City	\$5,000	Splst	Has been completed
Adopt measures that comply with GA DNR for protect Wetland, Watersheds, Ground Water Recharge Areas	X					City	\$1,000	General Fund	Has been completed
Monitor development along the river cooridor and re-evaluate need for a river corridor protection ordinance	X	X	X	X	X	City	\$3,000	General Fund	Has been completed.

**SHORT TERM WORK PROGRAM**

Project Activity	2002	2003	2004	2005	2006	Responsible Party	Cost Estimate	Funding Source	Accomplishments
Complete Library Addition					X	City	\$40,000	State Grant Splost	Has not been accomplished. Reason: The State, Library Board and Euharlee is in process of building a new Library by State Funds & City Splost Funds
Control Mosquito outbreak by initiating programs to educate the public.	X	X	X	X	X	City, Volunteer	3,000	General Funds	Has been completed.

SUMMARY OF SHORT-TERM WORK PROGRAM

TAYLORSVILLE

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>General</u>					
1. Encourage green space preservation and pedestrian walking access around city	Improve/develop pedestrian walkways	2008-2010	City	\$15,000	General Funds Grants
2. Zoning ordinance	Implement new zoning ordinance	2009	City	\$ 5000	
3. Recreation	Add additional recreation facilities	2010	City	\$ 50,000	General Funds

City of White

Oct. 30. 2007 8:05AM

SHORT TERM WORK PROGRAM								
Project or Activity	2002	2003	2004	2005	2006	Responsible Party	Cost Estimate	Funding Source
-Sewer Project - Run sewer main to connect with the city of Cartersville, this will open up city wide sewage in the near future.	X	X				LOCAL	1,000,000.	ARC GRANT, LOCAL SPLOST
Replace 2 inch water main with a 6 inch main from Pettit Creek to Cass-White Rd. to US Hwy 411, down Hwy. 411 to the last customer, add fire hydrants.		X				LOCAL	175,000.	SPLOST, LOCAL
Widen and pave School St., add curb and guttering.			X			LOCAL	120,000.	SPLOST
Repave Railroad St., add curb and guttering.		X				LOCAL	120,000.	SPLOST
Revise Zoning Ordinance, Zoning Map and Future Land Use Map.	X					LOCAL	1,000.	LOCAL
Adopt measures that comply with GA DNR for protecting wetlands, watersheds, ground water recharge areas.	X					LOCAL	1,000.	LOCAL
Update Code Book.	X					LOCAL	2,000.	LOCAL
Sidewalk Project with curbing. (West Rocky St., Oak St., Old Th. Hwy., E. Rocky St., School St., Whispering Pine)				X	X	LOCAL	1,000,000.	STATE, LOCAL SPLOST
Purchase a new patrol car for Police Dept. and update equipment.		X				LOCAL	30,000.	LOCAL
Replace 2 inch water main with a 6 inch main from Richards Rd. to the last customer on Hendricks Rd., w/fire hydrants			X			LOCAL	55,000.	SPLOST

No. 2916 P. 9



Project or Activity	SHORT TERM WORK PROGRAM					Responsible Party	Cost Estimate	Funding Source
	2002	2003	2004	2005	2006			
Purchase new Fire Truck.			X			LOCAL	180,000.	COUNTY LOCAL
Replace old water meters with Touch Read Meter System.				X		LOCAL	75,000.	SPLOST LOCAL
Update computer system for water billing.	X					LOCAL	2,000.	LOCAL
Upgrade computer system to perform accounts payable and receivable.			X			LOCAL	3,000.	LOCAL
Repave walk path, add more lighting, purchase new playground equipment for children's park.			X			LOCAL	30,000.	SPLOST LOCAL
Purchase mowing equipment for mowing the right of ways.	X					LOCAL	40,000.	SPLOST LOCAL
Upgrade Scada System (Radio Telemetry) for water dept..			X			LOCAL	25,000.	SPLOST LOCAL
Install Cartridge Filters for wells 1 and 2.				X		LOCAL	50,000.	SPLOST LOCAL
New Water Utility Service Truck.			X			LOCAL	30,000.	LOCAL

## City of White Report of Accomplishments

Activity	Status	Explanation
Sewer Project	Complete	
Replace two inch water main Cassville rd. -Pettit rd.		Not yet started
School street paving	Complete	
Railroad street paving		Not yet started
Revise zoning ordinance, map, future land use	Complete	
Adopt measures to comply with GA DNR		Not yet started
Update Code Book	Complete	
Sidewalk Project		Not yet started
Purchase patrol car	Complete	
Purchase new fire truck	Complete	
Replace water meters	Complete	
Update computer system water/sewer	Complete	
Update computer system AP/AR	Complete	
Purchase mowing equipment	Complete	
Install SCADA system		Currently underway
Install cartridges filters for wells #1 & @		Currently underway
New water service truck	Complete	
Replace two inch water main Hendricks rd.		Not yet started

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>General</u>					
1. Encourage green space preservation and pedestrian walking access around city	Improve/develop pedestrian walkways	2008-2010	City	\$15,000	General Funds Grants
2. Zoning ordinance	Implement new zoning ordinance	2009	City	\$ 5000	
3. Recreation	Add additional recreation facilities	2010	City	\$ 50,000	General Funds

## Issues, Opportunities, and Policies for Bartow County's Community Agenda

### Population

Bartow County will experience high rates of population growth over the next 20 years.

Policy: The County has developed its own long-range forecasting models in order to accurately evaluate population trends.

Policy: The County continues to discourage “sprawl” by encouraging new development and redevelopment in areas around existing resources and infrastructure, pursuant to the County’s Growth Management Plan.

### Economic Development

Bartow County should actively work to promote and manage economic development within the county.

Policy: The County will continue to cooperate with the City of Cartersville and the other municipalities in the County, the City/County Joint Economic Development office and the City/County Joint Development Authority to recruit new businesses and industries and the expansion of existing business/industries consistent with joint City/County economic development strategies.

The county must maintain a strong relationship with community groups working to expand the county’s economic base.

Policy: The County will continue to cooperate and support the efforts of the Cartersville-Bartow County Chamber of Commerce for shared goals in economic development.

The county must continue to recruit new, growth-oriented industries to replace the loss of the industries that traditionally comprised a large percentage of the county’s economic base.

Policy: The City of Cartersville and Bartow County are currently developing an 800 acre Corporate Park.

The county must encourage the expansion of educational and training opportunities for its workforce.

Policy: Bartow County will continue to participate and support the Community Work Ready program initiated by the Cartersville-Bartow County Chamber of Commerce.

The county must continue to invest in infrastructure improvements in order to successfully recruit new business and industry.

Policy: Bartow County citizens have recently approved the 5<sup>th</sup> consecutive SPLOST program, much of which will be dedicated to improving infrastructures such as roads , water and sewer lines.

The county must support clean industrial development.

Policy: Bartow County participates with the City of Cartersville, the Joint Economic Development office and the Joint Development Authority in strategic planning which sets clean industry as a priority for receiving incentives.

### Natural and Cultural Resources

There is not enough green space or parkland.

Policy: Bartow County will continue its active greenspace program, which has already been successful in acquiring several greenspace parks. Another 2 million dollars for greenspace was approved in 2007 SPLOST Referendum.

It has environmental pollution problems.

Policy: Bartow County has developed the first county-wide Environmental Management System in the U.S. and will continue to expand this program in the future, which targets environmental (pollution) problems for solutions through this innovative voluntary approach to a healthier environment.

The county should systematically identify and inventory its natural and cultural resources and develop policies and long-range growth plans that protect these resources.

Policy: The Etowah Valley Historical Society has recently completed a historic survey that will be utilized during the comment period in future rezoning matters.

The county must protect water resources from external threats to their use and quality.

Policy: Bartow County will continue to be active in both the Metropolitan North Georgia Water Planning District and the Northwest Georgia Water Planning Group to protect its water resources.

The county should develop a plan for the use of additional water resources based on the comprehensive plan.

Policy: Bartow County will initiate planning to determine how to develop other water supply sources, consistent with the State Water Management Plan.

### Facilities and Services

Some parts of the county are not adequately served by public facilities.

Policy: Under the newest SPLOST program several new public safety facilities are planned, including 2 new fire stations, a civic center and a Fire/EMS/EMA Headquarters facility.

The county should expand waste water systems to reduce reliance on septic tanks, especially near water resources.

Policy: Bartow County will continue to expand its water and water waste systems, and will explore transitional on-site system to be owned and operated by the County Water Department.

The county should promote expansion of infrastructure into areas, as determined by the comprehensive plan, to protect natural resources.

Policy: Bartow will continue to utilize its Growth Management Plan for the strategic location of infrastructure that seeks to protect important natural and cultural resources.

The county should encourage developers to set aside land for green space, new schools, parks and other community facilities.

Policy: The County does this presently and will continue to do so.

The county should seek to build a new community center (with ample meeting space capacity) with revenue from the motel/hotel tax, if possible, or from other revenue.

Policy: Bartow County is in the process of constructing a new 39,000 sq. ft. community (Civic) center.

The county should support positive programs for youth.

Policy: Bartow County will continue to support local non-profit agencies that support positive programs for youth including the Advocates for Bartow's Children and the Boys & Girls Club of Bartow County and will continue its strong Recreation programs for youth.

The county should continue strong programs for seniors.

Policy: The County will continue its programs for seniors, including continuing to operate two senior centers.

The county should reduce the amount of solid waste by increasing recyclables through increased public awareness.

Policy: Recycling is an important component of the County's Environmental Management System which will continue to emphasize recycling.

The county should encourage local industries to find alternative uses for scrap and solid waste materials.

Policy: This is being accomplished through the County Environmental Management System.

## Housing

Some neighborhoods are in need of revitalization or upgrade. The county should identify areas that are suitable for housing revitalization.

Policy: The County has identified an area in Southeast Bartow in need of revitalization and will consider ways for revitalization of the area.

The county should encourage the development of affordable housing for all income groups.

Policy: The County's land use planning allows housing developments for various income levels, including multi-family housing.

The county should encourage housing development that does not promote sprawl.  
Policy: Bartow County utilizes the Growth Management Plan to discourage sprawl.

## Land Use

There is inadequate mix of uses (like corner groceries or drugstores) within neighborhoods.

Policy: The County's land use planning permits mix – use in certain developments.

The county must be proactive in comparing current land use patterns to its long-range land use plan in order to identify problematic inconsistencies.

Policy: The County's Growth Management Plan, a fifty year plan, will continue to be utilized to provide consistency and transition from present to future land uses.

The county must establish a comprehensive plan for allocating a minimum of 20% of land to green space.

Policy: The County's active greenspace program and zoning and planning addresses this by a variety of means, including purchases, conservation easements and conditional zonings and conservation sub-divisions.

## Transportation

Transportation corridors are congested.

Policy: Bartow County will continue to use its short-term and long range transportation plans to establish project needs to address congestion.

People lack transportation choices for access to housing, jobs, services, goods, health care and recreation. The county should promote alternative forms of transportation such as Rideshare and light rail.

Policy: Bartow County has included funds in its most recent SPLOST program to study alternative transportation.

The county should reduce traffic congestion by adopting zoning and land-use regulations that restrict growth to a level compatible with existing infrastructure.

Policy: The County will seek to do this, utilizing its Growth Management Plan.

The county should develop a long-term transportation model for all modes of transportation, including alternative forms that are pedestrian friendly, using compatible adjacent transportation corridors.

Policy: Bartow County has developed a long range transportation model and will consider bike/ pedestrian traffic on future major transportation projects.

## Intergovernmental Coordination

Bartow County is satisfied with current intergovernmental coordination strategies and remains committed to cooperative efforts with other local governments to deal with issues of common concern.

## Issues, Opportunities, and Policies for the City of Adairsville for the Community Agenda

### Population

The city of Adairsville will experience significant population growth over the next 20 years.

Policy: The City of Adairsville has a growth plan that was initiated several years ago to have infrastructure in place for future growth. The City of Adairsville usually plans for at least thirty years future growth.

### Economic Development

The city of Adairsville is satisfied with its current strategies related to economic development within the city.

Policy: The City of Adairsville has an aggressive program related to economic developments, but is always looking to improve the program through coordination with business leaders, developers, and local civic leaders in conjunction with The Adairsville and Bartow County Development authorities.

### Natural and Cultural Resources

There is not enough green space or parkland within the city limits.

Policy: The City of Adairsville along with the Adairsville Planning Commission has implemented a requirement for green space allotment for all preliminary submittals to the Planning Commission. The City of Adairsville also is working with several local landowners and developers to have lands donated for the purpose of green space.

### Facilities and Services

The city is satisfied with its current strategies related to public facilities and services, and is confident that it will be able to provide adequate services to future developments.

Policy: The City of Adairsville continues to seek means to provide public facilities and services to its residents by means of implementing grant funds and local taxes and utilities for current and future growth.

### Housing

Some neighborhoods have parcels that are in need of revitalization or upgrade.



Policy: The City of Adairsville is currently working on a program to help in areas that are in need of revitalization. The City of Adairsville will be working with developers on projects that will upgrade or replace areas that are in need of revitalization.

There are significant amounts of housing in poor or dilapidated condition.

Policy: The City of Adairsville is in the process of enforcing city ordinances to encourage landholders of rental properties and individual property owners to improve these areas of poor and dilapidated housing. This includes hiring of a full time code enforcement officer.

## Land Use

The city lacks enough venues for arts activities and performances.

Policy: The city lacks a “center” that combines commercial, civic, cultural and recreational activities. The City of Adairsville has purchased property in the Historical downtown area and plans to build a government complex, which would include a center for activities and venues that would support arts and performance activities.

There is typically neighborhood opposition to new/innovative or higher density developments.

Policy: The City of Adairsville has begun holding planning commission meetings to help educate the citizens about high-density developments. The City has recently enacted a Private Unit Development Ordinance (PUD) to allow for quality high-density growth.

## Transportation

Transportation corridors are congested.

Policy: The City of Adairsville is constantly working with the Georgia Dept. of Transportation to plan for road infrastructure and to ensure that traffic volumes expected with growth are planned for in advance. The City of Adairsville is currently working with The Ga. DOT to widened The Georgia Highway 140 corridor to four lanes from U.S. Highway 41 west to Ga. Hwy. 53. The Highway 140 corridor is very important not only to The City of Adairsville but also to the entire North west Georgia area.

## Intergovernmental Coordination

The city is satisfied with current intergovernmental coordination strategies and remains committed to cooperative efforts with other local governments to deal with issues of common concern.

Policy: The City of Adairsville has and currently cooperates with other governments the area to better serve our population. The City of Adairsville and Bartow County Government have and will continue to enter into intergovernmental agreements to serve our communities.

## Issues, Opportunities, and Policies for the City of Emerson for the Community Agenda

## Population

Issue - The city will experience high population growth rates over the next 20 years.

Policy - The City has adopted a new Zoning Ordinance that utilizes proven growth management practices.

## Economic Development

Issue - The city currently does not offer enough job opportunities that would allow its citizens to live and work in their community.

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

Issue - The city has large areas of vacant land that are suitable for commercial and industrial development.

Policy - We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development.

## Natural and Cultural Resources

Issue - There is not enough protected green space or parkland within the city limits.

Policy - We have adopted an open space / greenspace ordinance to encourage new development to include areas of greenspace.

## Housing

Issue - There are residential areas where housing conditions are declining and in need of redevelopment.

Policy - We will participate in Community Development Block Grant Programs to provide funding to areas in need.

Issue - The community does not have varied housing options available to meet residents needs at all stages of life.

Policy - We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.

## Transportation

Issue - Traffic congestion will increase as residential and commercial development both within and outside of the city increases.

Policy – We will support intergovernmental opportunities to develop new roadways, and widen existing roadways to relieve traffic congestion.

Issue - Road conditions along Old Alabama Road between Puckett Road and Hwy. 41 are inadequate to handle the increased traffic flow that will occur with the development of the Carter Grove subdivision on Old Alabama Road west of Emerson.

Policy – Our new and reconstructed roadways will be appropriately designed using context sensitive design considerations to enhance community aesthetics and to minimize traffic congestion.

### Issues, Opportunities, and Policies for the City of Euharlee for the Community Agenda

#### Population

The city of Euharlee will continue to experience significant population growth over the next 20 years, although the rate of growth is not likely to match the growth rates experienced over the past three decades.

Policy: We will continue to maximize our ordinances to encourage commercial development on the periphery of our boundaries and to minimize the consumption of open space within our boundaries.

#### Economic Development

The city must seek continued growth of the local economy and create more diversity among economic sectors.

Policy: We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects. 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.

The city needs to promote a better live-work environment for emerging businesses and cottage industries.

Policy: We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.

The city must improve access to and from the city.

Policy: We will take into account access to housing and impacts on transportation when considering economic development projects.

The city must expand tourism by capitalizing on the city's cultural, historic and natural resources.

Policy: We will continue to move forward while protecting the past through the utilization of our Historic Preservation Commission.

## Natural and Cultural Resources

The city must balance the need to expand and diversify its economic base with the need to protect the environmental quality of its natural resources, protect the integrity of its cultural and historical resources, and the desire to maintain an excellent quality of life.

Policy: The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development. We will minimize inefficient land consumption and encourage more compact development in order to preserve open space and natural resource areas.

## Facilities and Services

The city must provide its residents and businesses with an adequate and timely supply of public water to meet the growth and development needs identified in the city's Comprehensive Plan.

Policy: We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.

The city should seek to reduce the production of solid waste by promoting the recycling and reuse of materials throughout the city.

Policy: We will invest in and promote recycling and reuse of materials throughout the city.

The city seeks to provide the highest levels of professional police protection, fire protection and emergency medical services to ensure the safety and welfare of its residents and their property.

Policy: We will continue to fund an extraordinary police department, adequately staffed, fully trained and maintained.

The city must improve its library facilities, services and holdings to meet the needs of its current residents and the demands resulting from future growth.

Policy: We will invest in the Bartow County Library System to expand the current library in Euharlee.

The city must improve its park and open-space system to satisfy the recreational and leisure-time needs of City residents and enhance the overall image and appearance of the community.

Policy: We will invest in parks and open space to enhance the quality of life for our citizens.

The city must provide recreational programs to satisfy the needs of all age groups within the city.

Policy: We will invest in parks and open space to enhance the quality of life for our citizens.

The city must maintain an efficient order of municipal services and an adequate array of community facilities in good condition to meet the changing needs of the community.

Policy: Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly/new expanded facilities and services. Our community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.

The city will continue to work with Bartow County to provide its residents with schools and education programs to assure its citizens are well educated.

Policy: We will work with the local school board to encourage school location decisions that support the communities overall growth and development plans.

## Housing

The city must seek ways to increase the variety of housing opportunities available to its residents.

Policy: We will encourage development of housing opportunities that enable residents to live closer to their places of employment.

The city must improve its infrastructure and facilitate the development of a safe living environment.

Policy: We will continue to invest in the local infrastructure, particularly, drainage systems, curb and gutter, and sidewalks.

The city must take steps to improve the overall appearance of its neighborhoods.

There are some residential parcels in need of redevelopment.

Policy: We will eliminate substandard or dilapidated housing in our community through the enforcement of the International Property Maintenance Code.

## Land Use

The city should promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city.

Policy: We will continue to maximize our ordinances to encourage commercial development on the periphery of our boundaries and to minimize the consumption of open space within our boundaries. We are committed to creating walkable, safe and attractive neighborhoods throughout our community, where people have easy access to schools, parks and necessary services without having to travel by car.

The city should encourage development that enhances and preserves established neighborhoods and promotes the historical character of the city and its rural community setting.

Policy: Our decisions on new development will contribute to, not take away from, our community's character or sense of place. We will encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.

The creation of recreational facilities and the setting aside of greenspace are important to our community. The city must ensure that new development respects the natural environment.

Policy: We support and implement new land uses that contribute to protecting the environment and preserving meaningful open space. We are committed to providing pleasant, accessible public gathering places and parks throughout the community.

### Transportation

The city needs to provide residents with transportation alternatives.

Improvements to transportation infrastructure are needed to support current and future development.

Policy: We will continue to make decisions that encourage walking, biking, car-pooling and other alternative transportation choices.

The city must seek to continually improve the transportation system to provide for the safe and efficient movement of people within the City and between adjoining areas.

Policy: We support the creation of a community-wide pedestrian path network.

### Intergovernmental Coordination

The city is generally satisfied with current intergovernmental coordination strategies and remains committed to cooperative efforts with other local governments to deal with issues of common concern.

Policy: We will continue to work closely with Bartow County and other local governments, providing input when they are making decisions that are likely to have an impact on our community or our plans for future development. We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

### Issues, Opportunities, and Policies for the City of Kingston for the Community Agenda

#### Population

At present, the city's potential for population growth is limited. Significant long-term growth will only occur if the city annexes adjacent land areas.

Policy: We will work to annex adjoining land areas.

#### Economic Development

The city depends on a small number of businesses/industry types that make it vulnerable to downturns in those particular sectors.

Policy: We will encourage new businesses to open in our area.

The city does not have an active business recruitment and retention program.

Policy: We will support programs for retention, expansion and creation of businesses that are a good fit to our community.

Existing businesses in the city are not growing or expanding.

Policy: We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings.

The local economy does not compare well to peer communities.

Policy: We will support growth and investments into the community as a means to improve the local economy.

The city does not have a long-term infrastructure plan that guides, directs and supports development.

Policy: We will consistently improve our infrastructure to help with our future growth and development.

There are limited economic development resources available to market the community.

Policy: We will continue to look for outside financial assistances to help with our economic growth and development.

The community does not use innovative tools and marketing strategies to support and attract businesses.

Policy: We will look to find the most cost effective ways to attract new businesses.

There is a lack of physical convenience and accessibility of jobs to workforce.

Policy: We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.

The city lacks adequate infrastructure and other public facilities to attract new development where development is desired.

Policy: We will consistently work on upgrading our infrastructure to help encourage economic development.

Educational and workforce training are not readily available.

Policy: We will look for ways to offer educational improvements for citizens.

Accessible and low-cost services to transport workers directly to job sites are not available.

Policy: We will look into low cost services to allow for residents to be able to get to local employment.

The city will have to explore annexation options in order to acquire sufficiently large parcels suitable for industrial, commercial and residential development.

Policy: We are constantly looking at ways to encourage annexation in the city's limits.

### Facilities and Services

Septic systems in the downtown business district are failing, threatening economic development in that area.

Policy: We will work on a sewer system to help encourage economic growth.

The city's inability to identify a suitable location for a second city well will require the city to pursue other means of securing an adequate water supply.

Policy: We are working with the state and federal governments to get the new well up and running to provide for current needs and economic growth.

### Housing

There is no mix of housing types in neighborhoods/new developments in the city.

Policy: We will encourage housing growth to offer a variety of residential opportunities.

The city does not have varied housing options available to meet residents' needs at all stages of life.

Policy: We will encourage housing growth with a variety of residential options.

The city's neighborhoods do not have a healthy mix of uses, like corner groceries, barber shops, or drugstores within easy walking distance of residences.

Policy: We will encourage businesses and housing developments to be accessible to each other to encourage healthy lifestyles.

There is a lack of special needs housing in the city.

Policy: We support dispersion of assisted housing throughout the community.

There is no inventory of public and private land available for redevelopment of future housing.

Policy: We will work towards encouraging the acquisition of land for redevelopment to meet any future need.

Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped.

Policy: We will encourage the redevelopment of existing housing to be affordable, and above standard quality.

The city does not have a housing authority.

Policy: We will work to provide the necessary organizations to help with the growth and development of the city.

The city does not have any community-organizations that provide housing.



Policy: We will work to provide the necessary organizations to help with the growth and development of the city.

The city lacks maintenance, enforcement and rehabilitation programs; it lacks incentive programs for infill housing development; it does not have a home-buyer education program.

Policy: We will work to provide the necessary organization to help our citizens improve their lives.

No issues identified. The city is content to retain its rural/agricultural character. Current policies and strategies will allow it to do so.

### Transportation

The city is concerned about traffic congestion and safety issues at the intersection of Hardin Bridge Road and Hwy. 411. This intersection is not in the city, but Hardin Bridge Road is the main access point to Hwy. 411 for city residents.

Policy: We will continue to work on improving the road systems to ensure the safety of everyone.

Traffic along Hardin Bridge Road will increase significantly with the development of the Kingston Park subdivision.

Policy: We will continue to work on improving the road systems to ensure the safety of everyone.

City residents are dependent on automobiles to get to places, a condition which makes it difficult to ease what traffic congestion.

Policy: We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.

The community is not pedestrian or bike friendly.

Policy: We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.

The community does not have enough sidewalks and bike trails.

Policy: We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.

### Intergovernmental Coordination

The city is satisfied with current intergovernmental coordination strategies and remains committed to cooperative efforts with other local governments to deal with issues of common concern.

Policy: We will continue to work with other local governments to insure that our citizens are able to have a higher standard of living.

## Issues, Opportunities, and Policies for the City of Taylorsville for the Community Agenda

### Population

The city does not anticipate significant population growth within its borders in the next 20 years. The city is content to retain its rural/agricultural character in the future.

### Economic Development

The site of an old cotton gin and warehouse is suitable for redevelopment. Otherwise, the city is satisfied with its current state of economic development and wishes to retain its rural village/agricultural character in the future.

### Natural and Cultural Resources

No issues identified. The relative lack of future development will continue to protect local natural resources.

### Facilities and Services

No issues identified. Current services are adequate for current and future needs.

### Housing

No issues identified. The city is content to retain its rural/agricultural character. Current policies and strategies will allow it to do so.

### Transportation

No issues identified. Traffic along Hwy. 113 between Rockmart and eastern Bartow County may increase, but little opportunity exists for development along this corridor within the city limits as none of the right of way is within the limits of the city.

### Intergovernmental Coordination

No issues identified. The city is satisfied with current intergovernmental coordination strategies.

### General Policy

Taylorsville will continue to support growth as it transpires in the future. However, the residents of the city are satisfied with small town atmosphere that we now enjoy. The city has not courted annexation of additional properties. Our development regulations are identical to the unincorporated Bartow County surrounding us. We have a large portion of the city that is in current agricultural operations and is in the 100 year flood zone. Much of this property is being utilized as its highest and best use.

## Issues, Opportunities, and Policies for the City of White for the Community Agenda

### Population

The city does not expect significant population growth within its current borders. Significant long-term growth will only occur if the city annexes adjacent land areas.

### Economic Development

The city currently lacks sufficient jobs or economic opportunities for local residents. Increasing traffic, particularly from development outside of the city limits, along the Hwy. 411 in-town corridor, will likely result in more commercial development along the corridor within the city.

Policy: We will work closely with Bartow County Economic Development to insure that Commercial and Industrial Developers are made aware of the city's interest in new developments in and around the city.

### Facilities and Services

The city currently has only one full-time police officer (the police chief). All other officers are part-time. The city does not have "24/7" active duty officers.

The city is in the final stages of expanding the capacity of its sewer system. It will soon have the opportunity to add more residential and commercial customers to its system.

Policy: We will look for more resources to fund public services for the safety of our community. We have completed our stage I sewer expansion and are beginning stage II, this will give us new residential and commercial customers to our system.

### Housing

No issues identified. Current housing patterns within the city are stable and not expected to change significantly in the foreseeable future.

### Transportation

Traffic along the Hwy. 411 in-town corridor will increase as development along the highway, particularly outside the city limits, increases.

Policy: We will work with the Georgia Department of Transportation and Bartow County to find a solution to the increased traffic on Hwy 411 and plan to provide sidewalks for an alternate form of transportation for our residents.

### Intergovernmental Coordination

The city works well with other local governments and is currently satisfied with current intergovernmental coordination strategies. It remains committed to cooperative efforts with other local governments to deal with issues of common concern.

Policy: The city will continue to coordinate strategies and cooperate with other local governments when dealing with common issues.

## **Long Term Activities and Supplemental Plans**

In addition to the implementation of the short term work program Bartow County has the following long term goals to achieve its vision and mission:

### **Transportation:**

North/South By-Pass US 411 to GA 113

Develop Alternate Transportation System

Fixed bus routes

Commuter/light rail

Connect to Bus rapid transit (GRETA)

Develop bike/pedestrian routes to parks, schools, and other facilities.

### **Water/ Waste –Water:**

Develop back-up water sources by acquiring and developing wells and/or build reservoir  
Extend (in a manner to nit encourage development) water lines for drinking water and fire protection to rural areas

Construct a new waster-water treatment plant and extend sewer service to high and medium density areas (consistent with County’s growth management plan)

Determine feasibility of dry sewer lines in new developments

Determine the feasibility of allowing on-site sewer treatment facilities in low to medium density developments for future conversion to additional sewer.

### **Solid Waste:**

Purchase land and develop a new C& D facility and recycling program for C&D.

Explore new technology

Waste disposal

Conversion of waste to energy

Expand recycling residential program/facilities.

### **Recreation:**

Purchase additional property and expand Hamilton Crossing Park

Develop Greenspace Park Utilization Plan

Acquire and develop recreation complex in south Bartow.

### **Public Safety:**

Add EMS (ambulance) units at more stations

Construct additional Fire/EMS stations

Expand Public Safety Training facility

Expand disaster planning and preparedness (short-term).

### **Courts/Administrative Facilities**

Construct new administrative or court facility near present facilities

Construct parking deck near court/administrative facilities.

**Environmental/Conservation:**

Continue Greenspace acquisitions  
Continue to expand Environmental Management System  
Complete storm water mapping  
Continue storm water management program  
Improve tree protection regulations  
Continue Keep Bartow Beautiful Program (Phase II Requirements)  
Develop County-wide burning ordinance.

**Economic Development:**

Develop second joint development industry/business park  
Pursue high tech companies for investment in county.

**Land Use/Development:**

Determine the feasibility to develop a Transfer of Development Rights Program  
Develop a comprehensive conservation sub-division ordinance in conjunction with expanded public infrastructure  
Establish 'transitional: zones for compatible land uses between county and cities in Bartow  
Develop future policies to protect natural and historical resources.

**Education:**

Continue a supportive and cooperative relationship with the school systems (Bartow and Cartersville), North Metro Technical College and Georgia Highlands College.

Coordinate with school planners  
    New residential developments  
    New facility traffic impacts  
    Economic development strategies.

**Health and Social Services:**

Continue to support programs for youth  
Continue to support non-profits providing various social services within the community  
Expand services to seniors through the County's Senior Facilities and County Social Services  
Encourage developments that provide appropriate affordable housing to seniors and low/medium income families  
Develop comprehensive strategies for public health  
    Pandemics  
    Basic health for uninsured  
    Trauma care  
Continue to coordinate with health care agencies in planning for mass casualty incidents.

## **Summary**

Through the deliberate process of developing the Community Assessment via data analysis, general public hearings, focus groups, surveys, and meetings with stakeholders, the Community Agenda is a clear distillation of a direction for Bartow County. Bartow County has a clearly defined community spirit, is cognizant of its rich heritage, understands the place it holds in northwest Georgia, and recognizes the important need for well managed growth. Growth for growth's sake does not play well in Bartow: neither does an absolute no growth policy.

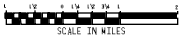
In the community development of a vision and a mission there is a county wide commonality. The residents of Bartow are proud of their place to live and enjoy its surroundings. The natural resources and historic places abound in the county and the citizens are committed to protect these treasures. While it is apparent Bartow knows things change they also realize it does not have to be negative.

The citizens of Bartow County also realize and appreciate that it enjoys a full service county with cities adding to the local service provision. The County is responsive to the changing needs of the areas and has strong cooperative and collaborative relationships with the cities within and the surrounding counties. The County also has positive and lasting relationships with its agencies and non profit organizations.

Bartow County has diligently followed a solid growth management plan which is reflected in the Agenda. As a result the county is poised for successfully managing a balanced future to ensure the vision and mission is fulfilled.

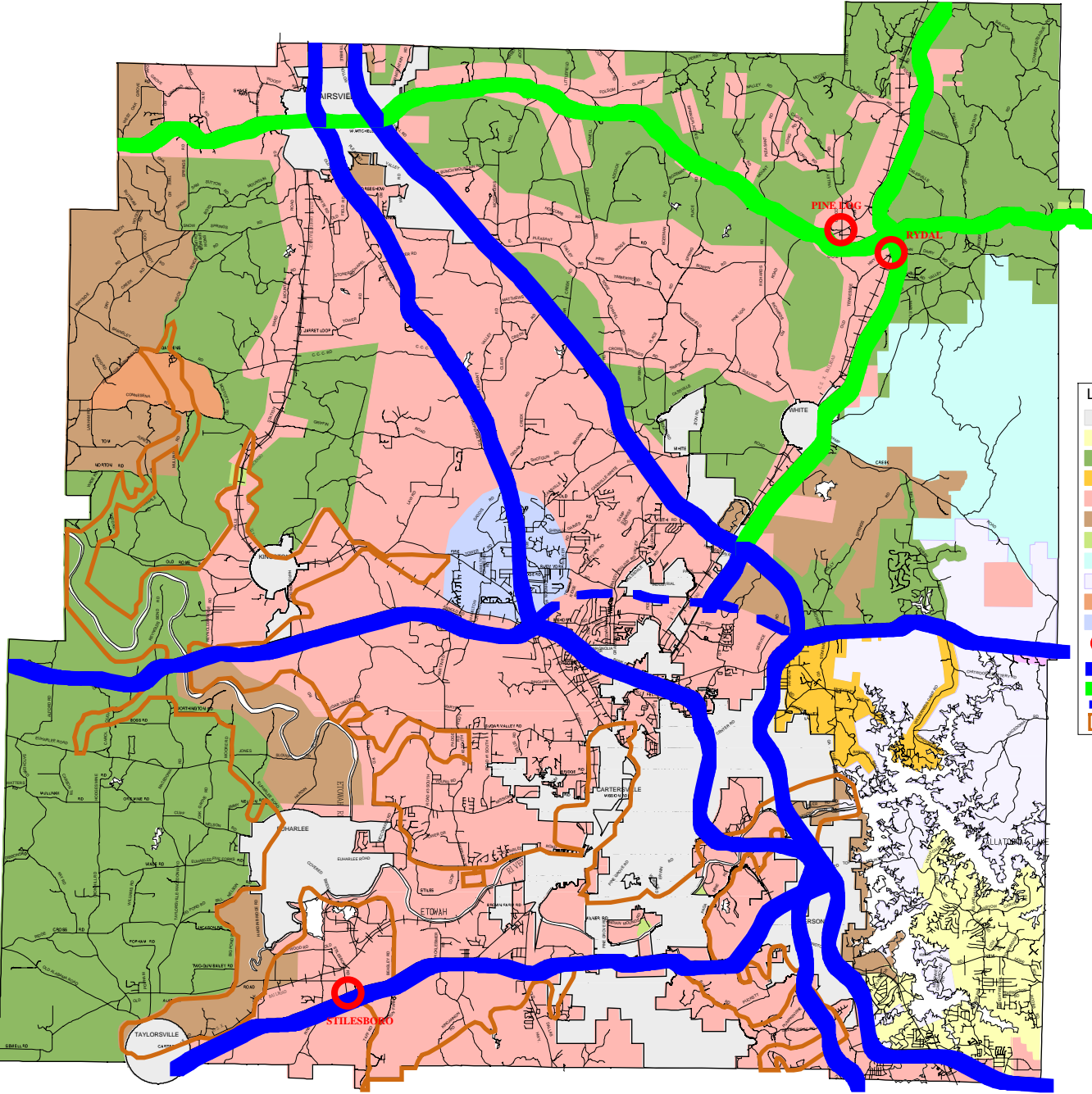
FUTURE DEVELOPMENT MAP  
 BARTOW COUNTY, GEORGIA

2006



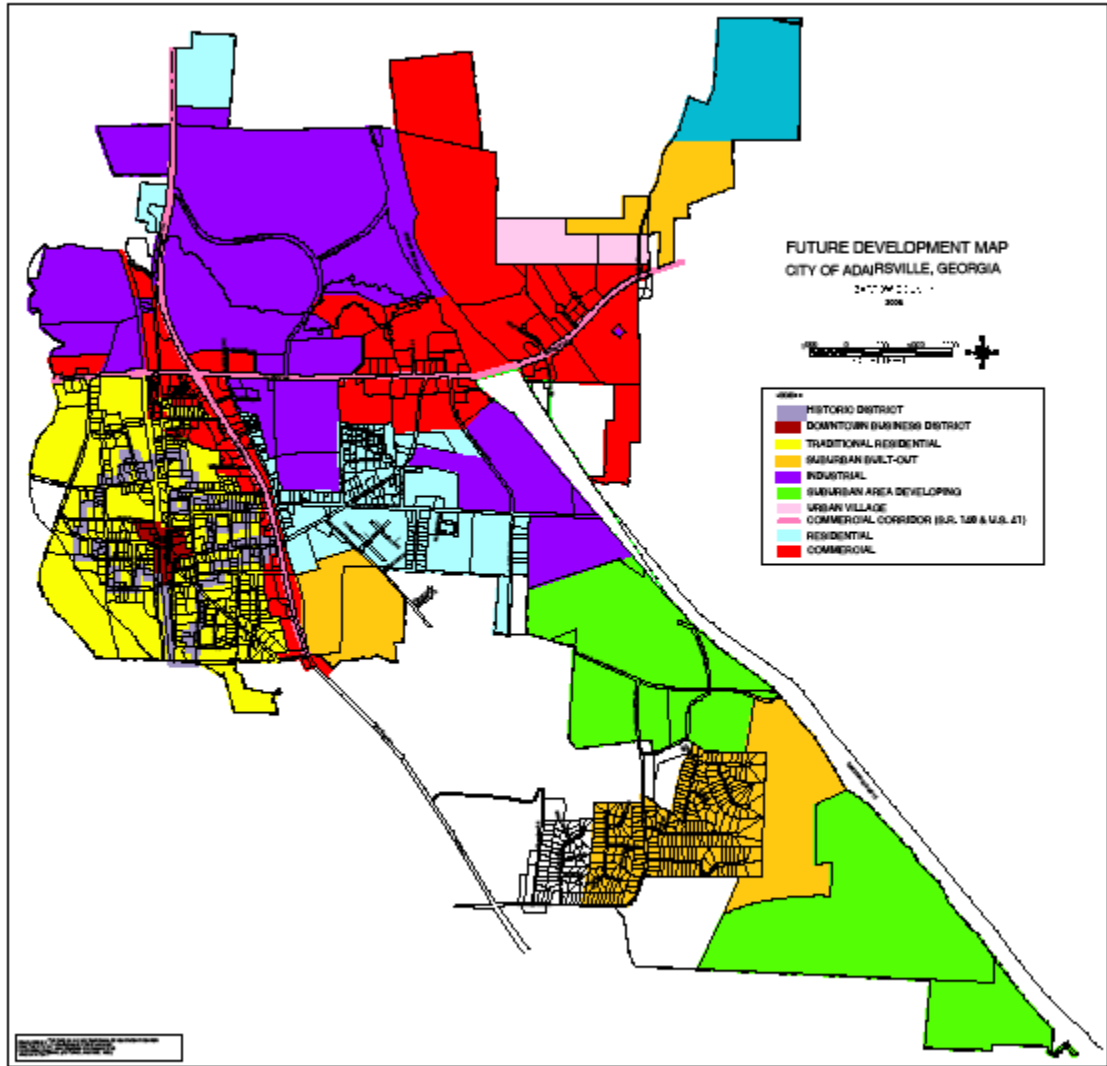
LEGEND

- CITY LIMITS
- TRADITIONAL NEIGHBORHOOD, DECLINING
- RURAL RESIDENTIAL
- SUBURBAN BUILT-OUT
- SUBURBAN DEVELOPING
- AGRICULTURAL
- GREENSPACE
- WILDLIFE MANAGEMENT AREA
- CORPS AREA
- RESORT (PRIVATE)
- RURAL VILLAGE (CASSVILLE)
- CROSSROAD COMMUNITIES
- MAJOR HIGHWAY CORRIDOR
- MAJOR HIGHWAY CORRIDOR - SCENIC ROUTE
- FUTURE U.S. HIGHWAY 411 CORRIDOR
- ETOWAH HISTORIC DISTRICT

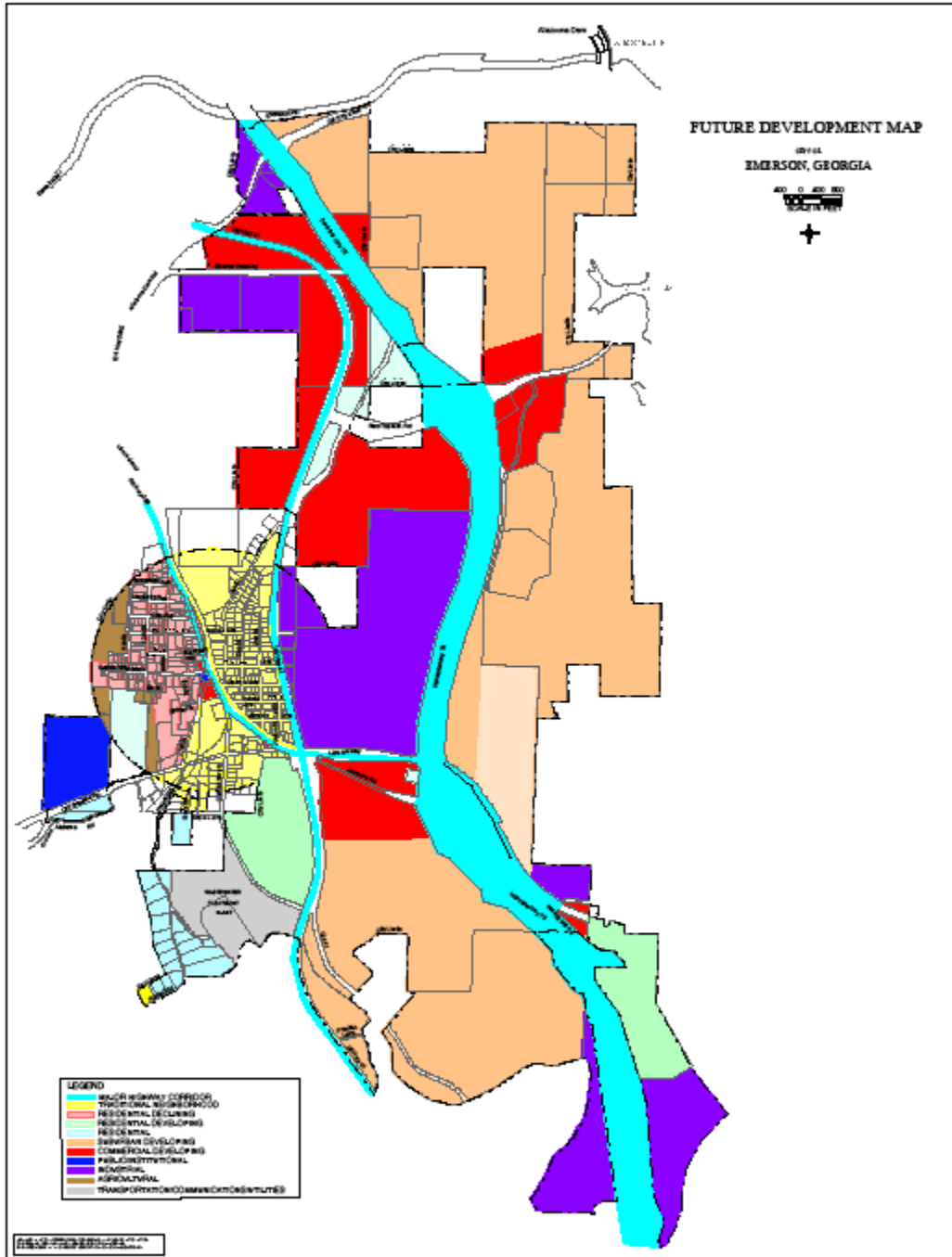




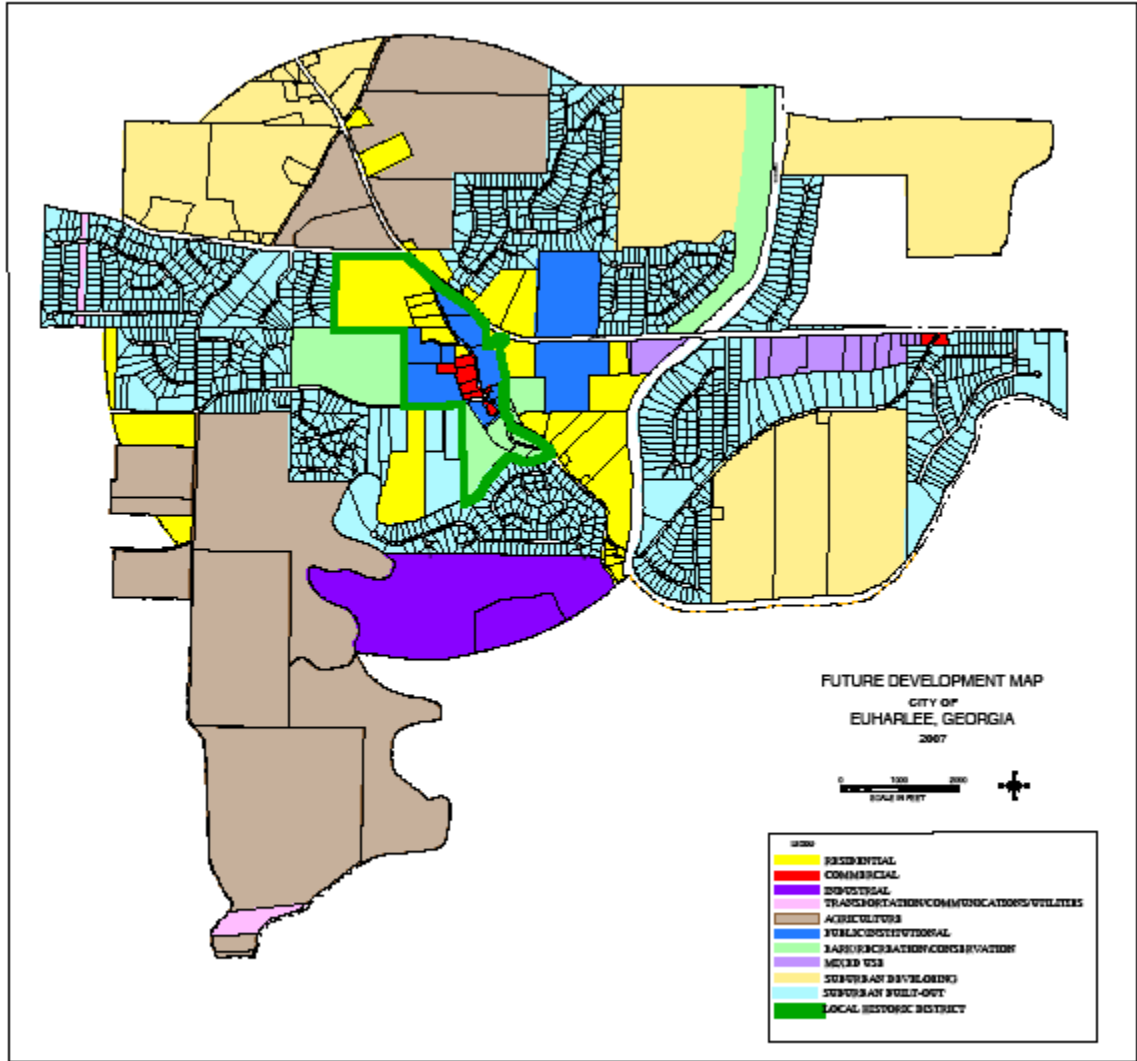
# Adairsville



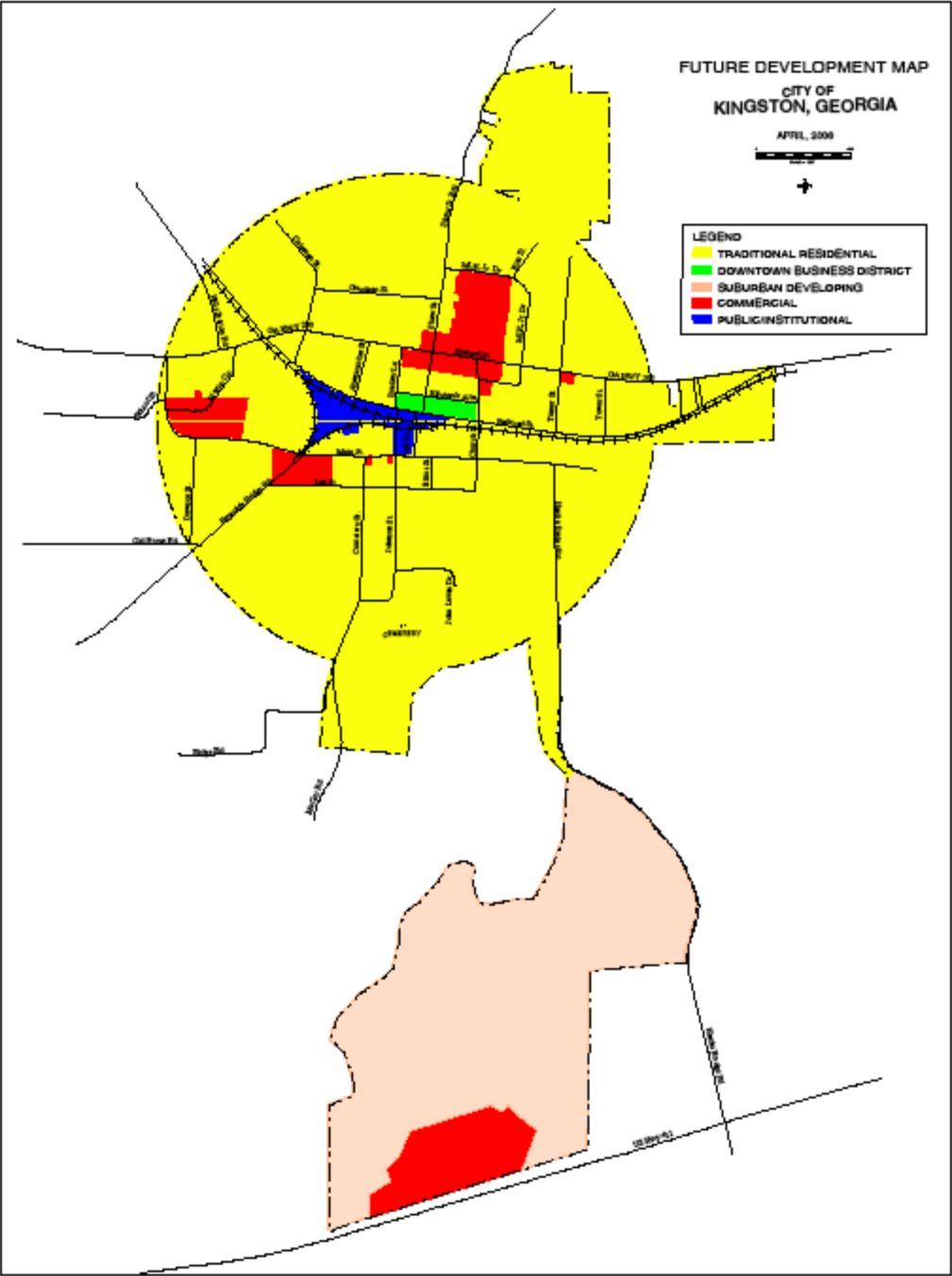
Emerson



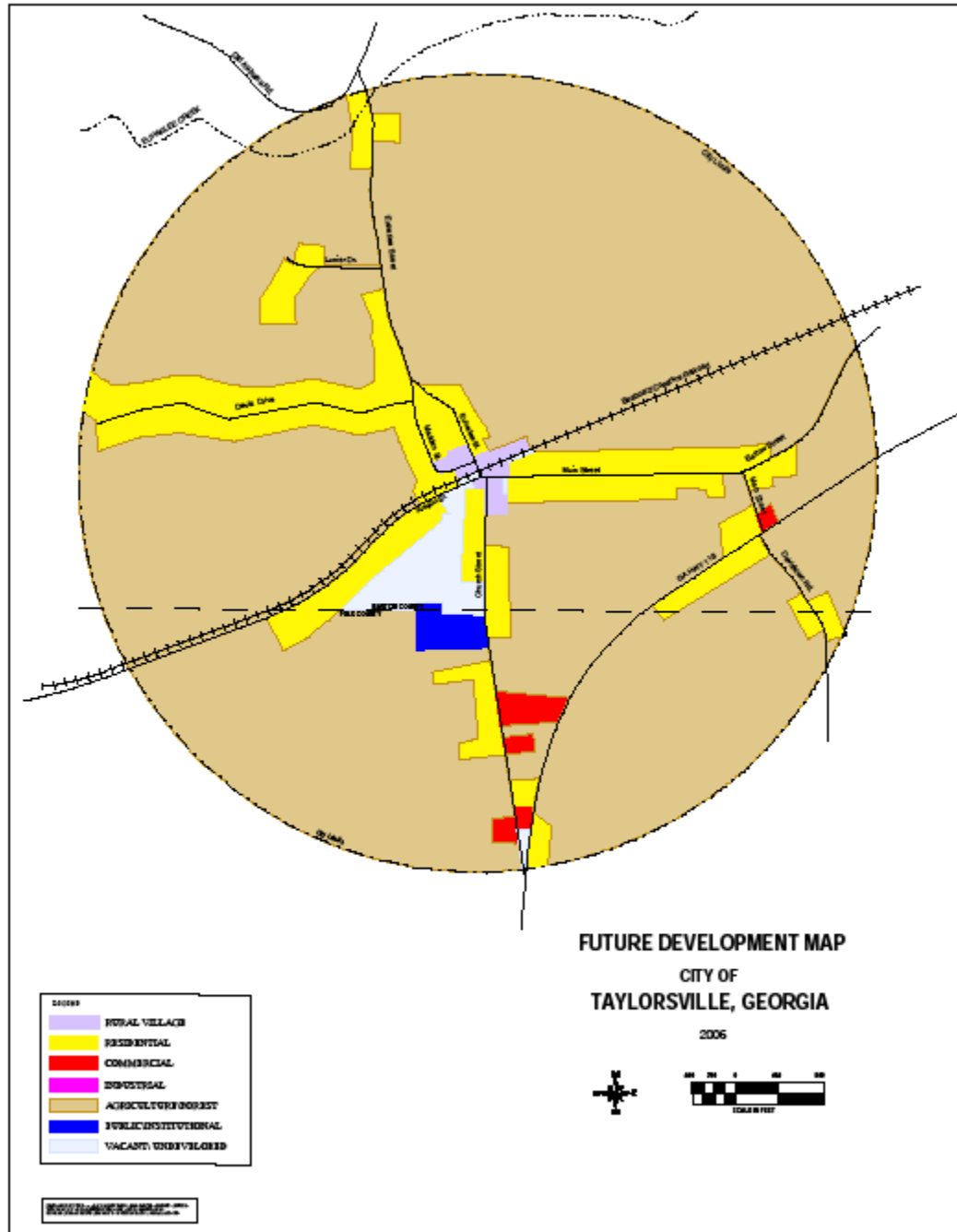
Euharlee



Kingston



# Taylorsville



White

