

2009 Partial Update to the
Comprehensive Plan

City of Bostwick, Georgia



Prepared by Morgan County Planning
and Development

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2009 Partial Update to the
Comprehensive Plan

City of Bostwick, Georgia

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Purpose and Scope:

The Joint Comprehensive Plan for Morgan County, Georgia, and City of Bostwick, Town of Buckhead, City of Madison, and City of Rutledge was adopted by all jurisdictions in 2004. Pursuant to the requirements for a Partial Update to the Local Government Comprehensive Plan which were adopted by the Department of Community Affairs in March 2007, the following document provides an update to on-going short and long range governmental projects and can be used as a policy guide in the interim between Comprehensive Plan Updates. This partial update includes all the required components for local government plan prepared on the 2004 and prior Minimum Planning Standards.

A public hearing was held on December 1, 2008, to brief community residents on the new Plan elements and updated content of the Plan. Public input from this hearing was factored into the Plan update and notification was given as to when the updated plan components will be sent to the Northeast Georgia Regional Development Center for Review.

The Bostwick City Council will attempt to adopt a Partial Update by resolution no later than May 2009, after it has been found to be in compliance with the planning requirements.

Quality Community Objectives:

Chapter 110-12-1-.06 of the “Local Planning Requirements” of the *Standards and Procedures for Local Comprehensive Planning* outline Quality Community Objectives for jurisdictions across the state. The Local Assessment Tool of the Quality Community Objectives identifies four broad areas for consideration: **Development Patterns, Resource Conservation, Social and Economic Development, and Governmental Relations**. The completed Local Assessment Tool for Bostwick can be found in the Appendix of this document, however the following broad conclusions can be extrapolated.

- **Development Patterns:** The City of Bostwick is a rural, agrarian community located in the northern portion of Morgan County. Though it is adjacent to faster growing communities in Walton and Oconee counties, the pattern of development in Bostwick has remained largely unchanged in recent years. The Bostwick Cotton Gin still supports the continued agricultural use of adjacent acres under cultivation for cotton production, and in some areas, former cotton fields have transitioned to sod farms to meet the needs of new residential developments. The cultivation of both crops is land-extensive, and the fact that both remain economically viable as agricultural products helps to mitigate any dramatic shift in land use patterns. Nonetheless, the City of Bostwick has recently completed a water line extension project along State Highway 83 in conjunction with the City of Madison and the Georgia Environmental Facilities Authority (GEFA). Furthermore, they are finishing a streetscape project funding with an ISTE grant provided by the Georgia Department of Transportation. In 2007, the City Council adopted updated Development Regulations, and some residential infill development has occurred since the adoption of the 2004 Comprehensive Plan. Despite all of these things, there have been no requests for the development of major residential or commercial projects since 2004.
- **Resource Conservation:** Bostwick is a community with a strong sense of identity linked to its agricultural and industrial history. The community was developed as a result of the vision of John Bostwick around 1900. He had a loose master plan for the community that included residential, industrial and civic developments. Recent work done by planning staff and summer interns on behalf of the Morgan County Resource Preservation Advisory Board has provided interesting documentation about the history of the community, including survey plats, photographs, and identification of historically significant resources. The Bostwick City Council has discussed the option of adopting a local historic district for the community, and working with the county-sponsored Resource Preservation Advisory Board to document and preserve significant cultural resources. Much of the historic core of Bostwick has been designated as a National Historic Register District. Additionally, the City of Bostwick has worked with Morgan County planning staff and code enforcement officials to insure that all required environment regulations are up-to-date with state codes and monitoring and enforcement is occurring regularly.
- **Social and Economic Development:** The City of Bostwick recognizes the importance of providing appropriate housing, employment, civic and educational opportunities while retaining its rural, small town character. Existing store fronts continue to be occupied by small business including retail and restaurant operations that are owned and operated by local residents. The Bostwick

Cotton Gin continues to keep cotton farming an economically viable occupation for many in the community, and the transition to cultivation of landscape amenities keeps the agrarian economy viable for the area. The streetscape improvement program includes investment in sidewalks and street trees that will help make downtown Bostwick and attractive amenity for the community and continue to stimulate economic investment in the core of the community and surrounding neighborhoods.

- **Governmental Relations:** The City of Bostwick and Morgan County continue to work closely to provide many public services to its residents. The City also works with City of Madison in regard to the development of water infrastructure, and recently the city has worked with the GEFA and GDOT on two separate projects. The City of Bostwick has recently adopted updated Development Regulations that are similar to those enacted by Morgan County, who provides all the local enforcement of said regulations. For a more complete assessment of governmental relations, please review the completed *Quality Community Objectives Local Assessment* in the Appendix of this document.

Areas Requiring Special Attention

Morgan County and its municipalities continue to feel growth pressures from surrounding communities. Specifically, this area is adjacent to the rapidly expanding Atlanta MSA to the west, as well as the emerging metropolitan community of Athens-Clarke County to the north, and the emerging recreational/residential amenity of Lake Oconee to the southeast. The following seven areas have been identified by the Department of Community Affairs as ones likely to require special attention:

- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change of land uses is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
- Areas in need of redevelopment and/ or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
- Large abandoned structures or sites, including those that may be environmentally contaminated;
- Areas with significant infill development opportunities (scattered vacant sites);
- Areas of significant disinvestment, levels of poverty, and or unemployment substantially higher than average levels for the community as a whole.

Consideration of each of these areas is taken in turn, and the Map of Areas Requiring Special Attention on Page 7 identifies each of these areas.

Areas of Significant Natural or Cultural Resources



The rural, small town sense of place that defines Bostwick may be attributed to the persistence of an agricultural economy into the 21st century based on the built environment of an early 20th century city. Like many cities and towns in Georgia, the railroad was central to the development of the community, and in the case of Bostwick, the rail line was constructed privately by John Bostwick and connected points of the Georgia Railroad between Monroe, Bostwick and Apalachee (see Appendix III). In its past, the city has been able to boast of cotton gins, a textile manufacturing facility, a grist mill, post office, a bank, a hotel, schools for both African American and white children, and several churches. Many of these facilities have declined or transitioned in use over the last century, but the core of the community still centers around its historic foundation. A sample of representative photographs and other documents relating to the natural and cultural resources found in Bostwick are included in Appendix III of this document.



Areas of Rapid Development or Changes of Land Use

The area outside of the historic core of Bostwick is zoned for agricultural use, and for the most part, it continues to be agriculturally viable land. The recent expansion of the water line between Madison and Bostwick opens that corridor for potential development. Additionally, given the fact that the area beyond the historic core of Bostwick is still comprised of large tracts (on average 25-100 acres) this does create the potential for a large tract of land to be sold and broken up as a master planned development, which would dramatically alter the land use patterns for the community. The population of Morgan County still effectively limits the demand for large-scale commercial developments, however proximity to developing regions such as Athens and Atlanta, a largely rural quality of life, and a well-regarded public education system, may make this area a target for residential development.



Areas Where the Pace of Development May Outpace the Availability of Public Facilities and Services

It is not anticipated that this will be a consideration under the scope of this Partial Plan Update, but the City of Bostwick should revisit this issue at the time of the Comprehensive Plan Update in 2013.

Redevelopment Areas / Large Abandoned Structures or Sites / Areas of Dis-investment

On the whole, the City of Bostwick has been able to maintain much of its built environment without blight or neglect. Two areas have potential for re-investment and redevelopment, but with both, the historic character and fabric of the sites should be respected and considered in light of any redevelopment plan.

- **Former Bostwick Manufacturing Complex:** The site of the former Bostwick Manufacturing Complex is still utilized as the Bostwick Gin. The present facility was constructed in the 1970s, and surrounding land is used to facilitate the ginning process and store equipment necessary thereto. Portions of the former complex are in a state of disrepair and neglect. Nonetheless, this site has tremendous potential to be developed as a public historic/ recreational area and/ or a commercial center while utilizing a combination of preservation, reconstruction, and adaptive reuse.
- **Former Bostwick School:** The former Bostwick School is owned by the City of Bostwick, and presently has one room which can be rented for special events. However, on the whole, the facility is in need of upkeep and repair, and potential adaptive reuse should be considered. The school is probably approaching 50 years old, and may soon meet the criteria for designation as a historic landmark.



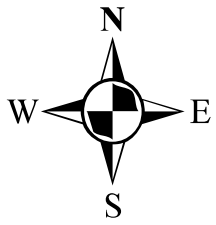
- **Former Bostwick African American School:** This facility was used until the 1950s when all public school facilities were consolidated into a central system in the City of Madison. Though the building is located outside of the historic core of the city, it nonetheless has potential to be adaptively reused for civic or commercial redevelopment.



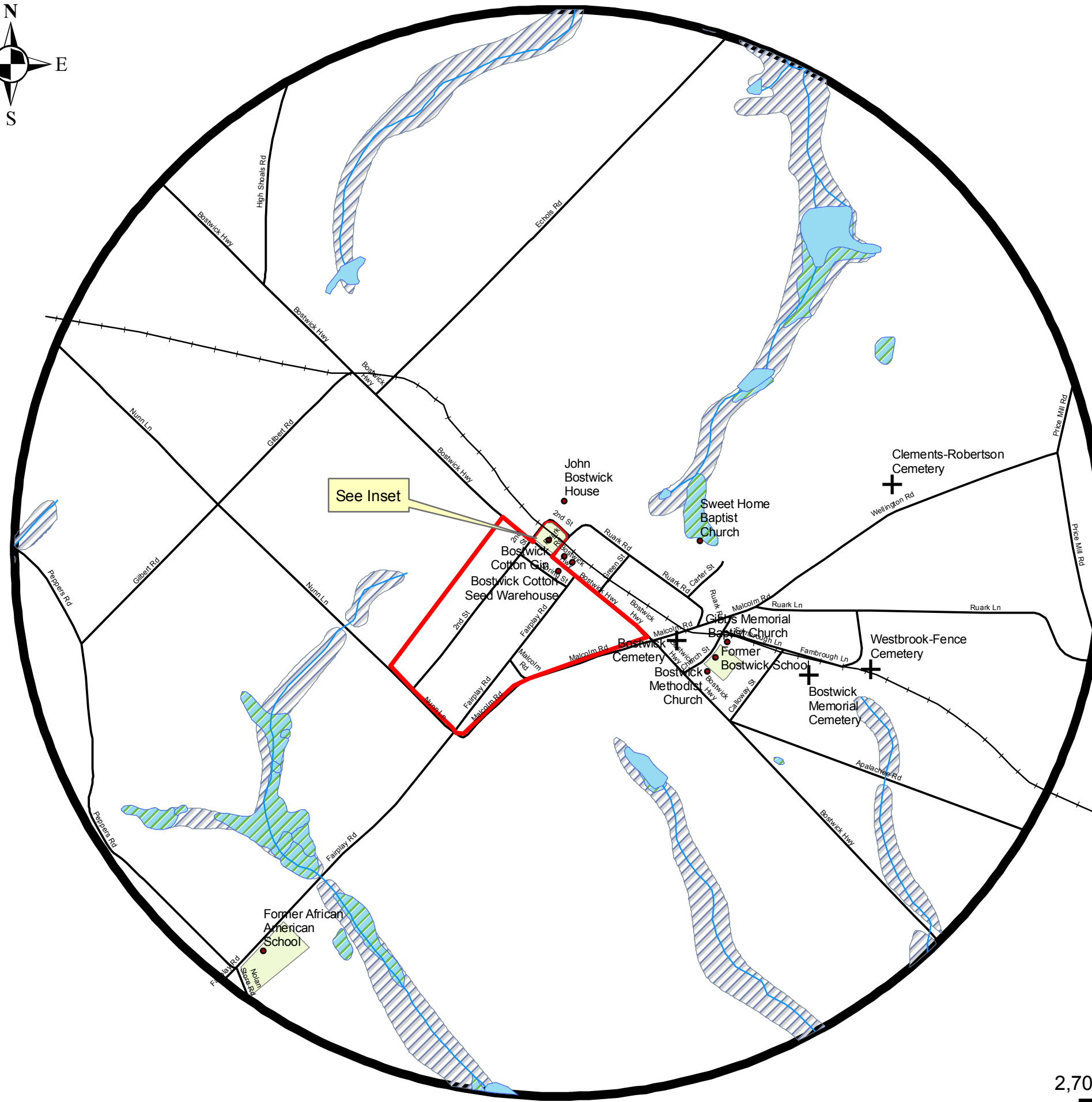
Infill Development Areas



The City of Bostwick has experienced small-scale residential infill development, however, it has all been relatively well-done given the existing pattern of development. The original plat of the community as identified by John Bostwick in 1904 would be an interesting model to consider for an infill development district (See Appendix III).



Areas Requiring Special Attention: City of Bostwick



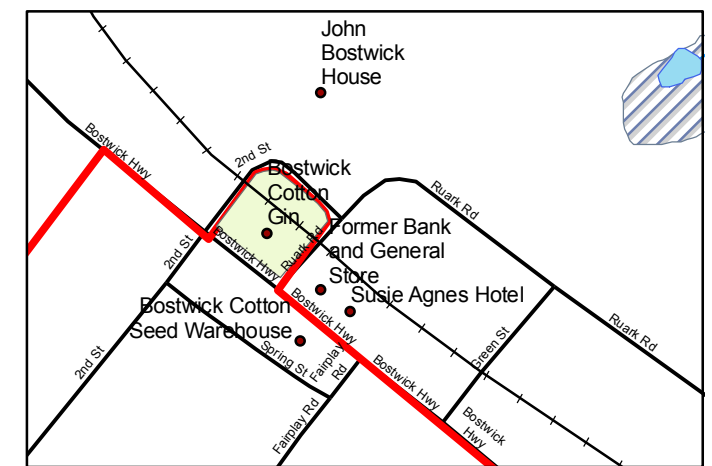
Legend

- Historic and Cultural Resources
- + Cemeteries
- Roads
- +— Railroad
- +— Former Rrailine
- Rivers and Streams
- Lakes and Ponds
- National Wetlands Inventory
- City Limits

FEMA FIRM

- A

See Inset



Issues and Opportunities

The following Issues and Opportunities were developed after consideration of several areas:

- Analysis by planning staff of the *Quality Community Objectives Local Assessment Tool* prepared as a part of this Partial Plan Update
- A Public Input workshop with the Mayor and Council of the City of Bostwick held on December 1, 2008. This workshop was open to the public and citizen input on the various plan elements was encouraged and included in this Issues and Opportunities analysis.
- A review of the Partial Plan Update by the Morgan County Planning Commission, a joint planning advisory board with representatives from all four municipalities as well as unincorporated Morgan County.

This list serves as a compliment to the Joint Comprehensive Plan adopted in 2004 and it is focused around the major plan elements identified in the “Local Planning Requirements” of the *Standards and Procedures for Local Comprehensive Planning*. Those elements include:

- Economic Development
- Natural and Cultural Resources
- Community Facilities
- Housing
- Land Use
- Intergovernmental Coordination

These items are a useful interim progress check in between Plan Updates, however they are not meant to supplant any other issues or opportunities identified in the Joint Comprehensive Plan adopted in 2004.

Economic Development. The Joint Comprehensive Plan adopted in 2004 identified that Bostwick had lower unemployment than the state or Morgan County, and a higher number of men entering the labor force. Though Bostwick is small, it has a relatively stable economic base which still relies heavily on the intensive agricultural use of surrounding land. Nonetheless consideration should be given to a long-term economic development plan for the City. The decisions of relatively few individuals who still engage in active agriculture can have significant impact on the economic viability of the community. Bostwick has the opportunity to think about ways that existing buildings, such as the old schools, could be adapted to serve as incubators for small business, which have been identified in the Comprehensive Plan as a cornerstone of the community. Furthermore, the potential to develop existing historic resources as a part of a tourism development program working with the City of Madison and other municipalities would also have the potential to be a driving force for economic development in the City.

Natural and Cultural Resources. Much is known through historical records and extant structures about the unique history and development of the City of Bostwick. The restoration of the Susie Agnes hotel has created a distinct focal point for the community, and other structures such as the Manufacturing Complex and the Historic Bostwick House have potential to anchor the cultural identity of the City.

Consideration should be given to the how these structures can fit into an overall program of economic development and heritage tourism. A design charette for the Manufacturing Complex may yield ideas for the preservation and adaptive reuse of various aspects of this site. The development of the cultural resources in the City of Bostwick may allow the City to draw from the tourism product established in Madison to positively influence economic development and quality of life opportunities for the City. Finally, scenic viewsheds provided by the extensive vistas of the rural, agrarian economy are natural resources that set the stage for the enhancement of existing cultural resources and quality of life.

Facilities and Services. Consideration should be given to the ramifications of the recent expansion of municipal waterlines, and policies should be established regarding the patterns of growth and development that would be desirable for the community. Specifically, growth should not be allowed to sprawl along existing infrastructure; rather, thoughtful decision-making should be guided by a plan that defines boundaries for different types of development. Such a plan should give consideration to infill development and utilizing existing, underutilized facilities before allowing new development beyond the established core of the community. Additionally, with the expansion of municipal water lines, consideration should be given as to the establishment of a municipal sewer system. Presently the only sewer system in Morgan County is maintained by the City of Madison, and plans for sewer expansion would not feasibly accommodate any needs of the City of Bostwick. These issues should be closely watched and balanced with the continued economic viability of established agricultural uses, and transitional areas between adjacent uses may be established using parks and open space preservation. Finally, consideration should be given to the recommendations of the East Georgia Multi-County Transportation Study and Policy Guide completed by GDOT in 2007.

Housing. Consideration should be given to the existing character of the community when considering options for future housing developments. Many resources are available through local government regulation that effectively impose good design standards on undeveloped land, and the City of Bostwick may want to proactively consider some of those options to mitigate the effects of large scale development. With good design comes the ability to diversify housing forms without compromising community character, and diversifying housing form may allow the town to more efficiently meet the various needs of citizens that result from age, restricted mobility or impairments, or income level. Consideration should also be given to the opportunity for infill development, particularly based on the original plan for the community as laid out by John Bostwick around 1900 (see Appendix III).

Land Use. The City of Bostwick should be cognitive of regional growth pressures from the expanding development of the Athens-Clarke County region. Given its geographic location on the north end of the county in proximity to faster growing areas such as Oconee County and the community of High Shoals, as well as Walton County and the community of Monroe, the need to be proactive in long-term planning for Bostwick may increasingly become more imperative. Growth pressure is not always a bad thing. An increase in residential development can provide opportunities for the development of small businesses in the community; the need for new housing can create jobs and bring individuals and families to join in established civic and institutional organizations. But without good forethought, planning, and regulations it can also bring conflicts with existing agricultural operations and undesirable types of development that detract from small town character.

Intergovernmental Coordination. The City of Bostwick and the governmental entities of Morgan County and other municipalities continue to enjoy a solid working relationship. Opportunities for effective long-range planning exist through continued participation with the Joint Morgan County Planning Commission, and should the City so desire, the Morgan County Resource Preservation Advisory Board is established to assist in the identification, documentation and preservation of significant historic, cultural and natural resources throughout Morgan County and its municipalities. Other agencies outside of Morgan County, such as the Northeast Georgia RDC, the Georgia Department of Community Affairs, and the University of Georgia, may be able to provide technical advisory services to accomplish some of the goals identified in the Joint Comprehensive Plan and this Partial Plan Update. The current level of service to the citizens of Bostwick is sufficient under existing intergovernmental agreements, however, future issues associated with intergovernmental coordination may be evaluated at the time of the complete Comprehensive Plan Update in 2013.

Policies

The policies identified in this section are focused around the major plan elements identified in the “Local Planning Requirements” of the *Standards and Procedures for Local Comprehensive Planning*. Those elements include:

- Economic Development
- Natural and Cultural Resources
- Community Facilities
- Housing
- Land Use
- Intergovernmental Coordination

They are intended to address the issues and opportunities presented in this Partial Update to the Comprehensive Plan.

Economic Development

- Develop a long-term economic development plan for the City of Bostwick that anticipates that transitional needs of an agricultural economy.
- Identify and encourage businesses that are compatible with, and to the extent possible, rely upon land extensive uses to facilitate the transitional needs of an agricultural economy.
- Encourage the redevelopment of vacant and underutilized structures as incubator space for small business entrepreneurs.
- Develop a heritage tourism program for the City of Bostwick and partner with Morgan County, other municipalities, and the Chamber of Commerce to expand the heritage tourism product as an economic base for the community.

Natural and Cultural Resources

- Continue to work with Morgan County to research and document the historic and cultural resources of the City of Bostwick.
- Consider adopting a local resource conservation ordinance and work collaboratively with the Morgan County Resource Preservation Advisory Board to further the stewardship of significant cultural resources in the community.
- Pursue opportunities and funding to host a design charette for the redevelopment of the former Bostwick Manufacturing Complex. Identify local and regional agencies that may partner with the city to help facilitate this project.
- Identify and preserve scenic viewsheds that define the character of the City of Bostwick and contribute to the overall sense of place of the community.

Facilities and Services

- Establish policies regarding the patterns of growth and development that are desirable for the City of Bostwick in light of the expansion of municipal water lines.

- Prioritize the possibilities for infill development and redevelopment of existing structures and areas with existing infrastructure.
- Consider the need for a community sewer system against anticipated future patterns of development.
- Review and implement the recommendations of the East Georgia Multi-County Transportation Plan and Policy Guide, as deemed appropriate by the Mayor and City Council.
- Consideration should be given to the acquisition of additional park and recreational space to anticipate the needs of a growing community.

Housing

- Consider adopting design standards for new residential development projects to preserve the existing character of the City of Bostwick.
- Consider revisions to existing regulations and ordinances that would allow for greater flexibility and diversity in residential building forms to accommodate the needs of a variety of citizens resulting from age, restricted mobility or impairments, or income level.
- Consider adopting a plan for infill development in appropriate areas in the City of Bostwick.

Land Use

- Balance the demand for growth from regional pressures with the existing character and pattern of land use of the City of Bostwick.
- Consider revisions to existing ordinances and regulations that strengthen the protection of agricultural land and maintain the viability of agricultural activities.
- Target specific areas for the development or redevelopment of commercial and manufacturing uses.

Intergovernmental Coordination

- Continue to work with Morgan County, other municipalities and outside agencies to facilitate community services.
- Explore opportunities for expanded partnerships with Morgan County and other municipalities to better facilitate long-term planning goals.

Implementation Program

The Short Term Work Program identifies specific implementation actions the City intends to take during the 2009-2013 time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put into place to implement the plan.

Each project in the Short Term Work Program includes an initiation year and projected completion year, a responsible party and a cost estimate. Also, potential funding sources are identified for each project number. The Short Term Work Program for the City of Bostwick , 2004-2008, with an update on the current status of each project if substantial progress has been made, is presented in Appendix II. The 2004-2008 STWP adopted by the City was ambitious for such a small jurisdiction, and those items not yet accomplished have been moved to the 2009-2013 work program.

2009 Partial Update to the Comprehensive Plan
City of Bostwick, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Comment
Economic Development 1	Hold public forums (town hall meetings) periodically to re-evaluate the county's stated economic goals and policies and monitor their progress.	2009	ongoing	\$100-\$300 per meeting	Local Government/Community Development Staff		Carried over from the 2004-2008 STWP
Economic Development 2	In conjunction with the County and other municipalities, develop a business recruitment and evaluation plan Morgan County.	2009	2005	\$20,000	County/Cities	General Funds and/or Grants if Available	Carried over from the 2004-2008 STWP
Economic Development 3 (also applies to Cultural Resources_	In conjunction with Morgan County and its municipalities, and the Madison-Morgan Chamber of Commerce, develop a strategic plan for implementing a heritage tourism program in the City of Bostwick	2009	2013	\$5,000	Planning Staff/ Elected Officials/ Chamber of Commerce	General Funds or Grants if available	
Natural & Cultural Resources 1	Work with the County and other local governments to research and develop implementation plans for the use of innovative land conservation tools e.g. conservation subdivisions, transfer of development rights, conservation easements, wetlands banks.	2009	2013	\$100,000	Consultant and/or Local City/County Staff and/or Local Environmental Organizations	General Funds and Grants if Available	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 2	Identify and pursue funding sources for protection of green and open space, viewsapes, greenways/corridors, and gateways.	2009	Ongoing	Unlimited	County/ City Staff	Grants/ State Funds/ Donations	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 3	Work with the County and other local governments to develop a county-wide greenway to link important greenspaces in the County and provide habitats for native flora and fauna.	2009	Ongoing	Unknown	County/ City Staff, and Citizens and Citizens Organizations	Local Funds, Grants, Donated Labor	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 4	Work with the County and other local governments to develop and adopt regulations that promote conservation of water.	2009	2013	\$2,000	City Staff/ Consultant/ NEGRDC Staff	General Funds	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 5	Research the ramifications of water importing for accelerating or limiting development within the City.	2009	2013	n/a	Municipal Staff	Local	Carried over from the 2004-2008 STWP

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Comment
Natural & Cultural Resources 6	Explore the need for a County-wide water authority or advisory board with representation from each city as well as the county as a whole.	2009	2013	\$10,000	County/ City Staff and/ or Consultant	General Funds, State Funds and Grants	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 7	Explore the advisability of Bostwick becoming a bird sanctuary.	2009	2011	n/a	Planning Staff	n/a	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 8	Review regulations related to open burning and limiting the size of controlled burns.	2009	2010	n/a	Planning Staff	n/a	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 9	Work with the County and other municipalities to develop a permitting system for periodic special events with noise levels allowed in excess of what is normally allowed.	2009	2010	n/a	City Planning Staff/ County Planning Department	n/a	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 10	Work with the County and other cities to review and modify as necessary any sign ordinances.	2009	Ongoing	\$3,000	City Planning Staff/ County Planning Department/ Consultant	General Funds and Grants	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 11	Consider adopting a local Resource Conservation Ordinance and apply for Certified Local Government status	2009	Ongoing	\$30,000	Planning Staff/ Elected Officials	General Funds	
Natural & Cultural Resources 12	Participate on the Regional Development Council's Natural and Historic Resources Committee.	2009	Ongoing	n/a	Elected Officials	n/a	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 13	Explore pursuing Better Hometown designation from DCA.	2009	2010	n/a	Chamber of Commerce and City Staff	n/a	Carried over from the 2004-2008 STWP
Natural and Cultural Resources 14	Work with property owners to develop a plan for the redevelopment of underutilized areas of the Bostwick Manufacturing Complex.	2009	2013	\$10,000	Planning Staff, Elected Officials, Citizens	Grants if Available	
Natural and Cultural Resources 15	Continue to research and document previously undocumented Natural and Cultural Resources in Bostwick.	2009	Ongoing	\$5,000	Planning Staff/ Elected Officials/ Interns	General Funds/ Grants if Available	

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Comment
Community Facilities 1	Formally designate scenic routes as identified in the County's GreenPrints Plan and the Land Use Element of the Comprehensive Plan.	2009	2011	n/a	Local – County Staff	n/a	Carried over from the 2004-2008 STWP
Community Facilities 2	Participate with county in a study to determine the feasibility of establishing a county-wide water system to gain economies of scale with cities and reduce operating costs.	2009	2013	\$25,000	Consultant	SPLOST	Carried over from the 2004-2008 STWP
Community Facilities 3	Explore disposal options for municipal solid wastes other than landfills.	2009	2013	n/a	County/ City Staff	n/a	Carried over from the 2004-2008 STWP
Community Facilities 4	Refurbish City facilities.	2009	2013	\$50,000	City Staff/ Contractors	General Funds/ Grants	Carried over from the 2004-2008 STWP
Housing 1 (also applies to Land Use)	Review and revise as necessary existing zoning ordinances in light of expansion of municipal water lines	2010	2011	\$2,000	Planning Staff/ Elected Officials/ Consultant	General Funds or Grants if Available	
Land Use 1	In conjunction with the County and other municipalities, explore and adopt if appropriate ordinance allowing cluster-type development.	2009	2011	\$5,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	Carried over from the 2004-2008 STWP
Land Use 2	In conjunction with the County and other municipalities, strengthen ordinances allowing for overlay districts for the development of mixed use villages and other mixed use developments.	2009	2011	\$5,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	Carried over from the 2004-2008 STWP
Land Use 3	In conjunction with the County and other municipalities, review and amend as necessary ordinances allowing for the development of mixed-use developments implementing traditional neighborhood design within areas of the County designated for growth or "new towns" on the Future Land Use Map.	2009	2011	\$10,000	City Staff/ County Staff/ Consultant	General Funds and Grants	Carried over from the 2004-2008 STWP
Land Use 4	In conjunction with the County and other municipalities, revise existing ordinances and regulations to restrict industrial and commercial uses with nuisance characteristics to those areas where effects can be mitigated.	2009	2011	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	Carried over from the 2004-2008 STWP

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Comment
Land Use 5	Work with the Georgia Environmental Protections Division to develop “safe yield” data for all hydrologic conditions in the City and to limit withdrawals to established levels.	2009	2013	n/a	City Staff/ EPD	n/a	Carried over from the 2004-2008 STWP
Land Use 6	In conjunction with the County and other municipalities, work towards the goal of permanently protecting 20% of the county’s land area in farmland, natural areas, forests, or parks.	2009	2013	\$1,000	City Staff/ County Planning Staff/ Consultant	General Funds or Grants	Carried over from the 2004-2008 STWP
Land Use 7	Develop or revise existing regulations and ordinances to target at least 10% of the land designated for higher density growth as areas to be set aside for permanently protected green or open space.	2009	2013	\$1,000	City Staff/ County Planning Staff/ Consultant	General Funds or Grants	Carried over from the 2004-2008 STWP
Land Use 8	Work together with the County and other municipalities to establish a permanent program for the perpetual management and protection of land set aside for conservation.	2009	2013	n/a	County and City Staff and Local Environmental Organizations	n/a	Carried over from the 2004-2008 STWP
Land Use 9	In conjunction with the County and other municipalities, develop regulations and ordinances to establish appropriate setbacks, landscaping, tree-removal and curb cut requirements for the important corridors and gateways within the County and its cities as identified in the GreenPrints plan.	2009	2011	\$2,000	County and City Staff and Consultant	General Funds and Grants	Carried over from the 2004-2008 STWP
Land Use 10	In conjunction with the County and other municipalities, explore the adoption of appropriate setbacks and vegetative buffers for timber harvesting and other land intensive agricultural practices.	2009	2011	n/a	County and City Staff	n/a	Carried over from the 2004-2008 STWP
Land Use 11	In conjunction with the County and other municipalities, work to establish links between the important greenspaces in the County.	2009	2013	n/a	City and County Staff, Morgan County Conservancy, and other Local Environmental Organizations	Grants and Donation if funds are required for acquiring or developing land for greenspace connections	Carried over from the 2004-2008 STWP (

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Comment
Land Use 12	Review and revise as necessary existing ordinances and regulations to strengthen the protection of agricultural land and maintain the viability of agricultural activities.	2009	2013	\$2,000	Planning Staff/ Elected Officials/ Consultants	General Funds or Grants if Available	

Appendix I: Quality Community Objectives Assessment

In 1999, the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress toward sustainable livable communities.

This assessment is meant to give the community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community “you are here.” Each of the fifteen QCOs has a set of yes/no questions, with additional space available for assessors’ comments. The questions focus on local ordinances, policies and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No’s” may illuminate the need to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as governments undergo the comprehensive planning process.

Should a community decided to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals.

This assessment was completed by Morgan County Planning and Development and the Mayor and City Council of the Town of Bostwick.

Development Patterns			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	Bostwick is a very small community, geographically speaking. Though the trend is toward mixed-use patterns of development, the current city boundary is too limited to support such a pattern of development.
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		X	The city has ample land zoned for sufficient diversity of uses that would not require a zoning hearing.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	This may need to be considered in the future.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	X		Bostwick maintains public street trees and donations of new trees are made to the City and installed in appropriate areas.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		The City of Bostwick is responsible for the regular maintenance of these areas.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.		X	All schools have been consolidated into the City of Madison, a distance of some 12 miles. Walking would not be an option for children in Bostwick.
9. Some of our children can and do bike to school safely.		X	All schools have been consolidated into the City of Madison, a distance of some 12 miles. Biking would not be a safe option for children in Bostwick.
10. Schools are located in or near neighborhoods in our community.		X	All schools have been consolidated into the City of Madison, a distance of some 12 miles.

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/ or infill development		X	The City is aware of the need to address the preservation and adaptive reuse of existing vacant commercial structures.
2. Our community is actively working to promote brownfield redevelopment.		X	The City has no identified brownfield areas.
3. Our community is actively working to promote greyfield redevelopment.		X	Identification of these areas as those requiring special attention may help to stimulate a dialogue about the redevelopment potential for these areas in Bostwick.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	Bostwick is a very small community, geographically speaking. Though the trend is toward mixed-use patterns of development, historic land plats provide an interesting model for the development of infill areas of the city. See Appendix III for maps of the community.
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	Lack of sewer infrastructure prevents lot sizes from going below state health department minimums.
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community, or for newer areas where this is not possible, the development activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.			
Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		If an individual had been to Bostwick previously, they would recognize their present location.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		Areas of Bostwick have been designated as National Historic Register Districts.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.	X		

5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	Morgan County Rural Design Guidelines will have portions dedicated to small town development.
6. If applicable, our community has a plan to protect designated farmland.		X	
Transportation Alternatives			
Alternatives to Transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
Statement	Yes	No	Comments
1. We have public transportation in our community.	X		Morgan County served by 5311 Program through NEGRDC.
2. We require that new development connect with existing development through a street network, not a single entry/ exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new developments to provide user-friendly sidewalks.	X		
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.	X		Refer to East Georgia Multi-County Transportation Plan, 2007
7. We allow commercial and retail development to share parking areas wherever possible.	X		
Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
Statement	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		The Bostwick Gin, and the Cotton Gin Festival, identify the community with the continued cultivation of cotton as an agriculturally viable and economically viable crop.

3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc).	X		The Bostwick Gin and the Cotton Gin Festival are examples of this.
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		It has been identified that the City needs to take advantage of the potential to develop heritage tourism resources in conjunction with Morgan County and the Madison-Morgan Chamber of Commerce.
6. Our community contributes to the region and draws from the region, as a source of local culture, commerce, entertainment and education.		X	

Resource Conservation

Heritage Preservation

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

Statement	Yes	No	Comments
1. We have designated historic districts in our community.	X		Areas of Bostwick have been designated as National Historic Register Districts.
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	

Open Space Preservation

Ne development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/ wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Statement	Yes	No	Comments
1. Our community has a greenspace plan.	X		Refer to GreenPrint Plan.
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	Morgan County is giving consideration to these types of programs, and the City could benefit from the work of the County.

3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		There has been little residential development in the City of Bostwick for the last 20+ years.

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

Statement	Yes	No	Comments
1. Our community has a comprehensive natural resource inventory.	X		Data in regard to environmentally sensitive areas has been compiled as a part of the Morgan County GIS database.
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		Permits for development are reviewed and issued by the Morgan County Planning and Development Department and environmentally sensitive areas are considered before the issuance of any permit.
3. We have identified our defining natural resources and taken steps to protect them.	X		
4. Our community has passed the necessary "Part V" environmental ordinances and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc).	X		

Social and Economic Development

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training for the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		Bostwick has adopted revised development regulations in 2007. Zoning regulations may need to be revisited in the future to insure that new development is compatible with existing patterns.
5. We have a Capital Improvements Program that supports current and future growth.	X		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		Between 2005-2008 Morgan County, Buckhead, Bostwick, and Rutledge have all adopted the same basic Development Regulations to better facilitate enforcement and compliance.
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	In general, the citizens of Bostwick have a high degree of access to their elected officials, given the limited population. Bostwick is also developing a website to better distribute information to raise community awareness www.bostwickga.com
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.		X	In general, the citizens of Bostwick have a high degree of access to their elected officials given the limited population.
10. We have a public-awareness element in our comprehensive planning process.	X		
<p>Appropriate Businesses The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.</p>			

Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	Bostwick does not currently have an economic development organization, given its limited development and limited geographic boundaries.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/ or industries that will be compatible.		X	Bostwick does not currently have an economic development organization, given its limited development and limited geographic boundaries.
3. We recruit firms that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	Should the cotton gin in Bostwick cease to operate, the effects on adjacent land used for the production of cotton and the agricultural economy may be significant.

Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	The Madison-Morgan Chamber of Commerce provides such services, and residents of the Bostwick community may take advantage of these programs.
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.		X	

Housing Choices

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

Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can afford to live in our community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).	X		

4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	These are patterns of development that are either non-existent in the Town or would be incongruous in regard to the existing patterns of development.
6. We have vacant and developable land available for multi-family housing.		X	
7. We allow multi-family housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower income households.		X	There has not been a demand for this in Bostwick due to the fact that the limited housing stock is priced within a range that would be affordable to most people.
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	Lack of sewer infrastructure prevents lot sizes from going below state health department minimums.

Education Opportunities

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

Statement	Yes	No	Comments
1. Our community provides workforce training options for its citizens.		X	Most of these programs are provided by Morgan County or the Madison-Morgan Chamber of Commerce, and Bostwick residents are welcome to participate.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

Governmental Relations

Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
Statement	Yes	No	Comments
1. We participate in regional economic development organizations.		X	Economic Development for Morgan County is largely provided by the work of the Chamber of Commerce.
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of general concern.	X		

Appendix II: List of Accomplishments, 2004-2008

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Economic Development 1	Continue and expand the "Entrepreneurial Academy" program.	ongoing	ongoing	\$1,000	Chamber of Commerce	\$125 registration fee from students	UNDERWAY: This program is an ongoing effort supported by the Madison-Morgan Chamber of Commerce.
Economic Development 2	Hold public forums (town hall meetings) periodically to re-evaluate the county's stated economic goals and policies and monitor their progress.	2004	ongoing	\$100-\$300 per meeting	Local Government/Community Development Staff		NOT ACCOMPLISHED: Moved to 2009-2013 STWP.
Economic Development 3	Research and pursue ways the County and cities can equitably and efficiently share service provision and tax revenues.	2004	ongoing	n/a	Consultant, Chamber of Commerce w/ Input from county and municipal officials, business leaders, citizens	General Funds and/or Grants if Available	COMPLETED: All local governments now share/ receive a portion of Special Purpose Local Option Sales Tax proceeds.
Economic Development 4	In conjunction with the County and other municipalities, develop a business recruitment and evaluation plan for Morgan County.	2004	2005	\$20,000	County/Cities	General Funds and/or Grants if Available	UNDERWAY: Morgan County is working on a proposal to initiate a workforce evaluation which will benefit Morgan County, the Chamber and its municipalities; expected completion date of 2009
Economic Development 5	Develop a facility appropriate for small conferences and for post high school job training during the day.	2004	2007			General Funds and/or Grants if Available	COMPLETED: A private facility at Madison Markets in Madison, Georgia opened in 2006.
Economic Development 6	Work together with the County and other municipalities to develop a County-wide transportation plan (also applies to Community Facilities).	2004	2005 and ongoing updates	\$75,000	City and County Staff/Consultants	General Funds and/or Grants if Available	COMPLETED: A four-county multi-modal Transportation Plan was developed by GDOT, Morgan County and representatives from all local municipalities in 2007. The majority of this project was funded by GDOT with each county contributing \$11,000.00 toward the total price.
Natural & Cultural Resources 1	Work with the County and other local governments to research and develop implementation plans for the use of innovative land conservation tools e.g. conservation subdivisions, transfer of development rights, conservation easements, wetlands banks.	2004	2005 and ongoing updates	\$100,000	Consultant and/or Local City/County Staff and/or Local Environmental Organizations	General Funds and Grants if Available	POSTPONED: Move to the 2009-2013 STWP.

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Natural & Cultural Resources 2	Identify and pursue funding sources for protection of green and open space, viewsapes, greenways/corridors, and gateways.	2004	Ongoing	Unlimited	County/ City Staff	Grants/ State Funds/ Donations	POSTPONED: Move to the 2009-2013 STWP.
Natural & Cultural Resources 3	Develop a system of passive recreation parks throughout the County and its cities (also Community Facilities).	2004	Ongoing	Unknown	Local – City/ County Staff	Local, Donated Land, Grants	ABANDONED: This project should properly fall within the STWP for Morgan County and inclusion in the STWP for Bostwick was an error in the 2004 plan. Bostwick lacks the resources for such an undertaking.
Natural & Cultural Resources 4	Work with County and other local governments to formally designate important corridors within and gateways to the County as identified in the GreenPrints Plan and develop and adopt standards and guidelines for setbacks, landscaping, tree removal, curb cuts, etc (also applies to Land Use).	2004	2006	\$20,000	County Planning Staff/ Consultant/ Morgan County Conservancy	Local Grants/ Donated Labor	COMPLETED: Morgan County adopted mechanisms to facilitate this in their updated zoning and development regulations. Bostwick may model an ordinance on these provisions should they deem it necessary.
Natural & Cultural Resources 5	Work with the County and other local governments to develop a county-wide greenway to link important greenspaces in the County and provide habitats for native flora and fauna.	2005	Ongoing	Unknown	County/ City Staff, and Citizens and Citizens Organizations	Local Funds, Grants, Donated Labor	POSTPONED: Moved to the 2009-2013 STWP
Natural & Cultural Resources 6	Work with the County and other local governments to protect and increase the level of tree cover in Morgan County through continuation of tree planting programs and the development of appropriate ordinances.	2004	Ongoing	\$2,000 +/- for ordinance	Municipal and County Staff, Individual Citizens, Morgan County Conservancy/ Consultant	Local Funds, State Funds, Grants	COMPLETED: Morgan County adopted a county-wide tree ordinance in 2005 that provides a mechanism for this type of protection. The City of Bostwick may choose to adopt a similar provision.
Natural & Cultural Resources 7	Educate citizens about the need to protect green and open space, viewsapes and gateways.	2004	Ongoing	n/a	Morgan County Conservancy	n/a	POSTPONED: Moved to the 2009-2013 STWP
Natural & Cultural Resources 8	Work with the County and other local governments to develop and adopt regulations that promote conservation of water.	2005	2006	\$2,000	City Staff/ Consultant/ NEGRDC Staff	General Funds	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Natural & Cultural Resources 9	Research the ramifications of water importing for accelerating or limiting development within the City.	2005	2006	n/a	Municipal Staff	Local	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Natural & Cultural Resources 10	Amend zoning ordinance to limit development in areas of the City that are defined as "water short."	2005	2005	\$1,000	City Staff/ Consultant	General Funds	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Natural & Cultural Resources 11	Continue participation in the Federal Flood Insurance Program.	2004	Ongoing	n/a	City Staff	n/a	COMPLETED: Bostwick enrolled in the Federal Flood Insurance Rate Map program in 2002 and continues to participate.
Natural & Cultural Resources 12	Explore the need for a County-wide water authority or advisory board with representation from each city as well as the county as a whole.	2004	2005	\$10,000	County/ City Staff and/ or Consultant	General Funds, State Funds and Grants	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Natural & Cultural Resources 13	Explore the advisability of Bostwick becoming a bird sanctuary.	2005	2005	n/a	City Staff	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Natural & Cultural Resources 14	Work with the County and other municipalities to adopt county-wide performance standards for nuisance industries and air quality.	2004	2005	\$2,000	City Staff/ County Planning Department/ Consultant	General Funds	COMPLETED: Morgan County adopted an ordinance to regulate off-site impacts, including noise and pollution, when they approved their new zoning ordinance in 2005. Bostwick may model provisions on the Morgan County ordinance.
Natural & Cultural Resources 15	Develop an ordinance to restrict unnecessary idling of diesel tractor rigs at truck stops and other locations within the City of Bostwick.	2005	2005	\$2,000	Bostwick Staff, County Planning Department, Consultant	General Fund	COMPLETED: Morgan County adopted an ordinance to regulate off-site impacts, including noise and pollution, when they approved their new zoning ordinance in 2005. Bostwick may model provision on the Morgan County ordinance.
Natural & Cultural Resources 16	Review regulations related to open burning and limiting the size of controlled burns.	2005	2008	n/a	City Staff	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP.
Natural & Cultural Resources 17	Work with the County and other cities to adopt a county-wide noise ordinance setting noise level limits for residential, commercial and industrial areas.	2005	2008	\$2,000	City Planning Staff/ County Planning Department/ Consultant	General Funds and Grants	COMPLETED: Morgan County adopted an ordinance to regulate off-site impacts, including noise and pollution, when they approved their new zoning ordinance in 2005. Bostwick may model provision on the Morgan County ordinance.
Natural & Cultural Resources 18	Work with the County and other municipalities to develop a permitting system for periodic special events with noise levels allowed in excess of what is normally allowed.	2005	2008	n/a	City Planning Staff/ County Planning Department	n/a	UNDERWAY: Morgan County is working on a special events ordinance to be proposed for adoption early in 2009. The City of Bostwick may model a local ordinance on this example if they so choose.

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Natural & Cultural Resources 19	Work with the County and other cities to develop and adopt outdoor lighting regulations.	2005	2008	\$2,000	City Planning Staff/ County Planning Department/ Consultant	General Funds and Grants	COMPLETED: Morgan County adopted an ordinance to regulate off-site impacts, including light pollution, when they approved their new zoning ordinance in 2005. Bostwick may model provision on the Morgan County ordinance.
Natural & Cultural Resources 20	Work with the County and other cities to review and modify as necessary any sign ordinances.	2005	Ongoing	\$3,000	City Planning Staff/ County Planning Department/ Consultant	General Funds and Grants	UNDERWAY: Sign ordinances are currently in the process of being revised to stay up to date with recent legal precedents.
Natural & Cultural Resources 21	Work with the County and other municipalities to continue to identify and document previously undocumented historic resources.	2004	Ongoing	Unknown	City/ County Staff, Individual Citizens, Historical Society, Landmark Society, Consultant	General Funds/ Grants/ Donated Time and Labor	COMPLETED: A thorough survey of historic resources in Bostwick was undertaken by interns working for the Morgan County Planning and Development Department in 2008. Additionally, a Historic Structure Report is being developed for the John Bostwick, Sr. House, and it is anticipated that it will be completed in 2008.
Natural & Cultural Resources 22	Maintain Certified Local Government Status.	2004	Ongoing	\$30,000	City Staff	General Funds	POSTPONED: Bostwick has not been designated as a CLG, but Morgan County adopted legislation in 2005 that would enable them to apply for designation if they adopted an ordinance based on the county model and chose to pursue this.
Natural & Cultural Resources 23	Participate on the Regional Development Council's Natural and Historic Resources Committee.	2004	Ongoing	n/a	City Staff	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Natural & Cultural Resources 24	Work with the County and other municipalities to explore the development of incentive programs for preservation of historic resources in the unincorporated and incorporated areas of Morgan County.	2004	2008	n/a	City Staff	n/a	COMPLETED: A revised resource conservation ordinance was adopted by Morgan County in 2008. The City of Bostwick may model a local ordinance on this example if they so choose.
Natural & Cultural Resources 25	Pursue opportunities to rehabilitate historic structures into housing for seniors and low/ moderate income individuals and families (also applies to Housing).	Ongoing	Ongoing	n/a	County/ City Staff and Contractors/ Developers	n/a	ABANDONED: There are not financial resources available to pursue this project at this time.
Natural & Cultural Resources 26	Determine a productive use of the Susie Agnes Hotel in Bostwick when its restoration is complete.	2005	2005	n/a	City of Bostwick and Staff and Citizens of Bostwick	n/a	COMPLETED: The Susie Agnes Hotel serves as the City Hall, and also has private office space available for lease. The renovations on the main level and part of the second level are complete.

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Natural & Cultural Resources 27	Explore pursuing Better Hometown designation from DCA.	2004	2004	n/a	Chamber of Commerce and City Staff	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Community Facilities 1	Formally designate scenic routes as identified in the County's GreenPrints Plan and the Land Use Element of the Comprehensive Plan.	2004	2004	n/a	Local – County Staff	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Community Facilities 2	Continue program to improve roadway signage in Morgan County.	2004	Ongoing		Local – County Staff	n/a	ABANDONED: Morgan County is responsible for maintaining roadway signage inside the city limits of Bostwick; this project should properly fall within the STWP for Morgan County and inclusion in the STWP for Bostwick was an error in the 2004 plan.
Community Facilities 3	Hire additional road maintenance staff as funding allows.	2004	Ongoing		Local – County Staff	Local – County General Fund	ABANDONED: Morgan County is responsible for staffing to provide adequate road maintenance inside the City limits of Bostwick; this project should properly fall within the STWP for Morgan County and inclusion in the STWP for Bostwick was an error in the 2004 plan.
Community Facilities 4	Extend/ Improve water service in County and municipalities to ensure fire flows of 550 gpm to meet fire fighting needs.	2004	Ongoing	Unknown	City/ County Staff	SPLOST	COMPLETED: Water line extension between Madison and Bostwick along Highway 83 was completed in 2008.
Community Facilities 5	Amend water line extension plans to reflect development recommendations in the future land use plan.	2004	2004	n/a	City/ County Staff	n/a	COMPLETED: Current infrastructure meets the demands of the Comprehensive Plan, but it is always under review.
Community Facilities 6	Participate with County in a study to determine the feasibility of establishing a county-wide water system to gain economies of scale with cities and reduce operating costs.	2004	2005	\$25,000	Consultant	SPLOST	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Community Facilities 7	Investigate safe and economical systems for the disposal of hazardous waste.	2005	2006		City and County Staff with assistance from the NEGRDC	Grants and Sanitation Funds	ABANDONED: This project should properly fall within the STWP for Morgan County and inclusion in the STWP for Bostwick was an error in the 2004 plan. Bostwick lacks the resources for such an undertaking.
Community Facilities 8	Work with the County and other municipalities to develop a program of curbside collection for recyclables in all areas of the County and municipalities where it is economically feasible.	2005	2006	n/a	City / County Staff	n/a	COMPLETED: Morgan County has installed a recycling station at the dumpster location in the City of Bostwick. Morgan County has also constructed a recycling center at the county solid waste management facility for expanded collection of items such as computers and electronics, scrap tires, and used motor oil.
Community Facilities 9	Re-energize campaigns to promote recycling and waste reduction.	2004	Ongoing	\$1000 per year	County Staff	General Funds	COMPLETED: Morgan County has installed a recycling station at the dumpster location in the City of Bostwick.

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Community Facilities 10	Explore disposal options for municipal solid wastes other than landfills.	2005	2006	n/a	County/ City Staff	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Community Facilities 11	Conduct a study of the current waste management in Morgan County to establish which activities are best handled by public or private entities and to evaluate the feasibility of a County-wide waste authority.	2006	2007	\$25,000	County/ City Staff and /or Consultant	General Funds	COMPLETED: Staff prepared an initial study regarding county wide curbside trash collection in 2005. The results were inconclusive at the time and the data has not been revisited.
Community Facilities 12	Make streetscape improvements as recommended by the city's streetscape improvement plan.	2004	2008	\$500,000	City Staff/ Contractors	General Funds/ Grants	COMPLETED: Grant funding through ISTEA program is being utilized for the installation of sidewalks and crosswalks in downtown Bostwick.
Community Facilities 13	Refurbish City facilities.	2006	2008	\$50,000	City Staff/ Contractors	General Funds/ Grants	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Housing 1	Encourage the development of high quality, affordable housing for households of all income brackets and ages, and those with special needs.	2004	Ongoing	n/a	City Staff	n/a	POSTPONED: Morgan County adopted enabling legislation for affordable housing in 2005. The City of Bostwick may use this as a model, should they so choose, however, most of the current housing stock in Bostwick would meet the definition of affordable housing. This may be an issue that needs to be revisited in the future.
Housing 2	Research and if possible secure available government funding for the construction and renovation of identified low and moderate income housing projects such as Community Development Block Grants. If necessary, establish a new authority to administer housing program or hire additional city/ county staff for administration of program.	2006	Ongoing	n/a	City Staff/ Private Developers/ County Housing Authority (if established)	n/a	POSTPONED: Morgan County adopted enabling legislation for affordable housing in 2005. The City of Bostwick may use this as a model, should they so choose, however, most of the current housing stock in Bostwick would meet the definition of affordable housing. This may be an issue that needs to be revisited in the future.
Housing 3	Amend ordinances and regulations to require an affordable housing component in all new developments where infrastructure exists.	2004	Ongoing	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds	POSTPONED: Morgan County adopted enabling legislation for affordable housing in 2005. The City of Bostwick may use this as a model, should they so choose, however, most of the current housing stock in Bostwick would meet the definition of affordable housing. This may be an issue that needs to be revisited in the future.
Land Use 1	In conjunction with the County and other municipalities, explore and adopt if appropriate ordinance allowing cluster-type development.	2005	2006	\$5,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP

2009 Partial Update to the Comprehensive Plan
City of Bostwick, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 2	In conjunction with the County and other municipalities, strengthen ordinances allowing for overlay districts for the development of mixed use villages and other mixed use developments.	2005	2006	\$5,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Land Use 3	In conjunction with the County and other municipalities, explore and adopt if appropriate ordinances allowing for flexible zoning for allowable density.	2005	2006	\$5,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	UNDERWAY: Morgan County is working on a model for flexible lot sizes with fixed density. A similar provision was recently adopted for the Town of Buckhead. The City of Bostwick may model a local ordinance on this example if they so choose. Anticipated date of completion 2009.
Land Use 4	Develop appropriate ordinances requiring aggregation of individual contiguous parcels developed by the same developer so that new development is not able to bypass land use and zoning regulations by separating out smaller parcels exempt from specific regulations.	2005	2006	\$2,000	City Staff and Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Land Use 5	In conjunction with the County and other municipalities, review and amend as necessary ordinances restricting development and/ or requiring the submission of resource protection/ management plans before the undertaking of development activities that will significantly disturb areas designated as environmentally sensitive, such as flood prone areas.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Land Use 6	In conjunction with the County and other municipalities, review and amend as necessary ordinances to prevent the filling, obstruction or destruction of natural drainage areas.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Land Use 7	In conjunction with the County and other municipalities, review and amend as necessary ordinances allowing for the development of mixed-use developments implementing traditional neighborhood design within areas of the County designated for growth or "new towns" on the Future Land Use Map.	2005	2006	\$10,000	City Staff/ County Staff/ Consultant	General Funds and Grants	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP

2009 Partial Update to the Comprehensive Plan
City of Bostwick, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 8	Review and amend as appropriate zoning ordinances to provide for transitional land uses and buffer areas to separate incompatible land uses.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Fund and Grants	COMPLETED: The City of Bostwick has an adopted landscaping ordinance in their zoning code. A revised landscape and buffer ordinance was adopted by Morgan County in 2005. The City of Bostwick may review their ordinance against this example if they so choose.
Land Use 9	In conjunction with the County and other municipalities, review and where appropriate strengthen codes and ordinances related to construction and design (design guidelines) in order to preserve the high quality and integrity of the built environment.	2005	2006	\$10,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	UNDERWAY: Morgan County is drafting a set of rural design guidelines that include specifications for small towns such as Bostwick, Buckhead, and Rutledge. This project is anticipated to be complete in 2009.
Land Use 10	In conjunction with the County and other municipalities, review and amend as necessary ordinances related to manufactured housing to ensure the compatibility of this land use with surrounding land uses.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The provisions of the Bostwick Zoning Ordinance address this issue.
Land Use 11	In conjunction with the County and other municipalities, establish regulations and ordinances that require new development to either be located where required infrastructure is in place or bear the costs of providing and additional infrastructure needed to service the development.	2005	2006	\$10,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Land Use 12	In conjunction with the County and other municipalities, develop or revise existing ordinances to require direct pedestrian and where appropriate, vehicular access between new adjacent residential, institutional, office/professional, and commercial developments.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Land Use 13	In conjunction with the County and other municipalities, develop and institute regulations to mitigate the effects of empty "big box" commercial buildings.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	POSTPONED: Morgan County adopted enabling legislation for big box regulations in 2005. The Town of Bostwick may use this as a model, should they so choose.
Land Use 14	In conjunction with the County and other municipalities, revise existing ordinances and regulations to restrict industrial and commercial uses with nuisance characteristics to those areas where effects can be mitigated.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP

2009 Partial Update to the Comprehensive Plan
City of Bostwick, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 15	In conjunction with the County and other municipalities, develop or revise existing ordinances to require buffering or transitional spaces between adjacent higher and lower intensity land uses.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The City of Bostwick has an adopted landscaping ordinance in their zoning code. A revised landscape and buffer ordinance was adopted by Morgan County in 2005. The City of Bostwick may review their ordinance against this example if they so choose.
Land Use 16	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to require when appropriate that all new developments tie into existing adjacent public roadways and be designed to provide access points to all planned public roadways.	2005	2006	\$2,000	City Staff/ County Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Land Use 17	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to allow for reduced street widths and right-of-ways for streets in new developments when the streets are designed with a distributed network (grid system).	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Land Use 18	In conjunction with the County and other existing municipalities, develop or revise existing regulations and ordinances to limit the number of access points and curb cuts on major thoroughfares, arterials, and major collector roads by requiring new developments provide for shared driveways, larger frontages, frontage roads and other appropriate means in order to maintain efficient traffic flow on the roadways.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Land Use 19	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to set consistent standards for the width of landscaping and sidewalk setbacks.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Land Use 20	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to establish parking design standards and appropriate limits on the number of spaces.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The City of Bostwick has an adopted parking ordinance in their zoning code. A revised parking ordinance was adopted by Morgan County in 2005. The City of Bostwick may review their ordinance against this example if they so choose.

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City of Bostwick, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 21	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to establish appropriate setback requirements for new development along roadways that have a high potential of being widened in the future.	2005	2006	\$1,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Land Use 22	In conjunction with the County and other municipalities, amend and/or revise existing regulations and ordinances to establish limits on the type and degree of development allowable in groundwater recharge areas.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: A revised groundwater protection ordinance was adopted by Morgan County in 2005. The City of Bostwick may model a local ordinance on this example if they so choose.
Land Use 23	Work with the Georgia Environmental Protections Division to develop "safe yield" data for all hydrologic conditions in the City and to limit withdrawals to established levels.	2005	2006	n/a	City Staff/ EPD	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Land Use 24	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to require that all new developments be engineered so that they hold the first inch of rainfall on site and that storm water runoff at build out is not greater than that experienced prior to development.	2005	2006	n/a	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Land Use 25	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to establish limits on the intensity and types of development in areas where runoff and/or emissions have the potential to adversely affect surface or groundwater.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: A revised groundwater protection ordinance was adopted by Morgan County in 2005. The City of Bostwick may model a local ordinance on this example if they so choose. The updated Development Regulations adopted by the City of Bostwick in 2007 requires a 100' buffer around state waters for new subdivision development.
Land Use 26	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to require that all new developments manage storm water runoff so contaminants are not introduced into the County's water bodies.	2005	2006	\$2,000	County and City Staff and Consultant	General Fund and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.

2009 Partial Update to the Comprehensive Plan
City of Bostwick, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land use 27	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to implement a policy of zero wetlands loss in all new developments, except in cases where the development is necessary for the health, safety, or welfare of the citizens and alternative sites are not available.	2005	2006	\$1,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The City of Bostwick has an adopted wetlands protection ordinance in their zoning code.
Land Use 28	In conjunction with the County and other municipalities, review and refine the maps used to define areas considered at risk for flooding and used in the Federal Flood Insurance Program to insure that development requirements in those areas are appropriate to the possible hazards.	2005	2006	\$3,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	UNDERWAY: Morgan County GIS department is working with FEMA to revise F.I.R.M. data. Expected completion date is at least 2011 as a result of the training requirements with FEMA for the GIS department.
Land Use 29	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to prevent water withdrawals related to a development on one site from adversely affecting water availability on adjacent sites.	2005	2006	\$1,000	City Staff/ County Planning Staff/ Consultant	General Funds or Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Land Use 30	In conjunction with the County and other municipalities, work towards the goal of permanently protecting 20% of the county's land area in farmland, natural areas, forests, or parks.	2005	2006	\$1,000	City Staff/ County Planning Staff/ Consultant	General Funds or Grants	POSTPONED: Move to the 2009-2013 STWP.
Land Use 31	Develop or revise existing regulations and ordinances to target at least 10% of the land designated for higher density growth as areas to be set aside for permanently protected green or open space.	2005	2006	\$1,000	City Staff/ County Planning Staff/ Consultant	General Funds or Grants	POSTPONED: Move to the 2009-2013 STWP.
Land Use 32	Together with the County and other municipalities work to implement the GreenPrint Plan as a guide for a countywide environmental protection program, in the development of and changes to the Land Use Plan and as a factor in analyzing environmental impacts.	2005	2006	n/a	County Staff, City Staff, and Elected Officials	n/a	COMPLETED: All zoning actions requested in the City of Bostwick are reviewed against the GreenPrint plan in the zoning action report prepared by Planning Staff.

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City of Bostwick, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 33	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to require that all new developments contribute to the permanent protection of open space in an appropriate manner such as on-site provision, purchase of development rights and payments to a greenspace fund. Also require that when appropriate land conserved on-site should be available for public use.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	ABANDONED: There is not support for a requirement for the permanent protection of greenspace, but it is optional at this time.
Land Use 34	In conjunction with the County and other municipalities, establish regulations and ordinances requiring conservation subdivision design for all new subdivisions.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: This requirement is included in the updated Development Regulations adopted by City of Bostwick in 2007, but conservation subdivision development is optional, not required. There is not support for a mandatory conservation subdivision model at this time.
Land Use 35	Work together with the County and other municipalities to establish a permanent program for the perpetual management and protection of land set aside for conservation.	2005	2006	n/a	County and City Staff and Local Environmental Organizations	n/a	POSTPONED: Move to the 2009-2013 STWP.
Land Use 36	In conjunction with the County and other municipalities, develop and revise existing regulations and ordinances to make available and provide incentives for the use of innovative land management tools such as conservation subdivisions, conservation easements, purchase of development rights, and transfer of development rights.	2005	2006	\$10,000	County and City Staff and Consultant	General Funds, Grants, and Donations	POSTPONED: Move to the 2009-2013 STWP.
Land Use 37	Together with the County and other municipalities, work with the local legislative delegation to improve State legislation allowing the use of transfer of development rights in Morgan County.	2005	2006	n/a	County and City Staff	n/a	ABANDONED: There is not support for this program at this time.
Land Use 38	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to ensure that new development adjacent to agricultural land does not impinge on the right and ability to continue agricultural activities so long as best management practices are employed.	2005	2006	\$2,000	County and City Staff and Consultant	General Funds and Grants	COMPLETED: An agricultural use notice and waiver was adopted by Morgan County in 2005. The City of Bostwick may model a local ordinance on this example if they so choose.

2009 Partial Update to the Comprehensive Plan
City of Bostwick, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 39	Formally designate important gateways and scenic roads in the City as identified in the GreenPrints Plan.	2005	2006	n/a	City Staff	n/a	COMPLETED: A revised resource conservation ordinance which specifically addresses viewshed issues was adopted by Morgan County in 2008. The City of Bostwick may model a local ordinance on this example if they so choose.
Land Use 40	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to protect viewsheds along important corridors and gateways to the city as identified in the GreenPrint Plan.	2005	2006	\$2,000	County and City Staff and Consultant	General Funds and Grants	COMPLETED: A revised resource conservation ordinance which specifically addresses viewshed issues was adopted by Morgan County in 2008. The City of Bostwick may model a local ordinance on this example if they so choose.
Land Use 41	In conjunction with the County and other municipalities, develop incentives to encourage those who wish to permanently protect viewsheds along scenic roads.	2005	2006	\$2,000	County and City Staff and Consultant	General Funds, Grants, and Donations	COMPLETED: The Resource Conservation ordinance adopted as a part of the 2005 Zoning Ordinance allows for properties to be designated as a part of scenic viewshed historic districts. The City of Bostwick may model an ordinance on these provisions should they so choose.
Land Use 42	Work to acquire fee simple title or development rights to key gateways into the city as a means to protect viewsheds.	2005	2006	Unknown	City Staff and Local Environmental Organizations	General Funds, Grants and Donations	ABANDONED: There is not support for this program at this time.
Land Use 43	In conjunction with the County and other municipalities, develop regulations and ordinances to establish appropriate setbacks, landscaping, tree-removal and curb cut requirements for the important corridors and gateways within the County and its cities as identified in the GreenPrints plan.	2005	2006	\$2,000	County and City Staff and Consultant	General Funds and Grants	POSTPONED: Moved to the 2009-2013 STWP
Land Use 44	In conjunction with the County and other municipalities, explore the adoption of appropriate setbacks and vegetative buffers for timber harvesting and other land intensive agricultural practices.	2005	2006	n/a	County and City Staff	n/a	POSTPONED: Moved to the 2009-2013 STWP
Land Use 45	In conjunction with the County and other municipalities, work to establish links between the important greenspaces in the County.	2005	2006	n/a	City and County Staff, Morgan County Conservancy, and other Local Environmental Organizations	Grants and Donation if funds are required for acquiring or developing land for greenspace connections	POSTPONED: Moved to the 2009-2013 STWP

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 46	In conjunction with the County and other municipalities, develop or revise existing ordinances and regulations to prevent clear-cutting prior to development and require the retention of certain types and for quantities of trees and specify appropriate canopy levels of either existing or planned trees at the completion of the project.	2005	2006	\$2,000	County and City Staff and Consultant	General Funds and Grants	COMPLETED: A tree protection ordinance was adopted by Morgan County in 2005. The City of Bostwick may model a local ordinance on this example should they so choose.
Land Use 47	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to ensure that whenever reasonably possible developments link their conservation lands to those protected green or open spaces adjacent to the development.	2005	2006	\$2,000	County and City Staff and Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.
Land Use 48	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to allow or require as appropriate new developments be developed with distributed road networks (grid patterned).	2005	2006	\$2,000	County and City Staff and Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2007 addresses this issue.

Appendix III: Resource Materials

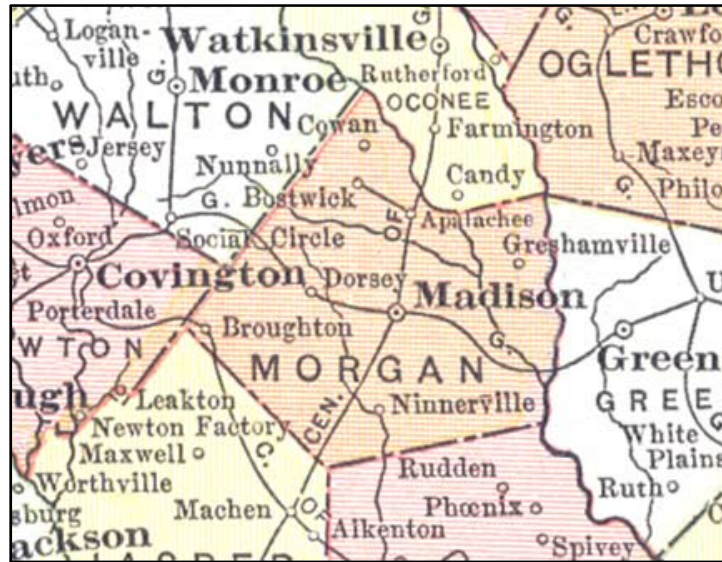


Figure 1 Map of Morgan County, 1910. From the Rand McNally Map of Georgia, 1910, taken from the Historical Atlas of Georgia's Counties published at the website for the Carl Vinson Institute of Government at the University of Georgia (www.cviog.uga.edu). This map is one of the earliest to identify Bostwick as a city, and it shows the initial rail line constructed between Bostwick and Apalachee.

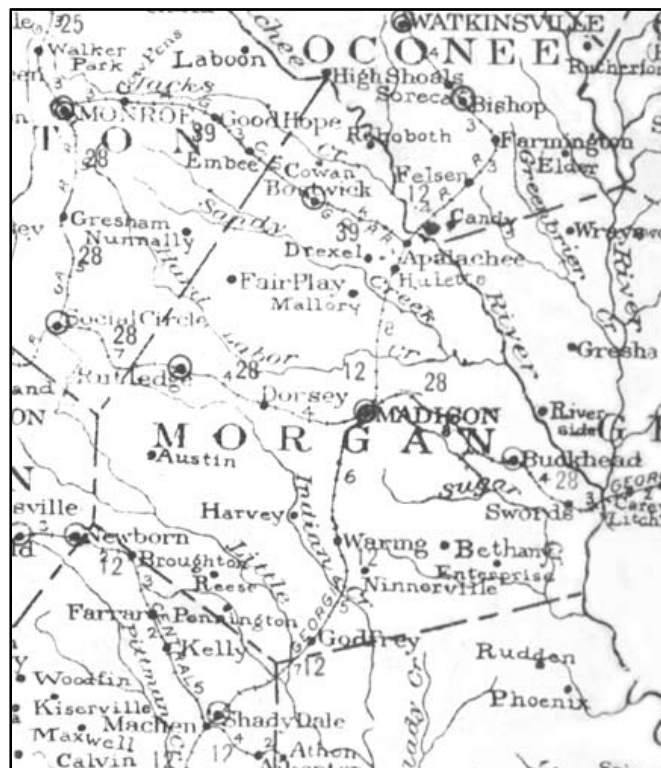


Figure 2 Map of Morgan County, 1915. From Hudgin's Map of Georgia, 1915, taken from the Historical Atlas of Georgia's Counties published at the website for the Carl Vinson Institute of Government at the University of Georgia (www.cviog.uga.edu). This map shows the completed railroad line between Monroe, Bostwick and Apalachee.



Figure 3 Aerial Photograph of Bostwick, 1938. Courtesy of the University of Georgia Map Library from their collection of aerial photographs of Morgan County, 1938, taken by the U.S. Soil Conservation Service. Close inspection of this photograph reveals many elements of Bostwick including road and railroad corridors, building footprints and landscape features that are extant in 2008. This photograph also helps to provide historical documentation for the City which could be used in the implementation of a plan to preserve natural and cultural resources in the City.



Figure 4 Streetscape photograph of downtown Bostwick, 1927. Collection of Morgan County Archives. This photograph reveals many elements of historic downtown Bostwick which are extant, including the Susie Agnes Hotel and the General Store. In the distance, the smoke stacks of the manufacturing plant (now demolished) are visible and the shadow of what may be a fire alert bell appears in the foreground.

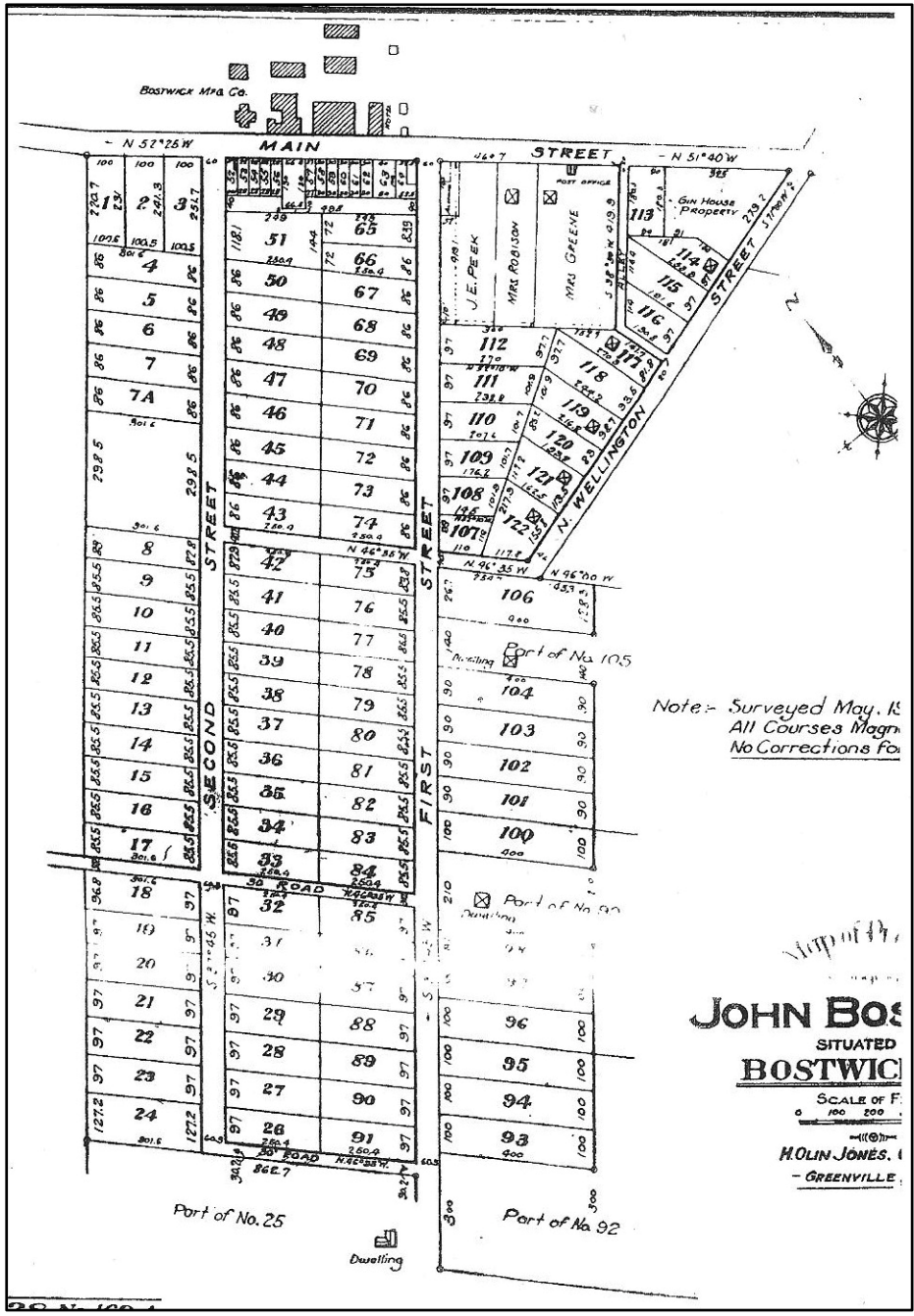


Figure 5 Proposed plat of the city of Bostwick, 1908. Collection of Morgan County Archives. This plat was copied from an advertisement published by John Bostwick trying to allure people to "...Thrifty, Hustling, Growing..." Bostwick. The advertisement further touted, "...27 Splendid Small Farms, 111 Beautiful Resident and Business Lots for Sale..." with photographs of a variety of residential, commercial and institutional buildings. Much of this original layout is still intact in 2008 and may serve as a model for infill development.

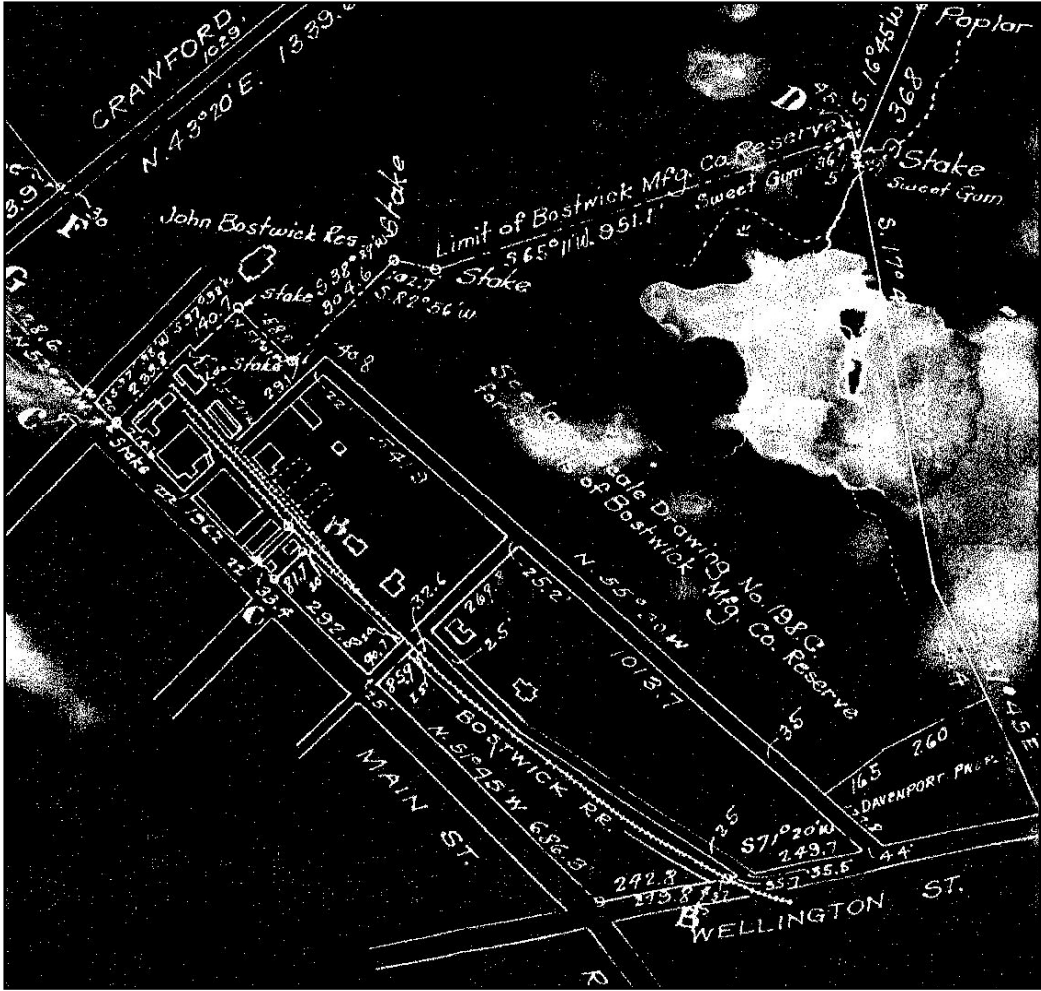


Figure 6 Detail of Bostwick Manufacturing Company Complex, c.1900. Collection of Morgan County Archives. This plat shows the layout of buildings and structures associated with the Manufacturing Company, as well as the layout of the railroad line through town. This plat and other historic documentation could be useful in developing a plan for adaptive reuse of the site located in the center of the City.

RESOLUTION
Joint Comprehensive Plan
Partial Plan Update



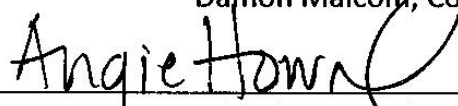
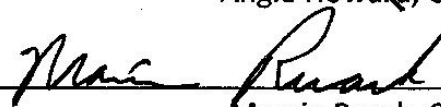
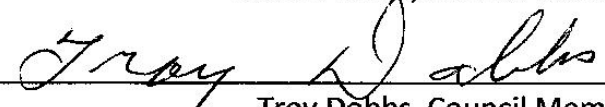
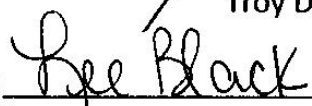
Whereas, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local Governments to prepare a Comprehensive Plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

Whereas, the Comprehensive Plan for Morgan County, Bostwick, Buckhead, Madison, and Rutledge Georgia, adopted September 14, 2004 was prepared in accordance with the Minimum Planning Standards and Procedures; and

Whereas, the Partial Plan Update for the Comprehensive Plan is due to be submitted and approved by the Northeast Georgia Regional Development Center and the Georgia Department of Community Affairs no later than June 2009; and

Now, therefore be it resolved by the City Council of Bostwick that the 2009 Partial Plan Update to the Comprehensive Plan: City of Bostwick, dated December 2008, shall be transmitted to the Northeast Georgia Regional Development Center to facilitate the process of Completeness Check, Notification of Interested Parties, Regional Hearing, Review by the Regional Development Center and Review by the Department of Community Affairs in accordance with the standards adopted by the Department of Community Affairs in their Requirements for a Partial Update to the Local Government Comprehensive Plan (March 2007).

Approved by the City of Bostwick, this 1st day of December, 2008.

CITY OF BOSTWICK COUNCIL	
By: 	John Bostwick, Mayor
	Damon Malcom, Council Member
	Angie Howard, Council Member
	Marvin Ruark, Council Member
	Troy Dobbs, Council Member
Attest: 	Lee Black, Town Clerk

RESOLUTION

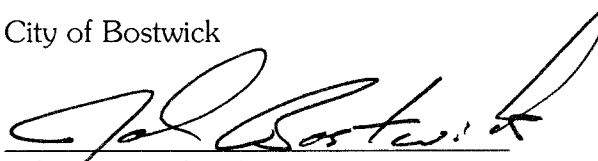
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Partial Plan Update for Morgan County's Comprehensive Plan for the City of Bostwick, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Bostwick that the Partial Plan Update for the Morgan County Comprehensive Plan for the City of Bostwick, Georgia dated December 2008, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Development Center shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 6th day of April, 2009.

City of Bostwick



John Bostwick, Mayor



Clerk