



## City of Bowdon

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### COMPREHENSIVE PLAN ADOPTION RESOLUTION

**WHEREAS**, the City of Bowdon has completed its 2019-2039 Comprehensive Plan update; and


**WHEREAS**, the updated Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

**WHEREAS**, the two required public hearings were conducted at the December 10, 2018 and August 12, 2019 council meetings; and

**WHEREAS**, the Comprehensive Plan was transmitted to the Three Rivers Regional Commission and the Department of Community Affairs for review;

**NOW, THEREFORE, LET IT BE RESOLVED**, the City of Bowdon Council hereby adopts this 2019-2039 Comprehensive Plan, pending notification of approval by the Department of Community Affairs, on this 14<sup>th</sup> day of October 2019.

BY:

  
\_\_\_\_\_  
Jim Chaffin, Mayor

ATTEST:

  
\_\_\_\_\_



# **City of Bowdon**

## **Comprehensive Plan 2019-2039**



Adopted October 2019

*Prepared by*

**Three Rivers Regional Commission  
P.O. Box 1600, Franklin, GA 30217**

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## Introduction

This plan was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning.

The City of Bowdon, known as “The Friendly City,” was founded in 1853. It is located in Carroll County in west Georgia, approximately 10 miles south of Interstate 20 and three miles east of the Alabama state line.

## Purpose of the plan

The City of Bowdon Comprehensive Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities which currently exist within the community. Goals, polices, and specific implementation measures are also listed to set policy for particular segments and specific areas of the city. At the time of the plan update, the members of the Bowdon City Council were:

**City Council**

Jim Chaffin, Mayor  
Jan Johnson  
Wes McEntyre  
Martin Johnson  
Noah Steed



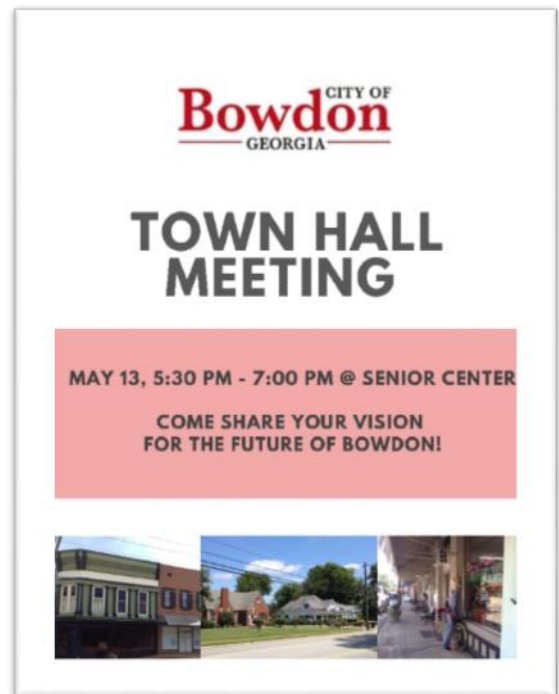
## Comprehensive Plan Steering Committee and Public Participation

The City of Bowdon Council appointed a Comprehensive Plan Steering Committee to assist and guide the update of the comprehensive plan. A series of consecutive meetings took place to address the components of the plan update. The Steering Committee included members of the city council, city government and other community stakeholders. The members of the committee were:

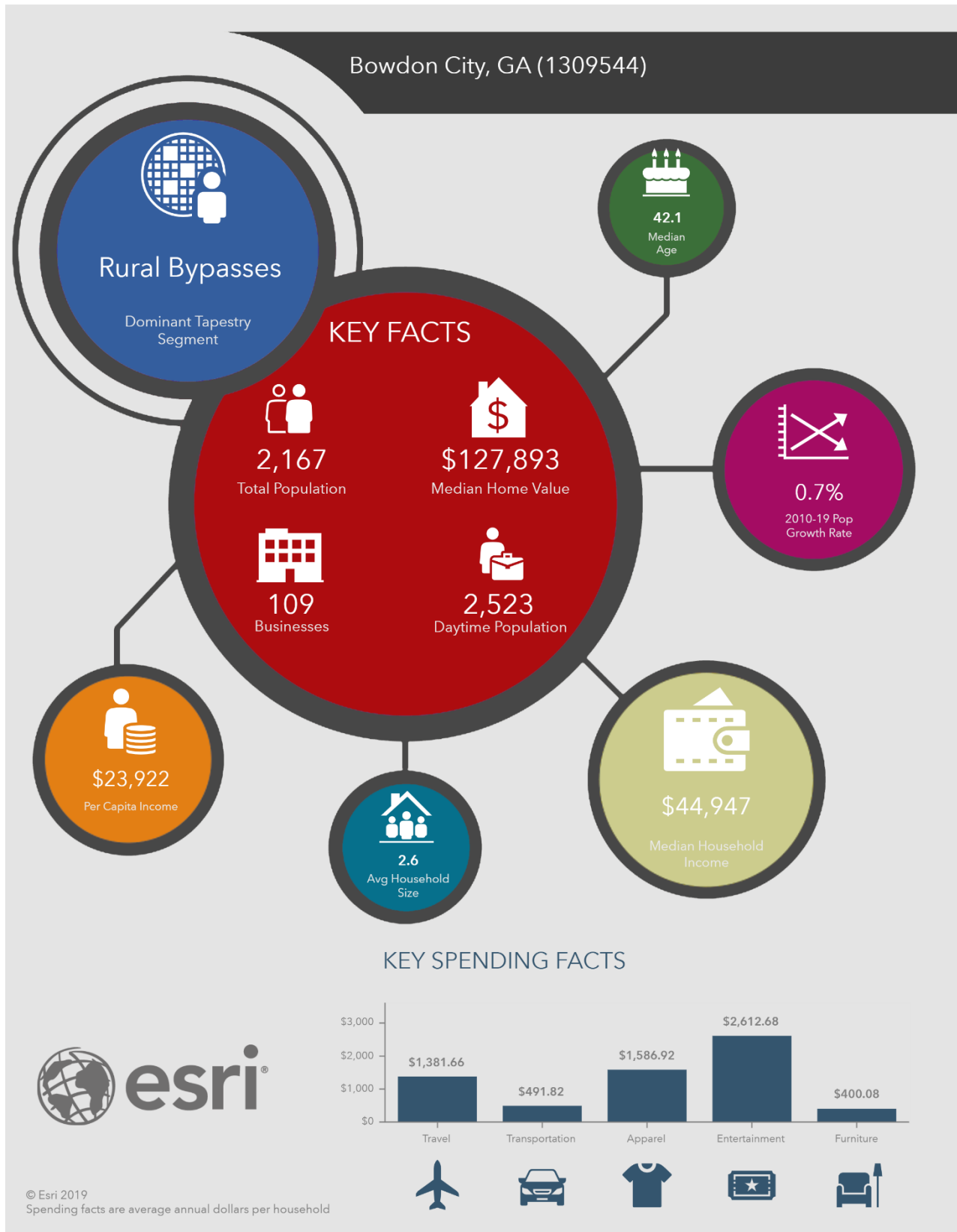
Jan Johnson, *City Council*  
 Gary Bullock, *Interim City Manager*  
 Jan Gibbs, *Main Street Manager*  
 Allison Turpen, *Businesswoman*  
 Dennis Rollins, *Businessman*  
 Mignon Wessinger, *Planning Commission*  
 Robert L. Thomas, *Recreation Department*  
 Bill Fordham, *Historic Preservation Commission*

A major part of the public participation component and planning process was the development of a community survey. It was made available on the city website, social media and distributed in hard copy form to gather input from the greater public. Detailed survey results can be found in the appendix.

A public town hall meeting was held to capture citizen’s vision for the future. Two public hearings were held in regards to the comprehensive plan update process in which citizens could obtain information about the planning process, review, and comment on the plan. The public hearings were held in December of 2018 and August of 2019.



Community Demographics



#### KEY SPENDING FACTS



Category	Average Annual Dollars per Household
Travel	\$1,381.66
Transportation	\$491.82
Apparel	\$1,586.92
Entertainment	\$2,612.68
Furniture	\$400.08



© Esri 2019  
Spending facts are average annual dollars per household

## Community Goals

The purpose of the Community Goals section is to guide and direct the City of Bowdon's decision making process for the future of the community. Goal statements are supported by a list of corresponding policies.

### Vision Statement

*The City of Bowdon shall continue to enhance the prosperity of the community and the overall quality of life of its citizens while preserving its rural small town character, encouraging diverse economic development and employment opportunities, protecting its historic resources and the environment.*

### List of Community Goals and Policies

#### POPULATION

*Goal: To provide all residents access to services, programs, safe neighborhoods, and employment opportunities, which increases the overall community sense of pride*

##### *Policies:*

- Eliminate substandard or dilapidated housing
- Encourage the development of housing close to employment centers
- Increase activities and programs for its citizens, especially children and seniors
- Encourage home ownership
- Create walkable, safe, and attractive neighborhoods throughout the city
- Support increased connectivity between community assets such as neighborhoods, parks, and commercial centers
- Collaborate with Keep Carroll Beautiful for beautification efforts and volunteer opportunities

#### ECONOMIC DEVELOPMENT

*Goal: To provide for the expansion and creation of business, industry, and economic development within the city while increasing job opportunities and the overall economic vitality of the community*

##### *Policies:*

- Encourage participation from residents and business owners in the Main Street Program for the increased revitalization of downtown



- Encourage development that is sensitive to the historic integrity, sense of place, and small town setting of the community
- Conduct beautification efforts for the downtown commercial district
- Collaborate with Keep Carroll Beautiful, the garden club and other civic clubs on various beautification efforts
- Continue to support Carroll Tomorrow in the recruitment of business and industry
- Promote existing industrial sites
- Encourage development of commercial nodes to meet the needs of citizens while avoiding unattractive and inefficient strip centers
- Promote the redevelopment and enhancement of existing commercial areas
- Promote the façade and sign grant program for downtown revitalization
- Encourage the use of existing infrastructure and infill development before investing in new construction
- Encourage the use of vacant space by offering incentives
- Consider annexation to accommodate future growth and increase tax revenue
- Consider the feasibility of the use of a blight tax

## HOUSING

*Goal: To provide a range of safe, affordable, and diversified housing for all citizens*

### *Policies:*

- Provide opportunities for diverse housing options for various income levels
- Utilize grant programs such as Community Development Block Grants (CDBG) and the Community Home Investment Program (CHIP) to increase the quality of housing and to revitalize blighted areas
- Protect residential character by considering historic overlay districts and the adoption of local historic districts
- Promote the use of preservation tax incentives for the restoration of structures within the Bowdon National Register District
- Reinvest in existing neighborhoods and encourage appropriate housing infill
- Eliminate substandard and dilapidated housing
- Consider a housing assessment or inventory
- Consider participating in the Georgia Initiative for Community Housing Program (GICH)
- Continue to collaborate and partner with the Bowdon Housing Authority Board

## NATURAL AND CULTURAL RESOURCES

*Goal: To protect and use efficiently the natural and cultural resources within the City of Bowdon*

### *Policies:*

- Continue to enhance greenspaces for use as community parks
- Promote clean-up days with citizen volunteers

- Utilize existing tourism initiatives such as the Southern Quilt Trail and West Georgia Textile Heritage Trail for cultural tourism
- Promote the National Register listed Bowdon Historic District
- Promote the city's historic and cultural resources
- Educate the public regarding the preservation tax incentives for the rehabilitation of historic structures
- Provide safe and accessible community gathering spaces

## **COMMUNITY FACILITIES AND SERVICES**

*Goal: To provide adequate infrastructure, services, and facilities to meet the variety needs of the community*

### *Policies:*

- Make efficient use of existing infrastructure and public facilities prior to expanding and constructing new sites to minimize expenses
- Promote recycling and waste reduction initiatives
- Renovate and enhance parks and other recreational property
- Enhance the police presence throughout the community
- Encourage additional training for public safety personnel
- Seek to connect community parks through trail development and sidewalks
- Improve and extend the sidewalk network to increase overall connectivity
- Encourage the use of underground utilities
- Seek full time codes enforcement staff
- Create safer environments such as increased lighting in key areas
- Promote Copeland Hall for a variety of community events
- Utilize resources such as the DCA Broadband Deployment Initiative to promote increased access to broadband within the community

## **TRANSPORTATION**

*Goal: To provide safe and efficient transportation facilities to all citizens within the City of Bowdon while striving to increase alternative modes such as bike, pedestrian, and transit options*

### *Policies:*

- Maintain and expand sidewalks throughout the city
- Maintain safe and adequate streets
- Provide traffic calming improvements especially within the downtown commercial district
- Support the development of a pedestrian and bike trail network

## LAND USE

*Goal: To ensure the most appropriate and best use of existing land while maximizing existing infrastructure*

*Policies:*

- Establish local historic and overlay districts to allow for appropriate development and infill
- Continue to collaborate with Carroll Tomorrow to recruit new business and industries for the industrial park
- Utilize existing infrastructure and existing sites for new development
- Encourage the use of more pervious surface materials within developments
- Consider appropriate annexation to accommodate future growth

## Needs and Opportunities

The Needs and Opportunities section provides an assessment of what should be addressed within the City of Bowdon to help achieve the community vision. This section also lists existing opportunities and assets that the city can promote and build upon to support the community vision.

To help gain a more accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis is utilized.

### SWOT Analysis



### Strengths

- City leadership
- Good schools
- Strong faith community
- Water and sewer infrastructure
- Community facilities such as Copeland Hall
- Sense of place and community
- Parks
- Location
- Quality of life
- Historic district, CLG community, and historical society
- Main Street Program



## Weaknesses

- Lack of citizen involvement
- Lack of industry
- Empty retail spaces
- High unemployment rate
- Lack of community activities and programs
- Blighted areas
- Population stagnation
- Lack of retail variety
- Tax base
- Traffic along highway downtown



## Opportunities

- Downtown revitalization
- Recreation
- Greenspace and park development
- Golf course
- Heritage tourism
- Lake Tisinger
- Design review through the Historic Preservation Commission



## Threats

- Poverty rate
- Drugs
- Lack of industry
- Lack of home ownership
- Loss of younger population to larger cities
- Lack of code enforcement
- Financial limitations
- Lack of quality development
- Lack of tree ordinance
- Increased crime
- Limited broadband and cell coverage

## List of Needs and Opportunities

Below are the needs and opportunities that exist within the City of Bowdon. This list should help guide future planning efforts and prioritize projects undertaken by the City.

### COMMUNITY AND POPULATION

#### *Needs*

- The high rate of rental property and absentee owners needs to be addressed
- Additional employment opportunities
- There is a need to address the lack of population growth and retention
- Provide additional sidewalks and pedestrian facilities
- Encourage citizens to shop and dine locally
- Attraction and retention of the younger population
- Increased litter control and prevention
- Increased housing specifically for senior citizens

#### *Opportunities*

- Volunteer opportunities through the Main Street Program
- Beautification initiatives through the collaboration with Keep Carroll Beautiful
- Residential loft living in the historic downtown
- Bowdon Educational Foundation for the enhancement of learning
- Availability of workforce with manufacturing skills

### ECONOMIC DEVELOPMENT

#### *Needs*

- Promotion of the ongoing revitalization of downtown
- Promotion of reinvestment and revitalization of declining areas of the community
- Creation of more job and employment opportunities
- Fill vacant land with new or expanding businesses
- Recruit additional industry within the Bowdon Industrial Park
- Promotion of additional connectivity to employment centers with existing residential neighborhoods
- Education of the public on the benefits of shopping local
- Improve the aesthetics of existing businesses
- Address blighted storefronts and other commercial areas
- Expansion of broadband into needed areas such as the water treatment plant

#### *Opportunities*

- Main Street Program's revitalization of downtown and enhancement of the economy
- Workforce development training through the nearby West Georgia Technical College
- Preservation tax incentives for the rehabilitation of structures within The National Register listed Bowdon Historic District

- Housing affordability
- Availability of loft style apartments in the historic downtown
- Small town charm as an amenity
- Increased economic development through tourism by promoting the Southern Quilt Trail, West Georgia Textile Heritage Trail, and the Bowdon Historic District
- Industrial growth and industrial park expansion near future bypass corridor
- Expansion of retail opportunities within available vacant space in the historic downtown
- Economic growth and expansion of tax base through the annexation of land along the proposed bypass

## **COMMUNITY DEVELOPMENT AND PLANNING**

### *Needs*

- Address visual clutter and discourage excessive signage
- Promotion of the development of vacant sites and abandoned structures
- Promotion of preservation tax incentives for rehabilitation work within the Bowdon Historic District
- Improvement of the curb appeal of commercial areas
- Increase connectivity of existing parks through trails
- Development of bike trails
- Promotion of housing near employment centers
- Increase the amount of street lighting
- Continue enhancement and maintenance of greenspace and parks
- Protection of existing tree canopy
- Adoption of local historic district(s)
- Implementation of the Historic Preservation Commission's design review authority and issuance of Certificate's of Appropriateness for structural changes to historic resources
- Full time codes enforcement
- Stricter enforcement of existing codes, ordinances, and laws
- Adopt a tree preservation ordinance
- Consideration of becoming a Tree City USA community

### *Opportunities*

- Availability of retail space in downtown businesses
- City owned park space for community gathering and recreation
- Historic Preservation Commission promotion and protection of historic resources
- Heritage tourism initiatives
- Increased community involvement and investment through the Main Street Program
- Historic preservation funding and technical assistance available to the City of Bowdon by its Certified Local Government (CLG) participation



## Character Areas and Land Use

Character areas are distinct geographic areas within a community that contain unique characteristics, function, and physical form. According to the Department of Community Affairs, Character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues.

Much of the historic built environment within the City of Bowdon is located in the National Register listed Bowdon Historic District. The district was listed 2009 and encompasses the downtown, Main Street District and adjacent neighborhoods. Structures vary in type and architectural style and include historic commercial buildings, civic buildings, and homes.

The National Register District overlays other character areas delineated within the City of Bowdon. The National Register District character area covers much of the historic downtown, main street district, parks, industrial area, suburban area, traditional neighborhoods, and the commercial nodes. The Bowdon Historic District overlays much of the Main Street Program boundaries, which offer mutual benefit for the revitalization of downtown. Property owners in the downtown area will have the ability to utilize preservation tax incentives for rehabilitation work on their structures.

The City of Bowdon is designated as a Certified Local Government (CLG) by the National Park Service. As a Certified Local Government, the City is eligible for additional technical assistance and funding through the Historic Preservation Fund. Preservation activities include historic resource surveys, plans and studies, educational activities & publications, and bricks & mortar (development) projects.







The following list identifies character areas found within the City of Bowdon. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included which give an actual snap shot into each distinct character area.

## Gateways

### Description and Development Patterns:

There are four major entrance points into the City of Bowdon which act as gateways into the community. The major gateways are located at the east and west city limits along GA Highway 166 and the north and south city limits along GA Highway 100. The City has erected “Welcome to Bowdon” signage at the points which give visitors a pleasing and welcoming entry.



Land Uses:

Residential, Neighborhood Commercial Centers, Industrial, and Public/Institutional

Implementation Measures:

- Maintain signage and landscaping
- Organize beautification efforts such as “adopt-a-gateway” projects
- Include signage for civic groups

## Main Street District

Description and Development Patterns:

The City of Bowdon is designated a National Main Street City. Under the Main Street Program, the City of Bowdon will encourage the continued revitalization of the downtown core, adjacent commercial redevelopment areas and increase city-wide economic vitality. Successful redevelopment initiatives have taken place within the area with the adaptive re-use of former textile mill structures. Additional adaptive re-use opportunities exist with the former primary school facility. The historic art deco city hall is located within the character area along with other civic spaces.

The area has the potential for increased economic development through tourism due to two heritage tourism initiatives, which include the Southern Quilt Trail and the West Georgia Textile Heritage Trail.







### Land Uses:

Residential, Public/Institutional, Neighborhood Parks and Community Gardens, Neighborhood Commercial Centers

### Implementation Measures:

- Historic overlay zoning
- Encourage bike and pedestrian connectivity
- Maintain strict code enforcement
- Adoption of local historic district
- Encourage mixed use
- Encourage architecturally compatible infill
- Encourage increased walkability and pedestrian safety
- Consider utilizing the Georgia Conservancy "Blueprints for Successful Communities" program
- Utilize existing vacant space for redevelopment
- Utilize preservation tax incentives for rehabilitation of historic structures
- Promote the façade and sign grant program
- Consider Community Improvement Districts
- Consider urban redevelopment programs
- Minimize, when feasible, overhead utility infrastructure
- Promote the availability of space for increased retail and small scale businesses
- Consider the implementation of a blight tax
- Increase marketing strategies and support network
- Promote the Small Business Development Center at the University of West Georgia
- Consider financial and other incentives to encourage new businesses
- Consider the feasibility of a downtown development authority

## Historic Downtown

### Description and Development Patterns:

Historic downtown Bowdon is located at the intersection of GA Highway 100 and GA Highway 166 and is the commercial heart of the city. It is included within the larger National Register listed Bowdon Historic District and the heart of the Bowdon Main Street District. Downtown is comprised of historic storefront buildings including the Victorian style old Bowdon Inn. Many of the retail spaces contain active businesses such as restaurants and antique stores. Much of downtown looks just as it did at the turn of the last century. One of the most prominent structures, which was first built as a bank, features the well known Mesker Brothers Iron Works metal facade. Downtown also contains mixed used elements as a few of the structures contain loft apartments.



### Land Uses:

Small Scale Commercial and Retail, Parks and Greenspace, Office, Public/Institutional, Mixed-Use

### Implementation Measures:

- Encourage architecturally compatible infill
- Encourage walkability and pedestrian safety
- Consider utilizing the Georgia Conservancy “Blueprints for Successful Communities” program
- Utilize existing vacant space for redevelopment
- Utilize preservation tax incentives for rehabilitation of historic structures
- Promote the façade and sign grant program
- Adoption of local historic district
- Historic overlay districts

## Traditional Neighborhood

### Description and Development Patterns:

Traditional neighborhood style development exists along and radiates out from the main highway thoroughfares of GA Highway 166 and a portion GA Highway 100. Historic homes with distinctive architectural styles lead into the commercial core of the city and date from the early 1850’s to the late 1950’s. Architectural styles include folk Victorian, colonial, English cottage, craftsman, and mid-century modern. Within the traditional neighborhood character area the residential lots are well maintained, compact, sidewalk accessible, and contain mature tree canopies. The majority of the existing traditional neighborhoods lie within the National Register listed Bowdon Historic District.







### Land Uses:

Single-family Residential, Public/Institutional, Neighborhood Parks and Community Gardens, Neighborhood Commercial Centers

### Implementation Measures:

- Historic overlay zoning
- Encourage bike and pedestrian connectivity
- Maintain strict code enforcement
- Adoption of local historic districts
- Compatible infill development
- Promote rehabilitation of historic homes
- Encourage the use of the preservation tax incentives
- Housing assessment or inventory
- Consider appropriate lighting

## Suburban

### Description and Development Patterns:

Suburban style residential development exists just beyond the traditional residential areas and encircles the city closer to the city limits. Early suburban development began as linear extensions to existing streets during the 1960s. Later into the 1990s and 2000s suburban style residential subdivisions started to develop. These later types, which contain curvilinear streets and cul-de-sacs are located on the extreme edge of the city limits. The suburban area acts as a transition zone between the rural countryside surrounding the city and the historic core. Along with residential development, this character area contains public facilities, schools, active recreation parks, and small scale commercial activity.



Land Uses:

Single-Family Residential, Multi-Family Residential, Neighborhood Commercial Centers, Public/Institutional, Active Recreation

Implementation Measures:

- Link new development to existing sidewalk network
- Encourage neighborhood associations
- Encourage conservation subdivisions
- Connect new streets to existing road network for increased connectivity
- Encourage connectivity through bike lanes and greenspace
- Screen and buffer between uses such as residential and commercial uses
- Housing assessment or inventory

## Commercial Nodes

### Description and Development Patterns:

Located along the major highway thoroughfares of GA Highway 166 and GA Highway 100 exist small commercial nodes which are nestled within existing residential areas. These commercial nodes are concentrated commercial activity centers and include only small scale businesses and do not involve any strip center type development.



### Land Uses:

Commercial and Mixed-Use

### Implementation Measures:

- Build commercial structures near street front
- Encourage rear parking
- Encourage landscaping and buffers
- Appropriate scale signage

- Façade improvements
- Provide sidewalks to link adjacent residential areas
- Utilize historic tax incentives for rehabilitation work for structures within the National Register listed Bowdon Historic District
- Adoption of local historic district

## Industrial

### Description and Development Patterns:

The City of Bowdon has had a vibrant industrial past. Specifically, the textile industry has played a key role within the industrial sector as the Sewell Manufacturing Company employed thousands from the surrounding area. Sewell Manufacturing is now known as the Bremen-Bowdon Investment Company which continues to offer employment within textile manufacturing. Employment opportunities within the industrial sector have decreased within the City in the recent past, especially with the destruction of the Carlisle Tire Plant in 2008. Replacing those jobs has been a priority for local officials and residents alike. The City of Bowdon has an industrial park dedicated to serve light industrial uses and has successfully attracted businesses with the potential for expansion. Enough space exists for increased industrial recruitment including additional manufacturing, wholesale trade, and distribution activities.



### Land Uses:

Heavy and Light Industrial, Commercial, Distribution Centers, Manufacturing, Redevelopment

### Implementation Measures:

- Maintain sewer access
- Expand sewer where possible
- Adequate roadways and access
- Buffer and landscape requirements
- Collaboration with Carroll Tomorrow for industry recruitment

- Protect environmentally sensitive areas from industrial uses
- Brownfield site remediation
- Expansion of broadband services

## Conservation and Parks

### Description and Development Patterns:

The City of Bowdon contains four greenspaces in the form of small neighborhood parks. These spaces should be protected and conserved for passive recreational use. The City of Bowdon has plans to minimally develop them for increased community gathering spaces. An improvement plan exists for Watts Park and Barr Park which may include a small educational amphitheater and picnic areas. See the site plan on the following page. Other parks which have the potential for enhancement.

Conservation of these areas will not only protect the environment, watersheds, and wildlife but will also increase recreational opportunities for the citizens. Expansion of conservation areas, where appropriate and feasible, should be considered.



### Land Uses:

Conservation, Greenspace, Passive Recreation, Parks.

### Implementation Measures:

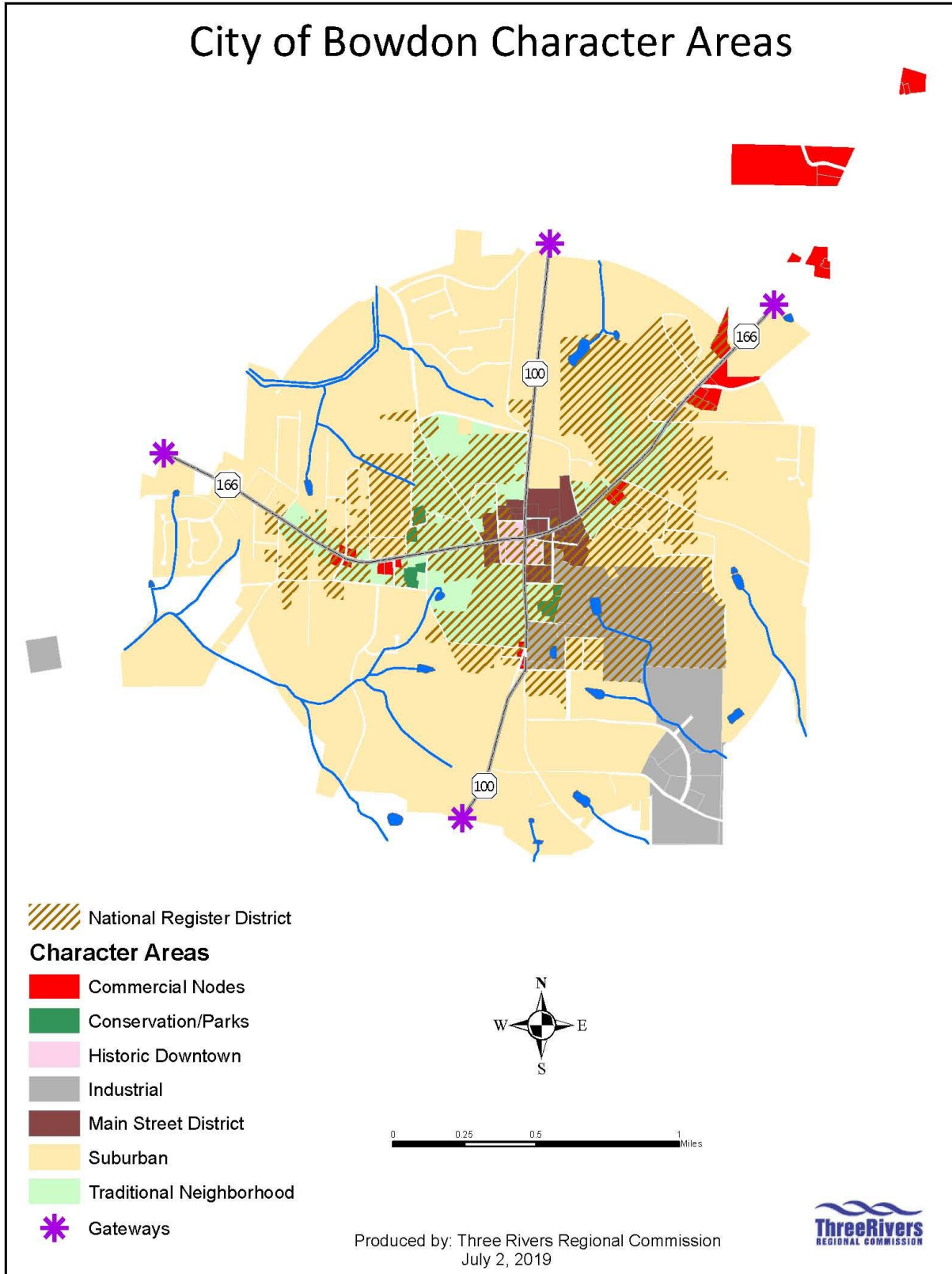
- Land preservation
- Limit new development
- Open space preservation
- Greenspace acquisition
- Promote passive recreation opportunities
- Buffer requirements

- Utilize Land and Water Conservation Fund and other funding sources for park development
- Implement educational and informative signage
- Consider the placement of lighting in key areas

### WATTS PARK IMPROVEMENT PLAN



Character Area Map



## Broadband Services Element

Within the City of Bowdon, the deployment of quality broadband services is key to creating an environment, which sustains a high quality of life for the residents and to support business. The following goals and associated strategies will help promote this effort.

**GOAL #1:** Essential telecommunication services for all residents, businesses, and local government agencies (especially Public Safety and Emergency Services) are reliable

### Strategies:

- Engage telecom providers in direct dialog to address telecom reliability and diversity/redundancy issues
- Engage with the Georgia Public Services Commission (GPSC) in proceedings on relevant telecommunication issues
- Request Incumbent Providers to share critical information with high-level city public safety officials on points of vulnerability in city networks, such as communities where facilities are non-redundant/diverse
- Document any major telecommunication outages, and use such documentation to engage providers, GPSC and policy-makers at the local, state, and national level for corrective action
- Work with willing providers, the GPSC, and other entities to develop method to document and correct on-going individual landline outages which lead to loss of 911 services for residents

**GOAL #2:** All residents should have affordable high-speed broadband access in their homes

“Affordable high-speed broadband” is defined as meeting the current speed standards as set by the Federal Communications Commission and that usage is not restricted by data caps; and at a cost of no more than 2% of average household monthly income.”

### Strategies:

- Work with all willing providers to identify barriers and solutions to deployment
- Work with all willing providers to expand broadband and mobile networks
- Support and work with all willing communities to organize and develop last-mile connectivity plans. The last mile refers to the portion of the telecommunications network chain that physically reaches the end-user's premises. Leverage any opportunities to provide home access for K-12 students (as promoted by the Board of Education to unlock 24/7 educational opportunities), and for college students to enable online educational opportunities
- Assess ground truth broadband availability for the number of unserved and underserved households in the city
- Share federal and state grant information for deployment opportunities with providers and organizations. Encourage and support appropriate pilot projects and applications



- Advocate locally, regionally, and nationally for appropriate policies and programs for expanded last mile broadband deployment
- Increase the number of public-access computers and Wi-Fi hotspots in the library and other public spaces
- Reduce economic barriers for access through support for low-income access programs
- Increase broadband adoption through promotion of digital literacy programs in schools, libraries, and non-profits

**GOAL #3:** Competitively-priced high-speed broadband infrastructure throughout the city is developed to attract, retain, and develop Internet-reliant businesses

Strategies:

- Research and consider alternative models for broadband investment and infrastructure development, such as public-private partnership models
- Collaborate with the Three Rivers Regional Commission, other neighboring counties and cities for resources to launch the implementation of joint Broadband Infrastructure projects
- Break down broadband funding silos by cooperative relationships and enhanced communications between schools, colleges, libraries, and health care facilities), communities, local governments, public safety, and providers
- Support appropriate state and federal legislation for funding of broadband programs and projects. Oppose detrimental state “pre-emption” legislation that takes away local control
- Encourage high-speed work centers until this necessary infrastructure is fully developed for economic development

**GOAL #4:** Local government takes leadership in broadband issues, adopts policies to facilitate broadband deployment, and finds ways to leverage existing assets

Strategies:

- Local government identifies and considers adopting policies that facilitate broadband deployment, such as appropriate streamlined project permitting, a city “dig-once” policy, or master lease agreements that allow the installation of broadband infrastructure on utility poles and light standards
- Local government uses its leadership position to elevate the broadband conversation at local level, state level, and national level
- Local government advocates for open-access broadband infrastructure whenever feasible
- Local government improves how goods and services are delivered by aspiring to offer all government services as web-based
- Local government encourages other groups ( Non-Profits, Chambers of Commerce, Farm Bureau, etc) to elevate the broadband conversation and highlight broadband obstacles and successes in their outreach

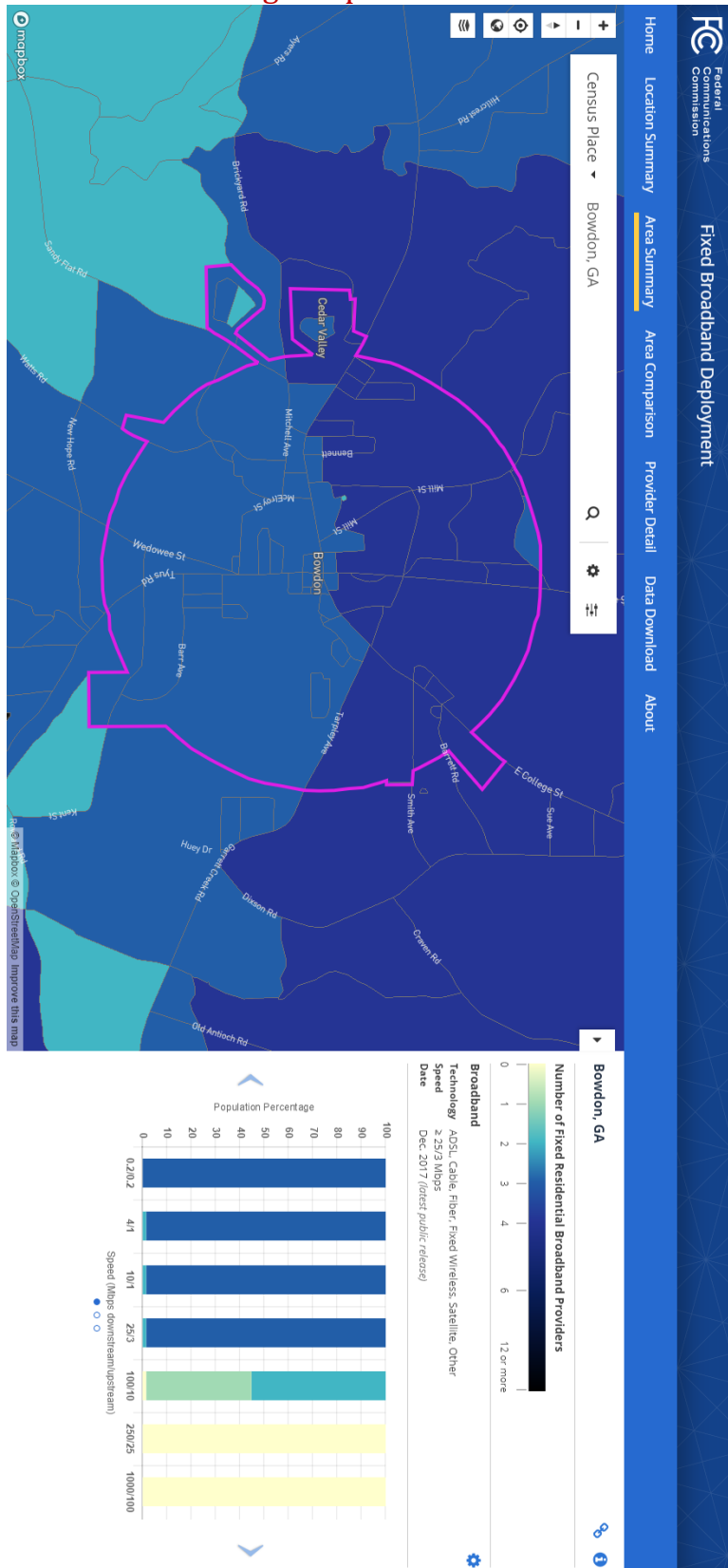
- Local government encourages all departments to include broadband access as a priority. Departments identify ways in which they can facilitate deployment of broadband, reduce barriers, or possibly even make funding available for broadband
- An inventory of existing city assets which could be leveraged for broadband deployment inventory (such as buildings and Rights of Way) is maintained within respective departments, and cross-communication facilitated between broadband stakeholders
- Local government website includes broadband resources and information, and/or links to other websites

**GOAL #5:** Local government develops a comprehensive Broadband Plan

Strategies:

- A Broadband Plan will be developed from the most current Broadband Goals and Strategies identified in the comprehensive plan
- The plan should address how to best get all residents and all businesses online, so that the network can be used to drive economic growth and social progress
- The plan should be adaptable and reviewed regularly to consider changing needs, broadband metrics and consumer usages
- The plan should be a model plan for other local governments to adopt

## City of Bowdon Broadband Coverage Map



## Community Work Program

The City of Bowdon Community Work Program (CWP) is a list of priority projects to be undertaken by the City within in the next five years. The Community Work Program includes the specific activity or project, an estimated timeframe in which to complete the activity, the responsible entity overseeing the activity, the estimated cost, and the likely source of funding.

### Report of Plan Accomplishments

A Report of Plan Accomplishments serves as a status report for the previous Short Term Work Program covering the years 2012-2019

<b>City of Bowdon – Community Work Program 2012-2019 Report of Plan Accomplishments</b>		
<b>Project or Activity</b>	<b>Status</b>	<b>Explanation</b>
Implement Watts Park Plan	Underway	Move to new CWP
Develop and implement Barr Park Plan	Underway	Move to new CWP
Adopt local historic district(s)	Underway	Move to new CWP
Prepare a list of scenic and historic sites	Postponed	Change in priority. Move to new CWP
City Hall relocation	Underway	Move to new CWP
Start 80/20 program for the old primary school	Dropped	Not currently feasible
Purchase new police vehicles, bullet proof armor for public safety personnel	Postponed	Funding. Move to new CWP
New roof for the old school	Complete	
Sewer line improvements along GA Hwy 100, Rome, Eason, and T Streets.	Complete	
Renovate public tennis courts	Postponed	Funding. Move to new CWP
Main Street Program implementation	Underway	Moved to policies
Develop a golf cart ordinance	Underway	Move to new CWP

**Community Work Program 2019 - 2024**

Below is the new City of Bowdon Community Work Program, which lists projects the city will address in the next five years.

<b>City of Bowdon - Community Work Program 2019 – 2024</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost</b>	<b>Funding Sources</b>
Implement Watts Park Plan	2019-2023	City	\$125,000	City/SPLOST/Grants
Implement Barr Park Plan	2019-2023	City	\$85,000	City/SPLOST/Grants
Adopt local historic district(s)	2019-2021	City, HPC	Staff Time	City
Update historic resource survey and inventory historic sites	2019-2023	City, HPC	Staff Time	City
City Hall relocation	2019-2022	City	\$500,000	City/SPLOST/Loan
Renovate public tennis courts	2019-2020	City	\$48,000	City/SPLOST
Purchase new police vehicles	2019-2023	City	\$45,000/yr	City/SPLOST
Study the development a new industrial park	2020-2023	City, Development Authority	UNK	TBD
Replace lighting at ball fields	2020-2023	City	TBD	TBD
Upgrade parking at recreation facility	2019-2023	City	\$125,000	City/SPLOST
Expand or replace city gymnastics building	2021-2023	City	TBD	City/SPLOST/Grants
Construct new water tank	2023	City	TBD	TBD

<b>City of Bowdon - Community Work Program 2019 – 2024 Continued</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost</b>	<b>Funding Sources</b>
Complete Copeland Hall renovations	2019-2021	City	\$20,000	City/SPLOST
Complete library renovations	2019-2023	City	\$25,000	City/Grants
Water lines replacement and abandonment of old lines	2019-2023	City	\$850,000	City/SPLOST/Grants
Purchase portable generators for lift stations and water plant	2019-2021	City	\$450,000	City/SPLOST/Grants
Upgrades at city water treatment plant	2019-2023	City	\$225,000	City/Grants/Loan
Install leak detection system for water lines	2020-2023	City	\$35,000	City/SPLOST/Grants/Loan
Broadband expansion to water treatment plant	2020	City/Providers	TBD	City/Grants/Loans
Expand and repair downtown sidewalks	2019-2023	City	\$75,000	City/SPLOST/Grants

## Appendix

Committee Agendas  
Committee Sign-In Sheets  
Community Town Hall Visioning Meeting Flyer  
Town Hall Summary  
Community Survey Key Takeaways  
Community Survey and Results

**City of Bowdon**  
**Comprehensive Plan 2019-2039 Update**

**Steering Committee Meeting #1**  
**Bowdon City Hall Conference Room**  
**March 14, 2019**

**AGENDA**

- I. Comprehensive plan purpose and process
- II. SWOT analysis
- III. Next steps and future meeting dates
- IV. Q & A
- V. Adjourn





**City of Bowdon**  
**Comprehensive Plan 2019-2039 Update**

**Steering Committee Meeting #2**  
**Bowdon City Hall Conference Room**  
**April 23, 2019**

**AGENDA**

- I. SWOT analysis review
- II. Community survey development
- III. Public visioning event planning
- IV. Needs and opportunities
- V. Adjourn



**City of Bowdon**  
**Comprehensive Plan 2019-2039 Update**

**Steering Committee Meeting #3**  
**Bowdon City Hall Conference Room**  
**June 13, 2019**

**AGENDA**

- I. Town Hall/Public visioning event results discussion
- II. Community survey results discussion
- III. Goals and policies update
- IV. Adjourn



**City of Bowdon**  
**Comprehensive Plan 2019-2039 Update**

**Steering Committee Meeting #4**  
**Bowdon City Hall Conference Room**  
**June 25, 2019**

**AGENDA**

- I. Character area and land use narrative discussion
- II. Character area map update
- III. Adjourn



**City of Bowdon**  
**Comprehensive Plan 2019-2039 Update**

**Steering Committee Meeting #5**  
**Bowdon Municipal Court Building**  
**August 6, 2019**

**AGENDA**

- I. Review draft plan
- II. Plan review process and next steps
- III. Adjourn











**Bowdon Comprehensive Plan Update**  
 Plan Steering Committee Meeting #1  
 Bowdon City Hall  
 Thursday, March 14, 2019 @ 6:30 PM

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE
Jen Gibbos	Bowdon Main Street	jjibbs@bowdon.net	770-258-1399
Jen R. Johnson	Bowdon City Council	alicejanrowland@yahoo.com	770-258-7845
Mignon Wessinger	Bowdon Planning Commission	m.wessinger313@gmail.com	(770) 301-4819
BIT Fordham	Planning Commission	dixbuslibae@gmail.com	770-328-9748
Cymone Hajju	Three Rivers	on record	"
Dennis Rollins	Rollins Automotive	rollinsautomotive@yahoo.com	678-378-0432
Janeyanek	Three Rivers LLC	Janeyanek@threeriversllc.com	770-254-4506
Jay Bullock	City of Bowdon	jbullock@bowdon.net	770-258-8981
Alison Turpen	Pin it Co.	Ally@pin-it.co	478-372-9414





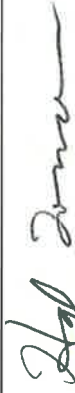

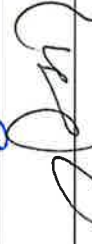

**Bowdon Comprehensive Plan Update**  
**Plan Steering Committee Meeting #2**  
**Bowdon City Hall**  
**Tuesday, April 23, 2019 @ 6:00 PM**

Sign-In Sheet

NAME	EMAIL ADDRESS	PHONE	SIGNATURE
Jan Gibbs	<a href="mailto:jgibbs@bowdon.net">jgibbs@bowdon.net</a>	770-258-7399	
Jan R. Johnson	<a href="mailto:alicejanrowland@yahoo.com">alicejanrowland@yahoo.com</a>	770-258-7845	
Gary Bullock	<a href="mailto:gbullock@bowdon.net">gbullock@bowdon.net</a>	770-258-8981	
Mignon Wessinger	<a href="mailto:Mwessinger313@gmail.com">Mwessinger313@gmail.com</a>	770-301-4819	
Bill Fordham	<a href="mailto:dixbusilbae@gmail.com">dixbusilbae@gmail.com</a>	770-328-9748	
Dennis Rollins	<a href="mailto:rollinsautomotive@yahoo.com">rollinsautomotive@yahoo.com</a>	678-378-0432	
Allison Turpen	<a href="mailto:ally@pin-it.co">ally@pin-it.co</a>	678-372-9414	
Paul Jarrell	<a href="mailto:pjarrell@threeriversrc.com">pjarrell@threeriversrc.com</a>	770-254-4506	
Cymone Haiju	<a href="mailto:chaiju@threeriversrc.com">chaiju@threeriversrc.com</a>	678-692-0510	
<i>Hal Louvorn</i>	<i>hdlouvorn114@charter.net</i>	<i>770-301-6163</i>	

**Bowdon Comprehensive Plan Update**  
 Plan Steering Committee Meeting #3  
 Bowdon City Hall  
 Thursday, June 13, 2019 @ 6:00 PM








Sign-In Sheet

NAME	EMAIL ADDRESS	PHONE	SIGNATURE
Jan Gibbs	<a href="mailto:jgibbs@bowdon.net">jgibbs@bowdon.net</a>	770-258-7399	
Jan R. Johnson	<a href="mailto:alicejanrowland@yahoo.com">alicejanrowland@yahoo.com</a>	770-258-7845	
Gary Bullock	<a href="mailto:gbullock@bowdon.net">gbullock@bowdon.net</a>	770-258-8981	
Mignon Wessinger	<a href="mailto:Mwessinger313@gmail.com">Mwessinger313@gmail.com</a>	770-301-4819	
Bill Fordham	<a href="mailto:dixbuslilbae@gmail.com">dixbuslilbae@gmail.com</a>	770-328-9748	
Dennis Rollins	<a href="mailto:rollinsautomotive@yahoo.com">rollinsautomotive@yahoo.com</a>	678-378-0432	
Allison Turpen	<a href="mailto:ally@pin-it.co">ally@pin-it.co</a>	678-372-9414	
Hal Lovvorn	<a href="mailto:Hdlovvorn114@charter.net">Hdlovvorn114@charter.net</a>	770-301-6163	
Paul Jarrell	<a href="mailto:pjarrell@threeriversrc.com">pjarrell@threeriversrc.com</a>	770-254-4506	
Cymore Hajju	<a href="mailto:chajju@threeriversrc.com">chajju@threeriversrc.com</a>	678-692-0510	
Robert Thomas	BREDA Bowdon . NET	770-258-8988	








**Bowdon Comprehensive Plan Update**  
 Plan Steering Committee Meeting #4  
 Bowdon City Hall  
 Tuesday, June 25, 2019 @ 6:00 PM

Sign-In Sheet

NAME	EMAIL ADDRESS	PHONE	SIGNATURE
Jan Gibbs	<a href="mailto:jgibbs@bowdon.net">jgibbs@bowdon.net</a>	770-258-7399	
Jan R. Johnson	<a href="mailto:alicejanrowland@yahoo.com">alicejanrowland@yahoo.com</a>	770-258-7845	
Gary Bullock	<a href="mailto:gbullock@bowdon.net">gbullock@bowdon.net</a>	770-258-8981	
Mignon Wessinger	<a href="mailto:Mwessinger313@gmail.com">Mwessinger313@gmail.com</a>	770-301-4819	
Bill Fordham	<a href="mailto:dixbusilbae@gmail.com">dixbusilbae@gmail.com</a>	770-328-9748	
Dennis Rollins	<a href="mailto:rollinsautomotive@yahoo.com">rollinsautomotive@yahoo.com</a>	678-378-0432	
Allison Turpen	<a href="mailto:ally@pin-it.co">ally@pin-it.co</a>	678-372-9414	
Hal Lovvorn	<a href="mailto:Hdlovvorn114@charter.net">Hdlovvorn114@charter.net</a>	770-301-6163	
Paul Jarrell	<a href="mailto:pjarrell@threeriversrc.com">pjarrell@threeriversrc.com</a>	770-254-4506	
Cymone Haiju	<a href="mailto:chaju@threeriversrc.com">chaju@threeriversrc.com</a>	678-692-0510	
Robert Thomas	<a href="mailto:BRD@Bowdon.net">BRD@Bowdon.net</a>	770-258-8988	

**Bowdon Comprehensive Plan Update**  
**Plan Steering Committee Meeting #5**  
**Bowdon Municipal Building**  
**Tuesday, August 6, 2019 @ 5:00 PM**

Sign-In Sheet

NAME	EMAIL ADDRESS	PHONE	SIGNATURE
Jan Gibbs	<a href="mailto:jgibbs@bowdon.net">jgibbs@bowdon.net</a>	770-258-7399	
Jan R. Johnson	<a href="mailto:alicejanrowland@yahoo.com">alicejanrowland@yahoo.com</a>	770-258-7845	
Gary Bullock	<a href="mailto:gbullock@bowdon.net">gbullock@bowdon.net</a>	770-258-8981	
Mignon Wessinger	<a href="mailto:Mwessinger313@gmail.com">Mwessinger313@gmail.com</a>	770-301-4819	
Bill Fordham	<a href="mailto:dixbuslilbae@gmail.com">dixbuslilbae@gmail.com</a>	770-328-9748	
Dennis Rollins	<a href="mailto:rollinsautomotive@yahoo.com">rollinsautomotive@yahoo.com</a>	678-378-0432	
Allison Turpen	<a href="mailto:ally@pin-it.co">ally@pin-it.co</a>	678-372-9414	
Hal Lovvorn	<a href="mailto:Hdlovvorn114@charter.net">Hdlovvorn114@charter.net</a>	770-301-6163	
Paul Jarrell	<a href="mailto:pjarrell@threeriversrc.com">pjarrell@threeriversrc.com</a>	770-254-4506	
Cymone Haiju	<a href="mailto:chaiju@threeriversrc.com">chaiju@threeriversrc.com</a>	678-692-0510	
Robert Thomas	<a href="mailto:BRD@Bowdon.net">BRD@Bowdon.net</a>	770-258-8988	

# City of Bowdon 2019-2039 Comprehensive Plan Update

Public Hearing #2

Bowdon Municipal Court Building

August 12, 2019

## Sign-In Sheet

NAME	EMAIL ADDRESS	PHONE
Larry Bullock		
Susan Dyer	susamp@bowdon.net	
Marta Johns		
Jan R. Johnson		
Linn Chaff		
WDMcEneaney		
Noah Steed		
Kathy Wren		
Liam M. Egan		
Jan Gubers		

# City of Bowdon Comprehensive Plan | Town Hall Meeting

**May 13, 2019**

## Discussion Topics Summary

- ✓ Make Bowdon more walkable
- ✓ Why stay in Bowdon?
  - Close knit community
  - Great recreation with room for future growth
- ✓ Can walk to church, grocery store, etc.
- ✓ Broadband is “pretty good” inside the city but outside expansion is needed
- ✓ Quality staff in city government
- ✓ Continued beautification of downtown
- ✓ More economic growth
- ✓ Needed water system improvements
- ✓ Attractive school system and partnership with the city
- ✓ Need to address vacant houses and storefronts
- ✓ Need for full time codes enforcement officer
- ✓ Need to retain youth
- ✓ Annexation of land north of town for better industrial park access
- ✓ More historic preservation as an amenity and economic development tool



## About the Survey

Three Rivers Regional Commission conducted a community survey for the City of Bowdon's 2019 Comprehensive Plan from May 5, 2019 to July 31, 2019. The survey included 14 questions.

To encourage participation, a link to the online survey was placed on the City of Bowdon's website and in residents' water bill statements. Paper copies were also made available at City Hall. Over 100 surveys were completed.

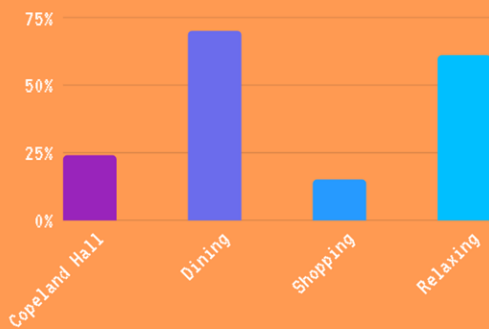
In addition to the infographic on the right, key takeaways from the survey include:

- If looking for a new home in Bowdon, over half said they would like a large lot (1 acre or more).
- The most mentioned challenges that slow economic growth and development were a lack of industry and jobs and the appearance of underused, vacant, or blighted sites.
- Regarding Bowdon in the next 20 years, respondents stated they wished for a thriving, small community with a bustling downtown that has shopping options, businesses, and employment opportunities.
- **Ways the City is doing well:** small town family atmosphere; truly the city of friendly people; family heritage and sense of home; preservation of a sense of place and history
- **Ways the City can improve:** codes enforcement and community aesthetics; roadway and sidewalk improvements; increased parking for downtown businesses; renovation of recreational facilities; upgrading of existing infrastructure

# CITY OF BOWDON

## SURVEY TAKEAWAYS

### TOP 4 WEEKEND ACTIVITIES



# 83%

RESPONDENTS  
ARE  
HOMEOWNERS

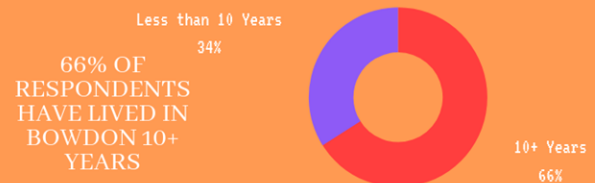
4 IN 5 PREFER  
TO BUY  
GROCERIES &  
APPLIANCES  
LOCALLY

### BOWDON'S TOP RATED SERVICES



- ★ FIRE PROTECTION
- ★ EMERGENCY MEDICAL
- ★ TRASH SERVICE
- ★ WATER & SEWER

### BOWDON'S LONG-TERM RESIDENTS

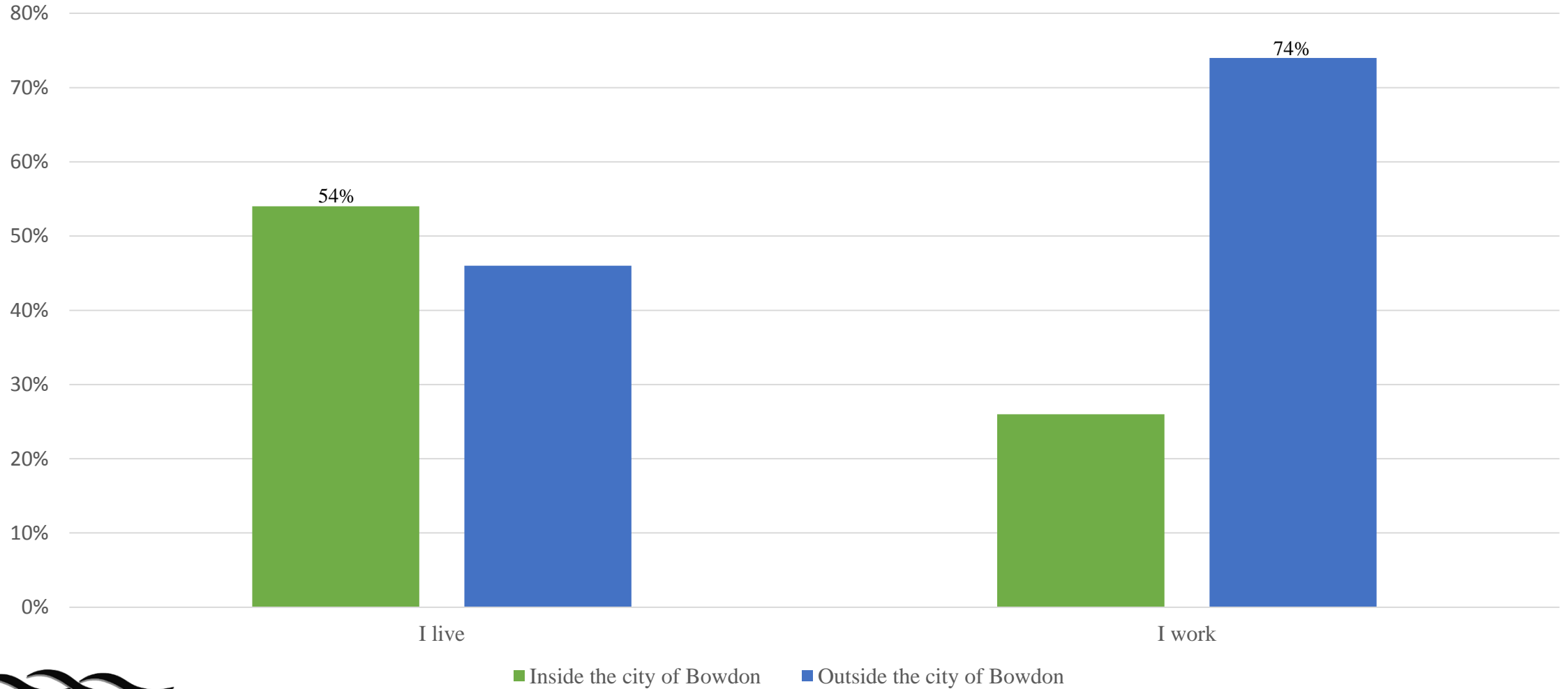


**Bowdon** CITY OF  
GEORGIA

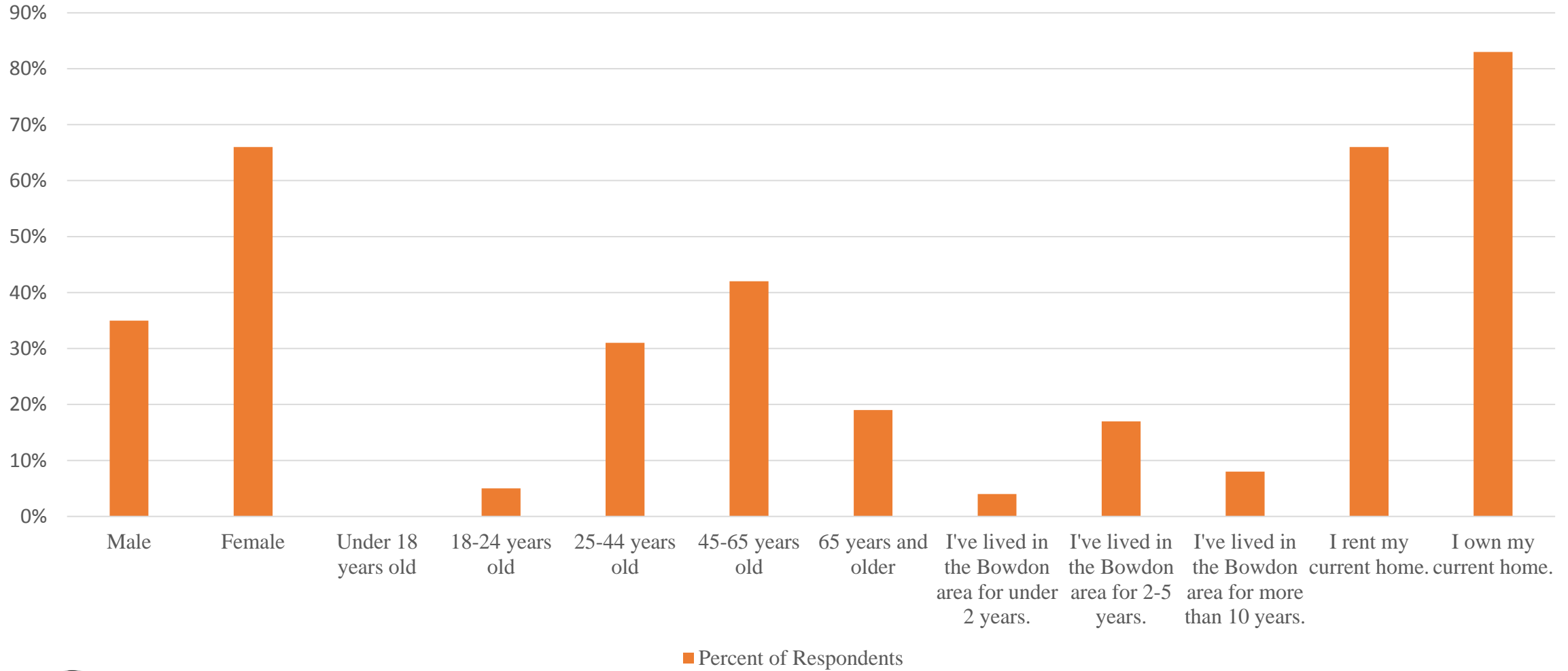
# City of Bowdon

Comprehensive Plan 2019  
Community Survey Results

# Where do you live and work?



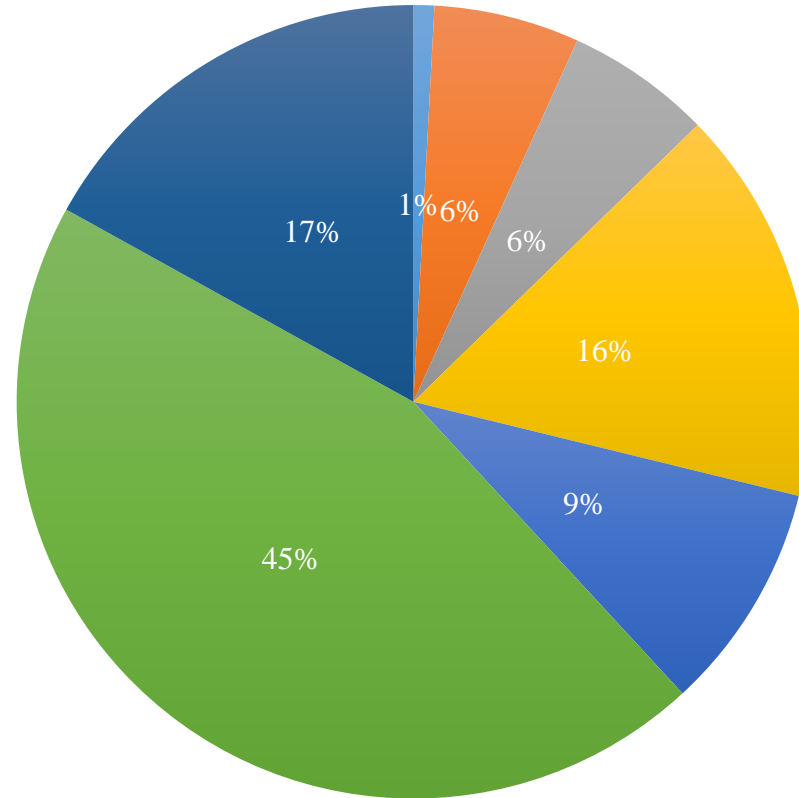
# Tell us about yourself. (Check all that apply.)



Answered: 95 Skipped: 0



# If you're looking for a new home in Bowdon, what type of housing would you consider?

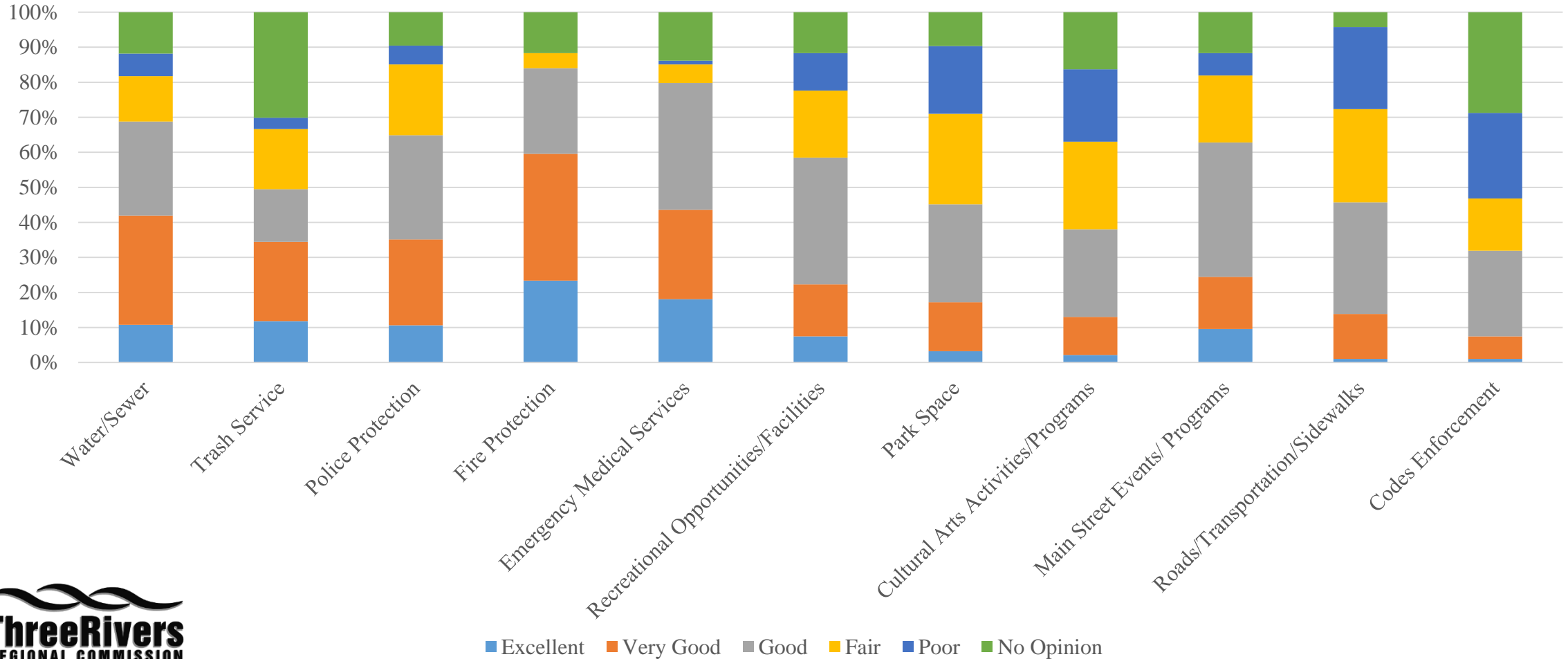


- Townhouse
- Senior housing
- Rental housing
- Home within or near the Downtown Area
- Lots less than 1 acre
- Large lot, 1 acre or more



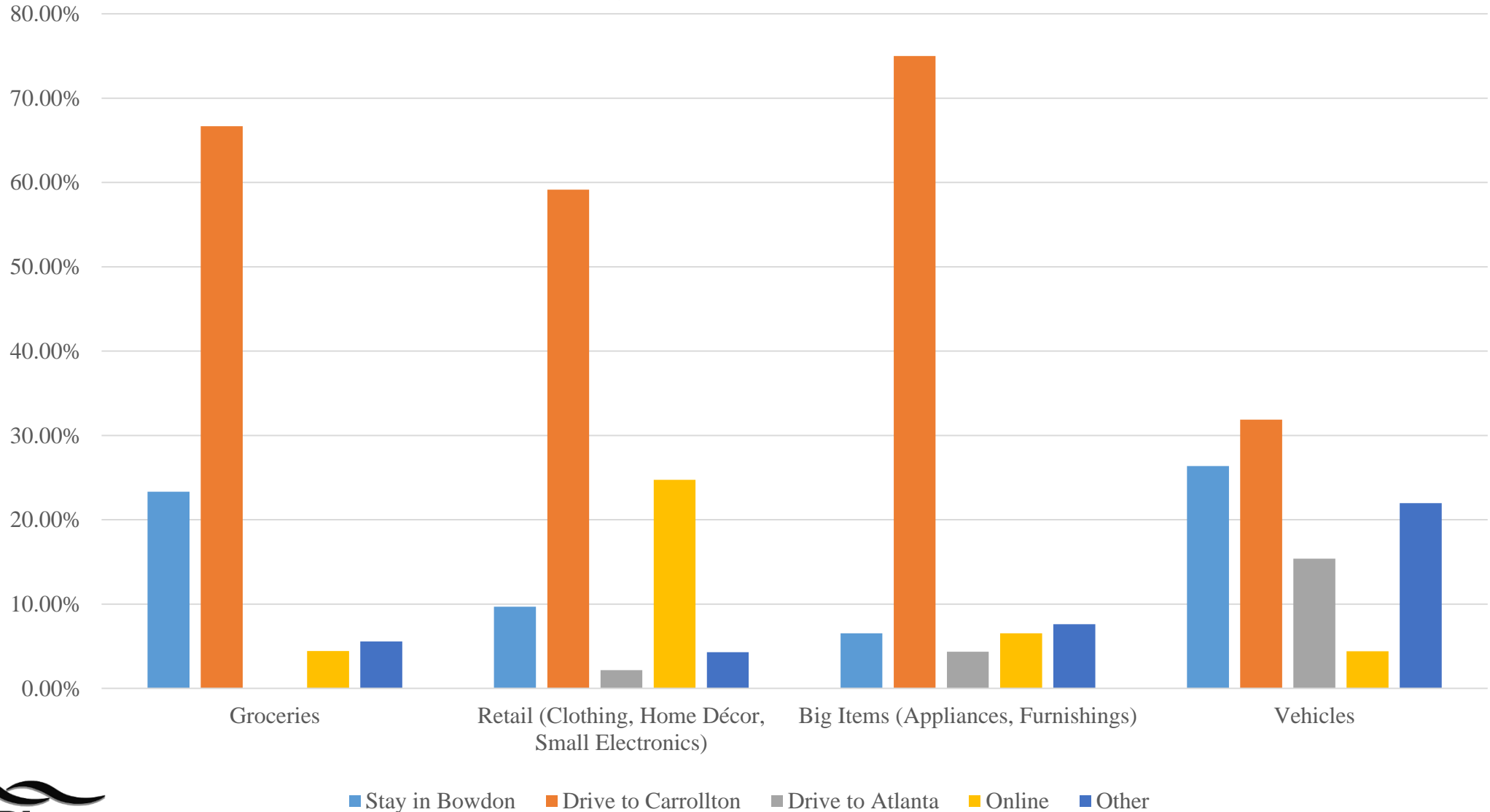
Answered: 75 Skipped: 20

# How would you rate the dependability and quality of the following City initiatives?

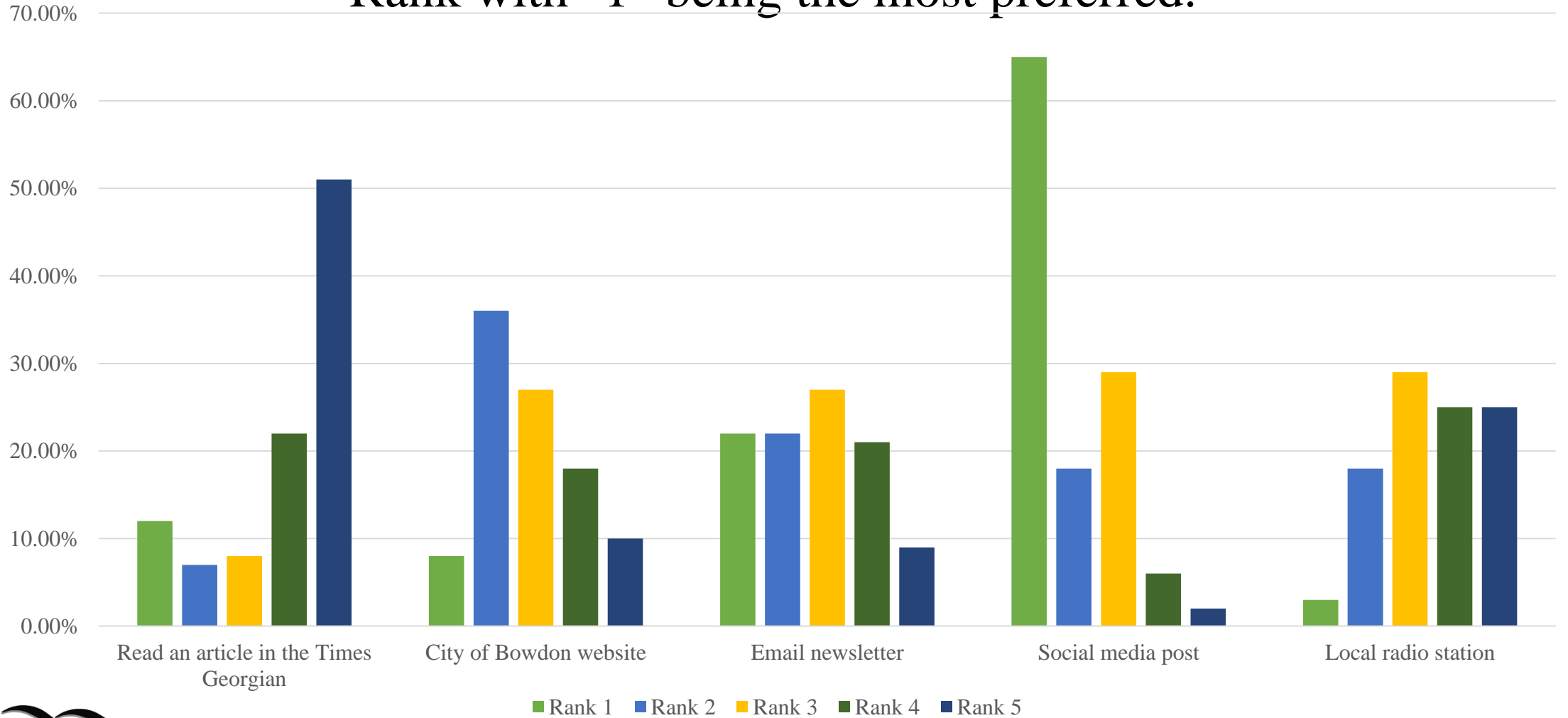


Answered: 93 Skipped: 2

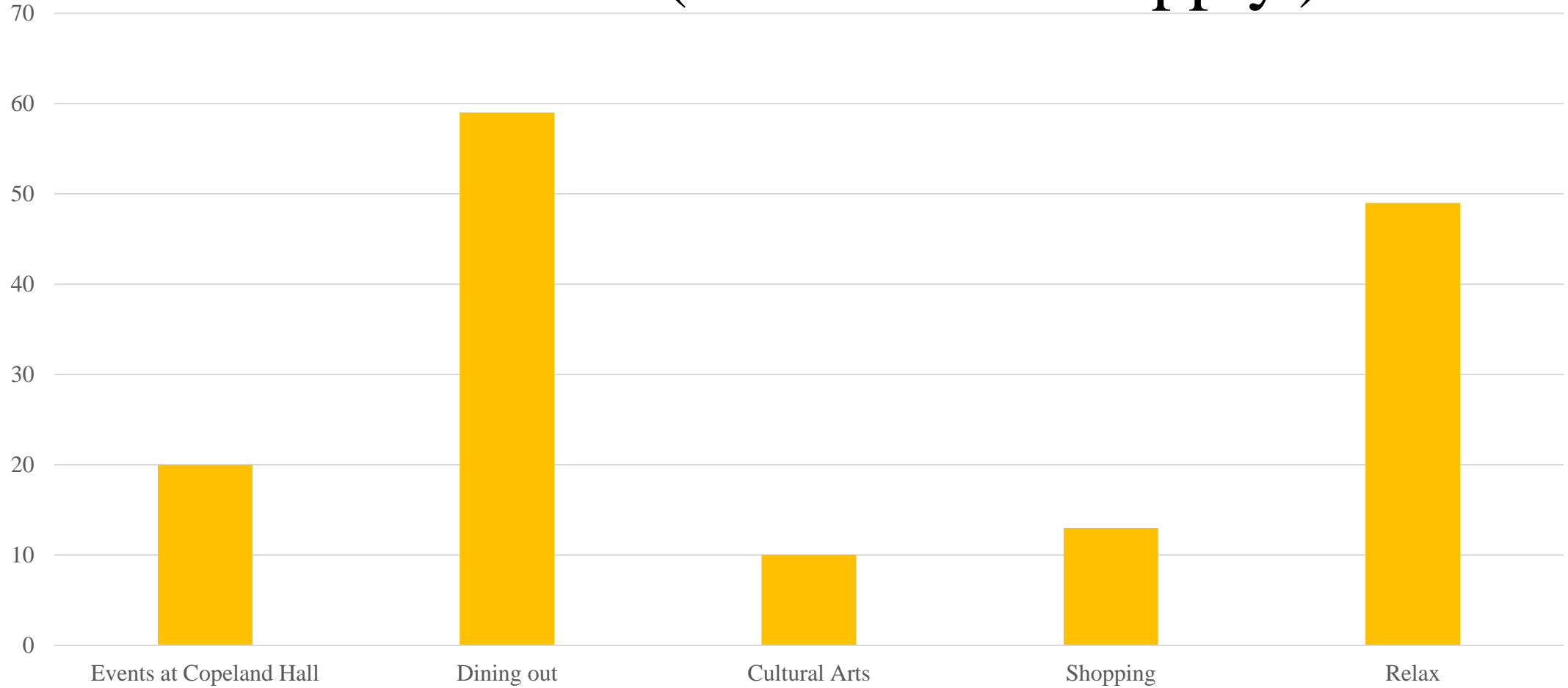
# Where do you prefer to shop?



# Which ways do you prefer to receive information regarding community meetings, community issues, or community events? Rank with "1" being the most preferred.

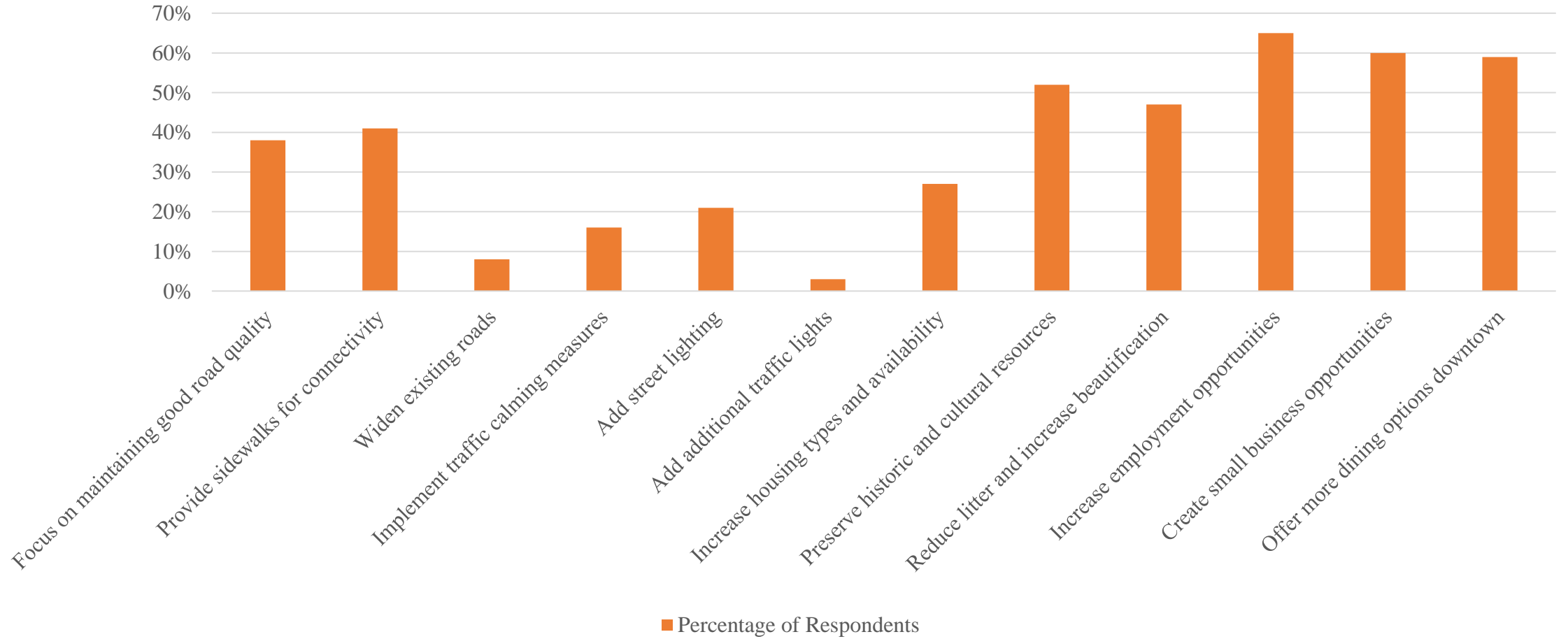


# What are your favorite things to do in Bowdon on the weekend? (Check all that apply.)



■ Number of Respondents

# How can we make Bowdon a more attractive place to live? (Check all that apply.)



# What would you like Bowdon to look like in the next 20 years?

Words with the highest count:

- 21 Bowdon
- 20 businesses
- 19 small
- 15 downtown
- 11 people
- 11 city
- 9 family
- 7 better
- 7 clean
- 6 options
- 6 nice
- 5 buildings
- 5 thriving
- 5 dining
- 4 restaurants
- 4 activities
- 4 shopping
- 3 friendly
- 3 healthy
- 3 vibrant
- 3 walking
- 3 quaint

