

# **Decatur County**

## **Joint Comprehensive Plan 2007-2027**

**Attapulgus • Brinson • Climax**

# **Community Agenda**



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# Introduction

The Community Agenda is the most important component of the comprehensive plan process as it identifies what the vision for the community is and what steps the local government plans on utilizing to bring that vision to life. Since the Agenda contains the goals, objectives and strategies for community improvement, this document plays a key role in the day-to-day decision making of local and county officials.

To prepare for this document, a Community Assessment was developed that evaluated background, demographic and forecast data to identify important issues within the community. The Community Agenda identifies strategies to address these issues.

The Community Agenda was prepared following the Rules of the Georgia Department of Community Affairs (DCA), Chapter 1110-12-1-.05, Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements," effective May 1, 2005. It includes the three basic requirements for a Community Agenda:

- (1) A Community Vision that is comprised of a vision statement, Future Development Map and a defining narrative for each of the character areas on the Future Development Map.
- (2) A list of the Issues and Opportunities that the community intends to address over the next 20 years.
- (3) An implementation program for achieving that vision, the heart of which is a Short-term Work Program that identifies specific actions the community will take over the next five years.

## Report Format

The Decatur County Community Agenda has been divided up by community. Each community is discussed under three sections: Character Areas, Issues & Opportunities and Development Strategies & Policies. Each community's section is rounded out by their respective Short Term Work Program for 2008-2012, which itemizes action items each government is going to take to further the ideas and goals outlined within the Community Agenda over the next five years.

The communities that make up Decatur County were divided up into Character areas, which are defined by the Department of Community Affairs as "...a specific geographic area within the community that:

- has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a



strip commercial corridor that could be revitalized into a more attractive village development pattern); or

- requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).”

Through extensive meetings with the Sub-Committee group for each community (made up of interested citizens, local officials and stakeholders) the boundaries for each character area were adjusted and a vision created to detail what the community wanted these areas to be in the future. The look, style and feel of development for the area have been delineated under the “Recommended Development Patterns” sub-heading. The specific land uses that are conducive to the desired development patterns are listed under the “Specific Land Uses” sub-heading.

The Department of Community Affairs has established statewide goals and a number of Quality Community Objectives. These objectives are intended to provide guidance or targets, for local governments to achieve in developing and implementing their comprehensive plan. The objectives that will be pursued in each area by the local governments have been listed under the “Quality Community Objectives” sub-heading. The means by which the local governments plan on achieving the elements of each Quality Community Objective and the vision for the area as a whole are described under the “Implementation” sub-heading. Implementation measures include the development of programs that achieve specific designs, creation of guidelines and standards, and various forms of regulatory enforcement.

Issues that are facing each community, as well as opportunities for improvement or enhancement of future development and services provided, are listed under the Issues & Opportunities section. The issues and opportunities are listed under seven different sub-headings that address every element that could potentially affect the community.

The Development Strategies & Policies section is a listing of policies the local government will work toward implementing. These policies will provide ongoing guidance and direction to local government officials for making decisions that will be consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

The Decatur County Community Agenda is truly a community document drafted by the community for the community. And while its primary use is amongst local government officials and other development-related stakeholders, the goals and aspirations of the agenda cannot be achieved without the co-operation and support of its community. It is up to all the residents of Decatur County to make this a living and breathing document, rather than one that collects dust on a shelf. By working together, they can make this plan a reality.

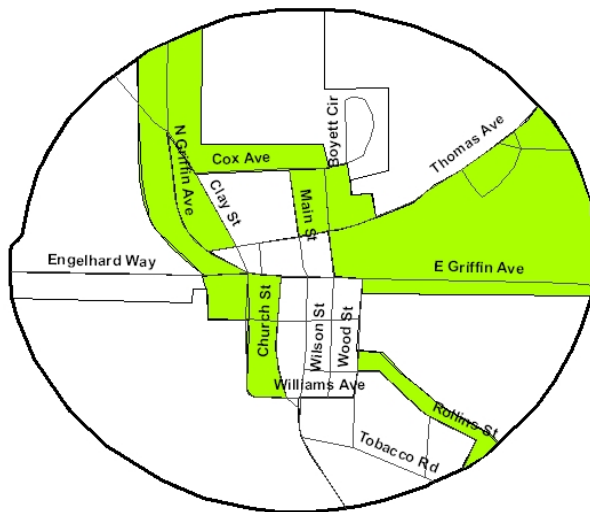
# City of Attapulgus

## Vision Statement

*We, the citizens of Attapulgus, by the year 2027, envision a beautiful clean city with quality housing for its residents, accessible recreational facilities, and a strong sense of community pride.*

## Character Areas

### Stable Traditional Neighborhood



Home to most of Attapulgus' original housing stock, this area is characterized by relatively well maintained stick-built homes. Lot sizes are larger, as is common in smaller communities, and the homes are typically set back from the road. There are no sidewalk provisions in these areas as they are distributed mostly along roads with faster moving traffic.

Vision: *An established family-oriented residential community that has maintained its character while welcoming new development that enhances, brings value to and beautifies the neighborhood.*

### Recommended Development Patterns

#### Residential

- *Development of no more than two stories, single family homes with medium sized porches.*
- *Use of landscaping that complements the existing greenery.*
- *Distribution of affordably priced homes throughout the area.*

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- *Accessory housing units that provide rental opportunities for small households or for providing housing for older citizens who want/need to be in close proximity to relatives.*
- *Residential development that complements the existing street design, architectural styles and types that are presently found within the community.*
- *Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with area commercial activities.*
- *No on street parking.*



#### *Public Institutional*

- *Structures with a maximum of two stories with large street facing windows with smaller ones surrounding the perimeter of the building.*
- *A few angled parking spots at the front and further parking provided at the rear of the building.*



#### *Commercial*

- *Commercial structures that come right up to the street with a few angled parking spots at the front and further parking provided at the rear of the building.*
- *Inter-parcel connections between parking lots.*
- *Pedestrian and bicycle friendly.*

#### *All*

- *New development must include appropriate provisions for infrastructure including water, sewer, sidewalks and paved streets.*
- *New development must incorporate existing vegetation into their plans and avoid clear cutting a site when possible.*
- *Developments are encouraged to use quality exterior materials that are aesthetically pleasing and fit the character of the neighborhood.*
- *Paved street networks that can accommodate at least two lanes of traffic.*
- *Infill development on vacant or underutilized land.*

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- *Lantern street light fixtures that increase nighttime visibility within the neighborhood.*

### Specific Land Uses

- Single Family Residential
- Public/Institutional
- Commercial

### Quality Community Objectives

- Environmental Protection
- Heritage Preservation
- Housing Opportunities
- Infill Development
- Open Space Preservation
- Traditional Neighborhood

### Implementation

- **Green Design Program** that encourages the creation of environmentally sound and resource efficient buildings through designs that promote resource conservation, energy efficiency, renewable energy and water conservation features.
- **Design Guidelines** that ensure the physical appearance of new development (or improvements to existing properties) is compatible with the community's character and existing structures is built to a high standard and is aesthetically pleasing.
- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.
- **Infill Development Program** that provides a strategy for encouraging infill development within this area.
- **Sidewalk and Pedestrian Design Program** that would ensure the design of pedestrian friendly street environments and affords appropriate access for bicyclists.
- **Subdivision Regulations** that regulate the extent to which a single piece of land can be divided into two or more lots.
- **Residential Infill Development Regulations** that ensure new residential infill development is compatible with its neighborhood.

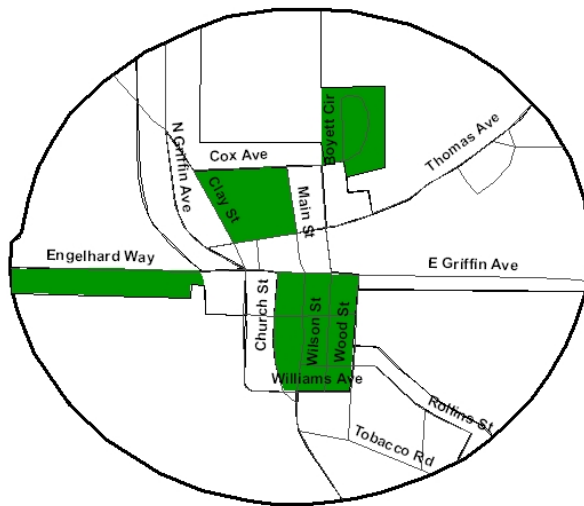
*We, the citizens of Attapulgus, by the year 2027, envision a beautiful clean city with quality housing for its residents, accessible recreational facilities, and a strong sense of community pride.*

- **Maximum Block Length, Width and/or Perimeter Ordinance** to keep developments to a scale characteristic of the community and encourages pedestrian friendliness.
- **Public Nuisance Ordinances** that protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.
- **Landscaping Guidelines/Ordinances** that require protection of existing trees, planting of certain types of vegetation, establishment of landscaped strips as buffers between development, etc.
- **Effective Public Involvement Process** that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process.

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## Declining Traditional Neighborhood



This area includes some of the community's original housing stock, as well as the more recent residential development. The homes include both stick built and manufactured construction and are in fair condition, with some bordering on the line of dilapidation. The lot sizes vary, with some resembling those common to older grid pattern development and others typical of newer curvi-linear design. The homes in this area are

becoming increasingly popular among migrant workers, as the floor plans for these homes are often conducive to housing many people if necessary. This area would benefit immensely from regulations regarding yard maintenance and clutter.

*Vision: A revitalized residential community with various housing opportunities, quality affordable homes and improved infrastructural services that foster a clean, safe and "neighborly" environment.*

### Recommended Development Patterns

#### Residential

- *Development of no more than two story, single family homes located near the street that blends in with the existing residential densities.*
- *Developments are encouraged to use quality exterior materials that are aesthetically pleasing and fit the character of the neighborhood.*
- *Use of landscaping that complements the existing greenery.*
- *New residential development that complements the existing street design, architectural styles and types that are presently found within the community.*
- *Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with area commercial activities.*
- *Distribution of affordably priced homes throughout the area.*

#### Commercial

- *Residential development that incorporates "corner commercial" sites, such as a laundromat, café or convenience store.*
- *Inter-parcel connections between parking lots.*

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*Public Institutional*

- *Structures with a maximum of two stories with large street facing windows with smaller ones surrounding the perimeter of the building.*

*Recreational*

- *Parklands are a careful balance between creating scenic gardens with landscaped floral beds while maintaining the existing natural character of the site.*

*All*

- *New development must include appropriate provisions for infrastructure including water, sewer, sidewalks and paved streets.*
- *Paved street networks that can accommodate at least two lanes of traffic.*
- *No on street parking.*
- *Focus infill development on vacant or underutilized land with existing infrastructure already in place.*
- *Lantern street light fixtures that increase nighttime visibility within the neighborhood.*

Specific Land Uses

- Single Family Residential
- Commercial
- Public/Institutional
- Recreational

Quality Community Objectives

- Environmental Protection
- Heritage Preservation
- Housing Opportunities
- Infill Development
- Open Space Preservation
- Traditional Neighborhood

Implementation

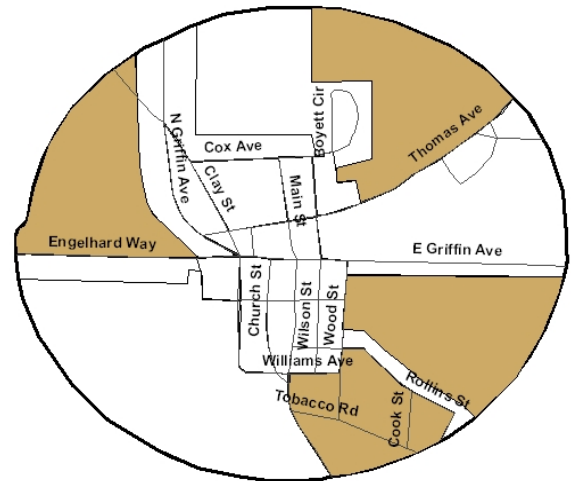
- **Housing Assessment** that will provide information on existing availability, condition and status of housing within the community and will aid in identifying and prioritizing areas for redevelopment.
- **Design Guidelines** that ensure the physical appearance of new development (or improvements to existing properties) is compatible with the community's character and existing structures, is built to a high standard and is aesthetically pleasing.
- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.

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- **Green Design Program** that encourages the creation of environmentally sound and resource efficient buildings through designs that promote resource conservation, energy efficiency, renewable energy and water conservation features.
- **Infill Development Program** that provides a strategy for encouraging infill development within this area.
- **Sidewalk and Pedestrian Design Program** that would ensure the design of pedestrian friendly street environments and affords appropriate access for bicyclists.
- **Public Nuisance Ordinances** that protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.
- **Enterprise Zones** which offer incentives to private businesses to reinvest and rehabilitate underdeveloped or declining areas.
- **Maximum Setback Requirement** that requires development to be a maximum distance rather than a minimum distance between the right-of-way and buildings, forcing development to come closer to the street and promote walkability.
- **Effective Public Involvement Process** that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process.

## Wooded Residential Area

Comprised mostly of wooded undeveloped land, this is a prime area for future housing development activities. While residential uses can be found in this area, they are scattered throughout the community. The density of these homes is very low and typically abuts the nearest road.



*Vision: A predominately residential area with homes built on large lots that have preserved the existing greenery and maintained the forested/agricultural character of the area.*

## Recommended Development Patterns

### Residential

- *New development of no more than two story, single family homes situated on very large lots to limit development density and maintain agricultural and open space.*
- *Large front road setbacks.*
- *New residential development that complements the existing street design, architectural styles and types that are presently found within the community.*
- *Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with area commercial activities.*
- *Distribution of affordably priced homes throughout the area.*



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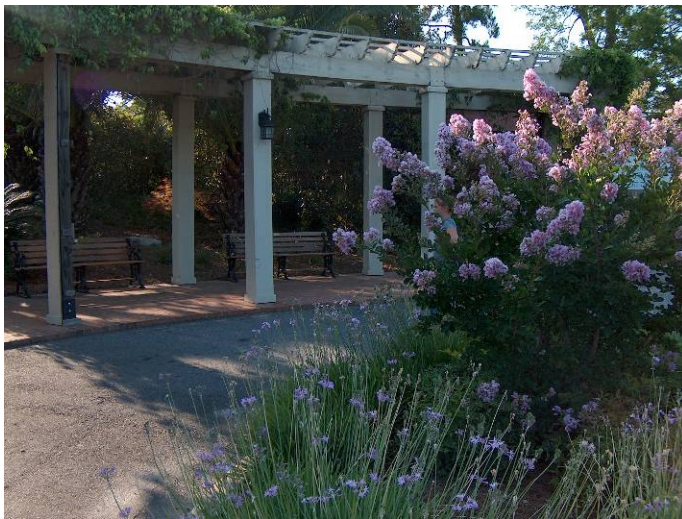
Commercial

- *A wooded buffer between commercial and residential uses that creates a clearly defined edge for each use.*
- *Commercial structures would be set back from the road with parking at the front.*
- *Landscaped buffer between the edge of the parking lot and the sidewalk.*
- *Inter-parcel connections between parking lots.*



Recreational

- *Parklands are a careful balance between creating scenic gardens with landscaped floral beds while maintaining the existing natural character of the site.*



Public/ Institutional

- *Structures with a maximum of two stories with large street facing windows with smaller ones surrounding the perimeter of the building.*

Agriculture

- *Wooded buffer between agricultural and adjacent uses.*

All

- *New development must incorporate existing vegetation in their plans and avoid clear cutting a site when possible.*
- *New development must include appropriate provisions for infrastructure including water, sewer, sidewalks and paved streets.*

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- *Developments are encouraged to use quality exterior materials that are aesthetically pleasing and fit the character of the neighborhood.*
- *Paved street networks that can accommodate at least two lanes of traffic.*
- *Site plan and building design that uses existing greenery as the basis for the sites landscaping.*
- *Additional landscaping measures should complement the existing greenery. Its use should be limited so that added elements do not overpower natural ones.*
- *Street layouts that match those in older parts of the community and connect to the existing street network at many points.*
- *Lantern street light fixtures that increase nighttime visibility within the neighborhood.*

### Specific Land Uses

- Single Family Residential
- Commercial
- Recreational
- Public/Institutional
- Agricultural

### Quality Community Objectives

- Environmental Protection
- Open Space Preservation
- Traditional Neighborhood

### Implementation

- **Green Design Program** that encourages the creation of environmentally sound and resource efficient buildings through designs that promote resource conservation, energy efficiency, renewable energy and water conservation features.
- **Design Guidelines** that ensure the physical appearance of new development (or improvements to existing properties) is compatible with the community's character and existing structures, is built to a high standard and is aesthetically pleasing.
- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.
- **Subdivision Regulations** that regulate the extent to which a single piece of land can be divided into other pieces.

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- **Landscaping Guidelines/Ordinances** that require protection of existing trees, planting of certain types of vegetation, establishment of landscaped strips as buffers between development, etc.
- **Agricultural Buffers** requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between them.
- **Public Nuisance Ordinances** that protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.
- **Effective Public Involvement Process** that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process.

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## Wooded Mixed Use Area

While predominantly wooded, this area has agricultural, industrial and institutional uses including local churches and cemeteries. There is little pressure for development of any nature on this area.

*Vision: An area where a variety of uses takes place that provides job opportunities, commercial services and residential living.*

### Recommended Development Patterns

#### Residential

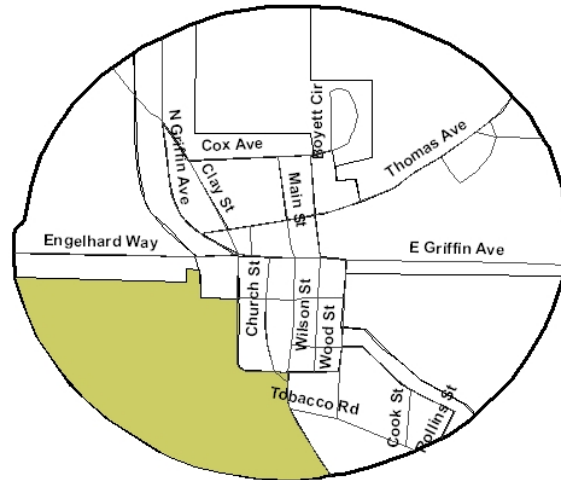
- *New development of no more than two story, single family homes situated on very large lots to limit development density and maintain open space.*
- *Large front road setbacks.*
- *New residential development that complements the existing street design, architectural styles and types that are presently found within the community.*
- *Distribution of affordably priced homes throughout the area.*
- *Development that has easy access to nearby commercial and recreational activities.*
- *Two story seniors' residential buildings with balconies and on-site services and amenities.*

#### Commercial

- *A wooded buffer between commercial and residential uses that creates a clearly defined edge for each use.*
- *Commercial structures would be set back from the road with parking at the front.*
- *New development that accommodates the commercial and service needs of residents.*
- *Landscaped buffer between the edge of the parking lot and the sidewalk.*
- *Tree lined streets along higher traffic streets with attractive benches and garbage cans.*
- *Inter-parcel connections between parking lots.*

#### Industrial

- *Industrial sites are buffered from surrounding uses by trees and openspace.*
- *Industrial development that is small in scale with minimal noise, air or water pollution.*



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All

- *New development must include appropriate provisions for infrastructure including water, sewer, sidewalks and paved streets.*
- *Developments are encouraged to use quality exterior materials that are aesthetically pleasing and fit the character of the neighborhood.*
- *Site plan and building design that uses existing greenery as the basis for the sites landscaping.*
- *Additional landscaping measures should complement the existing greenery. Its use should be limited so that added elements do not overpower natural ones.*
- *Street layouts that match those in older parts of the community and connect to the existing street network at many points.*
- *Lantern street light fixtures that increase nighttime visibility within the neighborhood.*

#### Specific Land Uses

- Commercial
- Industrial
- Elderly Residential
- Single Family Residential

#### Quality Community Objectives

- Appropriate Business
- Employment Opportunities
- Environmental Protection
- Housing Opportunities

#### Implementation

- **Design Guidelines** that ensure the physical appearance of new development (or improvements to existing properties) is compatible with the community's character and existing structures, is built to a high standard and is aesthetically pleasing.
- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.
- **Sidewalk and Pedestrian Design Program** that would ensure the design of pedestrian friendly street environments and affords appropriate access for bicyclists.
- **Subdivision Regulations** that regulate the extent to which a single piece of land can be divided into other pieces.

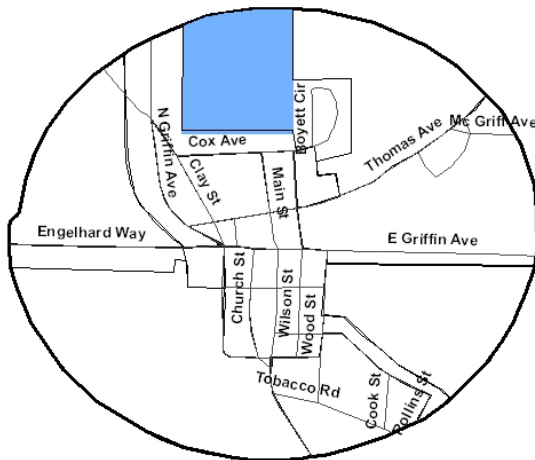
*We, the citizens of Attapulgus, by the year 2027, envision a beautiful clean city with quality housing for its residents, accessible recreational facilities, and a strong sense of community pride.*

- 
- **Public Nuisance Ordinances** that protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.
  - **Effective Public Involvement Process** that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process.

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## Undeveloped Agricultural Area



This area consists mainly of two large land holdings that were at one time used for agricultural purposes, but have been uncultivated for many years and now lie vacant. There are a few old barn structures and homes that border the edge of this area.

### Vision:

*Low density, single family residential development that maintains the agricultural heritage of the area.*

### Recommended Development Patterns

- *New development of no more than two story, single family homes situated on very large lots to limit development density and maintain agricultural and open space.*
- *Large front road setbacks.*
- *New residential development that complements the existing street design, architectural styles and types that are presently found within the community.*
- *Distribution of affordably priced homes throughout the area.*
- *Developments are encouraged to use quality exterior materials that are aesthetically pleasing and fit the character of the neighborhood.*
- *Paved street networks that can accommodate at least two lanes of traffic, match the pattern of those in older parts of the community and connect to the existing street network at many points.*
- *Lantern street light fixtures that increase nighttime visibility within the neighborhood.*



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### Specific Land Uses

- Residential

### Quality Community Objectives

- Open Space Preservation
- Housing Opportunities
- Traditional Neighborhood
- Environmental Protection

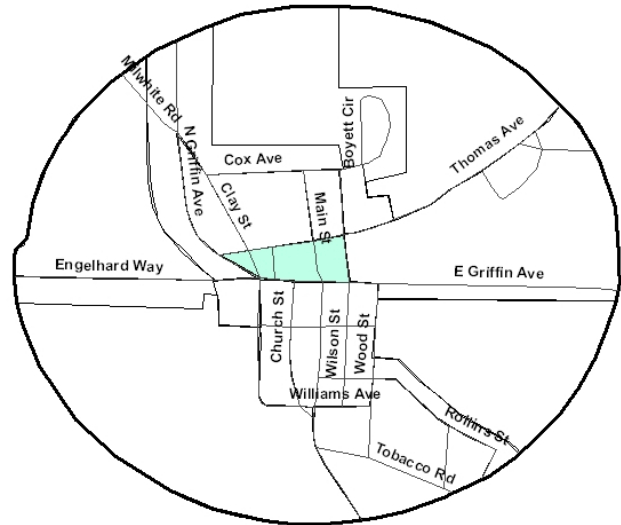
### Implementation

- **Design Guidelines** that ensure the physical appearance of new development (or improvements to existing properties) is compatible with the community's character and existing structures, is built to a high standard and is aesthetically pleasing.
- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.
- **Sidewalk and Pedestrian Design Program** that would ensure the design of pedestrian friendly street environments and affords appropriate access for bicyclists.
- **Subdivision Regulations** that regulate the extent to which a single piece of land can be divided into other pieces.
- **Public Nuisance Ordinances** that protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.
- **Effective Public Involvement Process** that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process.

## Town Center

Located in the heart of Attapulgus, the town center is the focal point for institutional, retail and other services. While there are still some businesses operating downtown, the town center has seen significant disinvestment within the last 20 years, with commercial interests relocating to Bainbridge or other areas. Accordingly, some buildings have been taken over by city services while others are gradually falling into disrepair.

*Vision: The commercial hub of the community and center for all public services.*



### Recommended Development Patterns

- The focal point of commercial and institutional services within the city.
- Very pedestrian and bicycle friendly.
- Street front commercial activities with a few angled parking spaces at the front and adequate off street parking in the rear of the building when possible.
- Improvement of sidewalk and street appearance that includes lining streets with trees and the addition of decorative lighting, benches and refuse receptacles.
- Infill development of vacant sites within the Town Center where infrastructure already exists.
- Shops, offices, small businesses and institutions developed at a scale similar to surrounding structures.



### Specific Land Uses

- Commercial

### Quality Community Objectives

*We, the citizens of Attapulgus, by the year 2027, envision a beautiful clean city with quality housing for its residents, accessible recreational facilities, and a strong sense of community pride.*

- Sense of Place
- Infill Development
- Environmental Protection
- Appropriate Business

### Implementation

- **Green Design Program** that encourages the creation of environmentally sound and resource efficient buildings through designs that promote resource conservation, energy efficiency, renewable energy and water conservation features.
- **Design Guidelines** that ensure the physical appearance of new development (or improvements to existing properties) is compatible with the community's character and existing structures, is built to a high standard and is aesthetically pleasing.
- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.
- **Infill Development Program** that provides a strategy for encouraging infill development within this area.
- **Sidewalk and Pedestrian Design Program** that would ensure the design of pedestrian friendly street environments and affords appropriate access for bicyclists.
- **Business Incubator** which would provide a shared facility for start up businesses to use in order to reduce start up costs.
- **Enterprise Zones** which offer incentives to private businesses to reinvest and rehabilitate underdeveloped or declining areas.
- **Strategic Location of Public Facilities** to ensure the locating of new public facilities are intentionally placed in areas where it can best aid in achieving the community's needs.
- **Adaptive Reuse** by converting existing buildings to new uses.
- **Maximum Setback Requirement** that requires development to be a maximum distance rather than a minimum distance between the right-of-way and buildings, forcing development to come closer to the street and promote walkability.

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- 
- **Sign Regulations** controlling the aesthetic impact of signage on the community by restricting the location, size and appearance of advertising signs.
  - **Public Nuisance Ordinances** that protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.
  - **Effective Public Involvement Process** that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process.

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## Issues & Opportunities

### Economic Development

#### Issues & Opportunities

- The community has limited access to high-speed internet services.
- There is a need to attract additional small businesses such as a grocery store, laundromat/cleaners and diner.

### Housing

#### Issues & Opportunities

- Old and vacant houses need to be rehabilitated or removed.
- There is a lack of housing options in the city which has contributed to a loss of population over the years.

### Natural and Cultural Resources

#### Issues & Opportunities

- The city needs a community beautification program in order to improve declining areas of town and maintain stables ones.

### Land Use

#### Issues

- Development has been inhibited in some parts of the city due to large land holdings.

#### Opportunities

- Consider annexing one mile outside the city limits to accommodate for future growth and development.

### Community Facilities

#### Issues

- There are portions of the city and surrounding county that are seriously underserved by Emergency Medical Services.
- There is a need for additional recreational facilities.

#### Opportunities

- Investment in city infrastructure is needed to improve sidewalks, streets, drainage and water supply issues throughout the community.

### Intergovernmental Co-ordination

#### Issues & Opportunities

- Consider the development of a board to discuss the increasing costs of providing services in the smaller municipalities.

### Transportation

#### Issues & Opportunities

- There is no form of public transportation available for all members of the community.

*We, the citizens of Attapulgus, by the year 2027, envision a beautiful clean city with quality housing for its residents, accessible recreational facilities, and a strong sense of community pride.*





# Development Strategies & Policies

## Economic Development

- We will support programs for retention and creation of businesses that are a good fit for our community.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

## Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect natural resources or valuable historic resources.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- We will promote the protection and maintenance of trees and green open space in any new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will promote enhanced solid waste reduction and recycling initiatives.

## Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will ensure that any new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- We will coordinate provision of public facilities and services with land use planning.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open space to enhance the quality of life for our citizens.
- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately adjacent to already developed areas of the community.

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## Housing

- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will enforce the existing ordinances to ensure cleanliness and orderliness in our neighborhoods.
- We will encourage the development of a city-wide beautification program.
- We will enforce the State's Minimum Building and Construction Codes.

## Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage and scale add value to our community.
- We will preserve the rural character of our community and provide the opportunity for agricultural activities to remain a vital part of the community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks and necessary services.
- Creation of recreational facilities and set-aside greenspace is important to our community.

## Transportation

- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes as well as local vehicular circulation.
- Our new reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics.
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

## Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

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- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

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**ATTAPULGUS, GEORGIA**

**COMPREHENSIVE PLAN**

**Short Term Work Program**

**2008-2012**

Adopted: \_\_\_\_\_



<u>WORK PROGRAM</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>Responsible Party</u>	<u>Cost Estimate</u>	<u>Funding Source</u>
<b><u>General Planning</u></b>								
Paint water tank		X	X			City	\$25,000	SPLOST/General Funds
Replace chipper as needed					X	City	\$30,000	SPLOST/General Funds
Replace compactor as needed					X	City	\$150,000	SPLOST/General Funds
Contract with Decatur County to hold elections				X		City	\$4,000	General Funds
Purchase a new fax machine for City Hall	X					City	\$200	SPLOST/General Funds
Purchase accounting software	X					City	\$600	SPLOST/General Funds
Replace utility truck			X			City	\$35,000	SPLOST/Grants
Replace police car					X	City	\$32,000	SPLOST/Grants
Explore contracting with County Planner for Planning assistance as needed	X					City	No Cost	Taxes
Explore installing fire hydrants	X					City	No Cost	
Development and implement emergency preparedness plan.	X	X				City	\$5,000	General Fund
Promote and encourage the use of the Regional Coordinated Transportation Program	X					City	No Cost	

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<b><u>WORK PROGRAM</u></b>	<b><u>2008</u></b>	<b><u>2009</u></b>	<b><u>2010</u></b>	<b><u>2011</u></b>	<b><u>2012</u></b>	<b><u>Responsible Party</u></b>	<b><u>Cost Estimate</u></b>	<b><u>Funding Source</u></b>
<b><u>Economic Development</u></b>								
Attract business to downtown area	X	X	X			City	No Cost	RDC Dues/Department of Economic Development
Work with KLIP Cable and TDS Telephone Company to get high-speed internet services.	X					City	No Cost	
<b><u>Natural &amp; Cultural Resources</u></b>								
Work with RDC Historic Preservation Planner to upgrade streetscape; benches, planters, trash receptacles	X	X	X			City	\$14,000	Transportation Enhancement Grant
Work with Historic Preservation Planner to develop plans for antique lighting and sidewalk improvements		X	X	X		City	\$20,000	Transportation Enhancement Grant
<b><u>Community Facilities and Services</u></b>								
Acquire additional property for water and septic improvements	X	X	X	X	X	City	\$25,000	SPLOST
Purchase a new water tank as needed					X	City	\$500,000	Community Development Block Grant
Develop preliminary drainage improvement study for the City	X	X	X	X	X	City	\$10,000	General Funds
Develop an outdoor recreational facility	X	X	X			City	\$20,000	SPLOST/General Funds
Resurface Cox Street	X					City	No Cost	LARP
Resurface North Clay Street		X				City	No Cost	LARP

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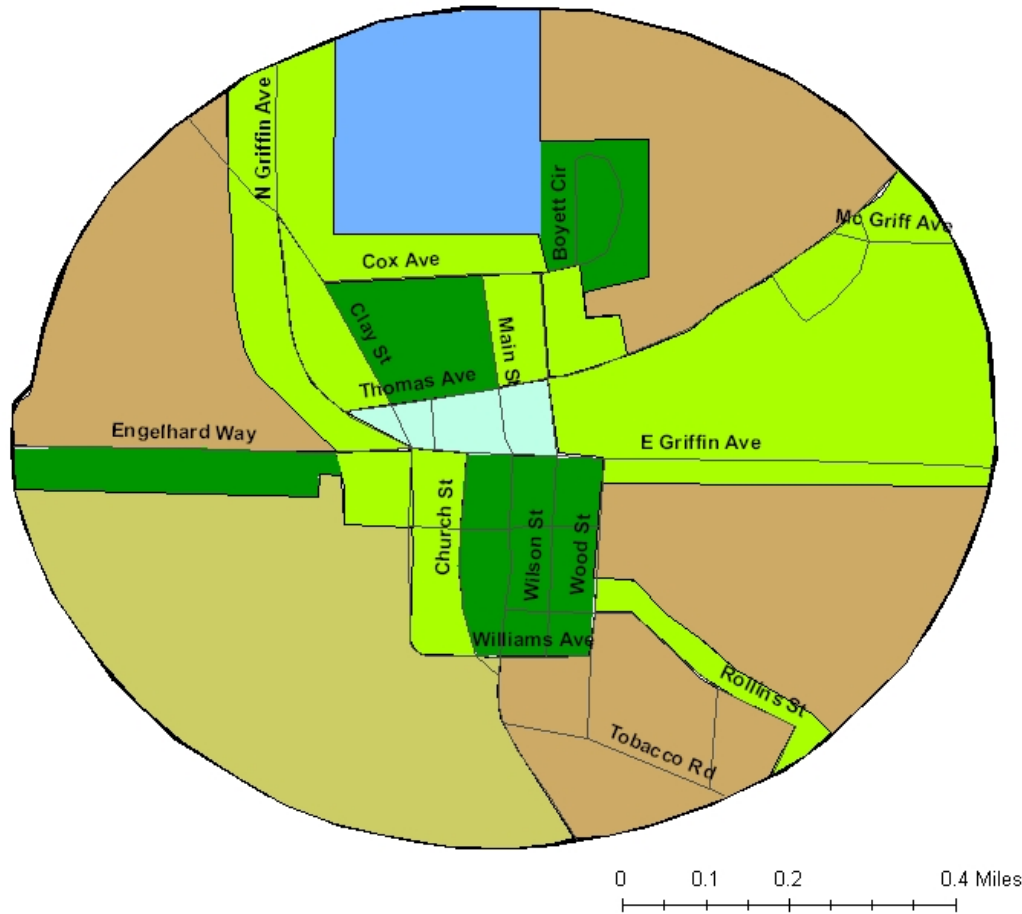
<u>WORK PROGRAM</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>Responsible Party</u>	<u>Cost Estimate</u>	<u>Funding Source</u>
<b><u>Community Facilities</u></b> <i>(cont'd)</i>								
Resurface South Church Street			X			City	No Cost	LARP
Resurface North Wilson Street				X		City	No Cost	LARP
Resurface South Wilson Street					X	City	No Cost	LARP
Establish satellite Sheriff's/EMS office	X	X				City/County	No Cost	
<b><u>Housing</u></b>								
Contact Community Action Council to determine if weatherization or rehabilitation funding is available for senior citizens	X					City	No Cost	RDC Dues
Rehabilitate local housing	X	X	X	X	X	City	\$300,000	Community Development Block Grant/ Community Housing Investment Program
Work with Phase Inc. and other housing development agencies to assess current needs and potential for new development	X					City	No Cost	
<b><u>Land Use</u></b>								
Review and update ordinances	X	X	X			City/RDC	\$3,000	General Funds
Work with RDC regarding the feasibility of an annexation study								
Develop Design Guidelines	X	X	X			City/RDC	No Cost	RDC Dues

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# Attapulgus

## Future Development Map



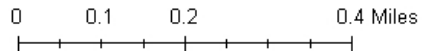
Legend	
	Declining Traditional Neighborhood
	Stable Traditional Neighborhood
	Town Center
	Undeveloped Agriculture
	Wooded Mix Use
	Wooded Residential

*We, the citizens of Attapulgus, by the year 2027, envision a beautiful clean city with quality housing for its residents, accessible recreational facilities, and a strong sense of community pride.*



# Attapulgus

## Future Land Use Map



Legend	
	Agricultural
	Commercial
	Elderly Residential
	Industrial
	Public Institutional
	Recreational
	Single Family Residential

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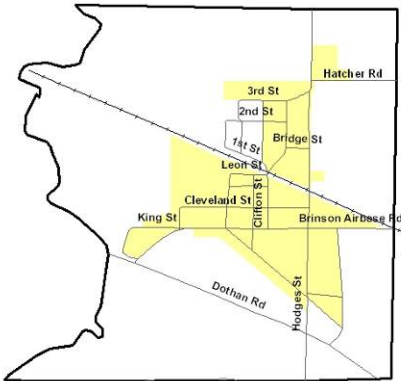
# City of Brinson

## Vision Statement

*We, the citizens of Brinson, envision a beautiful well-maintained, safe community with planned development, quality affordable housing, and improved technological services that benefit and attract residents of all ages.*

## Character Areas

### Stable Traditional Neighborhood



These neighborhoods vary from older historical homes with large porches and gardens to architectural styles and designs popular in 1960's era housing. The homes are on large lots with a great degree of separation between them. The exteriors of these homes appear to be in good condition, and the yards are well maintained. The area appears to be stable but its aesthetic could be threatened by out-of-town home owners who are failing to maintain their property and refuse to sell it or maintained it.

### Vision for the Character Area:

*The improvement of existing residential housing stock is a priority in Brinson. Maintenance and improvement of the appearance and condition of neighborhoods, and concentrating on infill development to take advantage of existing infrastructure will be encouraged.*



*We, the citizens of Brinson, envision a beautiful well-maintained, safe community with planned development, quality affordable housing, and improved technological services that benefit and attract residents of all ages.*



**Patterns of Development**

- Pedestrian crossings, or rough pavement materials
- New residential development that matches the mix of housing types and styles of existing neighborhoods
- Infill development
- Using available infrastructure

**Specific Land Uses**

- Residential
- Traditional Neighborhood Development
- Parks/Open Space

**Quality Community Objectives**

- Heritage Preservation
- Transportation Alternatives
- Traditional Neighborhoods
- Sense of Place

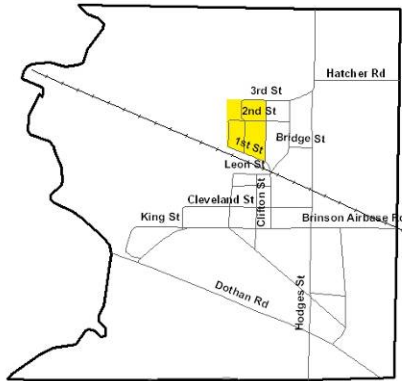
**Implementation Measures**

- Ensure that new adjacent and infill construction is architecturally compatible to existing structures
- Consider allowing accessory housing units for rental opportunities and as a way to generate income
- Promote traditional neighborhood development and a mix of housing types
- Enforcement of applicable ordinances and zoning regulations
- Enlist community action groups and citizen participation
- Demolition of dilapidated houses/structures
- Aggressively pursue funding opportunities to aid with housing rehabilitation efforts
- Promote community involvement; Neighborhood Watch Program, etc.
- Preserving and rehabilitating what remains of the original housing stock
- Encourage and expand the Code Enforcement Program between Decatur County and the Cities of Attapulgus, Brinson and Climax.
- Keep zoning ordinance up to date to reflect latest planning principles

*We, the citizens of Brinson, envision a beautiful well-maintained, safe community with planned development, quality affordable housing, and improved technological services that benefit and attract residents of all ages.*



## Declining Traditional Neighborhood



This area includes older housing stock that is beginning to show signs of exterior deterioration. The homes vary in size and include stick built as well as manufactured construction. The homes have large backyards, but were built closer together than homes in the



Stable Traditional Neighborhoods. There are currently families that reside in these homes but their condition may become questionable in the near future if their deterioration is not addressed now.

### Vision for the Character Area:

*Improvement of the condition of structures, and concentrating on infill development to take advantage of existing infrastructure will be encouraged.*

### Patterns of Development

- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- New residential development that matches the mix of housing types and styles of existing neighborhoods
- Infill development
- Using available infrastructure

### Specific Land Uses

- Residential
- Traditional Neighborhood Development
- Parks/Open Space

### Quality Community Objectives

- Heritage Preservation
- Transportation Alternatives
- Traditional Neighborhoods
- Sense of Place

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## Implementation Measures

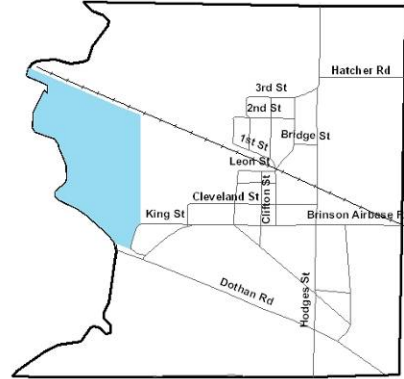
- Ensure that new adjacent and infill construction is architecturally compatible to existing structures.
- Consider allowing accessory housing units for rental opportunities and as a way to generate income.
- Promote traditional neighborhood development and a mix of housing types.
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- Demolition of dilapidated houses/structures
- Aggressively pursue funding opportunities to aid with housing rehabilitation efforts
- Promote community involvement; Neighborhood Watch Program, etc.
- Preserving and rehabilitating what remains of the original housing stock
- Encourage and expand the Code Enforcement Program between Decatur County and the Cities of Attapulgus, Brinson and Climax.

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## Wetland

On the western border of Brinson, you can find the southern flowing Spring Creek. While much of the land in Brinson that borders this tributary is being used for agricultural purposes, this character area covers the only remaining section of undeveloped land. Covered with native pine trees and vegetation typical to a wetland area, this area is likely to remain undeveloped as there are limited development pressures in this area and current development is taking place elsewhere in the City. This area, however, may be susceptible to contamination from the chemicals used in the adjacent agricultural areas.



### Vision for the Character Area:

*Brinson wishes to preserve and protect waterways and water resources, especially along Spring Creek, one of the last remaining free flowing creeks in Georgia.*

### Patterns of Development

- Minimize development
- Preservation of environmentally sensitive areas
- Allow low-impact recreational activities

### Specific Land Uses

- Forestry
- Agriculture
- Conservation Areas/Parks

### Quality Community Objectives

- Open Space Preservation
- Environmental Protection
- Regional Cooperation
- Sense of Place

### Implementation Measures

- Establish measures to permanently protect some of this area
- For areas that may be developed, encourage the use of conservation subdivision design with clustered homes and buildings, allowing the majority of the land to be set aside as passive recreational park space

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## Forested/Agricultural Area



This area is used for growing pecans, cotton, and pine trees. Planted pines and pecans, and farmland and related structures such as barns, silos, farm homes, and center pivot irrigation sprinklers in addition to areas of native and natural vegetation are



conspicuous features in the landscape and give the area a distinctive rural feel. This area accounts for much of the community and speaks to the area's agricultural heritage.

### Vision for the Character Area:

*The citizens of Brinson enjoy the rural, agriculturally-based character of their community and would like to see the agricultural and forestry lands protected to maintain the area's rural atmosphere.*

### Patterns of Development

- Keep large amounts of agriculture and forestry land
- Protect from encroaching development
- Maintain natural areas to protect rural character

### Specific Land Uses

- Agriculture
- Forestry

### Quality Community Objectives

- Open Space Preservation
- Environmental Protection

### Implementation Measures

- Encourage the use of conservation easements and transfer of development rights to protect agricultural and forestry lands
- Maintain natural buffers between agricultural lands and new residential development
- Establish very large lot size requirements to maintain rural character

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## U.S. 84 Major Highway Corridor



Highway 84 bisects the County from east to west, and serves as the artery that provides access to adjacent Seminole County to the west and Grady County to the east. The land on both sides of this corridor is currently undeveloped and remains wooded or in use for agricultural purposes.



### Vision for the Character Area:

*Brinson wishes to maintain the rural character of the Highway 84 Corridor, and to attract business where appropriate, especially restaurants and services that will benefit county residents and travelers.*

### Patterns of Development

- Focus on appearance with appropriate signage, landscaping and other beautification measures
- Allow for commercial development where zoning allows
- Protection of street appearance

### Specific Land Uses

- Agriculture
- Commercial
- Open Space

### Quality Community Objectives

- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Appropriate Businesses

### Implementation Measures

- Farmland Protection
- Enforcement of applicable ordinances and zoning regulations

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## Issues and Opportunities

Below are the final, locally agreed upon, list of issues and opportunities the community intends to address.

### Economic Development

#### Issues

- Improve and expand access to services such as cable TV and DSL
- There are low educational attainment levels among the general population
- There is narrow economic base

#### Opportunities

- Attract new commercial and residential development
- Encourage eco-tourism and agri-tourism

### Housing

#### Issues

- The older housing stock is dilapidated and in need of repair
- There is not a good mix of housing types
- Additional housing is needed

#### Opportunities

- Increase quantity and quality of housing, especially through private investment in the older housing stock
- Review, and amend if necessary Brinson's zoning ordinance to ensure that it remains up to date
- Encourage and expand the Code Enforcement Program between Decatur County and the Cities of Attapulgus, Brinson and Climax.

### Natural and Cultural Resources

#### Issues

- The city needs an ongoing community clean-up initiative
- There are few protections for drinking water resources

#### Opportunities

- The city could develop a community beautification program in order to improve declining areas of town and maintain stables ones
- Increase support and awareness of Georgia DNR Best Management Practices
- Adopt the appropriate Part V Environmental Ordinances

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## Land Use

### Issues

- Existing land use regulations could be better enforced
- Farm land should be protected

### Opportunities

- Existing farmland should be protected
- Encourage and expand the Code Enforcement Program between Decatur County and the Cities of Attapulgus, Brinson and Climax.

## Community Facilities

### Issues & Opportunities

- There is a need for additional recreational facilities
- There is a need for better services such as cable T.V. and DSL
- There is a need for enhanced fire and EMS services



## Development Strategies & Policies

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities

### Economic Development

- We will support programs for retention, and creation of businesses that are a good fit for our community.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new development projects in previously undeveloped areas of our community.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

### Natural and Cultural Resources

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, or environmentally sensitive areas from encroachment.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in any new development.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will promote enhanced solid waste reduction and recycling initiatives.



## Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- We will ensure that any new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- We will coordinate provision of public facilities and services with land use planning to promote more compact urban development.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open space when possible to enhance the quality of life for our citizens.

## Housing

- We will enforce the existing ordinances to ensure cleanliness and orderliness in our neighborhoods.
- We will form a housing committee that will report the status of neighborhood clean up efforts monthly to the City Council.
- We will encourage the development of a city-wide beautification program.
- We will continue to enforce the State's Minimum Building and Construction Codes.
- We will strive to eliminate substandard or dilapidated housing in our community.
- We will promote infill housing development in existing neighborhoods.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types and densities in each neighborhood.
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to home-ownership.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.
- We will amend the zoning ordinance as needed to reflect current best practices.

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## Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the context, sense of place, and overall setting of the community.
- We will preserve the rural character of our community and provide the opportunity for agricultural activities to remain a vital part of the community.
- Our gateways and corridors will create a "sense of place" for our community.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We support new land uses that enhance housing options in our community.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will amend the zoning ordinance as needed to reflect current best practices.

## Transportation

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

## Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

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**BRINSON, GEORGIA**

**COMPREHENSIVE PLAN**

**Short Term Work Program  
2008-2012**

Adopted: \_\_\_\_\_



<b><u>WORK PROGRAM</u></b>	<b><u>2008</u></b>	<b><u>2009</u></b>	<b><u>2010</u></b>	<b><u>2011</u></b>	<b><u>2012</u></b>	<b><u>Responsible Party</u></b>	<b><u>Cost Estimate</u></b>	<b><u>Funding Source</u></b>
<b><u>General Planning</u></b>								
<b><u>Economic Development</u></b>								
Work with Chamber of Commerce and Decatur County to promote Development of U.S. Hwy. 84	X	X	X	X	X	City/Chamber	N/A	General Funds
Implement Georgia Municipal Association's Georgia Cities Week each year and plan projects for the event in Brinson – participate in this project	X	X	X	X	X	City	None	N/A
<b><u>Natural &amp; Cultural Resources</u></b>								
Review, and amend if necessary, the zoning ordinance to ensure that it encourages green space preservation						City	None	N/A
<b><u>Community Facilities and Services</u></b>								
Conduct survey to determine what type of recreational facilities are needed and amend STWP to outline projects and costs	X	X	X	X	X	City	\$1,000	General Funds
Investigate financial aid for low-income energy assistance programs and identify residents qualifying for such aid	X					City	N/A	N/A

Short Term Work Program 2008-2012

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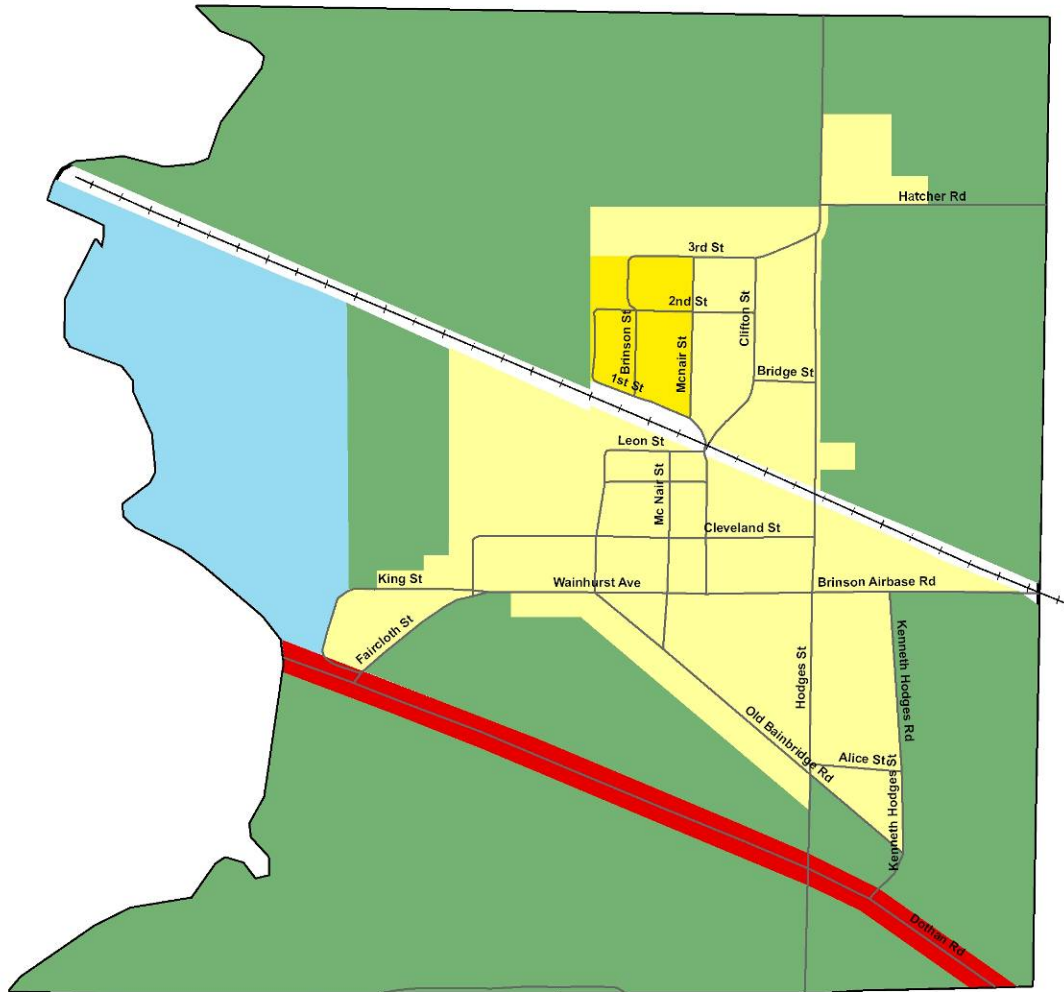
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<b><u>Housing</u></b>								
Enforce Existing ordinances and codes								
Form a Housing Committee that will report monthly to the City Council								
Encourage the development of a city-wide beautification program								
Review, and amend if necessary, the zoning ordinance to ensure that it remains up to date						City	None	N/A
<b><u>Land Use</u></b>								
Review, and amend if necessary, the zoning ordinance to ensure that it remains up to date						City	None	N/A





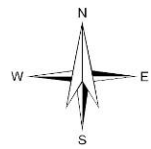
# Brinson

## Character Area Map



**Legend**

- Stable Traditional Neighborhood
- Declining Traditional Neighborhood
- Wetland
- Agricultural/Forested
- U.S. 84 Major Hwy Corridor



*We, the citizens of Brinson, envision a beautiful well-maintained, safe community with planned development, quality affordable housing, and improved technological services that benefit and attract residents of all ages.*

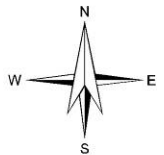
# Brinson

## Future Development Map



**Legend**

- Stable Traditional Neighborhood
- Declining Traditional Neighborhood
- Wetland
- Agricultural/Forested
- U.S. 84 Major Hwy Corridor



*We, the citizens of Brinson, envision a beautiful well-maintained, safe community with planned development, quality affordable housing, and improved technological services that benefit and attract residents of all ages.*

# City of Climax

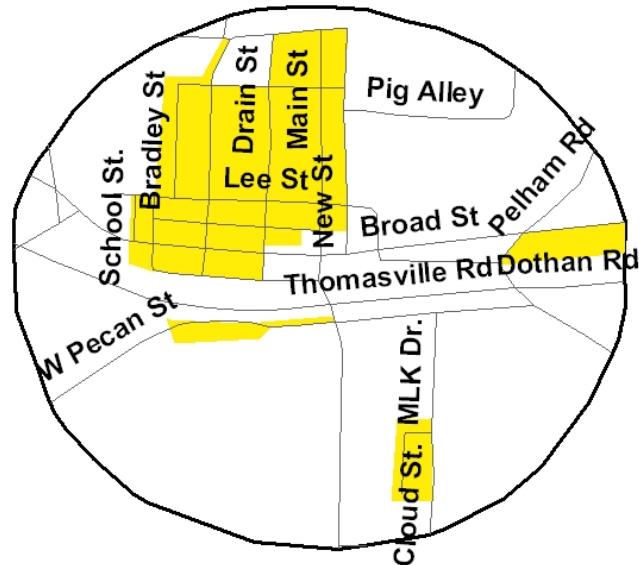
## Vision Statement

*Our vision for the city of Climax is that by the year 2027 we will attract new businesses by providing improved infrastructure and additional cultural facilities to benefit citizens of all ages.*

## Character Areas

### Rural Residential Area

The housing in this area includes all of the residential settlements within this community. The homes vary; with larger historical and medium sized stick built homes dominating the northern portion of the city, and manufactured housing dominating the southern portion. Regardless of construction type, the exterior of the majority of the homes and their yards are well maintained. While there are homes that are either dilapidated, abandoned or have yards with extensive clutter, they are few in number. Their locations are scattered and do not represent the state of housing in the community as a whole. Even though these homes represent a minute portion of the housing stock in Climax, these homes are going to need further attention in the very near future as some homes have become eyesores and could potentially affect adjacent land values.



Vision: *A thriving residential area with well maintained yards, increased sidewalk connectivity and adequate drainage facilities to foster a safe and welcoming environment for all within the community.*

*Our vision for the city of Climax is that by the year 2027 we will attract new businesses by providing improved infrastructure and additional cultural facilities to benefit citizens of all ages.*



Recommended Development Patterns



- *New residential development consisting of mostly single family homes of two stories or less with small well-maintained front yards and larger backyards that provide parking for family vehicles.*
- *New residential development that matches the housing types, densities, styles and character of existing homes.*

- *Manufactured homes with site orientation and setback that blend in with surrounding homes. Design elements include:*

- *Masonry or skirted foundations*
- *Vinyl or fiber cement siding*
- *Covered porches*
- *Pitched roof*



- *Streetscape design that accommodates easy drainage of surface runoff and provides a pedestrian friendly environment.*
- *Light fixtures that enhance neighborhood character while increasing night time visibility.*

Specific Land Use(s):

- Residential

Quality Community Objectives

- Traditional Neighborhood

Implementation

- **Manufactured Home Compatibility Standards** that ensure architectural compatibility of manufactured homes with adjacent single family homes and compliance with applicable federal and manufacturer’s requirements.
- **Design Guidelines** that ensure the physical appearance of new development (or improvements to existing properties) is compatible with



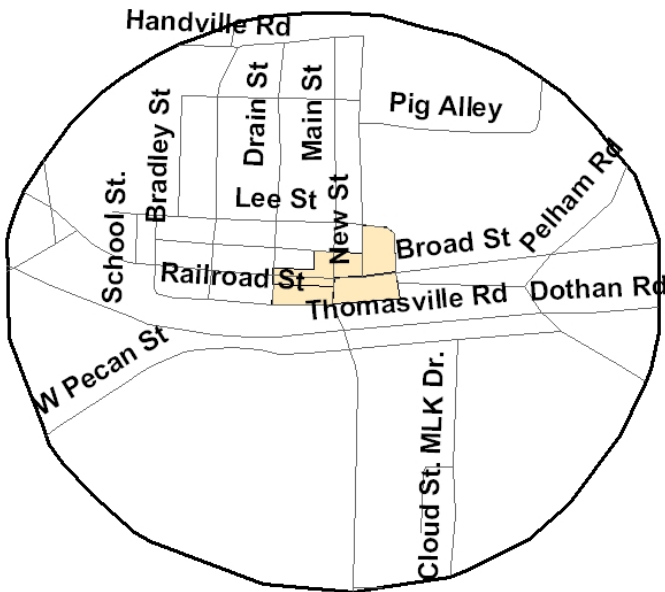
the community's character and existing structures, is built to a high standard and is aesthetically pleasing.

- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.
- **Infill Development Program** that provides a strategy for encouraging infill development within this area.
- **Sidewalk and Pedestrian Design Program** that would ensure the design of pedestrian friendly street environments and affords appropriate access for bicyclists.
- **Subdivision Regulations** that regulate the extent to which a single piece of land can be divided into other pieces.
- **Residential Infill Development Regulations** that ensure new residential infill development is compatible with its neighborhood.
- **Public Nuisance Ordinances** that protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.
- **Effective Public Involvement Process** that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process.



## Rural Village

Bordering U.S. Highway 84, this area is the remains of what was once the community and commercial hub of Climax and includes a small variety of commercial, institutional and civic uses. Consisting of a few local commercial endeavors including a gas station and hardware store, this area also includes the post office and Parker Park, which is a community park used for a variety of community and civic events. This area does contain some homes. Some of the buildings that face Main St. and are directly adjacent to Highway 84 could be used in the future to encourage small roadside commercial development.



*Vision: Improving this area as a commercial hub with stable commercial activities that provide services that meet the needs of those within the community while simultaneously helping it to become more self sufficient.*

### Recommended Development Patterns

- *Development within the village that is clustered within the center in order to maintain a clearly defined edge.*
- *New development that accommodates the commercial and service needs of residents.*
- *New development that enhances street appearance.*
- *Storefront commercial activities with parking in the rear of the structure to maintain the areas character and walkability.*
- *Development takes place on vacant sites or in vacant storefronts within the village where infrastructure is already in place.*



*Our vision for the city of Climax is that by the year 2027 we will attract new businesses by providing improved infrastructure and additional cultural facilities to benefit citizens of all ages.*

- *Residential development that offers a mix of housing types (single-family homes, live/work units, over-the-shop and apartments) and prices in the same neighborhood.*

#### Specific Land Use(s):

- Commercial
- Residential
- Park / Recreation

#### Quality Community Objectives

- Sense of Place
- Heritage Preservation
- Employment Options

#### Implementation

- **Design Guidelines** that ensure the physical appearance of new development (or improvements to existing properties) is compatible with the community's character and existing structures, is built to a high standard and is aesthetically pleasing.
- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.
- **Infill Development Program** that provides a strategy for encouraging infill development within this area.
- **Sidewalk and Pedestrian Design Program** that would ensure the design of pedestrian friendly street environments and affords appropriate access for bicyclists.
- **Public Nuisance Ordinances** that protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.
- **Enterprise Zones** with offer incentives to private businesses to reinvest and rehabilitate underdeveloped or declining areas.
- **Effective Public Involvement Process** that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process.

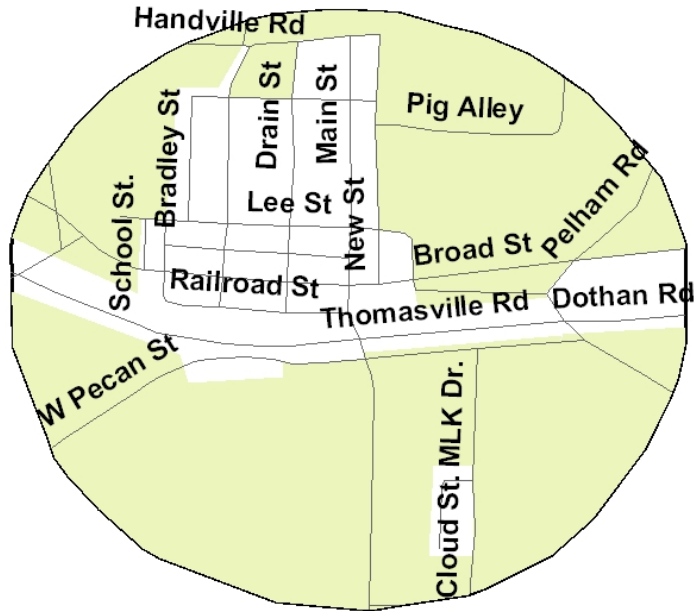


## Undeveloped Land

As the name of this area indicates, this area represents the portion of the community that still remains untouched by development. The area is predominantly open field with a few pockets of pine trees scattered within it. It may experience increased development pressure in the near future from migrating Floridians.

Vision: *A*

*residential area that maintains its current agricultural character in both housing design and density.*



### Recommended Development Patterns

- *Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views.*
- *Street layouts that match older parts of the community and connect to the existing street network at many points.*
- *Single family homes with larger frontages and set far back from the road.*



- *Manufactured homes that are on a foundation with landscaping that will allow the structure to blend in with surrounding homes.*

*Our vision for the city of Climax is that by the year 2027 we will attract new businesses by providing improved infrastructure and additional cultural facilities to benefit citizens of all ages.*



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Specific Land Use(s)

- Residential

Quality Community Objectives

- Traditional Neighborhood

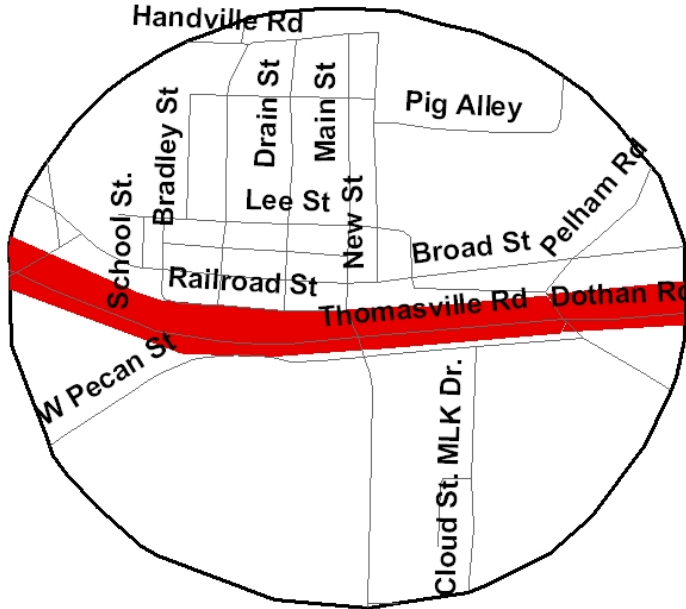
Implementation

- **Manufactured Home Compatibility Standards** that ensure architectural compatibility of manufactured homes with adjacent single family homes and compliance with applicable federal and manufacturer's requirements.
- **Design Guidelines** that ensure the physical appearance of new development (or improvements to existing properties) is compatible with the community's character and existing structures, is built to a high standard and is aesthetically pleasing.
- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.
- **Subdivision Regulations** that regulate the extent to which a single piece of land can be divided into other pieces.
- **Public Nuisance Ordinances** that protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.
- **Effective Public Involvement Process** that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process.

## U.S. 84 Major Highway Corridor

This corridor is the Southeastern portion of U.S. highway 84 and provides access to the adjacent County (Grady) to the east. It extends all the way through into the Northeast portion of Florida. Similar to the section of this highway that is found in Brinson, the land on both sides of this corridor is currently undeveloped and

remains heavily wooded. It is highly susceptible to roadside strip development as more Floridians move into the southern portions of the county surrounding Climax; increasing the traffic on this road and the services needed for those travelers.



Vision: *A gateway into and out of the*

*city that provides the community with a defined presence to passing travelers with increased commercial activities that encourage travelers to enter into the city.*

### Recommended Development Patterns

- *Restrictions on the number, size and type of roadside advertisements and billboards.*
- *The parking areas of new development should be at the rear of the building and landscaped so as not to detract from the area by placing unnecessary emphasis on the parked car.*
- *Parking arrangements should be shared whenever possible between adjacent buildings to reduce parking needs.*
- *Parking lots that incorporate on-site stormwater mitigation or retention features.*
- *Commercial development at a scale that enhances local businesses and services currently available.*
- *Commercial development consisting of clustered stand alone buildings that promote walkability.*



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Specific Land Use(s):

- Commercial

Quality Community Objectives

- Employment Options

Implementation

- **Design Guidelines** that ensure the physical appearance of new development (or improvements to existing properties) is compatible with the community's character and existing structures, is built to a high standard and is aesthetically pleasing.
- **Design and Site Plan Review** that would provide City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.
- **Sidewalk and Pedestrian Design Program** that would ensure the design of pedestrian friendly street environments and affords appropriate access for bicyclists.
- **Public Nuisance Ordinances** that protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.
- **Landscaping and Buffer Requirements** that require planting areas to provide visual and sound barriers between incompatible adjacent uses.
- **Effective Public Involvement Process** that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process.
- **Sign Regulations** controlling the aesthetic impact of signage on the community by restricting the location, size and appearance of advertising signs.

# Issues & Opportunities

## Economic Development

### Issues

- There are no financial institutions that conveniently service Climax & the surrounding area other than those found in Bainbridge.
- There is a lack of jobs within the community to retain local youth.

### Opportunities

- Vacant downtown stores could be used to attract small businesses to the area.

## Housing

### Issues & Opportunities

- Housing conditions could be improved in certain areas of the city.

## Natural and Cultural Resources

### Issues & Opportunities

- The city could benefit from a community clean-up initiative.

## Land Use

### Issues

- Land use regulations are need.

### Opportunities

- Consider annexing one mile outside the city limits to accommodate for future growth and development.
- Consider the creation of a Comprehensive Plan Committee made up of local officials and citizens to help ensure the implementation of the Community Agenda.

## Community Facilities

### Issues

- The city needs to upgrade its water system capabilities, and improve street and drainage throughout the community.
- There are portions of the city and surrounding county that are underserved by Emergency Medical Services.
- There is a need for additional recreational facilities.

### Opportunities

- Investment in city infrastructure is needed to provide sidewalks, improve street lighting, and sign visibility.

## Intergovernmental Co-ordination

### Issues & Opportunities

- Consider the development of a board to discuss the increasing costs of providing services in the smaller municipalities.

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## Development Strategies & Policies

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities

### Economic Development

- We will support programs for retention and creation of businesses that are a good fit for our community.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new development projects in previously undeveloped areas of our community.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

### Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect natural resources or valuable historic resources.
- We will promote the protection and maintenance of trees and green open space in any new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will promote enhanced solid waste reduction and recycling initiatives.

### Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will ensure that any new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- We will coordinate provision of public facilities and services with land use planning.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open space to enhance the quality of life for our citizens.

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- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.

### **Housing**

- We will enforce the existing ordinances to ensure cleanliness and orderliness in our neighborhoods.
- We will encourage the development of a city-wide beautification program.
- We will enforce the State's Minimum Building and Construction Codes.
- We will promote infill housing development in existing neighborhoods.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types and densities in each neighborhood.

### **Land Use**

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage and scale add value to our community.
- We will preserve the rural character of our community and provide the opportunity for agricultural activities to remain a vital part of the community.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We support mixed-use developments that are human-scale and less auto-oriented.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

### **Transportation**

- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes as well as local vehicular circulation.
- Our new reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics.
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

### **Intergovernmental Coordination**

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

*Our vision for the city of Climax is that by the year 2027 we will attract new businesses by providing improved infrastructure and additional cultural facilities to benefit citizens of all ages.*



- 
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
  - We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
  - We will consult other public entities in our area when making decisions that are likely to impact them.
  - We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.



**CLIMAX, GEORGIA**

**COMPREHENSIVE PLAN**

**Short Term Work Program  
2008-2012**

Adopted: \_\_\_\_\_





<b><u>WORK PROGRAM</u></b>	<b><u>2008</u></b>	<b><u>2009</u></b>	<b><u>2010</u></b>	<b><u>2011</u></b>	<b><u>2012</u></b>	<b><u>Responsible Party</u></b>	<b><u>Cost Estimate</u></b>	<b><u>Funding Source</u></b>
<b><u>General Planning</u></b>								
Annex 1 mile radius of County into city limits	X	X	X	X	X	City	\$0	No Cost
Zoning Ordinances	X	X	X	X	X	City/RDC	\$3,500	GF
<b><u>Economic Development</u></b>								
Attract a financial institution to the area	X	X	X	X	X	City	\$0	No Cost
<b><u>Natural and Historic Preservation</u></b>								
<b><u>Community Facilities and Services</u></b>								
Paint Parker Park Gazebo	X	X	X			City	\$1,000	GF/Grants
Paint Parker Park Pavilion	X	X	X			City	\$2,000	GF/Grants
Paint Parker Park Gates	X	X	X			City	\$500	GF/Grants
Repair and Paint Parker Park Bathrooms	X	X	X			City	\$3,500	GF/Grants

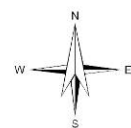
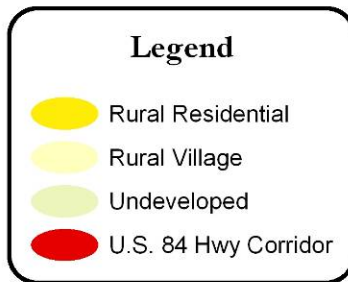
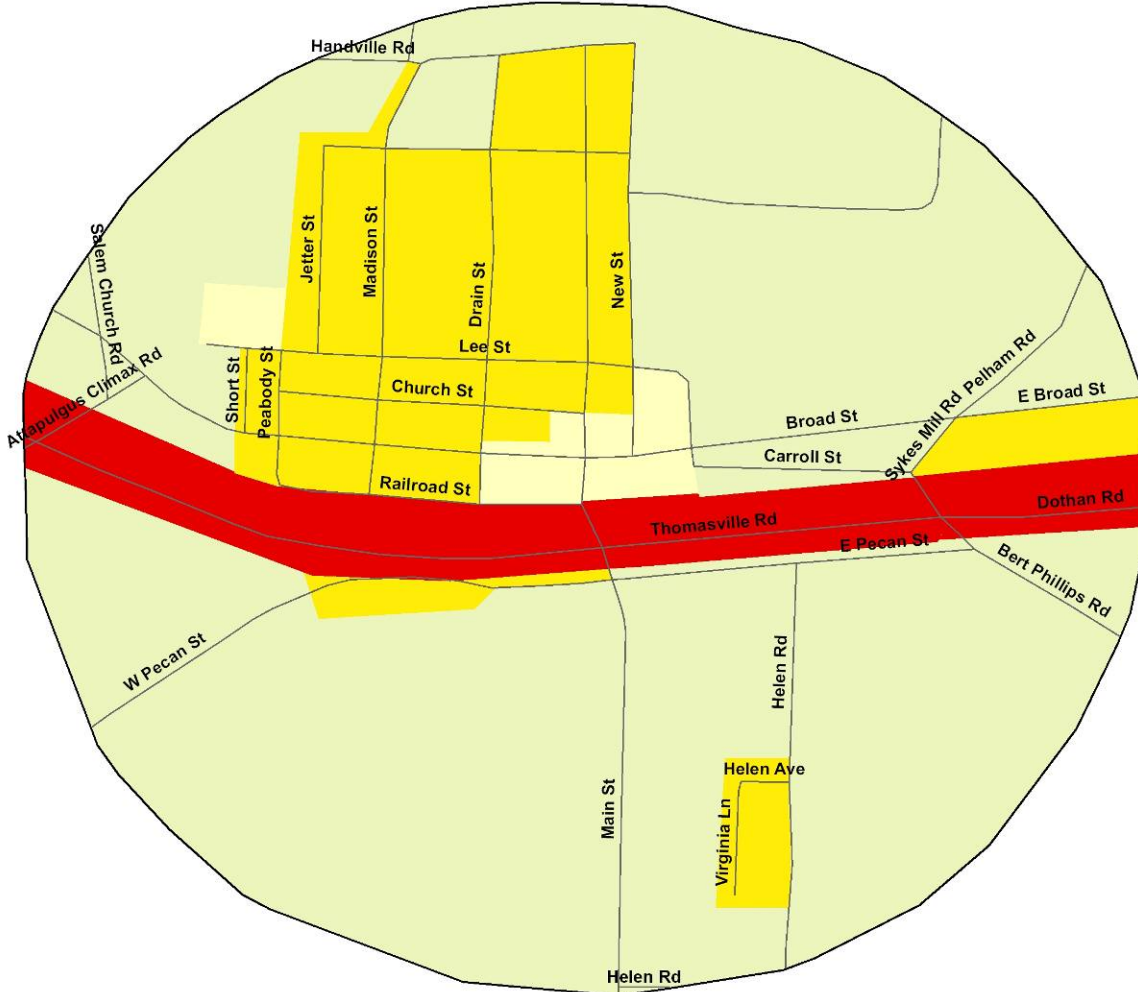


<u>WORK PROGRAM</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>Responsible Party</u>	<u>Cost Estimate</u>	<u>Funding Source</u>
<b><u>Community Facilities and Services (cont'd)</u></b>								
Repave Parker Park Walking Track	X	X	X			City	\$25,000	Grants
Install Fence in Children's Park			X	X	X	City	\$20,000	SPLOST
Retrofit Children's Park for Equipment Installation			X	X	X	City	\$50,000	SPLOST/Grants
Purchase New Equipment for Children's Park			X	X	X	City	\$25,000	SPLOST/Grants
Install water pipes city wide	X	X	X	X	X	City	500,000	CDBG/SPLOST
Install city wide surface water drainage system	X	X	X	X	X	City	500,000	CDBG/SPLOST
<b><u>Housing</u></b>								
<b><u>Land Use</u></b>								
Resurface Broad Street	X	X				City	\$0	LARP
<b><u>Other Considerations</u></b>								



# Climax

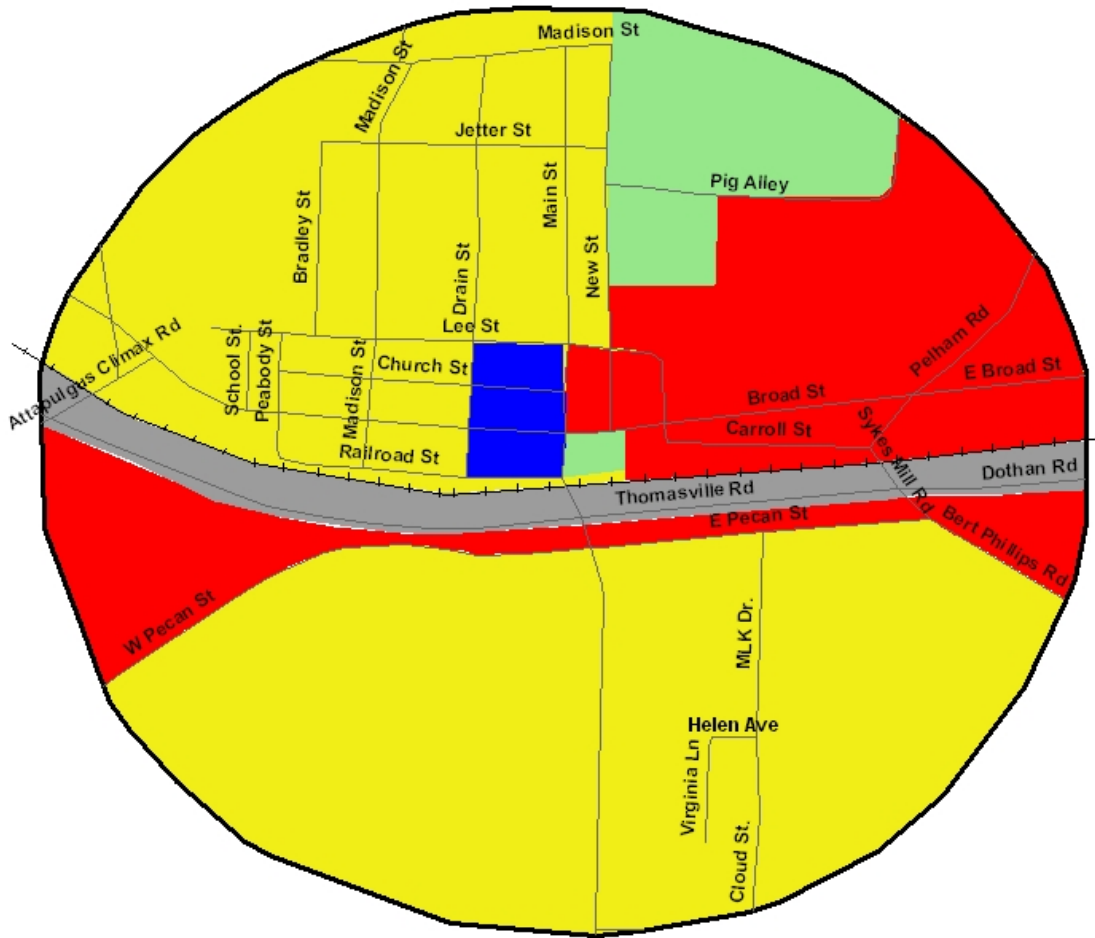
## Future Development Map



*Our vision for the city of Climax is that by the year 2027 we will attract new businesses by providing improved infrastructure and additional cultural facilities to benefit citizens of all ages.*

# Climax

## Future Land Use Map



**Legend**

- Residential
- Commercial
- U.S. Hwy. 84
- Recreational
- Mixed Use



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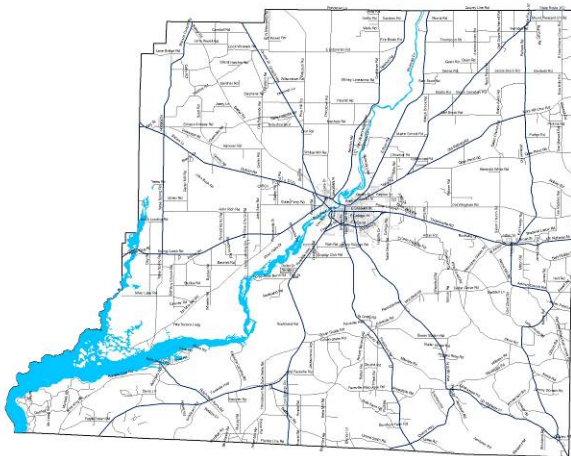
# Decatur County

## Vision Statement

*Our vision for Decatur County and its smaller municipalities is to develop and preserve the necessary infrastructure, resources and human capital that will promote managed growth while maintaining the culture of Decatur County.*

## Character Areas

### Flint River /Lake Seminole/Spring Creek Conservation and Greenspace



The Flint River /Lake Seminole/Spring Creek Conservation and Greenspace character area consists of a strip of land along both sides of the Flint River and Spring Creek that extends down into Lake Seminole. The lush brush, forest growth, and adjacent wetlands and wooded areas characterize this area.

#### Vision for Character Area:

This area is one of scenic beauty where passive and active recreation will be encouraged; the sensitive natural environment will be protected through existing regulations and additional or strengthened regulations, and where visual impacts of new development will be minimized.

#### Patterns of Development

- Facilities for bicycles

*Our vision for Decatur County and its smaller municipalities is to develop and preserve the necessary infrastructure, resources and human capital that will promote managed growth while maintaining the culture of Decatur County.*

- Landscaped buffers
- Preservation of environmentally sensitive areas
- Signage restrictions
- Landscaping of any new parking

### **Specific Land Uses**

- Public parks, Trails and Greenbelts
- Campgrounds
- Agricultural and Forestry
- Residential
- Undeveloped and Vacant

### **Quality Community Objectives**

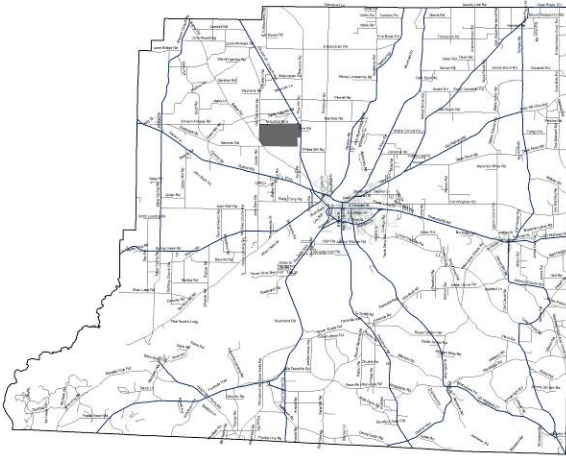
- Growth Preparedness
- Environmental Protection
- Open Space Preservation
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Appropriate Businesses
- Housing Choices
- Regional Solutions
- Regional Cooperation

### **Implementation Measures**

- For areas that may be developed, encourage the use of conservation subdivision design with clustered homes and buildings, allowing the majority of the land to be set aside as passive recreational park space
- Encourage conservation easements
- Adopt the appropriate Part V Environmental Ordinances
- Require Landscaping and Buffer Requirements
- Require Riparian Buffers
- Prepare comprehensive recreation/open space master plan.
- Reserve adequate land for future park and/or recreation needs.
- Promote areas as passive use tourism and recreation destinations.
- Resist water allocation decisions at State or Federal level which may significantly affect river flow.



## Industrial Air Park



The Industrial Air Park Area is located five miles northwest of the Bainbridge city limits on U.S. Highway 27, and includes about 2,000 acres with 700 acres

available for development. It is owned by Decatur County and provides ample electrical, water, sewer and natural gas. There is also rail service, corporate air transportation, and access to highway transportation: I-10 (within 40 minutes), U.S. 84 (within 4 miles), and U.S. 27 (immediately accessible from the industrial park).

### Vision for Character Area:

Decatur County will support existing industries in, and attract new industry to, the Industrial Air Park.

### Patterns of Development

- Infill development
- Reuse of existing vacant or underutilized structures
- Use of common sewerage

### Specific Land Uses

- Industrial
- Commercial
- Warehousing
- Parks and Recreation (golf course)
- Transportation/communication/utilities
- Public and Institutional

### Quality Community Objectives

- Growth Preparedness
- Environmental Protection
- Open Space Preservation
- Sense of Place
- Transportation Alternatives

*Our vision for Decatur County and its smaller municipalities is to develop and preserve the necessary infrastructure, resources and human capital that will promote managed growth while maintaining the culture of Decatur County.*

- Regional Identity
- Appropriate Businesses
- Infill
- Employment Options
- Educational Opportunities

### **Implementation Measures**

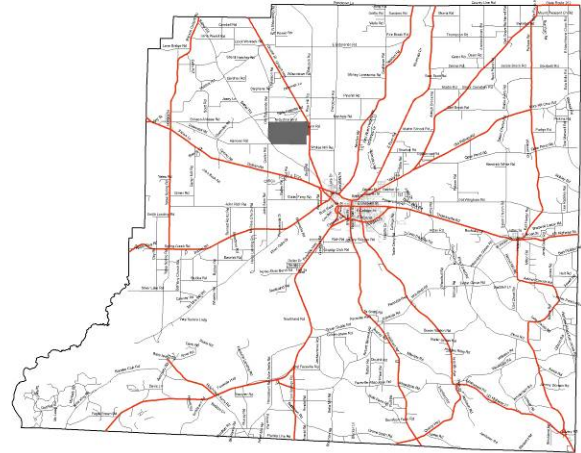
- Coordinate with the Chamber of Commerce, Development Authority, private investors and local stakeholders to identify businesses and industries appropriate to the region
- Examine Regional, State and National Industry performance to identify industries most likely to be growing in the regional economy
- Pursue grant or other financial opportunities for the purpose of business expansion
- Coordinate and support Chamber of Commerce, Development Authority, and regional marketing programs to identify appropriate businesses and industries.
- Identify and pursue industries that contribute to County economy through taxes, local employment, and/or associated industry support.
- Continue to maintain close working relationships with State and regional development organizations.
- Encourage Airpark occupants to conduct operations that incorporate controls over excessive Greenhouse gas emissions.
- Carefully consider costs versus benefits in making decisions on proposed economic development.
- Insure capability to fully service all types of general and corporate aviation.
- Examine airport's capability to support commercial aviation over the long term.





## Rural Highway Commercial Corridor

The Rural Highway Commercial Corridor is found along State and U.S. highways throughout the county. The businesses within it cater to automobile and truck traffic both in the services offered and the design of the lots. Between the large tracts of undeveloped land the businesses that characterize this corridor include small local gas stations and convenience stores, with large parking lots adjacent to the road and significant building setbacks.



- Landscaping of parking areas

### Specific Land Uses

- Commercial
- Residential
- Public and Institutional
- Transportation/communication/utilities
- Parks and Recreation
- Office
- Industrial
- Open Space
- Agricultural and Forestry
- Mixed Use

### Vision for Character Area:

Decatur County will strive to minimize the visual impact of new development by encouraging vegetative buffers along roadways, uniform signage requirements, and additional requirements for new parking lots.

### Patterns of Development

- Facilities for bicycles
- Landscaped buffers

*Our vision for Decatur County and its smaller municipalities is to develop and preserve the necessary infrastructure, resources and human capital that will promote managed growth while maintaining the culture of Decatur County.*

### **Quality Community Objectives**

- Growth Preparedness
- Transportation Alternatives
- Appropriate Businesses
- Regional Solutions

### **Implementation Measures**

- Adoption of appropriate land use regulations
- Require that the most intensive land uses be located closest to the highways.
- Require rear parking for commercial properties
- Require landscaped buffers
- Require landscaping of parking areas
- Signage restrictions



## Crossroad Communities

Typically centered on the intersection of two roads or highways, these character areas correspond to small commercial nodes and/or clusters of homes within the county's rural areas. These communities are characterized by services that are locally owned and operated and unique to their area. The crossroad communities in Decatur County are: Faceville, Fowlstown, Recovery, Vada and McRaeville.



### Vision for Character Area:

Decatur County will encourage entrepreneurial activity in these areas, especially restaurants and services that will benefit county residents and travelers, will support and improve essential services such as fire protection and emergency medical aid, and will improve telecommunication service (to include cable television and internet connectivity) while preserving the distinctiveness of these areas.

### Patterns of Development

- Neighborhood commercial centers
- Infill development
- Improvement of sidewalk and street appearance
- New developments with a mix of uses
- Landscaping of new parking
- Reuse of existing vacant or underutilized structures
- Well designed development

### Specific Land Uses

- Commercial
- Residential
- Public and Institutional
- Transportation/communication/utilities
- Parks and Recreation
- Agricultural and Forestry
- Mixed Use

*Our vision for Decatur County and its smaller municipalities is to develop and preserve the necessary infrastructure, resources and human capital that will promote managed growth while maintaining the culture of Decatur County.*

**Quality Community Objectives**

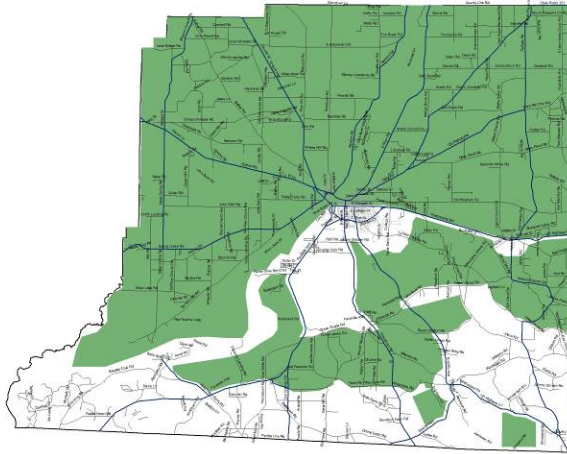
- Growth Preparedness
- Environmental Protection
- Appropriate Businesses
- Infill
- Traditional Neighborhoods

**Implementation Measures**

- Adoption of appropriate Land Use Regulations
- Encourage Infill Development
- Encourage a clustered (nodal) mix of uses
- Develop standards for selective demolition as a means of stabilizing neighborhoods.



## Prime Agricultural



The Prime Agricultural character area includes the flat land in the northern portion of the county primarily west of the Flint River. Additionally, the character area includes land east of the Flint River north of Highway 84, an area south of Highway 84 and southeast of

Bainbridge, and an area between Attapulgus, Fowlstown, Faceville and Recovery. Much of the area is irrigated, very well suited for agricultural purposes, and should remain primarily an agricultural area through the planning period.

### Vision for Character Area:

Decatur County recognizes the importance of established farms in these areas, recognizes the sensitivity of the aquifers due to porous soils and karst potholes, will encourage and support continued agricultural production and will preserve and protect both surface and ground water resources by adopting and enforcing the appropriate ordinances.



### Patterns of Development

- Very large minimum lot sizes
- Preservation of environmentally sensitive areas

### Specific Land Uses

- Agricultural and Forestry
- Parks and Recreation
- Greenspace Preservation

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- Mixed Use

### **Quality Community Objectives**

- Environmental Protection
- Open Space Preservation
- Regional Identity
- Appropriate Businesses
- Housing Choices
- Regional Cooperation

### **Implementation Measures**

- Conservation Easements
- Adoption of Land Use Regulations
- Agricultural Buffers
- Requiring very large lot sizes
- Adoption of Part V Ordinances
- Aggressively enforce regulations pertaining to wells and septic tanks.
- Adopt regulations that protect prime agricultural land and limit undesirable development.



## Rural Residential Development

The Rural Residential Development character area is composed primarily of two heavily forested sections: the central portion of the county, south of Bainbridge; and the southern portion of the county which lies between GA 97, the Grady County line and the Florida State line.

### Vision for Character Area:

Decatur County will ensure that the rural wooded character of this area is maintained, that greenspace is preserved, passive recreational facilities are developed, and that the aesthetics of new development are carefully considered.

### Patterns of Development

- Neighborhood commercial
- Village centers
- Infill development
- Clustered development that preserves open space
- Facilities for bicycles
- Signage restrictions
- Mixed use residential development
- Landscaping of new parking lots
- Preservation of environmentally sensitive areas
- Well designed development

### Specific Land Uses

- Single Family Housing
- Multiple Family Housing
- Conservation Subdivisions
- Nodal development at major intersections
- Passive Recreation
- Greenspace Preservation
- Public and Institutional
- Agricultural and Forestry

### Quality Community Objectives

- Growth Preparedness
- Environmental Protection
- Open Space Preservation
- Traditional Neighborhoods
- Transportation Alternatives
- Appropriate Businesses
- Housing Choices
- Regional Cooperation

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### **Implementation Measures**

- Adoption of Land Use Regulations
- Encourage Conservation Easements
- Limit density and intensity of land uses in areas identified as significant groundwater recharge areas.
- Use soil suitability to determine minimum lot sizes in new subdivisions





## Future Annexation Areas

The areas immediately adjacent to and surrounding the municipalities will be designated as future annexation areas character areas.

### Vision for Character Area:

These areas are subject to development that needs to be considered carefully and deliberately so that growth and expansion of infrastructure is connected, compatible, and cohesive with the existing infrastructure and built environment of the existing municipalities.

### Patterns of Development

- Infill development
- Improvement of sidewalk and street appearance
- Redevelopment of older strip commercial centers
- Well designed development
- Appropriate Businesses
- Transportation Alternatives
- Mixed use residential development

### Specific Land Uses

- Single Family Housing
- Multiple Family Housing
- Public and Institutional
- Transportation/communication/utilities
- Undeveloped and Vacant
- Commercial
- Agricultural
- Parks/Open Space
- Mixed Use

### Quality Community Objectives

- Growth Preparedness
- Environmental Protection
- Open Space Preservation
- Sense of Place
- Transportation Alternatives
- Regional Cooperation
- Appropriate Businesses
- Infill

### Implementation Measures

- Coordinate with city planning departments in order to continue continuity of land use objectives established by the County.

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- Establish regulations and ordinances that should be transferable and acceptable to the potential annexing authority while adhering to County visions for these areas.
- Leap frog annexation, or using roads and easements for contiguity, is discouraged and municipalities are encouraged to use adequate property touch for contiguity and to follow State and County regulations.



## Industrial

The Industrial Character Area includes the area of heavy industry along Spring Creek Road that abuts western Bainbridge, the Attapulgitic mining region south of Attapulgitic, and the Decatur County Solid Waste Facility near Attapulgitic.

### Vision for Character Area:

Decatur County recognizes the need for areas to conduct, attract and accommodate industrial activity for the purpose of job creation and a balanced tax base, and recognizes that those areas should be well served by existing infrastructure, and buffered between incompatible surrounding land uses.

### Patterns of Development

- Infill development
- Landscaped buffers

### Specific Land Uses

- Industrial
- Commercial
- Public and Institutional
- Transportation/communication/utilities
- Manufacturing
- Warehousing

### Quality Community Objectives

- Growth Preparedness
- Environmental Protection
- Regional Cooperation
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Appropriate Businesses
- Infill
- Employment Options
- Educational Opportunities

### Implementation Measures

- Coordinate with the Chamber of Commerce, private investors and local stakeholders to identify businesses and industries appropriate to the region
- Examine Regional, State and National Industry performance to identify industries most likely to be growing in the regional economy
- Pursue grant or other financial opportunities for the purpose of business expansion

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- Coordinate and support Chamber of Commerce, Development Authority, and regional marketing programs to identify appropriate businesses and industries.
- Identify and pursue industries that contribute to County economy through taxes, local employment, and/or associated industry support.
- Continue to maintain close working relationships with State and regional development or organizations.

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# Issues & Opportunities

## 1. Economic Development

### Issues

- 1.1 High rates of illiteracy need to be addressed in cooperation with Decatur County Board of Education.

### Opportunities

- 1.2 The industrial site could be expanded
- 1.3 The Flint River should be taken advantage of

## 2. Housing

### Issues & Opportunities

- 2.1 There are concentrated areas of housing that are in very poor shape
- 2.2 There are blighted areas along the Florida line that need attention

## 3. Natural and Cultural Resources

### Issues & Opportunities

- 3.1 Forestry should be protected
- 3.2 Agriculture should be protected
- 3.3 Lack of comprehensive land use planning is creating problems in parts of the county
- 3.4 The lack of county-wide garbage collection results in littering problems around the county

## 4. Land Use

### Issues and Opportunities

- 4.1 Forestry should be protected
- 4.2 Agriculture should be protected
- 4.3 Litter is a problem in the county
- 4.4 Northern Decatur County should remain agricultural land
- 4.5 Lack of comprehensive land use planning is creating problems in parts of the county
- 4.6 The lack of county-wide garbage collection results in littering problems around the county

## 5. Community Facilities and Services

### Issues

- 5.1 We need more recreational facilities
- 5.2 We need additional EMS stations
- 5.3 We need additional fire stations
- 5.4 The book mobile is underutilized
- 5.5 The library should be expanded
- 5.6 The smaller incorporated areas should serve as hubs for infrastructure improvements
- 5.7 Additional regional recycling centers are needed
- 5.8 We need additional passive recreational activities

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## Opportunities

- 5.9 The solid waste facility is a tremendous asset that could be promoted
- 5.10 Protect, promote and develop facilities along the Flint River and other creeks for fishing and other water related activities by the public.

## **6. Intergovernmental Co-ordination**

### Issues & Opportunities

- 6.1 The small cities should serve as the sites for additional EMS and fire stations
- 6.2 Encourage the Public Library to cooperate with small cities and citizens in crossroad communities, to expand library services to areas outside Bainbridge.



## Development Strategies & Policies

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities.

### Economic Development

#### Overall Goal:

To enhance economic development in Attapulgus, Brinson, Climax and Decatur County with primary emphasis on existing businesses and industries, recruitment of new industry, and continued development of a diversified commercial and industrial mix.

#### Objective 1: Promote retention and expansion of existing business and industry.

- 1.1 Support the existing industry program of the Chamber of Commerce and Development Authority.
- 1.2 Whenever possible provide assistance with financing and other incentives for business expansion.
- 1.3 Actively recruit agribusiness and value-added agribusiness to enhance the County's agricultural base.
- 1.4 Identify and pursue businesses and industries that contribute to the County economy through taxes, local employment, and/or associated commercial and industrial support.

#### Objective 2: Market the County to attract new business and industry.

- 2.1 Maintain an inventory of available industrial sites and buildings.
- 2.2 Maintain and improve industrial parks.
- 2.3 Support Chamber, Development Authority and regional marketing programs.
- 2.4 Participate in the development of an international recruitment strategy.
- 2.5 Continue financial support of economic development programs, including efforts to expand revolving business loan funds.
- 2.6 Continue to maintain close working relationship with statewide development organizations.

#### Objective 3: Improve the quality of the Decatur County workforce.

- 3.1 Support vocational education programs at the secondary and post-secondary level, particularly those at Bainbridge High School and Bainbridge College.
- 3.2 Increase educational levels in the County by expanding adult literacy and dropout prevention programs.
- 3.3 Encourage mentor programs.
- 3.4 Encourage existing business and industry to provide work experience to young people.
- 3.5 Encourage the development of education programs to meet the needs of the diverse population.

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## Natural Resources

**Overall Goal:** To protect, preserve and manage the natural resources of Decatur County;

**Objective 1.** Protect the quality and quantity of surface water resources.

- 1.1 Research the feasibility of adopting comprehensive stormwater management ordinances.
- 1.2 Protect and conserve the natural function of wetlands by ensuring compliance with state and federal regulations.
- 1.3 Utilize natural drainage patterns to the extent feasible in designing drainage systems.
- 1.4 Resist water allocation decisions at the state or federal level which might significantly reduce river flows into Decatur County.
- 1.5 Support efforts to require communities upstream from Decatur County to meet sewer discharge requirements.
- 1.6 Regulate development in floodplains and stormwater management areas.

**Objective 2.** Protect the quality and quantity of groundwater resources.

- 2.1 Limit the density and intensity of land uses in areas identified as significant groundwater recharge areas.
- 2.2 Aggressively enforce regulations pertaining to wells and septic tanks.

**Objective 3.** Protect air quality in Decatur County.

- 3.1 Require all commercial and industrial development to provide evidence of required emission permits prior to issuing local construction permits and/or business licenses.
- 3.2 Protect and expand the existing tree cover throughout the County.
- 3.3 Consider developing a buffer zone along roadways where necessary.

**Objective 4.** Conserve, manage and maintain existing native vegetation and wildlife.

- 4.1 Research the feasibility of adopting comprehensive landscape requirements.
- 4.2 Encourage the inclusion of native forestry in development designs.
- 4.3 Protect the natural function and vegetation of the 100 year floodplain.

**Objective 5.** Reduce soil erosion and sedimentation and limit arbitrary changes of grade and topography.

- 5.1 Research the feasibility of enacting ordinances to control timber harvesting, vegetation clearing and land preparation in areas containing steep slopes.
- 5.2 Enforce soil erosion and sedimentation control ordinances.

**Objective 6.** Assure the proper balance between man's use of land and protection of the natural environment.





- 6.1 Promote public education programs which deal with balancing environmental protection and resource conservation with economic development needs.
- 6.2 Adopt Appropriate Part V Environmental Ordinances

### **Facilities and Services**

**Overall Goal:** To provide the best possible public facilities to serve the citizens of the County and its municipalities.

- 7.1 Reserve adequate land for future park and recreation needs.
- 7.2 Require open space in subdivision development.
- 7.3 Seek easements to increase public access to scenic areas.
- 7.4 Encourage development of pedestrian facilities where needed.
- 7.5 Promote land conserving development techniques such as “cluster” housing.
- 7.6 Use this comprehensive plan on an on-going basis as a tool in evaluating public facilities and establishing priorities for improvements.
- 7.7 Adopt a 5-year work program for Attapulugus, Brinson, Climax and Decatur County which schedules public facilities improvement projects.
- 7.8 Consider public facility needs in the context of a twenty-year planning period.

### **Housing**

**Overall Goal:** To promote the orderly development of safe, affordable residential neighborhoods and the preservation/enhancement of existing residential neighborhoods in Decatur County.

- 8.1 Work to establish a housing condition monitoring system.
- 8.2 Enforce the County’s building code ordinance.
- 8.3 Recognize selective demolition as a means of stabilizing neighborhoods.
- 8.4 Utilize CDBG and other programs to rehabilitate substandard housing.
- 8.5 Promote adherence to state and federal laws regarding discrimination in housing.
- 8.6 Consider developing procedures for the use of selective demolition as a means of stabilizing neighborhoods.

### **Land Use**

**Overall Goal:** To minimize the impact of development on the environment, adopt land use regulations that encourage incorporating the existing vegetation and environmental attributes of the land into the development and make the development a part of the environment rather than an encroachment on the environment.

- 9.1 Adopt land use regulations to specifically protect prime agricultural land and limit undesirable development.
- 9.2 Allow design flexibility in residential development.
- 9.3 Promote “mixed use” development allowing housing to be integrated with higher density land uses in activity centers.
- 9.4 Promote “in-fill” of vacant residential property.

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9.5 Encourage public and private developers to provide low and moderate income housing through rent assistance programs, government financed home ownership programs and public housing programs.

### **Transportation**

**Overall Goal:** We will maintain and improve all aspects of transportation systems in Decatur County;

**Objective 1:** Improve Decatur County's road network.

- 10.1 Continue to lobby for the completion of four-laning on U.S. 27 along its entire length through the state.
- 10.2 Continue to pave and resurface secondary roads and to maintain bridges.

**Objective 2:** Expand the economic impact of barge traffic into Decatur County.

- 10.3 Take all necessary steps to ensure maintenance of minimum required channel depth for barge transportation.
- 10.4 In conjunction with the Georgia Ports Authority, actively market the Bainbridge dock facilities.

**Objective 3:** Efficiently and safely utilize airport facilities.

- 10.5 Ensure capability to fully service all types of general and corporate aviation.
- 10.6 Utilize proximity to the Tallahassee Airport as an economic development marketing tool.
- 10.7 Seek additional use of air facility by corporate and commercial customers.

### **Intergovernmental Coordination**

- 11.1 We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- 11.2 We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection, transportation and public safety).
- 11.3 We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- 11.4 We will consult other public entities in our area when making decisions that are likely to impact them.
- 11.5 We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.



**DECATUR COUNTY, GEORGIA**

**COMPREHENSIVE PLAN**

**Short Term Work Program  
2008-2012**

Adopted: \_\_\_\_\_



<u>WORK PROGRAM</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>Responsible Party</u>	<u>Cost Estimate</u>	<u>Funding Source</u>
<b><u>General Planning</u></b>								
<b><u>Economic Development</u></b>								
Support adult literacy programs and dropout prevention programs	X					Decatur County	\$20,000/yr	GF
Support vocational education programs	X					Decatur County	\$0	N/A
Continue to support the Chamber of Commerce and Development Authority	X	X	X	X	X	Decatur County	\$200,000	GF
Develop and maintain an inventory of available industrial sites and buildings	X	X	X	X	X	Decatur County	\$0	N/A
Identify and pursue industries that contribute to the county's tax base	X	X	X	X	X		\$0	N/A
Construct ILS/glide slope for airport	X					Decatur County	\$30,000	DOT/GF/FAN
Maintain and improve industrial parks	X	X	X	X	X	Decatur County	\$400,000/yr	
Establish crossroad communities as "Community Designated Places" (US Census Bureau)	X					Decatur County	\$0	N/A
<b><u>Natural and Historic Preservation</u></b>								
Research feasibility of adopting comprehensive stormwater management ordinances				X		Decatur County	\$0	N/A
Regulate development in floodplains and stormwater management areas	X	X	X	X	X	Decatur County	\$1,000	GF
Limit the density and intensity over groundwater recharge areas	X					Decatur County	***	

Short Term Work Program 2008-2012

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<b><u>WORK PROGRAM</u></b>	<b><u>2008</u></b>	<b><u>2009</u></b>	<b><u>2010</u></b>	<b><u>2011</u></b>	<b><u>2012</u></b>	<b><u>Responsible Party</u></b>	<b><u>Cost Estimate</u></b>	<b><u>Funding Source</u></b>
<b><u>Natural and Historic Preservation (cont'd)</u></b>								
Protect and expand tree cover in county	X					Decatur County	***	
Consider developing buffer zones along roadways	X					Decatur County	***	
Research feasibility of adopting comprehensive landscape requirements	X					Decatur County	***	
Research the feasibility of enacting ordinances to protect steep slopes	X					Decatur County	***	
Enforce soil erosion and sedimentation control ordinances	X					Decatur County	***	
Adopt the appropriate Part V environmental ordinances	X					Decatur County	***	
<b><u>Community Facilities and Services</u></b>								
Consider acquiring adequate land for future park and recreation needs	X					Decatur County	\$0	N/A
Require open space in subdivision development	X					Decatur County	\$0	N/A
Seek easements to increase public access to scenic areas	X					Decatur County		
Consider feasibility of new EMS/Fire substation	X					Decatur County	\$350,000	GF
Coordinate with city planning departments in order to provide continuity of county land use objectives	X	X	X	X	X	Decatur County	\$0	N/A
Establish Animal Control Program	X					Decatur County	\$200,000	

Short Term Work Program 2008-2012

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<b><u>WORK PROGRAM</u></b>	<b><u>2008</u></b>	<b><u>2009</u></b>	<b><u>2010</u></b>	<b><u>2011</u></b>	<b><u>2012</u></b>	<b><u>Responsible Party</u></b>	<b><u>Cost Estimate</u></b>	<b><u>Funding Source</u></b>
<b><u>Community Facilities (cont'd)</u></b>								
Pursue funding for broadband connectivity throughout County	X	X	X	X	X	Decatur County	\$0	N/A
<b><u>Housing</u></b>								
Work toward establishing a housing monitoring system		X	X			Decatur County	\$50,000	GF
Enforce the county's building code ordinance	X	X	X	X	X	Decatur County	\$45,000	GF/Fees/SPLOST
Consider developing procedures for the use of selective demolition as a means of stabilizing neighborhoods		X	X			Decatur County	\$5,000	GF
Encourage public/private partnerships for the purpose of rehabilitating substandard housing		X				Decatur County	\$10,000	GF
The County plans to develop a committee to study housing problems throughout the unincorporated area of the county, and to prepare a report on conditions and recommend remedies.		X				Decatur County	None	N/A
<b><u>Land Use</u></b>								
Adopt land use regulations to specifically protect prime agricultural land	X					Decatur County	***	
Develop Zoning Ordinance	X					Decatur County	***	GF
							*** to be included in a total of \$50,000	

Short Term Work Program 2008-2012

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<b><u>WORK PROGRAM</u></b>	<b><u>2008</u></b>	<b><u>2009</u></b>	<b><u>2010</u></b>	<b><u>2011</u></b>	<b><u>2012</u></b>	<b><u>Responsible Party</u></b>	<b><u>Cost Estimate</u></b>	<b><u>Funding Source</u></b>
<b><u>Other Considerations</u></b>								
Promote tourism & industry along US 27 along its entire length	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Decatur County	\$0	N/A
Continue to pave and resurface secondary roads	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Decatur County	\$1,500,000/yr	SPLOST
Continue to maintain bridges	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Decatur County	\$25,000	GF
Ensure capability to service all types of general and corporate aviation	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Decatur County	\$100,000/yr	GF

Short Term Work Program 2008-2012

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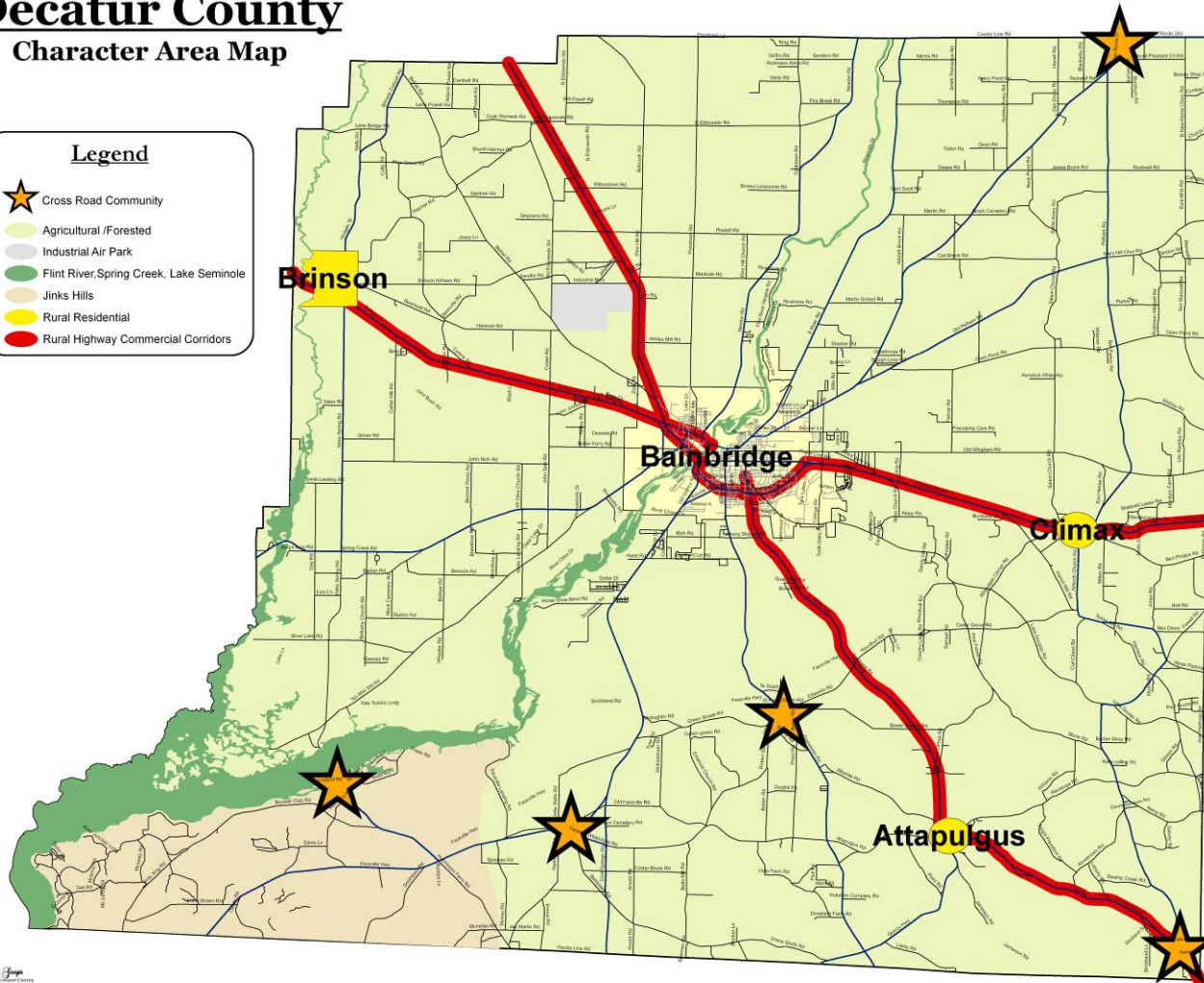


# Decatur County

## Character Area Map

**Legend**

- ★ Cross Road Community
- Light Green Agricultural /Forested
- Light Blue Industrial Air Park
- Dark Green Flint River, Spring Creek, Lake Seminole
- Light Orange Jinks Hills
- Light Yellow Rural Residential
- Red Rural Highway Commercial Corridors

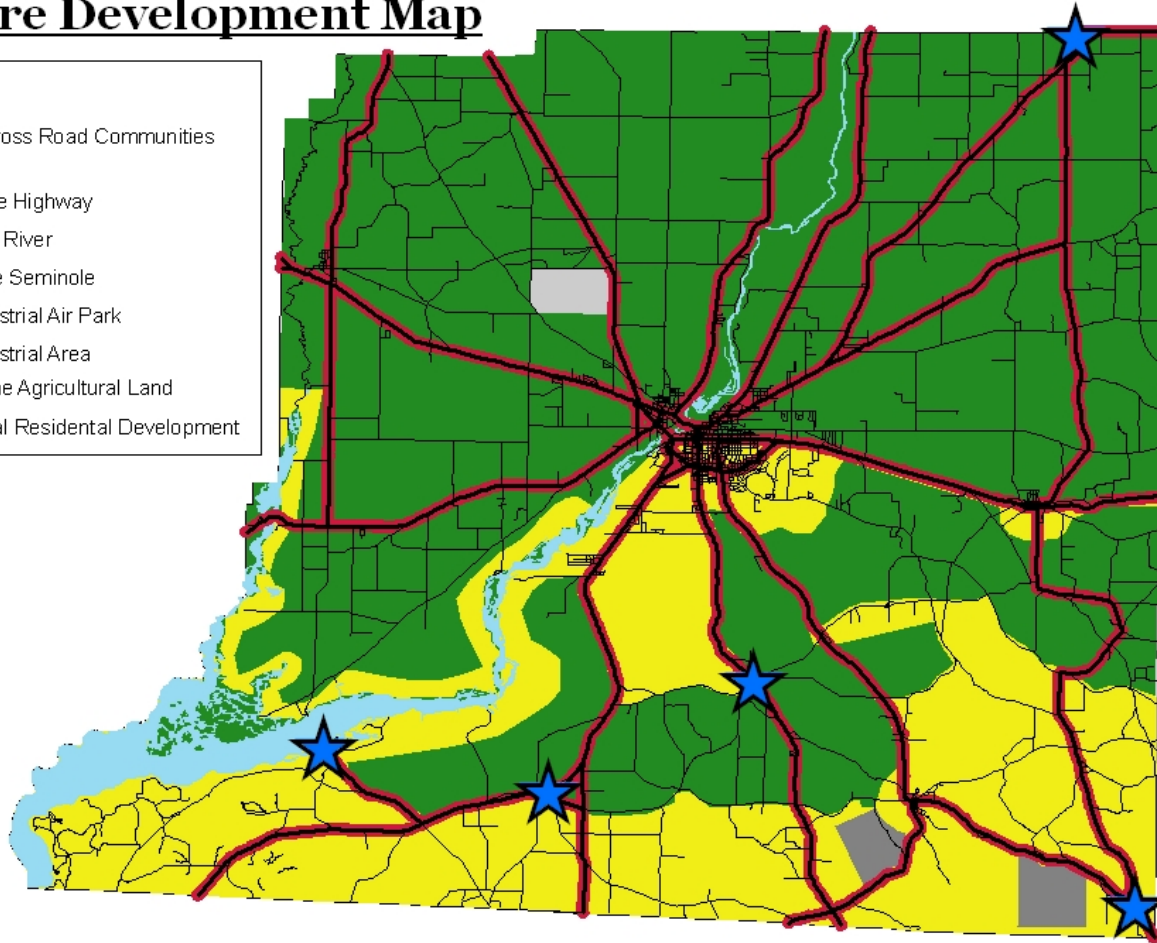


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# Decatur County Future Development Map

-  Cross Road Communities
-  State Highway
-  Flint River
-  Lake Seminole
-  Industrial Air Park
-  Industrial Area
-  Prime Agricultural Land
-  Rural Residential Development



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## GLOSSARY OF TERMS

**APPROPRIATE BUSINESSES QCO:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.

**BEST MANAGEMENT PRACTICES (BMPs):** Conservation practices or systems of practices and management measures that control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxins and sediment.

**BUFFER:** An area of land designed or managed for the purpose of separating and insulating two or more land areas whose uses conflict or are incompatible (trees separating homes from an expressway).

**CHARACTER AREA:** means a specific geographic area within the community that:

- has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and
- requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).

**CLUSTER DEVELOPMENT:** An alternative development technique under zoning and subdivision regulations. A cluster subdivision is basically one in which a number of residential lots are grouped or clustered, leaving some land undivided for common use. Generally the same number of lots or dwelling units permitted under conventional subdivision procedures are clustered on smaller-than-usual lots. The land remaining from lot reduction is left undivided and is available as common area or open space.

**COMMUNITY AGENDA:** means the portion of the comprehensive plan that provides guidance for future decision-making about the community, prepared with adequate input from stakeholders and the general public. It includes: (1) a community vision for the future physical development of the community, expressed in the form of a map indicating unique character areas, each with its own strategy for guiding future development patterns; (2) a list of issues and opportunities identified by the community for further action, and (3) an implementation program that will help the community realize its vision for the future and address the identified issues and opportunities.

**COMMUNITY ASSESSMENT:** means the portion of the comprehensive plan that is an objective and professional assessment of data and information about the community prepared without extensive direct public participation. It includes: (1) a list of potential issues and opportunities the community may wish to take action to address, (2) evaluation of community policies, activities, and development patterns for consistency with the Quality Community Objectives, (3) analysis of existing development patterns, including a map of recommended character areas for consideration in developing an overall vision for future development of the community; and (4) data and information to



substantiate these evaluations and the potential issues and opportunities. The product of the Community Assessment must be a concise and informative report to inform decision-making by stakeholders during development of the Community Agenda portion of the plan.

**CONSERVATION EASEMENT:** Restricts the manner in which the land may be developed in an effort to preserve natural resources for future use.

**COMMUNITY VISION:** means the part of the Community Agenda that is intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction. It includes: (1) an optional general vision statement of the overall goals and desired future the community seeks to achieve; (2) a future development map delineating boundaries of major character areas throughout the community; and (3) a defining narrative that provides a specific vision and implementation strategy for each character area.

**COMPREHENSIVE PLAN:** means a 20-year plan by a county or municipality covering such county or municipality and including three components: a Community Assessment, a Community Participation Program, and a Community Agenda. The comprehensive plan must be prepared pursuant to the local planning requirements for preparation of comprehensive plans and for implementation of comprehensive plans, established by the Department in accordance with O.C.G.A. 50-8-7.1(b) and 50-8-7.2.

**CORRIDOR:** a. An uninterrupted path or channel of developed or undeveloped land paralleling the route of a street or highway. b. The land within one-quarter mile of both sides of designated high-volume transportation facilities, such as arterial roads. If the designated transportation facility is a limited access highway, the corridor extends one-quarter mile from the interchanges.

**DCA:** The Georgia Department of Community Affairs.

**DENSITY:** The number of dwelling units or persons per acre of land, usually expressed in units per gross acre.

**DEVELOPMENT:** Any activity that materially affects the condition or use of dry land, land under water, or any structure.

**DEVELOPMENT PATTERNS:** Community development patterns--the configuration, scale and intensity of buildings, streets, parking, open space, and public facilities--determine how the community looks and functions.

**DWELLING UNIT:** A room or group of rooms, occupied or intended for occupancy as separate living quarters.

**EASEMENT:** A contractual agreement to gain temporary or permanent use of, and/or access through, a property, usually for public facilities and access ways.



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

**EMPLOYMENT OPTION QCO:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**ENVIRONMENTAL PROTECTION QCO:** Air quality and environmentally sensitive areas should be protected from the negative impacts of development. Environmentally sensitive areas deserve special protection, 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.

**FLOODPLAIN:** A relatively flat or lowland area adjoining a river, stream, or watercourse, which is subject to periodic, partial or complete inundation.

**GREEN SPACE:** An area of land associated with, and located on the same parcel of land as, a building for which it serves to provide light and air, or scenic, recreational, or similar purposes.

**GROWTH PREPAREDNESS QCO:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce.

**HERITAGE PRESERVATION QCO:** 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.

**HISTORIC DISTRICT:** A group of historic resources comprised of two or more properties that are significant as a cohesive unit and contribute to the historical, architectural, archeological, or cultural values within the Maryland-Washington Regional District and that has been so classified in the county's Historic Sites and Districts Plan.

**HOUSING OPPORTUNITIES QCO:** Quality housing and 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.

**IMPLEMENTATION MEASURES:** The critical step necessary to make planning tangible. Implementation measures are inventories, programs and regulations that are best management practices to address the community's issues and opportunities and help achieve the goals of the community vision.

**INFILL DEVELOPMENT:** Development that takes place on vacant or underutilized parcels within an area that is already characterized by urban development and has access to urban services.

*Our vision for Decatur County and its smaller municipalities is to develop and preserve the necessary infrastructure, resources and human capital that will promote managed growth while maintaining the culture of Decatur County.*



**INFRASTRUCTURE:** The built facilities, generally publicly funded, that are required in order to serve a community's developmental and operational needs. The infrastructure includes such things as roads and water and sewer systems.

**ISSUES AND OPPORTUNITIES:** issues and opportunities are intended to prompt thinking of what the community needs to address in the comprehensive plan. They should prompt thought about areas in which your community is not as effective as you would like, or has not advanced or progressed as anticipated.

**LAND USE:** The types of buildings and activities existing in an area or on a specific site. Land use is to be distinguished from zoning, the latter being the regulation of existing and future land uses.

**NEIGHBORHOOD:** The smallest unit of community structure.

**NODE:** A location along a corridor at a major intersection or major transit stop (bus or rail) that consists of a concentration of high-intensity, mixed-use residential and commercial development. Nodes should be interspersed with stretches of lower intensity land uses or open space.

**OPEN SPACE:** (land use, not zoning): Areas of land not covered by structures, driveways, or parking lots. Open space may include homeowners association common areas, parks, lakes, streams and ponds, etc.

**OPEN SPACE PRESERVATION QCO:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelt/wildlife corridors.

**PLAN UPDATE:** means a more or less complete re-write of the comprehensive plan, which shall occur approximately every ten years, in accordance with the Local Comprehensive Plan Recertification Schedule maintained by the Department.

**POLICIES:** Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities.

**PUBLIC FACILITY:** A facility such as a road, school or sewage treatment plant financed by public revenues and available for use by the public.

**QUALITY COMMUNITY OBJECTIVES:** 'Quality Community Objectives' elaborate on the state-wide goals through consideration of local and regional growth and development issues.

**RECREATION—ACTIVE:** Includes activities such as swimming, skating, hiking, biking, fitness trails, frisbee or conventional golf, baseball, basketball, etc.



**RECREATION—PASSIVE:** Reading, sitting on a park bench, viewing scenery, picnicking and/or visiting with friends.

**REGIONAL COOPERATION QCO:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to the success of a venture, such as protection of shared natural resources.

**REGIONAL IDENTITY QCO:** Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

**REGIONAL SOLUTIONS QCO:** 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.

**SENSE OF PLACE QCO:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where it is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.

**SERVICE DELIVERY STRATEGY:** means the intergovernmental arrangement among city governments, the county government, and other affected entities within the same county for delivery of community services, developed in accordance with the Service Delivery Strategy law. A local government’s existing Strategy must be updated concurrent with the comprehensive plan update. To ensure consistency between the comprehensive plan and the agreed upon Strategy: (1) the services to be provided by the local government, as identified in the comprehensive plan, cannot exceed those identified in the agreed upon strategy and (2) the service areas identified for individual services that will be provided by the local government must be consistent between the plan and Strategy.

**SETBACK:** The distance between a building or structure (not including ground-level parking lots or other paved surfaces) from property lines or from other buildings.

**SHORT TERM WORK PROGRAM:** means that portion of the Implementation Program that lists the specific actions to be undertaken annually by the local government over the upcoming five years to implement the comprehensive plan.

**SPECIFIC LAND USES:** The zoning categories to be allowed in the character area.

**STAKEHOLDER:** A stakeholder is an individual, group, or institution who has a “stake” or interest in the future of their community. It is important to identify and involve stakeholders (supporters and opponents alike) at the outset of the planning process. Those who are invited to participate or are involved from the beginning are more likely to support implementation of the plan, and less likely to undermine the planning process at



a later time.

**STREET:** A public or dedicated right-of-way

**STREETSCAPE:** The environment of the public right-of-way as defined by adjacent private and public buildings, character of the pavement and street furniture, and use of the right-of-way.

**STRUCTURE:** Anything constructed or built, including parking lots and fencing.

**SUBDIVISION:** The division by plat or deed of a piece of property into two or more lots, plots, sites, tracts, parcels, or other land divisions in accordance with Subtitle 24 of the Prince George's County Code.

**SUBDIVISION REGULATIONS:** Laws or regulations for the division of any land, lot or parcel into two or more lots, including the provision of streets and other public facilities.

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

**TRANSFER OF DEVELOPMENT RIGHTS (TDR):** A growth management tool used to protect designated rural and environmentally sensitive areas by allowing development rights to be transferred to properties in other parts of the county.

**TRANSPORTATION ALTERNATIVE QCO:** 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.

**WATERSHED:** An area of land with a common drainage point.

**ZONING:** The classification of land by types of uses permitted and prohibited in a district and by densities and intensities permitted and prohibited, including regulations regarding building location on lots.

