

INTRODUCTION

Organization of Comprehensive Plan

The Seminole County Comprehensive Plan consists of three documents. The first document is the Community Assessment which provides a detailed analysis of Seminole County and the Cities of Donalsonville and Iron City. It includes the following:

- A list of potential issues and opportunities;
- Analysis of existing development patterns;
- A character area map;
- Evaluation of current policies, activities and development patterns for consistency with the Quality Community Objectives;
- Analysis of data and information to check the validity of the above evaluations and potential issues and opportunities.

The second document is the Community Participation program that describes Seminole County's plan for ensuring adequate public and stakeholder involvement in the preparation of the Community Agenda portion of the plan.

Both of these documents were reviewed by the Southwest Georgia Regional Development Center and the local governments adopted resolutions for transmittal to the Georgia Department of Community Affairs.

This document represents the third and final part, the Community Agenda which contains the plan portion of the Comprehensive Plan. The Community Agenda identifies the short and long term critical planning strategies for the county and cities. The Community Agenda is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented.

History

Seminole County was created in 1920 from portions of Decatur and Early counties. It was named for the Seminole Indians who, faced with settlement, left their lands in the Chattahoochee River Valley and moved to the Florida Everglades. Led by their chief, Osceola, they fought two bloody frontier wars with the U.S. Army.

Donalsonville was named for Jonathan E. Donalson, a member of a prominent family who had pioneered Decatur County.

The creation of Lake Seminole behind the Jim Woodruff Lock and Dam inundated many acres in the southern portion of the county. What had largely been swampland was turned into a water recreation resource. Fairchild State Park, Reynoldsville State Park and Seminole State Park are all on the Seminole County side of the lake.

Seminole County is located directly above one of the largest known aquifers in the world.

The famous Three-Notch Road on Highway 39 runs through Seminole County. This road was built by a volunteer army in 1814, and was marked by three carved notches which are still visible on the trees today.

Downtown Donalsonville is the site for the annual Harvest Festival held in October. This is a celebration of the county's top industry-- agriculture. Arts and crafts, parade, food and competitions are highlights of this event.

Iron City was incorporated in 1900 and has a population of 321 as of the last census.

Purpose

The Purpose of the Seminole County and the Cities of Donalsonville and Iron City Comprehensive Plan is to guide elected officials and community leaders in long term and day to day decision making. The Plan will illustrate and overall Community Vision, Visions for small subsets of the community, issues and opportunities, and provide Goals, Policies and Objectives to ensure that the Community Vision can become a reality. This is a final draft only in the sense that it will be submitted as complete to the Georgia Department of Community Affairs in accordance with state law. The Plan will be updated and adjusted accordingly on a regular basis and should be used often. The Plan will undergo revisions as the community continues to come together to address the challenges of an aging community and population growth.

Community Vision

The Public Participation program included one major county wide visioning session and three smaller visioning sessions during which issues and opportunities and character areas were identified and discussed. These visioning sessions produced a county-wide vision statement and vision statements for character areas.

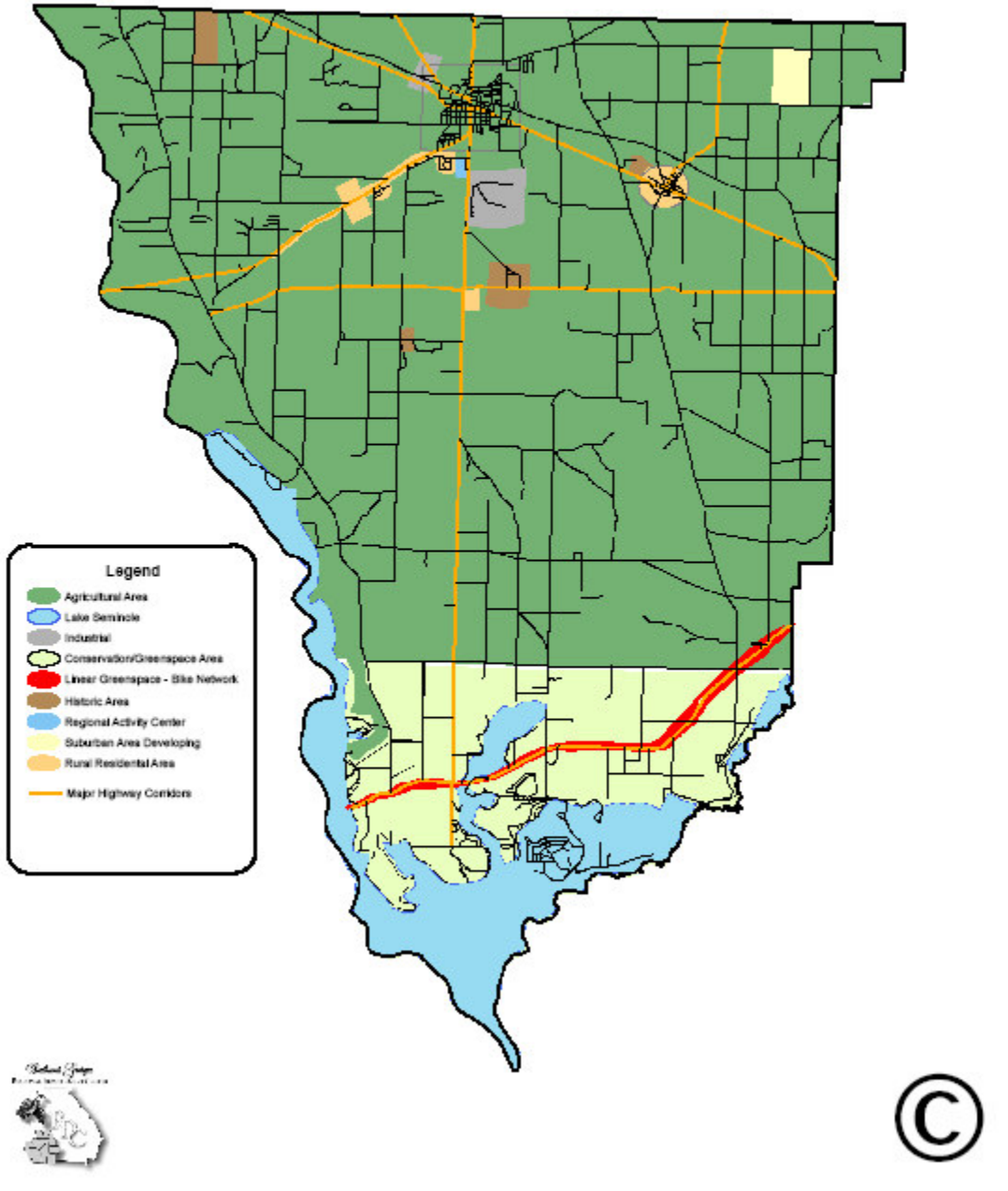
Our Vision for Seminole County is to strengthen our community character through:

- Planned Residential Development
- Planned Commercial Development
- Recreational Growth
- Increased Educational Opportunities
- Increased Employment Opportunities and
- Diverse Agricultural Development

By strengthening these key components for our community we will retain our young people, recruit retirees and maintain a high quality of life while preserving and enhancing the natural, historic and cultural resources we have available to us.

SEMINOLE COUNTY VISION FOR THE FUTURE

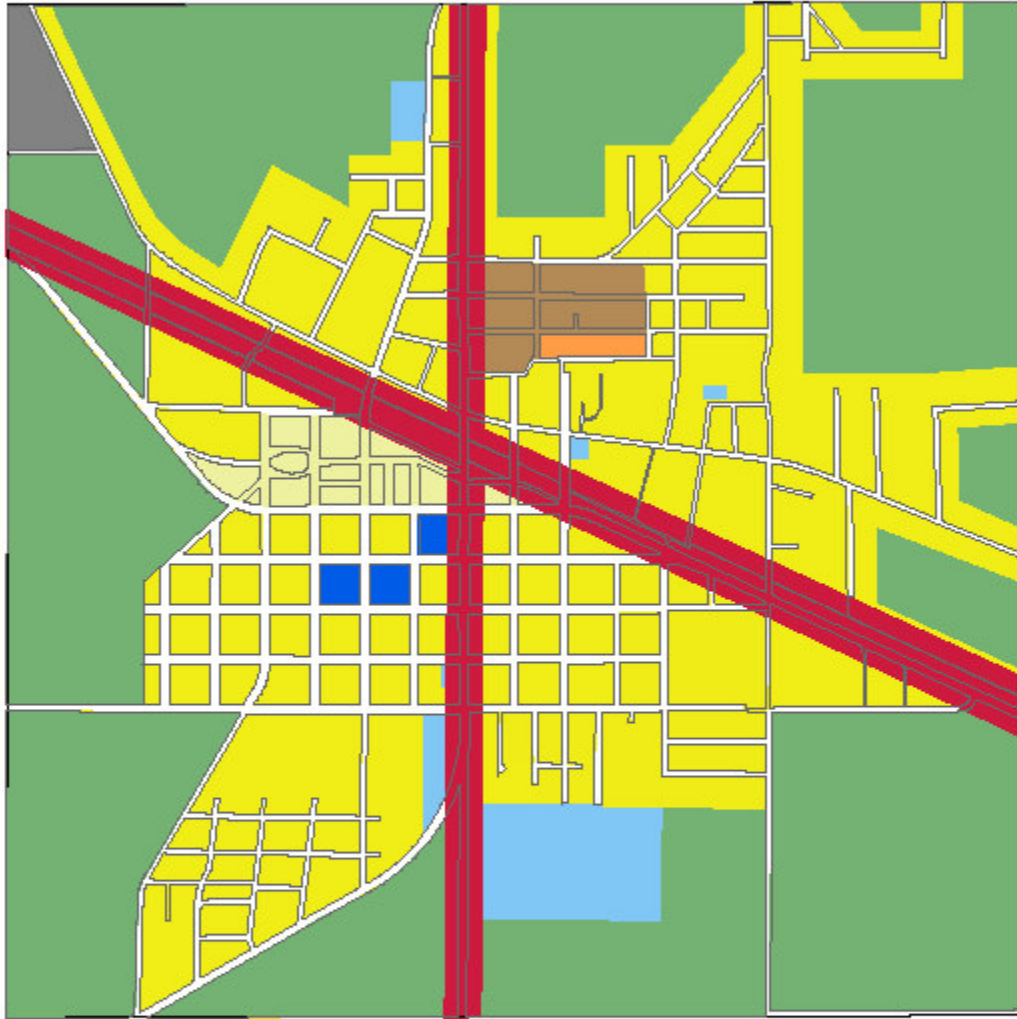
Seminole County Future Development Map



DONALSONVILLE VISION FOR THE FUTURE

Donalsonville

Future Development Map



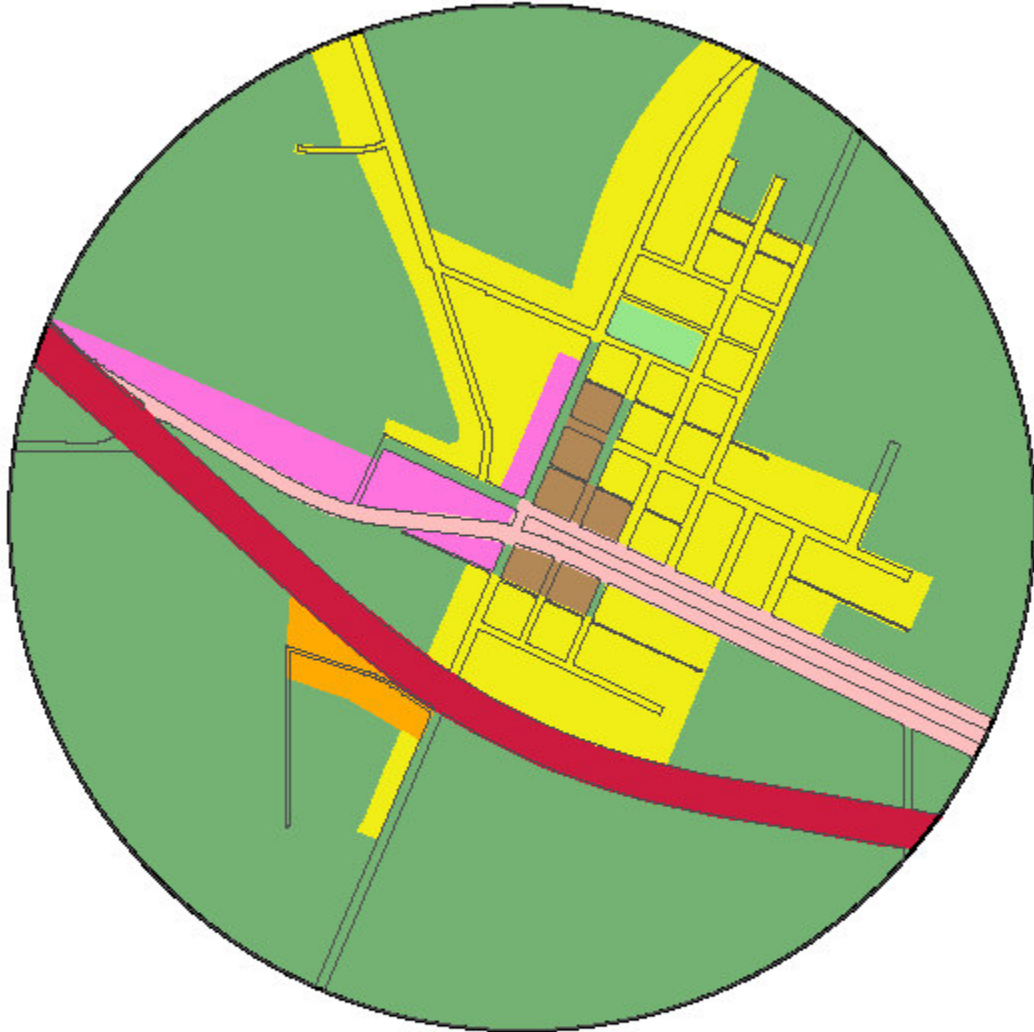
Legend

| | |
|-------------------------------------|--------------------------|
| Traditional Neighborhood Developing | Historic Downtown Area |
| Traditional Neighborhood Declining | Neighborhood Center |
| Major Highway Corridor | Regional Activity Center |
| Historic Area | Agricultural Area |
| | Industrial Area |



IRON CITY VISION FOR THE FUTURE

Iron City Future Development Map



Legend

- | | |
|---|--|
|  Agricultural Area |  In-Town Corridor |
|  Greenspace Area |  Major Highway Corridor |
|  Historic Area |  Traditional Neighborhood Declining |
|  Light Commercial |  Traditional Neighborhood Stable |



Defining Narrative

In accordance with the State local planning requirements, parts of Seminole County have been defined into specific character areas. Each of the following character area narratives was developed according to State Planning Recommendations and steering committee involvement. The boundaries, description and goals of these character areas are to be used as a guideline for future development patterns in a manner consistent with the community vision. As growth continues, the character areas need to be adjusted accordingly.

Each character area has a unique description stating either the existing or desired qualities of the area. The development strategy should guide future development and redevelopment for the particular area and ensure consistent and complimentary development to promote a greater sense of place and overall improved quality of life. Quality Community Objectives (QCO's) will be adopted and utilized for each character area to help preserve the unique cultural, natural and historic resources. This process also helps in realizing the fullest potential of future development. The implementation measures involve the critical step necessary to make planning a reality and detail the specific activities or programs applicable to each character area. Implementation of these measures will help each area achieve its established objectives and overall development strategy.

| CHARACTER AREAS | |
|--|---|
| Character Areas | Descriptions |
| Conservation Area and Green space | <ul style="list-style-type: none"> Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development e.g. scenic views, coast, steep slopes, flood plains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas |
| Linear Green space, Trail And Pedestrian Bike Network | <ul style="list-style-type: none"> Area of protected open space that follow natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities |
| Agricultural Area | <ul style="list-style-type: none"> Lands in open or cultivated state or sparsely settled including woodlands and farm lands |
| Rural Residential Area | <ul style="list-style-type: none"> Rural undeveloped land likely to face development pressures for lower density (one unit per 2+ acres) residential development Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views, and high degree of building separation |

| CHARACTER AREAS | |
|---|--|
| Character Areas | Descriptions |
| Suburban Area Developing | <ul style="list-style-type: none"> • Area where pressures for the typical types of suburban residential subdivision development are greatest (due to the availability of water and sewer) • Without intervention, this area is likely to evolve with low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear |
| Traditional Neighborhood Stable | <ul style="list-style-type: none"> • A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design and has higher rates of homeownership • Location near declining areas of town may also cause this neighborhood to decline over time |
| Traditional Neighborhood Declining | <ul style="list-style-type: none"> • An area that has most of its original housing stock in place but housing conditions are worsening due to low rates of homeownership and neglect of property maintenance • There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use |
| Neighborhood Center | <ul style="list-style-type: none"> • A neighborhood focal point with a concentration of activities such as general retail, service, commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians |
| Historic Downtown | <ul style="list-style-type: none"> • The traditional central business district and immediately surrounding commercial, industrial or mixed use areas that have been designated as an historic area |
| Regional Activity Center | <ul style="list-style-type: none"> • Concentration of regionally marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes • These areas are characterized by high degree of access by vehicular traffic, and high transit use, including stops, shelters, and transfer points and on-site parking |

| CHARACTER AREAS | |
|-------------------------------|--|
| Character Areas | Descriptions |
| Scenic Corridor | <ul style="list-style-type: none"> Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views |
| Major Highway Corridor | <ul style="list-style-type: none"> Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways |
| Light Industrial Area | <ul style="list-style-type: none"> Area used in low intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics |
| Industrial Area | <ul style="list-style-type: none"> Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation or other nuisance characteristics are not contained on site |
| Historic Area | <ul style="list-style-type: none"> Historic district or area containing features, landmarks, civic or cultural uses of historic interest Characteristics may vary based on size location and history of the community |

QUALITY COMMUNITY OBJECTIVES

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCO's) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. Below are the Quality Community Objectives and their definitions.

Regional Identity Objective:

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.

Growth Preparedness Objective:

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, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Appropriate Businesses Objective:

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.

Educational Opportunities Objective:

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

Employment Options Objective:

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

Heritage Preservation Objective:

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.

Open Space Preservation Objective:

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 greenbelts/wildlife corridors.

Environmental Protection Objective:

Air quality and environmentally sensitive areas should be protected from 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.

Regional Cooperation Objective:

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

Transportation Alternatives Objective:

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.

Regional Solutions Objective:

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.

Housing Opportunities Objective:

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.

Traditional Neighborhood Objective:

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.

Infill Development Objective:

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Sense of Place Objective:

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this 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.

CHARACTER AREAS

Conservation Area and Green space

Vision: Seminole County will protect and maintain its natural/ cultural resources, state parks, conservation areas, and other significant preserves to the best of our ability. These Conservation and Green space Areas will be available for the enjoyment of people throughout the world far beyond our generation.



Development Strategy:

Maintain natural, rural character by allowing new development within the already developed areas and promoting the use of conservation easements. Roadways should only be widened when absolutely necessary and alterations should be designed to minimize the visual impact. Promote these areas as passive-use tourism and recreation destinations.

Specified Use:

- Limited development in this area in order to maintain its existing rural nature
- Conservation easements will be encouraged
- Roadways will be widened only when absolutely necessary
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas

Land Uses or Zoning categories to be allowed:

- Agriculture/Forestry, Parks/Recreation and conservation

Quality Community Objectives:

- *Heritage Preservation Objective*
- *Open Space Preservation Objective*
- *Environmental Protection Objective*

Implementation Measures:

- Conserve, maintain and promote the natural, historic and cultural resources of Seminole County and the Cities of Donalsonville and Iron City
- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences

- Encourage and support new recreational development as well as existing parks and green space.
- Support the development of additional cultural resources that will aid in the understanding of local heritage
- Support regional tourism alliances with other counties and other facilities to promote existing and future natural, historic and cultural resources to increase the number of visitors
- Conserve, maintain and promote the natural, historic, and cultural resources in order to make Seminole County an attractive place in which to live, work and enjoy
- Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside
- Discourage the obstruction of scenic views and sites in the county
- Promote and Enhance the Outdoor Recreation Industry
- Establish natural habitats for a variety of wildlife
- Develop and promote additional competitions and festivals targeted to this market

Policies:

- Encourage maximum use of the county's natural resources while maintaining sound environmental protection practices
- Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types
- Encourage the use of flood prone areas for passive recreation and other appropriate open space uses
- Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions
- Encourage the development of Private Hunting Lodges
- Encourage large property owners to lease their land to hunters
- Encourage the development of service facilities to meet the needs of every sector of the economy
- Encourage the safe, wise and legal use of firearms and other hunting techniques
- Encourage the development of a Scenic Byways Designation
- Encourage local schools to use these facilities as outdoor classrooms
- Encourage the further development of Lake Seminole and the State Parks and Facilities
- Encourage education about water recharge areas and storm water management
- Support and encourage the building of Seminole State Park's marina

Linear Green space, Trail and Pedestrian Bike Network

Vision: Seminole County will work at the maintenance and development of linear Green space, trails and bike networks throughout the county. These spaces will be available to those entire populations that wish to use them.



Development Strategy:

Maintain the areas of protected open space that follow natural and manmade linear features for recreation, transportation and conservation purposes. The space may also include links ecological, cultural and recreational amenities.

Wherever possible, connect to regional network of green space and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. These areas can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings within the center, leaving open space surrounding the center.

Specified Use:

- Limited development in this area in order to maintain its existing rural nature
- Conservation easements will be encouraged
- Roadways will be widened only when absolutely necessary for bikes and pedestrians
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas

Land Uses or Zoning categories to be allowed:

- Agriculture/Forestry, Parks/Recreation and Conservation

Quality Community Objectives:

- *Transportation Alternatives Objective*
- *Regional Identity Objective*
- *Regional Cooperation Objective*
- *Open Space Preservation Objective*

Implementation Measures:

- Conserve, maintain and promote the natural, historic and cultural resources of Seminole County and the Cities of Donalsonville and Iron City
- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences
- Encourage and support existing and new trails throughout Seminole County
- Support the development of additional transit resources that will aid in the understanding of local heritage
- Support regional tourism alliances with other counties and other facilities to promote existing and future natural, historic and cultural resources to increase the number of visitors
- Conserve, maintain and promote the natural, historic, and cultural resources in order to make Seminole County an attractive place in which to live, work and enjoy
- Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside
- Discourage the obstruction of scenic views and sites in the county
- Promote and Enhance the Outdoor Recreation Industry

Policies:

- Encourage maximum use of the county's natural resources while maintaining sound environmental practices
- Encourage the use of flood prone areas for passive recreation and other appropriate open space uses
- Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions
- Encourage the development of service facilities to meet the needs of every sector of the economy
- Encourage the development of a Scenic Byways Designation

Agricultural Area

Vision Seminole County has been and will remain to be a community based around agriculture. These agriculture areas must be respected and protected. Agriculture and forestry will continue to be a vital part of Seminole County's economy.



Development Strategy:

Maintain rural character by strictly limiting new development, protecting farmland and open space by maintaining large lot sizes (at least 10 acres), and promoting use of conservation easements by land owners. Residential subdivisions should be severely limited, but if minor exceptions are made, they should be required to follow a rural cluster zoning or conservation subdivision design. Any new development should be required to use compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture. Roadways should be widened only when necessary and alterations should be carefully designed to minimize visual impact. These areas should be promoted as passive-use tourism and recreation destinations.

Specified Use:

- Very large minimum lot size requirements will be used to limit development density and protect the farmland and rural character
- Limited development in this area in order to maintain its existing rural nature
- Conservation easements will be encouraged
- Roadways will be widened only when absolutely necessary for bikes and pedestrians
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas

Land Uses or Zoning categories to be allowed:

- Agriculture/Forestry, Low Density Residential, Transportation /Communication /Utility, and Public Institutional in a limited manner

Quality Community Objectives:

- *Regional Identity Objective*
- *Open Space Preservation Objective*
- *Heritage Preservation Objective*
- *Environmental Protection Objective*
- *Sense of Place Objective*

Implementation Measures:

- Conserve, maintain and promote the natural, historic and cultural resources of Seminole County and the Cities of Donalsonville and Iron City
- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences
- Support regional tourism alliances with other counties and other facilities to promote existing and future natural, historic and cultural resources to increase the number of visitors
- Conserve, maintain and promote the natural, historic, and cultural resources in order to make Seminole County an attractive place in which to live, work and enjoy
- Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside
- Discourage the obstruction of scenic views and sites in the county
- Promote and Enhance the Outdoor Recreation Industry
- Prohibit the disposal of hazardous waste within Seminole County and the Cities of Donalsonville and Iron City

Policies:

- Encourage Conservation Easements
- Encourage the Purchase of Development Rights or Transfer of Development Rights
- Encourage maximum use of the county's natural resources while maintaining sound environmental practices
- Encourage the use of flood prone areas for passive recreation and other appropriate open space uses
- Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions

Rural Residential

Vision Parts of Seminole County will continue to be a distinctive rural environment where the housing stock is primarily single family and is varied in age and design.



Development Strategy:

Maintain rural atmosphere while accommodating new residential development by permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space. Encourage compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture.

Specified Use:

- Subdivision designs will incorporate a significant amount of open space
- Wherever possible, housing will connect to green space and trails, available to pedestrians and bicyclists for both tourism and recreational purposes
- Very large minimum lot size requirements will be used to limit development density and protect the farmland and rural character
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged

Land Uses or Zoning categories to be allowed:

- Agriculture/Forestry, Low Density Residential, Transportation/Communication/Utility, and Public Institutional in a limited manner

Quality Community Objectives:

- *Regional Identity*
- *Traditional Character*
- *Preservation of Open Space*
- *Protection of Environmentally Sensitive Areas*

Implementation Measures:

- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods
- Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction

- Protect residential areas and their residents from incompatible land uses and their activities
- Discourage incompatible land uses, adjacent or within residential areas
- Improve and expand the existing housing stock for all income levels
- Support continued improvement of existing housing conditions through all available public and private means
- Strive to improve the quality of development along the Lake Seminole and rivers/corridors
- Strive for the elimination of housing discrimination and promote fair housing practices
- Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes

Policies:

- Encourage owners of substandard units to improve their properties through the use of every available means
- Encourage safe, effective, and aesthetically pleasing residential developments
- Promote and encourage more affordable housing opportunities

Suburban Area Developing

Vision Parts of Seminole County will continue to be a distinctive rural environment where the housing stock is primarily single family and is varied in age and design.



Development Strategy:

Promote moderate density, traditional neighborhood development (TND) style residential subdivisions. New development should be master-planned with mixed-uses, blending residential development with schools, parks, recreation, retail businesses and services that are linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision. There should be strong connectivity and continuity between each master planned development. There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points. These areas should encourage compatible architecture styles that maintain the regional character, and do not include “franchise” or “corporate” architecture. Wherever possible, connect to regional network of green space and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. Street design should foster traffic calming measures such as narrow residential streets, on-street parking, and the addition of bicycle and pedestrian facilities.

Foster retrofitting of these areas to better conform to the traditional neighborhood development (TND) principles. This includes creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences. Add traffic calming improvements, sidewalks, and increased street interconnections to improve walk-ability within existing neighborhoods. Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity.

Specified Use:

- Subdivision designs will incorporate a significant amount of open space
- Wherever possible, housing will connect to green space and trails, available to pedestrians and bicyclists for both tourism and recreational purposes
- Very large minimum lot size requirements will be used to limit development density and protect the farmland and rural character
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged

Land Uses or Zoning categories to be allowed:

- Agriculture/Forestry, Low Density Residential, Transportation/Communication/Utility, and Public Institutional in a limited manner

Quality Community Objectives:

- *Traditional Neighborhood Objective*
- *Infill Development Objective*
- *Transportation Alternative Objective*
- *Housing Choices Objective*

Implementation Measures:

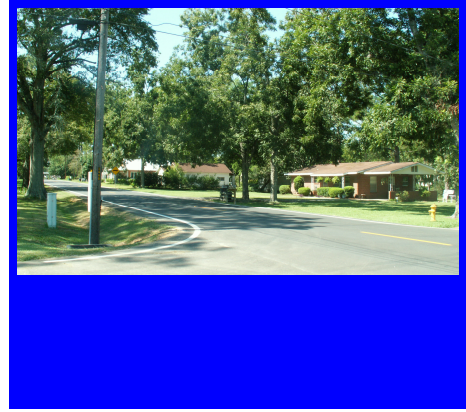
- Strive to improve the quality of development along the Lake Seminole and rivers/corridors
- Strive for the elimination of housing discrimination and promote fair housing practices
- Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes
- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods
- Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction
- Protect residential areas and their residents from incompatible land uses and their activities
- Discourage incompatible land uses, adjacent or within residential areas
- Improve and expand the existing housing stock for all income levels
- Support continued improvement of existing housing conditions through all available public and private means

Policies:

- Encourage owners of substandard units to improve their properties through the use of every available means
- Encourage safe, effective, and aesthetically pleasing residential developments
- Promote and encourage more affordable housing opportunities

Traditional Neighborhood Stable

Vision The Residential Neighborhoods in Seminole County and the Cities of Donalsonville and Iron City will be majority owner-occupied and serve as a continuing example of well-maintained, stable neighborhoods with many sidewalks and limited vacant properties.



Development Strategy:

These are neighborhoods that have a relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and have higher rates of homeownership. Location near declining areas of town may also cause this neighborhood to decline over time.

Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents. Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, or other destinations in the area.

Specified Use:

- Subdivision designs will incorporate a significant amount of open space wherever possible, housing will connect to green space and trails, available to pedestrians and bicyclists for both tourism and recreational purposes
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged

Land Uses or Zoning categories to be allowed:

- Agriculture/Forestry, Low Density Residential, Transportation/Communication/Utility, and Public Institutional in a limited manner

Quality Community Objectives:

- *Regional Identity*
- *Traditional Character*
- *Preservation of Open Space*

Implementation Measures:

- Strive to improve the quality of development along the Lake Seminole and rivers/corridors
- Strive for the elimination of housing discrimination and promote fair housing practices
- Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes
- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods
- Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction
- Protect residential areas and their residents from incompatible land uses and their activities
- Discourage incompatible land uses, adjacent or within residential areas
- Improve and expand the existing housing stock for all income levels
- Support continued improvement of existing housing conditions through all available public and private means

Policies:

- Encourage owners of substandard units to improve their properties through the use of every available means
- Encourage safe, effective, and aesthetically pleasing residential developments
- Promote and encourage more affordable housing opportunities

Traditional Neighborhood Declining

Vision: Seminole County envisions a preventative strategy so that the decline of neighborhoods is stopped before it becomes necessary to redevelop the neighborhood.



Development Strategy:

This is a residential area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of homeownership and poor property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use.

Focus on strategic public investments to improve conditions, appropriate infill development or scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. The neighborhood should, however, also include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.

Specified Use:

- New development will match typical densities of older centers of the community
- Infill development on vacant sites closer in to the center of the community will be encouraged
- Sites with existing infrastructure in place will be used for new development, matching the character of the surrounding neighborhood in lieu of more development on Greenfield sites
- A well-designed development that blends into existing neighborhoods by disguising its density (e.g., small scale apartment buildings, multi-family that looks like a single residence from the street, etc.)
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc. will be included
- Sidewalks will be used for easy access to nearby transit, shopping, schools and other areas where residents travel daily
- There will be a distribution of affordably priced homes throughout the county

- Garages will be located to the rear of each property, or on-street parking is used for residents' automobiles
- Houses will be located near the street, with large front porches that encourage interaction with neighbors
- New residential development that matches the mix of housing types and styles of older homes will be required
- New developments will reflect traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers
- The availability of infrastructure will be used to steer development away from areas of natural, cultural, and environmentally sensitive resources
- Existing neighborhoods will be retrofitted to improve pedestrian and bicycle access and connectivity with nearby commercial areas

Land Uses or Zoning categories to be allowed:

- Low and medium density residential - High density residential is to be allowed in designated areas

Quality Community Objectives:

- *Traditional Neighborhood*
- *Transportation Alternatives*
- *Housing Opportunities*

Implementation Measures:

- Improve and expand the existing housing stock for all income levels
- Conserve existing housing stock insofar as practical through rehabilitation and improvement of substandard housing units that are suitable for repair Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction
- Protect residential areas and their residents from incompatible land uses and their activities
- Discourage incompatible land uses, adjacent or within residential areas
- Improve and expand the existing housing stock for all income levels
- Support continued improvement of existing housing conditions through all available public and private means
- Strive to improve the quality of development along the Lake Seminole and rivers/corridors
- Strive for the elimination of housing discrimination and promote fair housing practices
- Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes

Policies:

- We will eliminate substandard or dilapidated housing in our community
- We will stimulate infill housing development in existing neighborhoods
- Support continued improvement of existing housing conditions through all available public and private means
- Strive for the elimination of housing discrimination and promote fair housing practices
- Encourage owners of substandard housing units to improve their properties through use of every available means including providing public technical assistance and seeking public financial support
- Encourage and support Code Enforcement in Seminole County and the Cities of Donalsonville and Iron City
- Support enforcement of existing building codes and nuisance ordinances
- Support continued improvement of existing housing conditions through all available means

Neighborhood Center

Vision The Cities of Donalsonville and Iron City will continue to promote and improve their neighborhood centers which are central areas that are main attractions throughout the various neighborhoods within the community. These centers will be well kept and welcoming.



Development Strategy:

Focus on reinforcing stability by targeting these centers as thriving areas that promote community pride and convey the idea of neighborhood. These centers are unique areas that in many ways define that area of the community through what they offer. Every neighborhood has a distinguishing characteristic with the neighborhood center typically being the focal point. Include well-designed new neighborhood activity center at appropriate locations, which will provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents. Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, or other destinations in the area.

Land Uses or Zoning categories to be allowed:

- Parks/Recreation, public/institutional (i.e. wells, cemeteries, churches, etc.), residential and commercial

Quality Community Objectives:

- *Traditional Neighborhood Objective*
- *Infill Development Objective*
- *Sense of Place Objective*
- *Housing Opportunities Objective*

Implementation Measures:

- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods
- Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction
- Protect residential areas and their residents from incompatible land uses and their activities
- Discourage incompatible land uses, adjacent or within residential areas
- Improve and expand the existing housing stock for all income levels

- Support continued improvement of existing housing conditions through all available public and private means

Policies:

- We will eliminate substandard or dilapidated housing in our community
- 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 encourage development of housing opportunities that enable residents to live close to their places of employment
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood

Historic Downtown

Vision: The Cities of Donalsonville and Iron City will continue to promote and improve their downtowns. The downtowns will be vibrant and alive. These downtowns will be fully restored. All buildings will be occupied and the streets will be filled with residents and tourists on a regular basis.



Development Strategy:

Downtown should include relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts and condominiums. Design should be very pedestrian-oriented, with strong, walk-able connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc. New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites.

Specified Use:

- The traditional downtown areas of Donalsonville and Iron City will be maintained as the focal point of Seminole County. Downtown Donalsonville and Iron City will be attractive, mixed use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment
- Downtown Donalsonville and Iron City will improve the appearance of sidewalks and streets and provide amenities such as benches, street lights, sidewalks, street furniture and aesthetically pleasing landscaping
- Vacant sites closer in to the centers of the Donalsonville and Iron City will be used for infill development and will be developed to match the character of surrounding neighborhoods
- Developments in Downtown Donalsonville and Iron City will contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations

Land Uses or Zoning categories to be allowed:

- High density residential and commercial

Quality Community Objectives:

- *Transportation Alternatives*
- *Heritage Preservation*
- *Sense of Place*
- *Appropriate Business Opportunities*

Implementation Measures:

- Promote and preserve the existing sense of place in the cities and county
- Main Street has shops on the first floor and apartments above
- Maintain existing historic structures
- Support economic development that is compatible with existing businesses and the tourist industry
- Promote the Central Business Districts in the Cities of Donalsonville and Iron City as the primary commercial and cultural centers of Seminole County
- Encourage citizens to shop locally

Policies:

- Make business hours more compatible to fit the needs of local shoppers
- Encourage merchants to sell items that are bought most frequently
- Encourage merchants to sell items unique to Seminole County and/or the State of Georgia
- Encourage and support the efforts of the Cities of Donalsonville and Iron City to make improvements to their downtowns including streetscapes, addition of bicycle lanes and racks, and renovation/restoration of public buildings
- Support the location and maintenance of desirable and suitable entertainment facilities downtown
- Encourage cultural events, i.e. art shows, mini fairs, and other attractions in the Downtowns
- Encourage adaptive re-use of historic structures
- Preserve historic and cultural buildings and monuments
- Provide daily clean-up services in the downtown areas
- Promote and encourage recruitment of a diversity of businesses to provide a broad economic base
- Promote an adequate, efficient and appropriate mix of goods and services in the Downtowns
- Encourage the rehabilitation of storefronts in the Downtowns

Regional Activity Center

Vision: There will be regional activity centers throughout Seminole County that will attract both citizens and tourist to areas of great cultural, natural, and recreational resources.



Development Strategy:

Regional Activity Centers will be homes, shops, small businesses, and institutions grouped together in villages or attractive mixed use centers that serve adjacent neighborhoods. Centers are very pedestrian friendly, and include pleasant community gathering spaces. Residences bring a variety of activities to the area. These areas may include buildings in centers that are architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk and height to provide image identification for the center and the surrounding community.

Land Uses or Zoning categories to be allowed:

- Parks/Recreation, public/institutional, residential, and commercial

Quality Community Objectives:

- *Regional Identity Objective*
- *Open Space Preservation Objective*
- *Regional Cooperation Objective*
- *Traditional Neighborhood Objective*
- *Sense of Place Objective*

Implementation Measures:

- Conserve, maintain and promote the natural, historic and cultural resources of Seminole County and the Cities of Donalsonville and Iron City
- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences
- Support the development of additional cultural resources that will aid in the understanding of local heritage
- Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction
- Protect residential areas and their residents from incompatible land uses and their activities
- Discourage incompatible land uses, adjacent or within residential areas
- Improve and expand the existing housing stock for all income levels

- Support continued improvement of existing housing conditions through all available public and private means

Policies:

- Direct new growth in the form of jobs, housing, commerce, utilities, industry, community facilities, recreational facilities, and cultural facilities to regional activity centers
- Promote the economic and community vitality of the downtowns
- Support revitalization efforts that strengthen and improve viability of the downtown area
- Use and maintain historic structures whenever possible
- Target federal, state and private funding to support public transit, bridge and highway repair, and other transportation needs, water and sewer, community development, housing, recreation and other identified regional center needs
- Encourage the rehabilitation of existing housing, and commercial/industrial buildings and areas
- Promote the attractiveness of regional center through quality building and landscape design and by maintaining public open spaces for scenic and recreational pleasure

Scenic Corridor

Vision: The commercial corridors in Seminole County and the Cities of Donalsonville and Iron City will be busy and attractive. Many businesses, both locally owned and national franchises, will be located here.



Development Strategy:

In order to encourage pedestrian activity that capitalizes on the existing neighborhood fabric in the older parts of the community a hierarchical or tiered approach to corridor design should be adopted. This approach should focus on pedestrian comfort, safety and convenience in areas near the community's center where smaller lots and greater proximity to a range of services exists. As corridors move farther from the center and parcel sizes and development patterns work against easy pedestrian circulation, the focus should shift to vehicular safety, corridor appearance and traffic speeds while still providing basic access and safety for pedestrians. Finally, on major thoroughfares that serve as gateways to the community, the focus should be limited to corridor appearance only-providing a high quality image of the community. Best practices for all types of corridors include: driveway consolidation and landscaped raised medians, bicycle accommodations, traffic calming, and a buffer for pedestrians.

Specified Use:

- Buildings will be architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk and height to provide image identification for the corridor and the surrounding area
- Commercial structures (shopping, warehouses, offices, etc.) will be located near the street front, with parking in rear of buildings, making the community more attractive and more pedestrian-friendly
- New parking areas will be landscaped to minimize visual impact on adjacent streets and uses
- New parking will be located at the rear or side of buildings to minimize visibility from the street
- New parking lots will incorporate on-site storm water mitigation or retention features, such as pervious pavements
- Landscaped tree islands and medians will be used to break up large expanses of paved parking
- Site plans, building design and landscaping will be sensitive to the natural features of the site, including topography and views
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas. There will be restrictions on the number and size of signs and billboards

- Roadways will be landscaped

Land Uses or Zoning categories to be allowed:

- Commercial, Industrial and limited Public/Institutional.

Quality Community Objectives:

- *Growth Preparedness*
- *Appropriate Business*
- *Employment Opportunities*
- *Regional Solutions*

Implementation Measures:

- Promote and enhance the highway and commercial corridors in Seminole County.
- Support economic development that is compatible with the highway service industry

Policies:

- Protect those open spaces, vistas, farmlands and scenic areas that define the character of the individual areas and Seminole County as a whole
- Establish Scenic Road Corridors to guide conservation efforts, capital investment and future development
- Identify development standards and design guidelines which will protect scenic resources county wide
- Provide incentives for the protection of significant scenic resources
- Integrate the protection of scenic and historic resources in the throughout the county
- Strengthen existing subdivision regulations to achieve scenic resource protection

Major Highway Corridor

Vision: The commercial corridors in Seminole County and the Cities of Donalsonville and Iron City will be busy and attractive. Many businesses, both locally owned and national franchises, will be located here.



Development Strategy:

In order to encourage pedestrian activity that capitalizes on the existing neighborhood fabric in the older parts of the community a hierarchical or tiered approach to corridor design should be adopted. This approach should focus on pedestrian comfort, safety and convenience in areas near the community's center where smaller lots and greater proximity to a range of services exists. As corridors move farther from the center and parcel sizes and development patterns work against easy pedestrian circulation, the focus should shift to vehicular safety, corridor appearance and traffic speeds while still providing basic access and safety for pedestrians. Finally, on major thoroughfares that serve as gateways to the community, the focus should be limited to corridor appearance only-providing a high quality image of the community. Best practices for all types of corridors include: driveway consolidation and landscaped raised medians, bicycle accommodations, traffic calming, and a buffer for pedestrians.

Specified Use:

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- New parking areas will be landscaped to minimize visual impact on adjacent streets and uses
- New parking will be located at the rear or side of buildings to minimize visibility from the street
- New parking lots will incorporate on-site storm water mitigation or retention features, such as pervious pavements
- Landscaped tree islands and medians will be used to break up large expanses of paved parking
- Site plans, building design and landscaping will be sensitive to the natural features of the site, including topography and views
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas. There will be restrictions on the number and size of signs and billboards

- Roadways will be landscaped

Land Uses or Zoning categories to be allowed:

- Commercial, Industrial and limited Public/Institutional

Quality Community Objectives:

- *Growth Preparedness*
- *Appropriate Business*
- *Employment Opportunities*
- *Regional Solutions*

Implementation Measures:

- Promote and enhance the highway and commercial corridors in Seminole County.
- Support economic development that is compatible with the highway service industry

Policies:

- Encourage landscaping of parking areas and incorporation of on-site storm water mitigation or retention features, such as pervious pavements
- Encourage and support the development of a Sign Ordinance and Enforcement for Seminole County and the Cities of Donalsonville and Iron City
- Encourage and support the review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, etc. to ensure that there is no conflict in any of the ordinances
- Encourage and support the development of a uniform building permit process including application forms and review criteria
- Promote an adequate, efficient and appropriate mix of goods at the main intersections
- Encourage development on sites that are served by water and sewer
- Encourage the implementation of a Gateways Program in Donalsonville and Iron City

Light Industrial Area

Vision Parts of Seminole County will continue to be slightly industrial (usually in relation to agricultural products like gins). These light industrial uses are larger commercial areas however not quite large enough to be considered as heavy industry.



Development Strategy:

Develop, or where possible, retrofit as part of planned industrial park having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development.

Specified Use:

- Area used in low intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics

Land Uses or Zoning categories to be allowed:

- Commercial and Industrial

Quality Community Objectives:

- *Infill Development Objective*
- *Growth Preparedness Objective*
- *Appropriate Businesses Objective*
- *Employment Options Objective*
- *Educational Opportunities Objective*
- *Regional Solutions Objective*

Implementation Measures:

- Promote and Encourage access control measures
- Promote and encourage flexible parking standards
- Promote and encourage adaptive uses
- Promote and encourage compact development for small industry

Policies:

- We will support programs for retention, expansion and creation of businesses that are appropriate for our community's economy
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community

Industrial Area

Vision: Seminole will continue to grow and prosper in attracting and retaining industry that provides jobs to the citizenry of the County and Region.



Development Strategy:

Develop, or where possible, retrofit as part of planned industrial park having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development.

Specified Use:

- Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation or other nuisance characteristics are not contained on site
- Wide Roads that will accommodate industry traffic
- Infrastructure availability will be present to encourage development in industrial parks
- Development encouraged within areas to maintain industrial parks

Land Uses or Zoning categories to be allowed:

- Industrial

Quality Community Objectives:

- *Growth Preparedness Objective*
- *Appropriate Business Objective*
- *Employment Options Objective*
- *Regional Solutions Objective*

Implementation Measures:

- Promote and Encourage access control measures
- Promote and Encourage adaptive usage
- Encourage industries to locate in industrial areas that already have appropriate infrastructure in place
- Encourage cluster development for industry

Policies:

- Conserve, maintain and promote the attraction and retention of businesses
- Encourage maximum use of the industrial park
- Encourage industry that will serve the current population and future population projections
- Provide incentives for retention of businesses
- We will seek to attract pertinent industry for our community

Historic Area

Vision: Historic Areas in Seminole County will be saved and preserved so that the heritage and history of the County will be available to future citizens, citizens and tourist.



Development Strategy:

Create educational programs to increase the public's knowledge, understanding, and appreciation of the community's past; programs and guidelines for maintaining and enhancing the historic features of the community; and programs to document and protect the community's rich heritage. Other strategies may include working jointly with groups and organizations which, through their own programs educate the community about historic preservation and actively work toward preservation of historic resources. A critical strategy for preservation would be the establishment of community processes for resolving conflicts between the preservation of historic resources and alternative development and land uses.

Specified Use:

- Historic areas of Seminole County will be maintained as a focal point of the County
- Downtown Donalsonville and Iron City will be attractive, mixed use, pedestrian friendly places that will be preserved for the generations to come
- Historic areas will be used as a means to promote tourism to the community
- Historic areas will be placed on a map to provide a historic tour of Seminole County

Land Uses or Zoning categories to be allowed:

- Mixed Use, Residential, Commercial

Quality Community Objectives:

- *Regional Identity Objective*
- *Educational Opportunities Objective*
- *Heritage Preservation Objective*
- *Sense of Place Objective*

Implementation Measures:

- Promote and preserve the existing sense of place in Seminole County and the Cities of Donalsonville and Iron City

- Maintain existing historic structures
- Encourage the development of a historic district for Iron City
- Promote and preserve structures that are historically significant to the Cities and County
- Encourage partnerships between the private sector, non-profit agencies and local government to help save and restore historically significant structures
- Identify appropriate measures to protect significant historic and cultural resources
- Develop design guidelines and standards to follow when proposed projects involve or impact historic buildings
- Establish a special review process to consider potential impacts to historic and cultural resources caused by development projects
- Develop partnering opportunities among Federal, State, and local government agencies to identify potential impacts to historic and cultural resources during early phases of project development
- Establish a special review process for evaluating and mitigating potential impacts from tourism on historic and cultural resources
- Establish long-range goals for the preservation of cultural resource objects and written and oral history
- Investigate measures to assure that appropriate consideration has been given to the impacts of demolition proposals for significant historic buildings
- Establish a register of significant historic and cultural resources

Policies:

- Encourage adaptive reuse of historic structures
- Preserve historic and cultural buildings and monuments
- Encourage the rehabilitation of historic areas
- Develop tours of historic places such as Downtown Donalsonville or Three Notch Road

ISSUES AND OPPORTUNITIES

During the Community Assessment preparation, a list of Issues and Opportunities were developed. In-depth explanation and discussion of these issues and opportunities occurred during the Community Participation phase through visioning sessions, stakeholder interviews and steering committee Meetings with a consensus opinion that the following list represents an accurate reflection of our community's strengths and weaknesses. Most of the issues and opportunities are addressed within the Goals, Policies and Objectives or the five year short term work program. Some issues and opportunities have lower priority and will be addressed in the future. It is important for the issues and opportunities to be recognized and not ignored due to lack of resources.

Population Issues:

Migration of Youth

In most rural communities, retaining the “best and brightest” students is very difficult to do. Seminole County is no different. Many young people leave the area to attain a post secondary education or employment and do not return.

Population Opportunities:

Growing Population

| | 1960 | 1970 | 1980 | 1990 | 2000 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Donalsonville | 2621 | 2907 | 3320 | 2761 | 2796 |
| Iron City | 298 | 351 | 403 | 319 | 321 |
| Unincorporated | 3883 | 3801 | 5334 | 5930 | 6252 |
| Seminole County | 6802 | 7059 | 9057 | 9010 | 9369 |

2000 United States Census Bureau

The last 40 years of Census Data shows a fluctuating population for the Cities of Donalsonville and Iron City. The City of Donalsonville had its peak in population in the 1980's but declined in the 1990's. Iron City has also lost population over the years peaking during the 1980 census and declining in the 1990's. Seminole County has maintained a pattern of growth over the last ten years. There was a slight decline in population in the 1990's – though numbers were higher than ever in 2000. Seminole County has grown from 6,802 (1960 census) to 9,369 (2000 census) which is an increase of approximately 27%.

Aging Population

The population of Seminole County is beginning to experience significant aging. Trends are showing an increased number of persons 65 years and older for Seminole County. The last 15 years has shown a 5% increase in this population. The 50+ population has grown even more with 33% of Seminoles' population being in this category. Due to the increasing number of the aging population more services will become necessary to maintain the quality of life for this population.

Retirement Community Potential

With the current population aging and an influx of Floridians, Seminole can become a retirement community. By having services, recreation, and programs geared toward seniors, it could be an ideal place for people to retire.

Children's Population

21% of the population is 14 years old or younger; many of which attend the public school system. This is a valuable asset for the community. Through proper planning, a plan may be derived to retain this population.

Economic Issues:

Poverty/Income Rates

23.2% of the County's population lives below the poverty level with 35.1% of the children under the age of 18 being below the poverty level. Per capita personal income was \$22,783 compared to \$29,782 for Georgia in 2004. Median household income of \$27,094 was also lower than the states average of \$42,433.

Emergency services near lake

Additional emergency services are needed near the lake where there has been an increase in population and residential growth. Services that might be examined are water systems, septic systems, hydrants and satellite ambulance services.

Educational Level and Workforce Development

Seminole County's drop out rate between 2001 and 2005 was 11.2%. The percent of the population over the age of 25 that did not graduate from high school is 32.1%.

Economic Opportunities:

Current Business Base

There are currently about 215 active businesses in Seminole County that account for a significant number of tax dollars. There are opportunities for expansion of current businesses and for creation of partnerships with businesses on various projects.

Retain Current Business

Seminole County and the Chamber of Commerce should work together to increase efforts to retain the current business base within the county.

Attracting Additional Seniors

Seminole County has the opportunity to become a retirement community. There are already award winning medical facilities in place. Other opportunities will be explored in the Community Agenda.

Local peanut Co-op

American Peanut Growers Group is a locally owned and operated Co-op that allows farmers to work together to provide products at a marketable cost. They have grown to become one of the top five employers for Seminole County.

Expansion of Agricultural Base

Much of Seminole County has been deemed by the United States Department of Agriculture as prime farmland. Innovative uses of agricultural land and products could expand agricultural profitability.

Promote Ecotourism

Seminole County features several significant sites of ecological importance. This includes the State Parks, bike routes, and Lake Seminole. Seminole County should develop a strategy to promote the area's ecological resources. Ecotourism provides a means of protecting ecologically important sites while also providing economic benefit.

Retail/Restaurants

Adding more retail and restaurants would give the citizens of Seminole County the opportunity to shop at home thereby boosting the economy.

Marina for Lake Seminole

A Marina will be placed at Cummings Landing. This will be an economic boost and add an element of user friendliness to the Lake.

Vertical Business Growth

Encouraging businesses to grow, produce, manufacture and sell everything from one location will encourage more economic development in Seminole County.

Tourism Attraction

Tourism is one of the greatest forms of economic development. Tourists spend money and leave without the County and Cities having to provide services for them, thus creating a win-win situation.

Completion of 4 Lanes for Highway 27

Georgia Department of Transportation will complete the widening of Highway 27 in the future which could afford more opportunity for tourism and commercial development for Seminole. Highway 27 does not bisect Seminole County; however, traffic and tourist could be diverted through Seminole County.

Industrial Park

There is an Industrial Park available in Seminole County that should attract additional industries. There are currently 18 acres that are available.

Local Airport

Seminole County owns one of the very few self-supporting airports in Georgia. This facility is jet capable, has 5,000 feet of bituminous runway, aircraft tie down, hangar and lighted runway.

Resource Issues:

Master Plan for Lake Seminole

There is a Land Use Development Plan for Lake Seminole that was created in 1977. This plan is in need of being updated in order to address the new developments and changes that are occurring on the land surrounding Lake Seminole.

Preservation of Plantations and Agricultural Land

Seminole County must preserve the rural character of the area through preservation of prime agricultural/forestry land and plantations. This can be accomplished by centering growth near town centers and areas that are already developed.

Resource Opportunities:

Olive Theatre

This historic renovated theatre provides approximately four (4) shows per year for family entertainment. There is potential to expand the Theatre and possibly do tour bus viewings for the shows that are produced throughout the year. Pre-selected annual show dates may be required in order to maintain an active audience.

Harvest Festival

Downtown Donalsonville is the home of the Annual Harvest Festival that is held in October of each year. It celebrates agriculture and has arts, crafts, a parade, food and competitions.

Historic Preservation Ordinance

Seminole County and the Cities of Donalsonville and Iron City should explore the development of a historic preservation ordinance that would interconnect a series of historic sites and encourage the renovations of sites if it is economically feasible. This ordinance would help to preserve those structures that have architectural or historic significance to the community, state, and world.

Iron City

Iron City has several homes that are historically significant, as are many of the original buildings in the downtown area.

Lake Seminole, Chattahoochee River, Flint River, Creeks/Streams

Seminole County must protect and preserve the waterways through wetland and stream buffer protection ordinances and comprehensive erosion and sedimentation rules. The County should continue to follow the Georgia Department of Natural Resources Environment Protection Divisions recommendations for protection of the waterways. The rivers and lake could be utilized for canoeing or kayaking.

Promotion of Fishing and Hunting

Seminole County should continue to collaborate with the Bass and Fishing Tournaments that currently take place on Lake Seminole. This area is renowned for its fishing, hunting, and other water activities. County and Cities should partner with the Fish and Wildlife Agency to get an inventory of natural resources in the community.

Community Center

There is not a large meeting facility (200+ people) other than the High School Auditorium/Cafeteria or Middle School Auditorium for arts and cultural activities to take place. A large Community Center would be a great opportunity to host many local events. This venue could be used for housing exhibits, teaching classes, holding meetings/conferences, and family reunions.

Keep Seminole Beautiful Program

The Keep America Beautiful Program helps communities understand the importance of appearance. The Program encourages local clean-ups and code enforcement. Seminole County and the Cities should support this program.

Facility Issues:

Fire/Emergency Services

Currently there is not adequate service provided throughout the county, but due to concern for new buildings and additional personnel, additional coverage has not been sought.

Facility Opportunities:

Schools

Seminole County has two public schools with 121 teachers, 1,675 students and 92 high school graduates in 2005. The Middle/High School was recently built, however the elementary school was not. There may be an opportunity in the next 10 years for a new elementary school.

Senior Center

The new Senior Center that was built meets the needs of seniors throughout the County. They provide meals and regular activities for seniors to enjoy.

Donalsonville Hospital

The Donalsonville Hospital is an Award Winning Hospital that has 65 beds and recently added a women's center and a new Emergency Room. The Hospital also manages a 75 bed nursing home named Seminole Manor. This medical facility provides much needed medical care to the rural area.

Iron City Community Center

The Community Center is a green space area right near the heart of Iron City. There is a walking track and playground equipment located in the park. There is potential for a new gazebo in the park along with the resurfacing of the walking track.

Housing Issues:

Affordable Rentals

There is currently a lack of available housing that is affordable to the workforce and median income citizens in Seminole County.

Distressed Housing

Unfortunately, both direct and indirect data sources suggest that sub par housing exists in Seminole County. Both City and County governments should coordinate their efforts to strengthen code enforcement and the regulations for subdivisions, manufactured housing, and lot sizes throughout the County.

Housing Opportunities:

Downtown Housing

Seminole has the opportunity to have housing in downtown Donalsonville and Iron City. Many of the stores that are downtown do have second stories that are currently being used as storage in many cases. If owners are willing, there is potential for Downtown living. Attractive to both young people and empty nesters, downtown residents could help revitalize older buildings, support new businesses and maintain a 24-hour presence.

Infill Housing

Seminole County should continue residential development in areas with existing infrastructure and minimize the use of undeveloped land at the rural perimeter by encouraging development of sites closer to the downtown and traditional neighborhoods.

Non Profit groups interested in Housing

Seminole County should consider working with non-profit agencies that are interested in housing. This partnership could open doors for grant funds that are available to build more affordable housing throughout the community. Home-buyer education and code enforcement education should begin now.

Land use Issues:

The Zoning Ordinances

Seminole County and the Cities should review zoning ordinances at least once every five to ten years to assure that the regulations still meet current requirements and development trends. Iron City has just recently updated the zoning ordinance.

Ground water recharge land

Seminole County sits atop one of the largest aquifers in the United States and has Lake Seminole. Ground water recharge land should be protected and conserved. Part of this is handled by the Corp of Engineers.

Land Use Opportunities:

Revitalization

Many of the traditional neighborhoods have started to decline in Seminole County. To avoid losing neighborhoods, a revitalization plan should be developed to encourage new development and rehabilitation.

Special Protection Areas

Seminole has an abundance of natural beauty that must be preserved. Lake Seminole, agricultural land, conservation land, and the aquifer are areas that require special attention and protections. Soil conservation and timber management should also be considered in this plan.

Preserve Sense of Place

Seminole County is traditionally an agricultural based community. While growth is sought, it does not have to come at the detriment of agricultural land. Town centers should be just that; centers that encourage growth in centralized areas. Seminole County has to determine its character and pursue it in marketing.

Transportation Opportunities:

Alternative Transit Methods

Seminole County should consider providing additional bicycle and pedestrian trails along with motorized lanes for mopeds or power chairs.

Intergovernmental Issues:

Animal Control

There is no formal animal control within Seminole County. Due to budgetary constraints it is not currently funded. The County and Cities need to pursue funding opportunities for animal control.

Intergovernmental Opportunities:

Working Relationship

Currently, the County and Cities have a very good working relationship with each other. They offer aid and assistance to each other on a regular basis. This relationship is to be applauded and nurtured.

Working with Surrounding Governments

Seminole County should consider working with neighboring communities to improve on regional projects and grant opportunities. The current mutual aid and automatic aid that is provided for surrounding Counties should be continued.

POLICIES

Seminole County and the Cities of Donalsonville and Iron City have adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving Seminole County's Vision and addressing Issues and Opportunities. These policies will guide Seminole County and the Cities of Donalsonville and Iron City in future development decisions.

POPULATION

- Local governments, authorities and boards should utilize common data, such as population projections, to make future infrastructure, community facilities and services decisions to ensure consistency with planning. Regular communication between entities should be encouraged for consistent and effective planning. Clear, understandable guidelines for development should be prepared and utilized.

ECONOMIC DEVELOPMENT

- The need for increased tax base and additional jobs shall be addressed through greater collaboration of community resources.
 - Continue the pursuit of designation as an “Entrepreneur Friendly Community” to recruit commercial business entrepreneurs into the community providing jobs.
 - The Chamber of Commerce/Development Authority considered the community's strengths, assets and weaknesses, and has created a business development strategy based on them. Chamber of Commerce/Development Authority continue recruiting firms that provide or create sustainable products.
 - The Chamber of Commerce/Development Authority has evaluated the types of businesses already in our community, and has a plan to recruit compatible business, specifically “big box investments” to serve as anchor tenants allowing small businesses to “piggy back.”
 - Promote and utilize potential of existing Industrial Park acreage and other designated commercial development sites for recruitment of business and industry.
- The lack of a literate, trained workforce shall be addressed through collaboration with business, educational institutions, and local governments.
 - Sustain the quality of life in the community highlighting the rural character and other assets to attract and keep educated, trained, skilled

workers in Southwest Georgia. Educate the community on the connection of essential workforce development and economic development.

- Support the Seminole County Certified Literate Community Program (CLCP) to increase literacy levels and workforce skills of community by encouraging High School graduation, GED attainment, continuing and postsecondary education and learning essential workforce skills.
 - Continue to market, promote and support Adult Education programs to improve the literacy rates to meet or exceed state averages.
 - Support programs which promote positive workforce ethics, life skills, and professionalism.
- Encourage the development of downtown Donalsonville and redevelopment of downtown Iron City as vital centers for culture, local government, and retail outlets.
 - Develop incentive and recognition programs for businesses willing to redevelop existing properties.

HOUSING

- Control residential growth with new development in designated areas preserving the integrity of the Future Development Map. Encourage infill development and preservation of prime agricultural land and natural and cultural resources.
 - Promote the proper use of infill development utilizing existing infrastructure to assist with local government burden of providing adequate community facilities and services.
 - Preserve rural character of area through preservation of dirt roads and prime Agricultural/Forestry land from encroaching residential development.
- Quality of life should be maintained for existing residents and provided for new residents through adequate provision of community facilities and services.
 - Collaboration between local government entities for infrastructure maintenance and installation will be beneficial in utilizing resources to their maximum potential. Consider cost of community facilities and services in relation to new development and make recommendations and approval/disapproval decisions accordingly.
- The existing housing stock shall be proactively protected and maintained, utilizing public private partnerships when necessary.

- Maintain progressive code enforcement to ensure new development is structurally safe and meets standards while encouraging property maintenance for existing housing stock.
- Collaborate with the Southwest Georgia Housing Task Force to assist low to moderate income homeowners with housing maintenance through grant, low interest loan programs, and community service.
- Focus on declining and redevelopment neighborhoods to encourage improvements and renovation of properties.
- Collaborate with the Southwest Georgia Housing Task Force to promote homeownership for low to moderate income through education of grant, low interest loan programs and down payment assistance programs.

NATURAL AND CULTURAL RESOURCES

- Maintain the traditional character of the community through designation and preservation of historic areas and requiring new development to be compatible with traditional features of the community.
 - Promote heritage tourism opportunities within community; designate historic district and pursue National Register designation for eligible locations and buildings.
 - New development should compliment historic, traditional design of the community reflecting the region.
- Encourage protection and use of natural green spaces and parks.
 - Enforce local green space plan guidelines for new development and encourage public use of green space and parks.
 - Provide community education to residents and developers in regard to natural processes of green spaces and available conservation programs.
- Environmentally sensitive areas (i.e. floodplains, wetlands, River, Creeks and other waterways, etc) should be protected and preserved from endangerment of encroaching development.
 - Restrict growth in floodplain, along Rivers, Creeks, waterways, wetlands and other environmentally sensitive areas.
 - Preserve rural character of area through preservation of dirt roads and prime Agricultural/Forestry land from encroaching residential

development. Promote and protect the necessity of Agricultural/Forestry and Wildlife Management Practices through education to foster mutual respect between farmers and residents.

- Pursue the establishment and operation of arts and cultural facilities providing locations for performing arts, museum and other art displays, and educational opportunities to practice the arts and highlight the area culture.

COMMUNITY FACILITIES AND SERVICES

- Shrewd decisions shall maximize the most effective use of existing infrastructure as well as planning for future investments in capital improvements, long term operation, and maintenance.
 - Promote the use of existing infrastructure through infill, redevelopment and compact development.
 - Locate industrial growth in existing or planned industrial parks where appropriate infrastructure exists.
 - Locate community facilities such as schools, parks and community centers in appropriately planned activity centers according to future development plans.
- Land Use Planning should consider the provision of community facilities and services to encourage more compact development, conservation of natural resources and infill development.
 - Promote future development in areas surrounding existing developed areas allowing consecutive and phased infrastructure expansion.
 - Promote conservation tools and increase density levels of new residential development in order to lower the development pressures on prime agricultural land.
 - Increase communication and collaboration between intergovernmental agencies, Cities and County concerning water, sewer and other Community Services utilize population projections for planning future infrastructure expansion.
- The impacts of new development shall be considered in order to maintain or improve adequate levels of community facilities and services.
 - Costs of community facilities and services should be incurred by new development reducing the burden on local government.

- Coordinate development review processes between Chamber of Commerce, Board of Education, Utility Authority, Cities and other involved intergovernmental entities, to ensure appropriate public facility capacity is available and appropriate expansions are planned and implemented accordingly.

LAND USE

- New development should occur in designated areas based on existing and future infrastructure utilizing the Future Development Map as a guide.
 - Locate new development in designated areas; Review and update future development patterns at regular intervals to show infrastructure improvements, utility service areas, community facilities, school locations, etc.
- Prime Agricultural land shall be protected from incompatible, dense development and the rural character shall be preserved.
 - Locate rural residential, agricultural and forestry uses within the designated areas.
 - Promote conservation management tools to preserve rural character; maintain scenic routes by preserving designated canopy dirt roads.
- Develop a defined boundary between urban and rural areas of the community.
 - Encourage new growth next to developed areas based on planned, phased utility expansions.
 - Oppose leapfrog development across undeveloped areas.
- Use available land in the most efficient manner while focusing on redevelopment of land where possible.
 - Provide information on innovative infill and redevelopment practices.
 - Encourage and support public private partnerships for marketing and redevelopment of declining and substandard areas including potential financing options.
- Encourage commercial development adjacent to intersections of major transportation corridors.
 - Promote cluster development along major corridors.

- Enforce ordinances requiring interconnectivity between developments with roadways within 100' of each other and encourage shared parking to reduce traffic congestion and improve traffic flow.
- Restrict development in rural areas to crossroads in order to preserve rural character, protect natural resources and manage traffic flow.
- Encourage mixed use developments in appropriate areas.
 - Promote education of innovative mixed use development practices. Land development policies should encourage mixed use development.
- Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
 - Review each community's zoning ordinance to increase the quality and creative factors of new development compatible with the traditional features of the community and protecting natural and cultural resources while also encouraging infill development.
 - Utilize innovative planning concepts to provide attractive and well-designed neighborhoods while preserving natural and cultural resources, providing green space, managing traffic flow and maintaining a high quality of life.
 - Develop and enforce appropriate design guidelines/standards for new development based on existing and potential growth. Architectural styles should reflect the regional character and heritage of the community.
 - Continue landscaping of the county providing a scenic environment. Expand landscaping requirement for new development to include only "native, noninvasive" plants to protect prime forest and agricultural land. Improve preservation efforts of native old growth trees unique to area such as the Live Oak and Long Leaf Pine. Apply Georgia Forestry standards to measure tree caliper size at (DBH) diameter at breast height. Review caliper size requirements for protection of existing trees.
- Traditional downtown areas should be maintained as the focal point of the community and provide areas for shopping, dining, socializing, and entertainment.

INTERGOVERNMENTAL COORDINATION

- Local governments, boards including school system, and authorities shall meet at regular intervals for communication and collaboration to manage growth which is vital to quality economic development and a high quality of life. Decisions should be made using common data of population projections and requirements for adequate provision of community facilities and services.
 - The County Administrator shall serve as a leader in promoting quality, controlled growth and development through appropriate planning and land use decisions.
 - Continue regular meetings of city, county, board and authority representatives for discussion of common issues and opportunities to result in collaborative efforts to address issues and opportunities and implement the Comprehensive Plan.
 - Educate community by publishing information and encouraging citizen participation regarding quality growth and development, appropriate planning and land use.
- The value of joint comprehensive planning efforts and resulting documents shall be appreciated as a vital tool for addressing community issues and opportunities.
 - Continue involvement with current Steering Committee, Stakeholders and other interested citizens for updates, evaluation and implementation of the Comprehensive Plan.
 - Facilitate an annual update to county and both cities Short Term Work Program.
- Local governments shall utilize shared services and common data to ensure consistent planning efforts.
 - Local organizations such as the Chamber of Commerce/Development Authority, Department of Labor, Public Health Department, and Southwest Georgia Regional Development Center should collect and maintain current data regarding community growth and development and share data with local governments at regular intervals.

TRANSPORTATION

- Coordinated land use and transportation planning shall ensure adequate capacity for existing and future transportation corridors.

- Provide and maintain buffer zones/medians along major transportation corridors with appropriate landscaping.
- Encourage shared parking and cross access easements in commercial areas to improve traffic flow and reduce congestion.
- Encourage service roads or alternate access to and from high volume transportation corridors to promote safety and reduce traffic congestion.
- Investigate innovative traffic management techniques to eliminate traffic congestion and emergency vehicle delays improving safety and enhancing the quality of life for residents.
- Maintain adequate transportation corridors to facilitate safe and efficient movement of goods to serve the economic needs of the community and region.
- Encourage alternate forms of transportation to include walking, biking and public transit with proper land use and transportation planning.
 - Support Rails to Trails Project within the community and connectivity within the region; implement Southwest Georgia Regional Bike and Pedestrian Plan; promote pedestrian and bike friendly communities with mixed use developments.
 - Promote the Georgia Department of Transportation Ride Share to encourage “carpooling” among residents.
- Proper land use and transportation planning shall include design and construction standards for residential and nonresidential streets promoting and preserving the regional character and beauty of the community.
 - Protect existing residential neighborhoods from the negative impact of increased traffic through appropriate roadway design with sidewalks, native landscaping and a friendly environment for pedestrians and cyclists.
 - New transportation corridors shall be compatible with community standards of landscaping, protection of natural and cultural resources and shall accommodate multiple modes of transportation including pedestrians, bicycles, and parking while promoting good traffic flow.

| SEMINOLE COUNTY SHORT TERM WORK PROGRAM 2007-2012 | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|--------------------|--------------------------------------|----------------------------|
| | FY 07-08 | FY 08-09 | FY 09-10 | FY 10-11 | FY 11-12 | Estimated Cost | Possible Funding Source | Responsible Party |
| <u>Economic Development Objectives</u> | | | | | | | | |
| Attract a firm from the food processing industry to locate in the county | | | | | | \$1,000 | Chamber of Commerce | Chamber |
| Persuade the State to locate a State prison facility in the county | | | | | | \$2,000 | Industrial Development Authority | Chamber |
| Update Home page to advertise for local business | | | | | | \$3,000 | Chamber of Commerce | County, Chamber |
| Attract small/medium sized manufacturers to locate in the county | | | | | | \$1,000 Staff Time | Chamber of Commerce | County, Chamber |
| Devise marketing strategies to promote Lake Seminole | | | | | | \$3,000 | Chamber of Commerce | County, Chamber |
| <u>Housing Objectives</u> | | | | | | | | |
| Clear and replace substandard housing | | | | | | \$300,000 | FHA | County |
| <u>General County Facility Objectives</u> | | | | | | | | |
| Community Center | | | | | | \$1,000,000 | FmHA/General Funds | County |
| Purchase (1) new dump truck | | | | | | \$65,000 | General Funds | County, Public Works Dept. |
| Purchase (1) new tractor | | | | | | \$20,000 | General Funds | County, Public Works Dept. |
| Purchase (1) new mower | | | | | | \$10,000 | General Funds | County, Public Works Dept. |
| Purchase (1) backhoe | | | | | | \$40,000 | General Funds | County, Public Works Dept. |
| <u>County Service Objectives</u> | | | | | | | | |
| <u>Police Objectives</u> | | | | | | | | |
| Purchase New Technology | | | | | | \$25,000 | General Funds | County, Sheriff Dept. |
| | FY 07-08 | FY 08-09 | FY 09-10 | FY 10-11 | FY 11-12 | | | |
| Purchase (9) handguns | | | | | | \$3,600 | General Funds | County, Sheriff Dept. |
| Purchase (1) beretta pistol | | | | | | \$400 | General Funds | County, Sheriff Dept. |
| Purchase (1) shotgun | | | | | | \$375 | General Funds | County, Sheriff Dept. |
| Purchase additional police cars | | | | | | \$22,000 | COPs Grant, General Funds, GEFA Loan | County, Sheriff Dept. |
| <u>General County Service Objectives</u> | | | | | | | | |
| Update county solid waste plan | | | | | | RDC Dues | RDC | Seminole County |
| <u>EMS Objectives</u> | | | | | | | | |
| Purchase (1) rescue truck | | | | | | \$150,000 | General Funds | County, EMS |
| Replace tires on EMS vehicles | | | | | | \$1,000 | General Funds | County, EMS |
| Purchase uniforms for EMS employees | | | | | | \$4,000 | General Funds | County, EMS |

| | | | | | | | | |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------------|-------------------|
| Purchase additional equipment and technology | | | | | | \$25,000 | General Funds | County, EMS |
| Purchase a new EMS facility | | | | | | \$500,000 | General Funds, Grants | County, EMS |
| Road Projects | | | | | | | | |
| Resurface county roads | | | | | | \$90,000 | LARP | City, DOT, County |
| County Road #221 Ned Alday/River Road from County Road 96 (Fenell Road) north | | | | | | \$30,000 | LARP | City, DOT, County |
| County Road #12 Ash Crossing Road at intersection of County Road 19 (Ed Miller Road) | | | | | | \$30,000 | LARP | City, DOT, County |
| County Road #225 Burl Lane Road from County Road 24 (Three Notch Road) to County Road 19 (Ed Miller Road) | | | | | | \$30,000 | LARP | City, DOT, County |
| Environmental and Historic Preservation | FY 07-08 | FY 08-09 | FY 09-10 | FY 10-11 | FY 11-12 | Estimated Cost | Funding Source | |
| Develop a streetscape program | | | | | | \$250,000 | RDC, Georgia Power | County |
| Land Use Objectives | | | | | | | | |
| Recreation Objectives | | | | | | | | |
| Seminole County Recreation Complex | | | | | | * | Foundation Grant | County |
| Possible Assistance Source Legend: | | | | | | | | |
| RDC-Regional Development Center | | | | | | | | |
| FmHA-Farmers Home Loan and Grant Program | | | | | | | | |
| SPLOST-Special Local Option Sales Tax | | | | | | | | |
| GEFA-Georgia Environmental Facilities Authority | | | | | | | | |
| LARP-Local Area Road Paving Program | | | | | | | | |
| LDF-Local Development Funds | | | | | | | | |

| DONALSONVILLE SHORT TERM WORK PROGRAM 2007 -2012 | | | | | | | | |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---|--------------------------|
| | FY 07-08 | FY 08-09 | FY 09-10 | FY 10-11 | FY 11-12 | Estimated Cost | Funding Source | Responsible Party |
| <u>Economic Development Objectives</u> | | | | | | | | |
| Persuade the State to locate a State prison facility in the County. | | | | | | \$3.5 to \$5 million | Chamber of Commerce and the Industrial Development Authority of Seminole County | Chamber |
| Provide infrastructure and services to the State prison in the County, if it is constructed. | | | | | | * | * | Chamber |
| Begin marketing Donalsonville as a haven for retirees | | | | | | \$2,000 | Chamber of Commerce | Chamber |
| <u>Housing Objectives</u> | | | | | | | | |
| Provide developers' with infrastructure incentives for the construction of more affordable rental units | | | | | | \$10,000 | State, City of Donalsonville-General Funds | City |
| Remove Blight | | | | | | | | |
| <u>City Facility Objectives</u> | | | | | | | | |
| <u>Road Projects</u> | | | | | | | | |
| Resurface various streets as needed | | | | | | \$35,000 | LARP/SPLOST 4 | City |
| Continue to encourage DOT to install traffic lights at the intersections of Knox and 84, and Crawford and Wiley | | | | | | \$150,000 | State DOT | City |
| Modify intersections of Court St. and 2nd. St. to support a higher volume of traffic | | | | | | \$25,000 | State DOT | City |
| <u>Water and Sewer Projects</u> | | | | | | | | |
| Upgrade and raise the capacity of the sewer system | | | | | | \$1 million | Water and Sewer Funds and Loans | City W&S Dept. |
| Increase the number of water mains/loops | | | | | | \$35,000 | Water and Sewer Funds | City W&S Dept. |
| Generator for well #3 | | | | | | \$60,00 | Water and Sewer Funds | City W&S Dept. |
| Diesel Standby Engine | | | | | | \$50,000 | Water and Sewer Funds | City W&S Dept. |
| <u>Sanitation Department</u> | | | | | | | | |
| Replace Chasis #43 | | | | | | \$100,000 | City GF | City Sanitation Dept. |
| | FY 07-08 | FY 08-09 | FY 09-10 | FY 10-11 | FY 11-12 | | | |

| | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|------------------|--------------------------|-----------------------|
| Purchase parking shed addition | | | | | | \$10,000 | City GF | City Sanitation Dept. |
| Street Department | | | | | | | | |
| Purchase a used compactor/roller | | | | | | \$8,000 | City GF | City Street Dept. |
| Purchase an asphalt spreader | | | | | | \$5,000 | City GF | City Street Dept. |
| Power Broom | | | | | | \$2,500 | City GF | City Street Dept. |
| Excavator | | | | | | \$100,000 | City GF | City Street Dept. |
| Dump Truck | | | | | | \$150,000 | City GF | City Street Dept. |
| New Tractor for mowing | | | | | | \$150,000 | City GF | City Street Dept. |
| Small Bulldozer | | | | | | \$100,000 | City GF | City Street Dept. |
| City Service Objectives | | | | | | | | |
| Update City solid waste plan | | | | | | RDC Dues | RDC | City |
| Public Safety-Fire Department | | | | | | | | |
| Purchase a Class A pumper | | | | | | \$125,000 | General Funds | City Fire Dept. |
| Purchase (4) breathing apparatus | | | | | | \$6,000 | General Funds | City Fire Dept. |
| Purchase a deck gun | | | | | | \$3,000 | General Funds | City Fire Dept. |
| Purchase a breathing air system | | | | | | \$20,000 | General Funds | City Fire Dept. |
| Purchase Turn out Gear | | | | | | \$8,000 | General Funds | City Fire Dept. |
| Public Safety-Police Department | | | | | | | | |
| Purchase a new patrol car | | | | | | \$25,000 | General Funds | City Police Dept. |
| Purchase a computer system | | | | | | \$10,000 | General Funds | City Police Dept. |
| Purchase a camera system | | | | | | \$3,000 | General Funds | City Police Dept. |
| Purchase body armor | | | | | | \$6,000 | General Funds | City Police Dept. |
| Environmental and Historic Preservation | FY | FY | FY | FY | FY | Estimated | Funding Source | |
| | 07-08 | 08-09 | 09-10 | 10-11 | 11-12 | Cost | | |
| Implement a streetscape program | | | | | | \$250,000 | RDC,Georgia Power,LDF | City |
| Possible Assistance Source Legend: | | | | | | | | |
| COC -Chamber of Commerce | | | | | | | | |
| GF -General Funds | | | | | | | | |
| LWCF -Land & Water Conservation Fund | | | | | | | | |
| DOT -Department of Transportation | | | | | | | | |
| RDC -Regional Development Center | | | | | | | | |
| LDF -Local Development Funds | | | | | | | | |
| LARP -Local Area Road Paving Program | | | | | | | | |
| *If the State prison is built, this STWP will be amended to include cost estimates of providing infrastructure to the prison. | | | | | | | | |

| IRON CITY SHORT TERM WORK PROGRAM 2007-2012 | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|--------------------|---------------------|-------------------|
| | FY 07-08 | FY 08-09 | FY 09-10 | FY 10-11 | FY 11-12 | Estimated Cost | Funding Source | Responsible Party |
| <u>Economic Development Objectives</u> | | | | | | | | |
| Work to attract an upholstery shop to locate in the city | | | | | | \$250 | Chamber of Commerce | Chamber, City |
| <u>Housing Objectives</u> | | | | | | | | |
| Demolish dilapidated structures | | | | | | 25,000 | SPLOST 4 | City |
| Work with the county for the provision of a code inspector | | | | | | City, County Staff | General Funds | City, County |
| <u>City Facility Objectives</u> | | | | | | | | |
| Brick in Park Walkway | | | | | | \$5,000 | General Funds | City |
| Enhance Streetscapes | | | | | | \$5,000 | General Funds | City |
| Purchase more playground equipment | | | | | | \$1,500 | General Funds | City |
| Resurface Sikes Street | | | | | | \$5,000 | LARP | State DOT |
| Resurface Clifton Street | | | | | | \$5,000 | LARP | State DOT |
| Resurface north and south Robinson Street | | | | | | \$5,000 | LARP | State DOT |
| Resurface Dunham Street | | | | | | \$5,000 | LARP | State DOT |
| Resurface W. Broad Street | | | | | | \$5,000 | LARP | State DOT |
| Renovations of Community Center | | | | | | \$30,000 | SPLOST 4/Grants | City |
| Renovation of City Hall | | | | | | \$30,000 | SPLOST 4/Grants | City |
| <u>City Service Objectives</u> | | | | | | | | |
| Update solid waste plan | | | | | | RDC Dues | RDC Dues | City |
| <u>Environmental and Historic Preservation</u> | | | | | | | | |
| Designate an historic district on Broad St. | | | | | | \$2,000 | DNR | City |
| <u>Land Use Objectives</u> | | | | | | | | |
| Continue working with Planning Commission | | | | | | RDC Dues | RDC | City |
| Possible Assistance Source Legend: | | | | | | | | |
| LARP-Local Area Road Paving Program | | | | | | | | |
| RDC-Regional Development Center | | | | | | | | |