

Colquitt County

2028

Community Agenda

and the cities of

Berlin

Doerun

Ellenton

Funston

Moultrie

Norman Park



We will be a vital, dynamic and growing community that honors and maintains its heritage through increased collaboration and economic opportunities in order to provide a superior quality of life that makes us the envy of Southwest Georgia.

Southwest Georgia Regional

Development Center

June 30, 2008



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Introduction

Every community has grand dreams for itself. Whether it's to provide better housing opportunities, increase industry and jobs, construct a highway through town, or simply to still be in existence 20 years from now, development related decisions face even the smallest of communities. The purpose of the Community Agenda is to turn these grand dreams into a tangible reality through a wide variety of development policies, strategies and tools.

The Community Agenda is the final part of the Comprehensive Plan process. Prior to this document, a Community Assessment was developed that evaluated demographic and forecast data to identify important issues facing the community. The Community Agenda identifies strategies to address those issues in order to accomplish each community's goals.

The Community Agenda was prepared following the rules of the Georgia Department of Community Affairs (DCA), Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements," (May 1, 2005).

In order to ensure that the Community Agenda accurately reflected the values and viewpoints of residents, Community Study Groups (made up of interested citizens, local officials and stakeholders) were established in each of the smaller towns and a joint group for the City of Moultrie and Colquitt County. Each Study Group was tasked with reviewing and providing input on all of the information that would be included in their community's section of the Agenda.

The Community Agenda for Colquitt County has been sectioned off by community in alphabetical order. Each section begins with the community's grand vision for itself. Each of the Character Areas that were originally delineated in the Community Assessment, have been carried over to the Community Agenda and are considered in detail in regards to the type of development the community supports for that area, what the development should look like, what State defined "Quality Community Objectives" will be pursued in each area and the implementation measures the community will utilize to bring about the desired development.

Character Areas are defined by the Department of Community Affairs as "...a specific geographic area within the community that:

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

Following the discussion of the community's Character Areas and applicable maps is the Issues & Opportunities section. In this section, issues that are facing each community, as well as opportunities for improvement or expansion of services are listed. The issues and

opportunities are separated under seven different sub-headings that address the various interests that could potentially affect a community.

Next, is the Short Term Work Program section. This chart identifies specific implementation actions the local government, or other entities, intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program includes a brief description of each activity to be undertaken by the community, the timeframe for when the community will commence and complete the activity, who will be responsible for completing the activity, the estimated cost (if any) of implementing the activity, and the funding source(s) for the activity, if applicable.

Finally, the Development Policies section rounds out each community's portion of the Agenda and is a listing of policies the local government will work toward implementing. These policies will provide ongoing guidance and direction to local government officials for making decisions that will be consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

This document needs to be a living one; one that all development and community officials and stakeholders take into consideration before making decisions that will impact the form and function of any of Colquitt County's communities. It has the power to change the shape of the community if used consistently and collaboratively. For that to happen it must be used. The possibilities this document can achieve are endless for those who have the fortitude and commitment to unlock its ability.

Colquitt County

We will be a vital, dynamic and growing community that honors and maintains its heritage through increased collaboration and economic opportunities in order to provide a superior quality of life that makes us the envy of Southwest Georgia.

Character Areas

Crossroad Communities

Remnants of earlier Colquitt County communities are scattered across the County's landscape and make up this character area. The County has 14 unincorporated communities within its boundaries and includes: Autreyville, Bay, Barbers, Center Hill, Cool Springs, Crosland, Hartsfield, Minnesota, Murphy, New Elm, Pineboro, Schley, Sigsbee and Ticknor. All but two communities (Barbers and Cool Springs) are located along County highways that connect the city of Moultrie to other communities inside and outside of the region. The few homes that can be found in these areas are typically located far apart from one another on large agricultural lots. The communities have few paved roads and the majority of the dirt roads leading to area farms. Sidewalks are non-existent, confining pedestrian access to the gravel edge of area roads. Commercial activities are limited and may not extend beyond a local post office or convenience store.

Vision: Planned residential communities where new development could be focused that offers the appeal of country living but provides community services and commercial activities within walking distance.

Development Patterns

- Residential developments that incorporate "Corner commercial" sites, such as dry cleaning or convenience grocery, or similar retail services.



- Site built single-family housing that incorporates traditional colonial design elements including columns, shutters, large front porches and any other additional elements reminiscent of Southern plantation style homes.

- Manufactured housing on masonry foundations with pitched roofs permanent front porches and landscaped so as to

blend in with other housing types commonly found within the neighborhood.

- Additions of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhoods.
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmental significance and toward areas that have already been settled.
- Infill development on vacant or under-utilizing sites.



- *Homes, shops, small business and institutions grouped together in villages or mixed use centers that serve adjacent neighborhoods.*
- *Centers are very pedestrian friendly, and include pleasant community gathering spaces.*

Specific Land Uses

- *Agricultural Uses*
- *Single-family residential*
- *Neighborhood Commercial*
- *Community Facilities (i.e. fire departments, voting precincts, community centers, etc.)*

Quality Community Objectives

- 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.
- 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.** 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.
- 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.
- 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.

Implementation Tool Box



Infill Development Plan

A comprehensive strategy for encouraging infill development in areas of the community that already have access to community facilities and services and away from Greenfield development. This plan will also regulate development to assure the quality of life in established neighborhoods is not adversely affected. An effective program will include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Agricultural Area

This area represents most of the County's land and is actively farmed for cotton, peanuts, corn, tobacco and various other types of produce. Homes in this area typically belong to the farmer and/ or owner of the land. Smaller manufactured homes can also be found in these areas which often provide housing for field workers. Some of these homes are in poor aesthetic condition and could be improved quite simply through maintenance routines. A network of dirt roads provides vehicular connection between the agricultural areas and other areas in the County. Portions of this area are becoming increasingly threatened, as scattered new development continues to encroach further and further onto prime agricultural land.

Vision: Pristine agricultural land that has avoided unnecessary intrusion by non-farm related activities and continues to be a source of pride and an economic driver within the community.



Development Patterns

- *Very large lot sizes (2+ acres) are encouraged to limit development density and protect farmland and rural character.*
- *Clustering development to preserve open space within the development.*
- *Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.*

Specific Land Uses

- *Farming*
- *Agricultural processing plants*
- *Other related Agri-businesses*

Quality Community Objectives

- 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.
- 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.

Implementation Tool Box



Conservation Easements

Involves donation of private property development rights in exchange for income tax, property or estate tax benefits. A conservation easement is a legally binding agreement between a property owner and a governmental body or a land trust that restricts the type and amount of development and use that may take place on the property.

Suburban Area Developing

This area has seen much residential development pressure over recent years and will likely continue during the plan horizon. The appeal of this area to developers and buyers may be the country-like atmosphere, while still being in close proximity to the amenities associated with city life. This area was not previously serviced by City of Moultrie utilities until development began. The potential for annexation into the City of Moultrie in the near future exists if current annexation practices continue. Much residential development has been approved for the area but only a small amount has begun construction. The finished homes located here are large detached single-family houses on large lots, situated on a curvi-linear street pattern with no connectivity to neighboring subdivisions. Pedestrian access is low, as there are no sidewalk provisions as of yet.

Vision: An area of low density single-family development with links to the city by way of decentralized services that still maintains a suburban feel and fosters a neighborhood atmosphere.

Development Patterns

- *Urban growth or service boundaries that discourage/prohibits development outside border.*
- *Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views.*
- *Clustering development to preserve open space within the development.*
- *New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.*
- *Site built single-family housing that incorporates traditional*



colonial design elements including columns, shutters, large front porches and any other additional elements reminiscent of Southern plantation style homes.



- *Residential development that offers a mix of housing types (single family homes, town homes, live/work units and apartments) densities and prices in the same neighborhood.*
- *Distribution of affordably-price homes throughout locality/region.*
- *Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.*

Specific Land Uses

- *Single-family residential*
- *Light Commercial*
- *Community Facilities (i.e. Community Centers, schools, libraries etc.)*
- *Recreational Facilities*

Quality Community Objectives

- **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.

- **Traditional Neighborhood.** 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.
- **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.
- **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.

Implementation Tool Box



Conservation Subdivision Ordinance

Residential or mixed use developments with a significant portion of site set aside as undivided, protected open space while dwelling units or other uses are clustered on remaining portion of site.

Maximum Block Length, Width and/or Perimeter

Maximum distances for block length, width and/or perimeter, to keep the scale of development small and allow for short distances that are walkable by pedestrians.

Landscaping Guidelines/Ordinance

Such an ordinance should include but is not limited to requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc.

Adopt Inclusive Land Use Regulations

Requiring developers to include a certain percentage of affordable homes in a market-rate home development.

Gateway Corridors

These corridors include Highway 37; which crosses the County west to east from Camilla in Mitchell County to Adel in Cook County; Highway 319, which runs north to south from Tifton in Tift County to Thomasville in Thomas County and Highway 133 that connects from Albany in Dougherty County to Valdosta in Lowndes County. Highway 319 is most likely to experience future development pressure as it has recently seen substantial commercial growth along the stretch of highway that cross sects the eastern edge of Moultrie. The stretch of 319 between Moultrie and Tifton may also experience development pressures as Tifton is the #1 location for employment of Colquitt County residents outside of the County and therefore sees a large amount of through traffic. Highway 133 is slated to be rerouted and increased from two lanes to four lanes to increase access to I-75. For that reason, this road expansion may attract new roadside commercial interests.

Vision: An esthetically pleasing network of rural highways that aid in efficient travel across the County while serving as welcome ambassadors to visitors that travel along them.

Development Patterns

- *Landscaped raised medians separating traffic lanes.*
- *Additions of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood.*
- *Redevelopment of older strip commercial centers in lieu of new construction further down the strip.*
- *Restrictions on the number and size of signs and billboards.*

Specific Land Uses

- *Transportation*
- *Light commercial*

Quality Community Objectives

- 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.



Implementation Tool Box

Coordinated Development Review

Since these corridors run in and out of City and County boundaries and development along them have the potential to impact all residents, coordinating development review between all involved parties and stakeholders to streamline process and decrease overall review time.

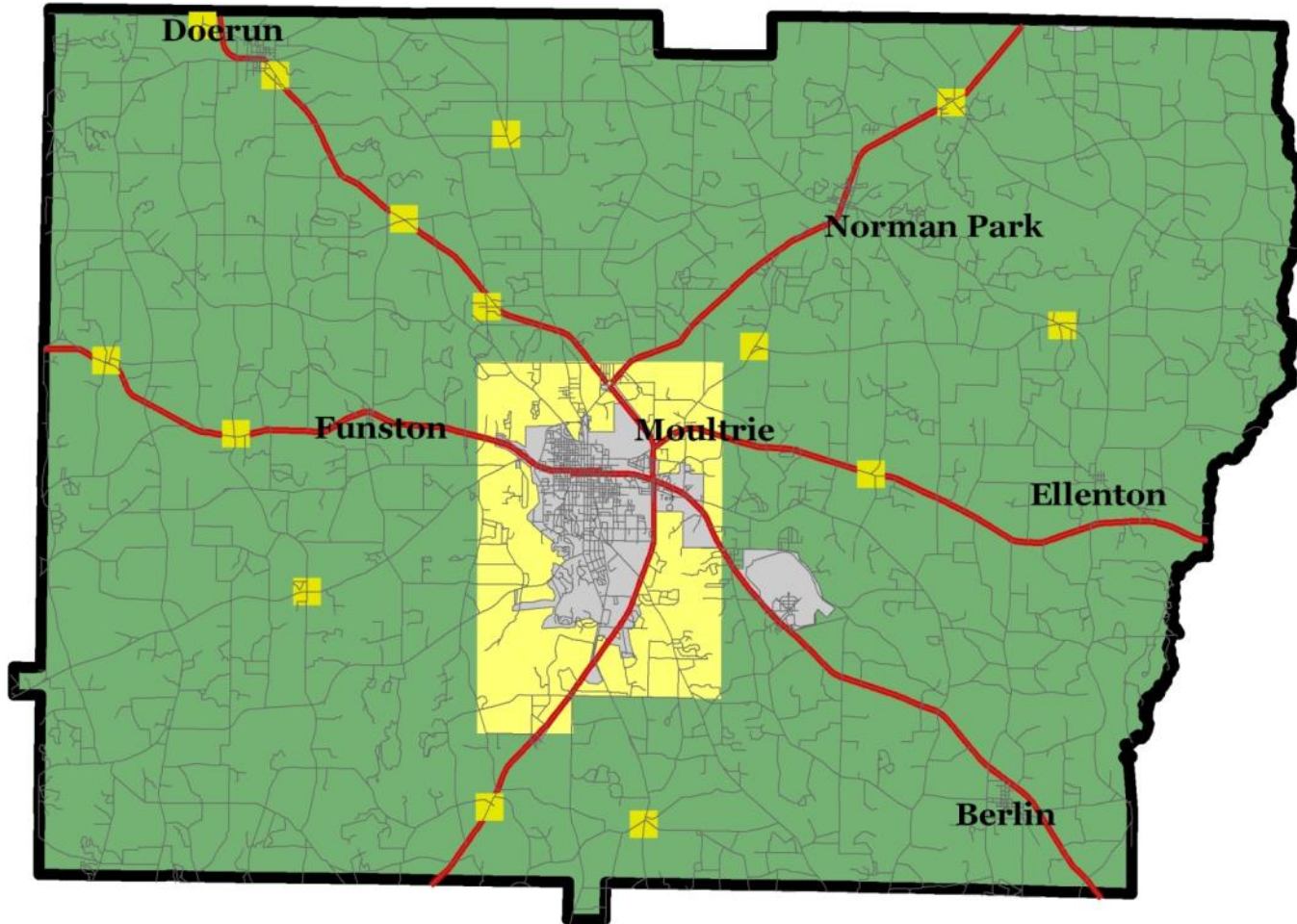
Infill Development Plan

A comprehensive strategy for encouraging commercial infill development in areas of the community that already have access to community facilities and services and away from Greenfield development.

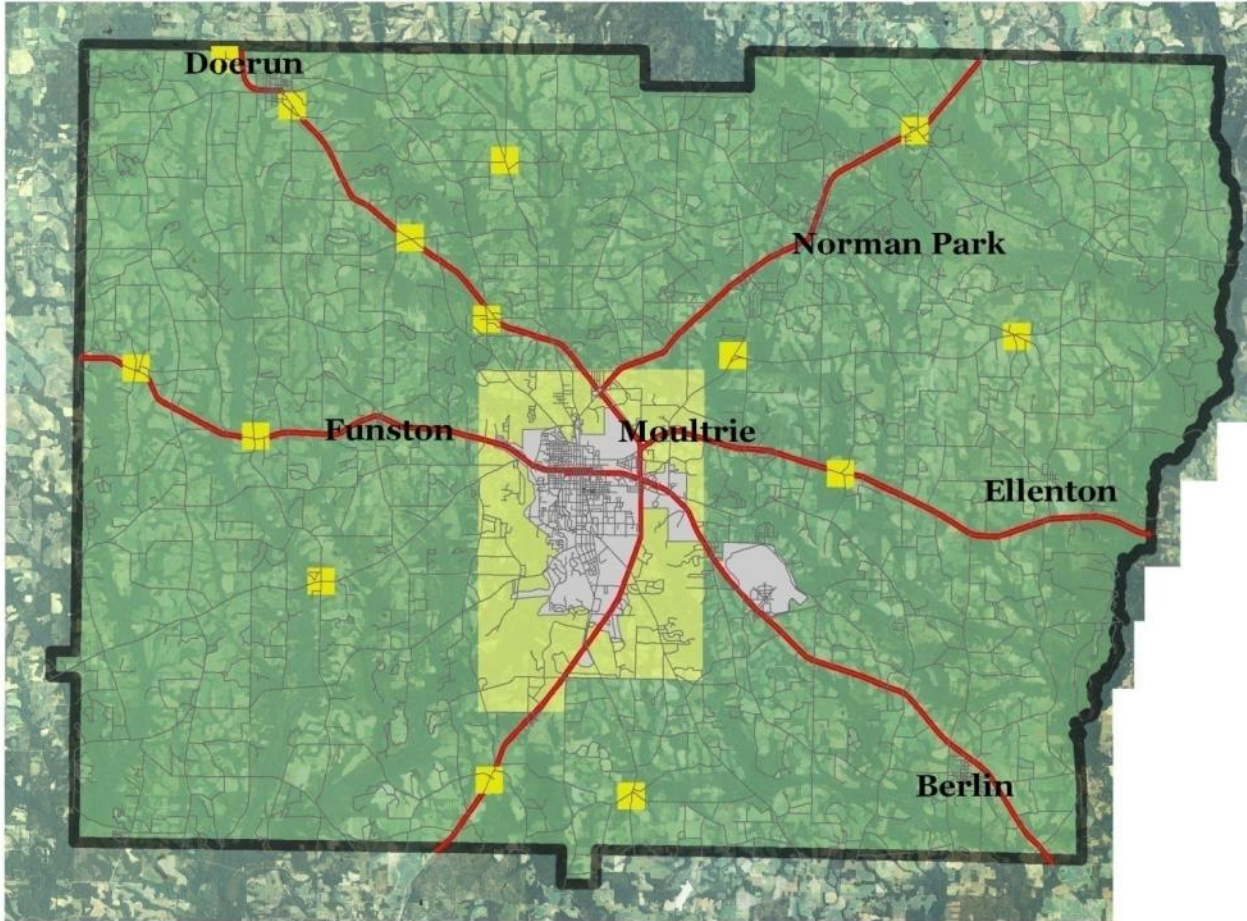
Sign Regulations

Controlling the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

Colquitt County Future Development Map



Colquitt County Future Development Map



Issues & Opportunities

Unincorporated Areas

Economic Development

1. Encourage developers to build near areas that already have development in place instead of depleting prime farmland
2. Continue to support and collaborate with the Sunbelt Agricultural Expo
3. Encourage ecotourism and Agricultural tourism

Housing

1. Tax imbalance from the cost of services to housing developments in unincorporated areas
2. Lack of high paying jobs that match the cost of housing in the communities
3. Encourage development of subdivisions in the county where development and infrastructure already exists
4. Continued review of zoning ordinance
5. Identify and promote rural sensitive multifamily housing designs
6. Attract/recruit employers with higher level economic opportunities
7. Encourage builders, realtors, developers and banks to build, sell and finance housing for low to middle income working families
8. Finalize the county land use plan

Natural & Cultural Resources

1. Protection of Ochlocknee River and Okapilco River

Community Facilities & Services

1. Law Enforcement Agencies are burdened with additional responsibilities and lack of adequate resources to address increased crime rate
2. Community services are burdened with additional responsibilities and lack of adequate resources to address increased service demand
3. Consolidation of services and/or facilities where feasible

Intergovernmental Coordination

1. Increase coordination between County departments and local municipalities
2. Increase communication in regards to land use as they relate to neighboring counties
3. Develop county-wide procedures for handling land use conflicts and utility service issues annexations

Transportation

1. Scenic byway designations of roads and highways

County-wide Economic Development

1. Low educational attainment
2. Competing with surrounding communities for skilled workers
3. There is little to no employment available for skilled labor
4. Lack of comprehensive economic development plan
5. The amount of undocumented workers that live and work in Colquitt County
6. Enhance workforce training programs through Moultrie Technical College
7. Increase opportunities for industrial development where appropriate
8. Support continued business recruitment and retention efforts of the Chamber of Commerce
9. The formation of strategic economic development plans for all aspects of economic development
10. Increase and diversify the tax base
11. Create an educational program for the community on the intricacies of Economic Development and what it entails
12. Promote appropriate downtown revitalization and infill in all municipalities
13. Promote the Cities and County as tourist destinations
14. Promote tourism and agriculture and related- businesses such as cotton gins, the Sunbelt Ag Expo, and farmer's markets
15. Increase current levels of communication between government agencies and private sector entities
16. Ensure an adequate supply of workforce housing
17. Utilize business incubators and tax abatements in order to foster growth
18. Create a database of vacant properties in order to market them for redevelopment
19. Expansion of Sunbelt Ag Expo and other events at Spence Field

Housing

1. More affordable housing is needed for low and moderate income people in the community located near services
2. Absentee land lords not maintaining properties
3. The high cost of construction and development discourages the development of affordable housing
4. There are pockets of substandard housing in the cities and county
5. Lack of high paying jobs that match the current cost of housing in the communities
6. Lack of programs/funds for housing rehabilitation to preserve housing stock
7. The current available stock does not match the need of the emerging population
8. Lack of consistent code enforcement on existing homes in the smaller municipalities
9. Proliferation of poorly maintained manufactured housing
10. Growing tax imbalance from the cost of services to housing in unincorporated areas
11. Identify and promote rural context sensitive multifamily housing designs
12. Policies that provide incentives for affordable housing development (stick/site built)
13. Opportunity for infill development in neighborhoods (stick/site built)
14. Opportunity to diversify types of affordable housing i.e. modular
15. Increase the mix of housing sizes, types, and cost within the community, through housing infill and rehab.
16. Expansion of housing for senior and retirees.
17. Educate landlord and renters on available housing programs
18. Establish a land bank to aid in affordable housing development
19. Encourage employer assisted housing programs for first time homeowners
20. Attract/recruit employers with higher level economic opportunities
21. Revitalize declining neighborhoods and designate opportunity zones.

22. Encourage builders, realtors, developers and banks to build, sell and finance housing for low to middle income working families.
23. Review current zoning ordinances for inclusionary housing policies

Natural & Cultural Resources

1. Too many trees lost to new development
2. New development is locating in areas that should not be developed-such as farmland or environmentally sensitive areas
3. Protection and promotion of cultural and historic resources
4. Protection of farmland and rural scenery
5. Marketing Natural and Cultural Resources as Tourism Destinations
6. Develop a tree ordinance for subdivision development

Community Facilities & Services

1. The cost of providing public services and facilities for new development typically exceeds the revenue from these developments
2. Expansion of Parks and Recreation Program
3. Development of a Comprehensive Recreation Plan

Intergovernmental Coordination

1. Lack of regular communication and collaboration amongst municipalities and authorities
2. Inconsistency with the land use regulations of contiguous governments
3. Need for increased awareness and effectiveness of regional transit through the development of a Rural Transit Advisory Committee
4. Develop a comprehensive economic development strategy that includes all municipalities and the County
5. Continue and improve regional collaboration
6. Develop more formalized coordination between County and local municipalities
7. Promote and encourage the formalization of mutual aid agreements
8. Access to funding opportunities through collaborative partnerships
9. Meet with all municipalities, boards and authorities on a semi-annual basis to discuss current and upcoming issues each entity is/will be facing

Short Term Work Program

Colquitt County

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Upgrade to digital aerial maps	2009	County	\$200,000 - \$300,000	General Fund
New telephones and radio's for E-911	2010, 2011	County	\$400,000	911 General Fund
Upgrade fuel pumps & tanks	2009, 2010, 2011, 2012, 2013	County	\$250,000	General Fund
Purchase new generator for Annex	2010	County	\$50,000	General Fund, Grants
Develop reciprocating agreements with Haralson County for records backup	2008	County	\$500	General Fund
Consider wireless communication for County residents	2009	County	N/A	N/A
Consider IP video streaming to County website	2009	County	N/A	N/A
Landfill office and scale house renovation	2010	County	\$100,000	Enterprise Fund
Replace four to five Sheriff's Dept. vehicles per year	2009, 2010, 2011, 2012, 2013	Sheriff's Department	\$25,000/vehicle	General Fund
Continue to collaborate with City of Moultrie to provide recreation services	2009, 2010, 2011, 2012, 2013	County, City of Moultrie	\$1,100,000/yr.	County GF, City of Moultrie GF
Road construction and resurfacing	2009, 2010, 2011, 2012, 2013	County	\$12.5 million	DOT, SPLOST
Promote quarterly meeting of all local officials in Colquitt County to discuss countywide issues	2009, 2010, 2011, 2012, 2013	County	N/A	County, Cities
Construct new shop for County vehicles and equipment	2013	County	\$1.2 million	SPLOST

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to support EDC activities	2009, 2010, 2011, 2012, 2013	County, City of Moultrie	\$75,000 annually	County, City of Moultrie
Support business retention program (Mainstreet Program)	2009, 2010, 2011, 2012, 2013	Chamber of Commerce, EDC	\$15,000/yr	County

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Establish a County archive	2011, 2012, 2013	County	\$250,000	SPLOST
Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Relocate Building & Grounds office and operations	2009, 2010, 2011, 2012	County	\$150,000	General Fund
Addition of courtroom in County Annex	2009, 2010, 2011, 2012	County	\$1.2 million	Loan, Reserve Fund, SPLOST
Construct a new prison facility	2010, 2011, 2012	County	\$8 million	SPLOST, State Aid
Sheriff's Office Administration Building and Justice Center	2008, 2009	County	\$1.8 million	SPLOST, General Fund
Jail renovation and expansion of cell pods	2012, 2013	County	\$3 million	SPLOST
Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Will promote the development of adequate sites for subdivisions	2009, 2010, 2011, 2012, 2013	County	\$1,500/yr	County GF
Develop an inventory of vacant and dilapidated sites for infill development	2009, 2010	County	N/A	N/A
Establish an agreement for a Land Bank with the City of Moultrie	2009	County, City of Moultrie	N/A	N/A
Review County Zoning ordinance	2009, 2010, 2011, 2012, 2013	County	N/A	N/A
Other Considerations				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Countywide Radio Upgrade	2009, 2010, 2011, 2012, 2013	County, Sheriff's Department, EMS, EMA, VFD	\$1,800/radio	GF, Grants
Reverse 911 System	2009	County	\$15,000	General Fund, Grants
Comprehensive Salary Plan	2009, 2010, 2011, 2012, 2013	County	N/A	GF

Development Policies

Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.

Natural and Cultural Resources

- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic and cultural resources.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will work to redirect development pressure away from agricultural areas in order to protect and preserve farmland, which is an integral part of our community.

Facilities and Services

- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open space to enhance the quality of life for our citizens.

Housing

- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will 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.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Land Use

- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- 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.
- Our gateways and corridors will create a "sense of place" for our community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

Transportation

- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).
- We support creation of a community-wide pedestrian/bike path network.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will consult other public entities in our area when making decisions that are likely to impact them.

Berlin

The City of Berlin will be a safe, clean and neat community that has grown in population, industry and education and has continued to preserve the quality of life that it now knows.

Character Areas

Major Highway Corridor

A portion of Georgia Highway 133 crosses the Northeast border of the city limits. This highway serves as an important transportation link as it is a direct route between the communities in Colquitt County and Valdosta, where some residents are employed. While the majority of the land on both sides of the highway is undeveloped land or being used for agricultural purposes, it is home to a few commercial endeavors including convenience stores and restaurants. This area will be an attractive location for future retail and commercial uses as it could capitalize on the through traffic traveling between adjacent counties and Florida, particularly as 133 is widened.

Vision: We will embrace the expansion of Highway 133 by seeking opportunities to increase commercial and entrepreneurial businesses near the highway.

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Development Patterns

- *Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.*
- *Landscaped buffers between the roadway and pedestrian walkways*
- *Landscaped raised medians separating traffic lanes*
- *Restrictions on the number and size of signs and billboards*



Specific Land Uses

- *Transportation*
- *Light Commercial*
- *Mixed Use (Light Commercial and Residential)*

Quality Community Objectives

- Growth Preparedness:** Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs
- Appropriate Businesses:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Implementation Tool Box



Landscaping and Buffer Requirement

Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams.

Right-of-Way Improvements

Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

Sign Regulations

Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

Transit-oriented Development

Detailed plans indicating exactly how a particular area of the community should be developed (down to the location, size, and use of particular buildings) to make it more easily served by public transit. This typically involves increased densities near transit routes and particularly in the vicinity of transit stops.

Agricultural Area



Much of the County is still very agricultural and this is no different in and around Berlin. Much of the area is still being actively farmed; growing tobacco, peanuts and cotton with a cotton gin located in town. The agricultural land that is in the county surrounding Berlin spills over into the city limits. Accordingly, much of the Agricultural Area is often part of a much larger agricultural parcel that if developed could have impacts on both the City and County.

Vision: Berlin will protect its agricultural heritage by providing a small town atmosphere, with compact development at the core of the community and protections for prime agricultural land.

Development Patterns

- *Very large minimum lot size requirements (25+ acres) to limit development density and protect farmland and rural character*
- *Preservation of farmland by setting them aside as prime agricultural lands*
- *Using infrastructure to steer development away from areas of prime agricultural land*

Specific Land Uses

- *Agricultural*
- *Rural Residential*

Quality Community Objectives

- Regional Identity:** Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.
- Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- Open Space Preservation:** 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. Compact development ordinances are one way of encouraging this type of open space preservation.

Implementation Tool Box



Conservation Easements

An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

Very Large Lot Zoning

Establishes zoning districts with very large minimum lot size requirements (at least 10 acres, preferably 20 acres) in order to strictly limit development density in areas where preservation of rural character, agriculture and/or greenspace is desired.

Town Center

Berlin was once a bustling little town that offered more services and amenities than most other communities of similar size. Many were located along Langford St. As time has passed however, many of the businesses that operated along this street are no longer there. Many of the structures that housed those businesses are still standing but have fallen into severe disrepair leaving only a shell of a reminder of Berlin's glory days. The Town Center is still the hub of this community however, as it is home to the local post office, city hall, police department and churches.

Vision: Berlin's town center will be revived as a lively gathering place through monthly events that will draw the community together and by encouraging development in this area so its citizens will have local access to amenities.

Development Patterns



- *Homes, shops, small businesses and institutions grouped together on appropriate infill sites in villages or attractive mixed use centers that serve adjacent neighborhoods*
- *Center is pedestrian friendly and include pleasant community gathering spaces*
- *Residents bring activity to the area*
- *Improvement of street appearance, pedestrian accessibility and amenities*

within commercial center

- *New development matching typical densities of older center of community*
- *Infill development on vacant sites closer in to the center of the community. These sites with existing infrastructure in place are used for new development, matching character of surrounding neighborhood*
- *On-street parking*
- *Reuse of existing vacant or underutilized structures (e.g. commercial centers, office spaces, warehouses) to accommodate new community facilities*

Specific Land Uses

- *Light Commercial*
- *Transportation*
- *Mixed Use (Light Commercial, Residential and Recreational Facilities)*
- *Community Facilities*
- *Recreation*

Quality Community Objectives

- Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- Sense of Place:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development 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.

- ❑ **Transportation Alternatives:** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- ❑ **Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- ❑ **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Implementation Tool Box



Creating More On-Street Parking

Identifying and taking advantage of opportunities to add on-street parking in areas where additional parking is most needed. This may include changing parallel parking to angle parking, converting underused medians, loading areas, turn lanes, or traffic lanes for parking, or narrowing wide sidewalks to add parking.

Design Guidelines

Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.

Community Improvement District (CID)

A community improvement district (CID) is an organization, usually consisting of local businesses and other institutions, created for financing a range of facilities and services in a clearly defined area. CID's often seek to improve run-down neighborhoods or commercial areas, but they may also work at providing additional infrastructure, or for various other purposes. Sometimes, however, they may act without democratic accountability. CID's have the power to issue bonds and impose property taxes. A CID must be approved by the passage of a law in the Georgia Assembly, and approval also must be granted by the local government and 75% of the property owners in the proposed area.

Historic Preservation Standards

Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value.

Infill Development Program

A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Sign Regulations

Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

Traditional Stable Neighborhood

The housing that is found in Berlin is predominantly single family homes on fairly large lots. Manufactured housing is the only other apparent housing option in the community and is in various states of repair, varying from good to abandoned and dilapidated. While many of the homes have neighbors adjacent to them, many of them do not have neighboring homes behind their own. Most of the houses face the street with very large open field behind them. In some cases this land is used for agricultural purposes, whereas in other cases it is a large manicured backyard or left in its natural wooded state. Most of the homes are in good condition, but there are pockets of housing that could benefit from minor rehabilitation projects.

Vision: Neighborhoods will continue to be stable throughout the years to come with infill development occurring where feasible.

Development Patterns

- *Distribution of affordably-priced homes throughout the community*
- *New development that reflects traditional neighborhood design principles, such as smaller lots, orientation to street, mix of housing types and pedestrian access to neighborhood commercial centers*



- *Residential development that offers a mix of housing types (single family homes, town homes, live/work unities, lofts, over the shop, and apartments) densities and prices in the same neighborhood*
- *New residential development that matches the mix of housing types and styles of older neighborhoods within the community*

Specific Land Uses

- *Residential*
- *Mixed Use (Light Commercial, Residential, and Recreational Facilities)*
- *Light Commercial*

Quality Community Objectives

- Traditional Neighborhoods:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- Housing Choices:** A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Implementation Tool Box



Historic Preservation Standards

Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value.

Mixed-Use Zoning

In contrast to traditional zoning techniques, mixed-use zoning allows different types of uses (such as housing, commercial and office) to locate within the same area, provided the uses are reasonably compatible. This creates a more diverse and dynamic urban setting, and makes it easier for people to carry out some daily activities by walking. Mixed-use zoning is often accomplished through zoning overlays.

Residential Infill Development Requirements

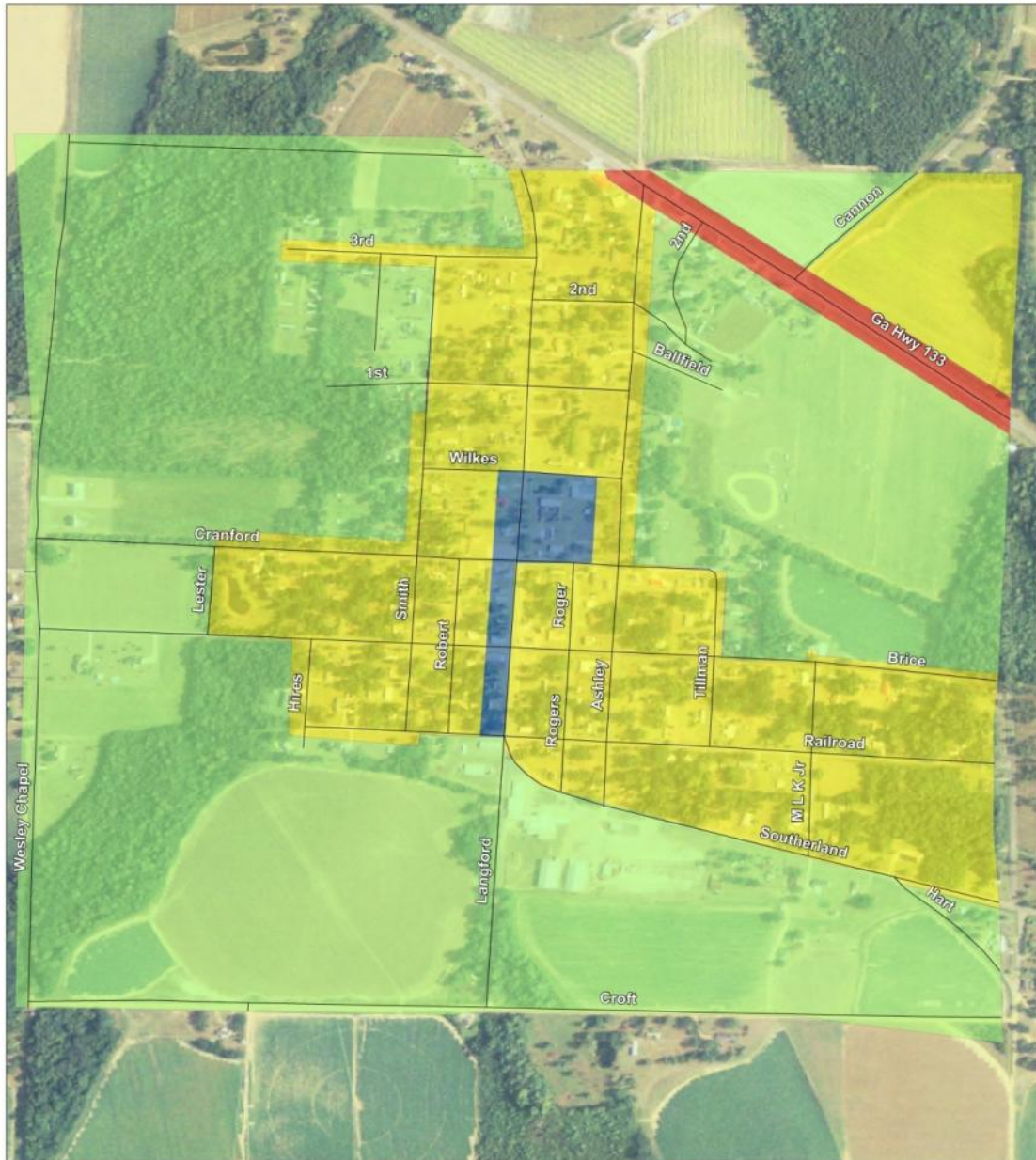
Ensures that new infill development is compatible with its neighborhood, maintains harmony and character of existing residential areas, and that development occurs in an orderly and desirable manner.

Traditional Neighborhood Development - Comprehensive TND Ordinance

Involves a comprehensive rewrite of local development regulations to require all new developments to incorporate TND principles. TND's typically include single-family homes on small lots, multi-family residences, and neighborhood commercial developments, all within easy walking distance of one another

Berlin

Future Development Map



Berlin

Future Land Use Map



Issues & Opportunities

Economic Development

1. Lack of capital to fund incentives for new and existing businesses
2. Promote the downtown areas with marketing, festivals and events
3. Encourage appropriate businesses and services for local community
4. Use of Moultrie-Colquitt County Chamber of Commerce
5. Promote niche marketing and branding
6. Assist new businesses to open in downtown and support existing businesses with various state and regional agencies
7. Promote tourism on City level

Housing

1. Pockets of deteriorating housing
2. Increase in elderly population and the need for supportive housing
3. Diverse Housing mix that includes single and multi-family housing for rent and purchase
4. Incentives for affordable housing development
5. Work with private developers to build multifamily duplexes
6. Annexation of adjacent properties to expand City limits around Highway 133
7. Enforcement of Zoning Ordinance
8. Research and utilize available state, federal and local funds for the establishment of housing programs both rehabilitation and new construction
9. Concentrate law enforcement to curtail criminal activity
10. Hold community clean-up day to encourage owners to mow/clean up vacant lots and privately owned property
11. Hold amnesty day for disposal of appliances and junk cars

Community Facilities

- Consolidation of services and/or facilities

Intergovernmental Coordination

1. Lack of current, functioning zoning ordinances
2. Form partnerships with County and other municipalities to accomplish large projects that may not be financially feasible for a single jurisdiction
3. Increase communication between municipal and county government

Transportation

1. Some existing and most new streets are designed in ways that discourage pedestrian and bike activity
2. Commercial expansion opportunities along Highway 133
3. Scenic byway designations of roads and highways
4. Increase pedestrian and alternative transportation options

Short Term Work Program

City of Berlin

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Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Participate in annual clean-up and other beautification programs	2008, 2009, 2010, 2011, 2012	City	N/A	N/A
Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Implement a dilapidated housing demolition program	2009	City	\$9,000	Local Funds/Grant
Prioritize/ target neighborhoods for housing rehab	2010	City	\$5,000	Local
Apply for City wide CHIP Grant to address pockets of housing	2010, 2012	City	\$300,000	CHIP
Provide infrastructure in neighborhoods to improve drainage problems	2009, 2011	City	\$500,000	CDBG/Local
Apply for grants and loans targeting rehabilitation of elderly housing	2010, 2012	City	\$300,000	CHIP
Work with developers to build apartments, duplexes and single family homes within the City	2008, 2009, 2010, 2011, 2012	City	N/A	N/A
Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Create a local historic preservation committee to work on national register nominations	2011	City/Citizens	N/A	N/A
General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Resurface streets within residential areas	2008, 2009, 2010, 2011, 2012	City	\$200,000	Local, DOT
Continue to support fund raising activities & grant applications of the VFD	2008, 2009, 2010, 2011, 2012	City	\$300,000	Assistance to Firefighters Grant/Local
Continue to support Berlin VFD with gas, oil and vehicle maintenance costs	2008, 2009, 2010, 2011, 2012	City	\$6,000	Local
New Water Tower and well	2009, 2011	City	\$500,000	CDBG, Local
Implement landscaping program for public facilities and major streets	2008, 2009, 2010, 2011, 2012	City	\$25,000	Local/Transportation Enhancement Grant
Upgrade substandard water lines from 2" to 6"/fire hydrants	2010, 2012	City	\$300,000	Local, CDBG
Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Annexation study for area surrounding Highway 133	2009, 2010, 2011	City	\$5,000	Local

Development Policies

Economic Development

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

Natural and Cultural Resources

- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will work to redirect development pressure away from agricultural areas in order to protect and preserve farmland which is an important component of our community.
- We will encourage compatible architecture styles that maintain the regional rural character.
- We will limit non-agricultural development to establishments that cater to rural needs.
- We will encourage agricultural uses as economically desirable, not vacant land.
- We will continue to preserve agricultural land as a goal, but this goal should be balanced with the rights of property owners and the potential economic need for owners to sell property for development purposes.
- We desire the continuation of historic rural and agricultural patterns.
- We will promote rural commercial land uses and agricultural support businesses (i.e. commercial nurseries, farm implement sales and supply stores, farmer's markets, and feed and seed stores).

Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments by encouraging infill redevelopment, and compact development patterns.
- We will invest in parks and open space to enhance the quality of life for our citizens.

Housing

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

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Creation of recreational facilities and set-aside of green space are important to our community.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We encourage mixed-use developments that are human-scale and less auto-oriented.

Transportation

- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- We support creation of a community-wide pedestrian/bike path network.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them

Doerun

In 2028 the City of Doerun will be a growing, progressive community with friendly people and quality services that include clean landscaped streets, updated infrastructure, an improving educational system and medical services available that will improve the quality of life for all citizens.

Character Areas

Rural Residential Area

The residences are generally in good condition, with pockets of declining and a few dilapidated homes dotting the outer fringes of the city limits. The homes all face the street with large open fields behind. Some use this land for agricultural purposes, while others have left it in its natural state. There is low pedestrian access as many of the neighborhoods have no sidewalks. There is little room for on-street parking as many of the streets are narrow.

Vision: An area with a “small town” atmosphere that encourages rural residential development versus densely populated areas.

Development Patterns

- *New development matching the mix of housing types, styles and densities of older neighborhoods within the community.*
- *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.).*
- *Distribution of affordably-priced homes throughout locality/region.*



Specific Land Uses

- *Rural Residential*
- *Agricultural*
- *Light Commercial*

Quality Community Objectives

- Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- Housing Choices:** A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Implementation Tool Box



Agricultural Buffers

To minimize future potential conflicts between agricultural and non-agricultural land uses and to protect public health, safety, and general welfare; all new non-agricultural development adjacent to designated agricultural land shall be required to provide an agricultural buffer.

Conservation Easements

An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

Flexible Subdivision Regulations

Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards or encouraging greater use of discretionary site plan review for new subdivisions.

Historic Preservation Standards

Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value.

Permit Requirements for Major Land-Developments

Provisions for local governments to become the permitting authority for certain large developments that involve a greater than local impact. Examples might include a housing project with a large number of units, a subdivision with a large number of lots, a commercial or industrial site on a significant amount of acreage, etc.

Agricultural Area

The Agricultural Area within the city limits is used for cotton and peanuts, which supports the peanut mill and two cotton gins located in town. Much of the agricultural land straddles the city and county lines and in most cases is part of a much larger land holding. Since these areas play a major role in the local economy, the community would prefer to see them preserved as agricultural uses. Accordingly, these areas are not likely to experience significant development pressures in the future.



Vision: Land that is sparsely settled and is open woodlands or cultivated farmlands.

Development Patterns

- *Very large minimum lot size requirements (25+ acres) to limit development density and protect farmland and rural character*
- *Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts*
- *Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views*
- *Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources*

Specific Land Uses

- *Agricultural*
- *Light industrial (related to agriculture)*
- *Rural Residential*

Quality Community Objectives

- Open Space Preservation:** 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. Compact development ordinances are one way of encouraging this type of open space preservation.
- Appropriate Businesses:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- Regional Identity:** Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.
- Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Implementation Tool Box



Agricultural Buffers

To minimize future potential conflicts between agricultural and non-agricultural land uses and to protect public health, safety, and general welfare, all new non-agricultural development adjacent to designated agricultural land shall be required to provide an agricultural buffer.

Agricultural Land Use Regulations

Encourages preservation of agricultural operations within a jurisdiction, and reduces conflicts between agricultural and non-agricultural land uses, to protect public health, safety, and welfare.

Conservation Easements

An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

Very Large Lot Zoning

Establishes zoning districts with very large minimum lot size requirements (at least 10 acres, preferably 20 acres) in order to strictly limit development density in areas where preservation of rural character, agriculture and/or greenspace is desired.

Broad Street In-Town Corridor

This area is the commercial hub of the community with downtown commercial structures facing the street. This area also includes homes on the west end of the corridor and civic buildings closer to the center. This area is home to City Hall, the police department, post office and a host of other local businesses. On street parking is available in front of the commercial buildings. The few homes that are located along this corridor are well maintained single family homes on a half to one acre landscaped lots. Pedestrian access is good in this area but dwindles towards the edge of the residential sections. The land available on the outskirts of this area is currently undeveloped or being used in agricultural activities. This may experience commercial development pressures in the future as the western edge already has a convenience store/gas station and a discount store located amidst the agricultural uses.

Vision: Broad Street will be the commercial and community hub of the City with activities that will draw residents to the area.

Development Patterns



- *Improvement of sidewalk, street appearance and amenities within the commercial center*
 - *New development matching typical densities of older center of community*
 - *Infill development on vacant sites closer to the center of the community*
 - *Sites with existing infrastructure in place are used for new development that matches the character of the surrounding neighborhoods in lieu of development on previously undeveloped sites.*
 - *Street layouts that match those in older parts of community and connect to the existing street network at many points.*
- *Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.*

Specific Land Uses

- *Transportation*
- *Light Commercial*
- *Light Industrial*
- *Recreation*

Quality Community Objectives

- Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- Sense of Place:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development 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.
- Transportation Alternatives:** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Implementation Tool Box



Bicycle Facility Specifications

Ensures safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.

Design Guidelines

Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.

Community Improvement District (CID)

A community improvement district (CID) is an organization, usually consisting of local businesses and other institutions, created for financing a range of facilities and services in a clearly defined area. CID's often seek to improve run-down neighborhoods or commercial areas, but they may also work at providing additional infrastructure, or for various other purposes. Sometimes, however, they may act without democratic accountability. CID's have the power to issue bonds and impose property taxes. A CID must be approved by the passage of a law in the Georgia Assembly, and approval also must be granted by the local government and 75% of the property owners in the proposed area.

Historic Preservation Standards

Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value.

Infill Development Program

A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Mixed-Use Zoning

In contrast to traditional zoning techniques, mixed-use zoning allows different types of uses (such as housing, commercial and office) to locate within the same area, provided the uses are reasonably compatible. This creates a more diverse and dynamic urban setting, and makes it easier for people to carry out some daily activities by walking. Mixed-use zoning is often accomplished through zoning overlays.

Sign Regulations

Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

Doerun

Future Development Map



Legend

- Agricultural
- Broad Street Corridor
- Rural Residential



Doerun Future Land Use Map



Issues & Opportunities

Economic Development

1. Lack of capital to fund incentives for new and existing businesses
2. Promote the downtown areas with marketing, festivals and events
3. Encourage appropriate businesses and services for local community
4. Use of Moultrie-Colquitt County Chamber of Commerce
5. Promote niche marketing and branding
6. Assist new businesses to open in downtown and support existing businesses with various state and regional agencies
7. Promote tourism

Housing

1. Pockets of deteriorating housing
2. Increase in elderly population and the need for supportive housing
3. A diverse housing mix that includes Senior Housing developments, multi and single family units, and affordable rental units
4. Incentives for affordable housing development
5. Annexation of adjacent properties to expand City limits around Highway 133
6. Hold community clean-up day to encourage owners to mow/clean up vacant lots and privately owned property
7. Housing geared toward seniors
8. Potential for Historic Preservation in downtown and residential areas

Community Facilities

1. Capitalize on current utilities
2. Aging Infrastructure
3. Garnering Community Interest
4. Expand current utilities with the possibility of servicing other small cities

Intergovernmental Coordination

1. Increase communication with other municipalities in Colquitt County
2. Encouraging new leadership interest from the community
3. Form partnerships with County and other municipalities to accomplish large projects that may not be financially feasible for a single jurisdiction
4. Increase communication between municipal and county government

Transportation

1. Some existing and most new streets are designed in ways that discourage pedestrian and bike activity
2. Commercial expansion opportunities along Highway 133
3. Scenic byway designations of roads and highways
4. Increase pedestrian and alternative transportation options
5. Study on possible implications of bypassing Doerun with Highway 133
6. Annexation opportunities near the expansion of Highway 133

Short Term Work Program

City of Doerun

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Replace patrol cars	2009, 2011	City	\$40,000 (total)	City, Bryne Grant
Continue to support the VFD with maintenance costs	2008, 2009, 2010, 2011, 2012	City	\$10,000	City
Will continue to support VFD in grant applications and fund-raisers	2008, 2009, 2010, 2011, 2012	City	\$100,000	Assistance to Firefighters/ City
Upgrade wastewater collection system to combat infiltration problems	2008, 2009, 2010, 2011, 2012	City	\$300,000	City, Grants
Construct new elevated water tank and well	2010	City	\$500,000	City, Grants
The City of Doerun will encourage participation in the Chamber of Commerce and its programs	2008, 2009, 2010, 2011, 2012	City	N/A	N/A
The City of Doerun will work with local businesses to increase the appearance and attractiveness of commercial and industrial areas	2008, 2009, 2010, 2011, 2012	City	N/A	N/A
Improve public recreational facilities (tennis court, ball field, pocket parks)	2008, 2010, 2012	City	\$100,000)	Grants/SPLOST
Implement community landscaping program	2008, 2009, 2010, 2011, 2012	City	\$30,000	City, Grants
Street improvements (curb, gutter, resurface)	2008, 2009, 2010, 2011, 2012	City	\$185,000 (total)	SPLOST
Remodel police station	2010	City	\$125,000	SPLOST

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop better coordination mechanism between all economic development organizations, associations, local jurisdictions and financial institutions	2008, 2009, 2010, 2011, 2012	City	\$2,000	City
Support programs to improve median income level	2008, 2009, 2010, 2011, 2012	All cities and county	\$1,000	City
Downtown Development Plan	2011	City	\$10,000	City

Short Term Work Program (cont'd)
 City of Doerun

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Encourage private property owners to reinvest in housing improvements by providing information, technical assistance and incentives	2008, 2009, 2010, 2011, 2012	City	\$2,000	City
Promote compliance with building codes	2008, 2009, 2010, 2011, 2012	City	\$10,000	City
Apply for CHIP to rehabilitate housing properties within the city with special consideration for the elderly	2009	City	\$300,000	CHIP

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update the Zoning Ordinance/Map	2012	City	\$5,000	City
Update Comprehensive Plan	2008	City	\$10,000	City
Comprehensive Annexation Plan	2010	City	\$5,000	City

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Will create a historic preservation committee and research the development of a Downtown Historic District	2008, 2009, 2010, 2011, 2012	City	\$10,000	City

Development Policies

Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic and cultural resources.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments by encouraging infill redevelopment, and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- The community will use phased extension of utilities and services to encourage rational development to areas immediately contiguous to already developed areas of the community.
- We will invest in parks and open space to enhance the quality of life for our citizens.

Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.

- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Creation of recreational facilities and set-asides of greenspace are important to our community.
- We support appropriate residential and non-residential in-fill development in ways that complement surrounding areas.

Transportation

- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

Ellenton

In 2028 the City of Ellenton will be a stable prosperous community with a strong economy that provides all residents with a good quality of life.

Character Areas

Rural Residential

This character area encompasses most of the community and is a blend of the agricultural activities and residential living that is the City of Ellenton. Ellenton is another community that is still heavily involved in agriculture; with a peanut mill in the center of town. Ellenton farmers are involved in the growing of peanuts, cotton and various types of produce. Because of this fact, many of the homes have a great deal of spatial separation between them. While the homes that are closer to the town center are a bit more clustered, the area surrounding them is still heavily wooded and there is more open space between them than is typically found in a traditional neighborhood. The homes are not the large rural residences that have become typical for farms. The homes are smaller and include both single family and manufactured types of homes. They vary in condition, with pockets of good and bad found on the same street. A large portion of the land is undeveloped but may not remain so in years to come. There is no available land in the city to develop and local landowners are likely to face development pressures.

Vision: A rural area that is a blend of agriculture and a traditional small town community that allows both qualities to be encouraged, preserved and maintained.

Development Patterns

- *Protection of natural and cultural resources such as farmlands, river, lakes and other wetlands that shape the identity and character of the area.*
- *Site plans, building designs and landscaping that are sensitive to natural features of the site.*
- *Enlisting significant site features (water features, farmland, wetlands, etc.) as amenities that shape the character of the development.*
- *Very large minimum lot size requirements to limit development density and protect farmland and rural character.*
- *Infill development on vacant or underutilized lots.*
- *A mix of housing prices within the same neighborhood.*

Specific Land Uses

- *Agricultural*
- *Single Family Residential*

Quality Community Objectives

- Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land by encouraging development or redevelopment of sites closer to the downtown or core of the community.
- Sense of Place:** Traditional downtown areas should be maintained as the focal point of the community, 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 to shop.
- Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is

compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

- **Growth Preparedness:** The community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinance and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Implementation Toolbox



Cluster Development

Commercial, residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered on the remainder of the property.

Residential Infill Development Requirements

Ensures that new infill development is compatible with its neighborhood, maintains harmony and character of existing residential areas, and that development occurs in an orderly and desirable manner.

Heritage Preservation Programs

Ensure the protection and preservation of a community's collective heritage. Programs may help to preserve historic properties, architecture, monuments, etc.

Infill Development Program

A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development. It would also include guidelines for appropriate design, density and location of new infill projects.

Neighborhood Center

This area spans only a couple blocks but represents the heart of the community. Consisting of a gas station/convenience store, city hall, post office, and a few local businesses (including a peanut mill and various other agricultural buildings), this is the only area of concentrated commercial activity within the city. Many of the buildings are single story without any distinct architectural characteristics. The area also includes several mixed housing units.

Vision: An area that is the center of the community and offers a variety of activities for residents and visitors to enjoy.

Development Patterns:

- *Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood*
- *Homes, shops, small businesses, and public buildings grouped together in villages that serve adjacent neighborhoods*
- *The area is pedestrian friendly*
- *Location of single-family detached housing throughout the neighborhood.*
- *Commercial structures (warehouses, gas stations) located near street front; encouraging pedestrian friendliness*
- *Vacant sites in the center of the community that have infrastructure already in place are used for new development that complements the character of neighborhood*
- *Reuse of existing vacant or underutilized structures to accommodate new community facilities*

Specific Land Uses

- *Single Family Residential*
- *Light Commercial*
- *Institutional (i.e. public/government buildings)*

Quality Community Objectives

- Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land by encouraging development or redevelopment of sites closer to the downtown or core of the community.
- Sense of Place:** Traditional downtown areas should be maintained as the focal point of the community, 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 to shop
- Housing Choices:** A range of housing size, cost, and density should be provided to make it possible for all who work in the community to also live in the community, to promote a mixture of income and age groups in each community and to provide a range of housing choices.

Implementation Toolbox



Downtown Planning

A study and specific plan for the downtown core area that protects and enhances its unique character.

Mixed-Use Zoning

In contrast to traditional zoning techniques, mixed-use zoning allows different types of uses (such as housing, commercial and office) to locate within the same area, provided the uses are reasonably compatible. This creates a more diverse and dynamic urban setting, and makes it easier for people to carry out some daily activities by walking. Mixed-use zoning is often accomplished through zoning overlays.

Planned Unit Developments

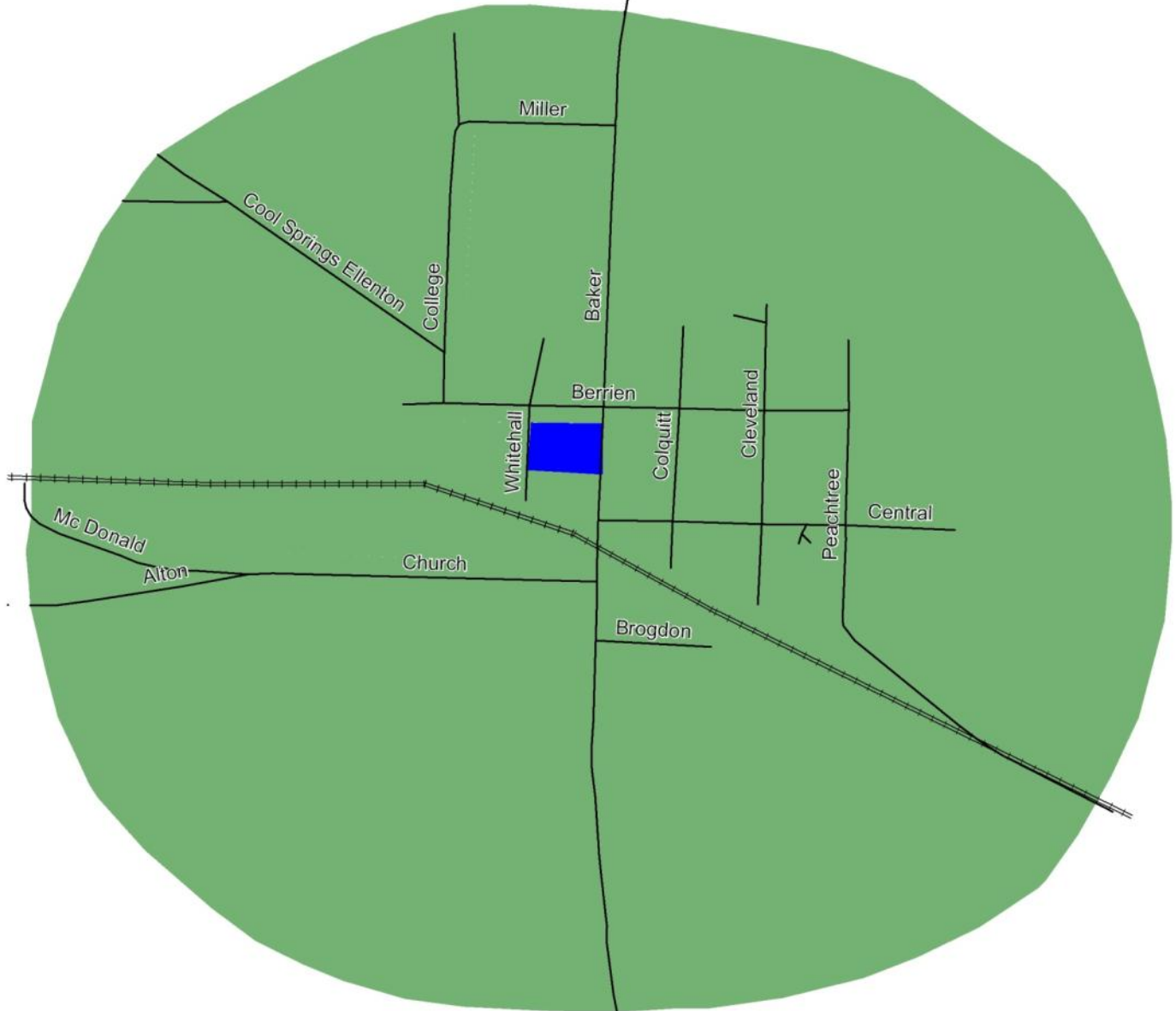
Revising land development regulations to encourage developers to propose planned mixed-use developments for sites they choose in the community. Developer's plans are approved only if they meet specified community standards.

Community Housing Partnership



Typically, a community housing partnership is a nonprofit association that works for the cause of affordable housing, often in collaboration with other institutions, stakeholders, nonprofits and/or government agencies. Community housing partnerships have widely varying goals, priorities and methods. Some are focused on housing for special needs groups, others on homelessness, others on apartments, others on single-family homes, and so forth.

Ellenton

Future Development Map



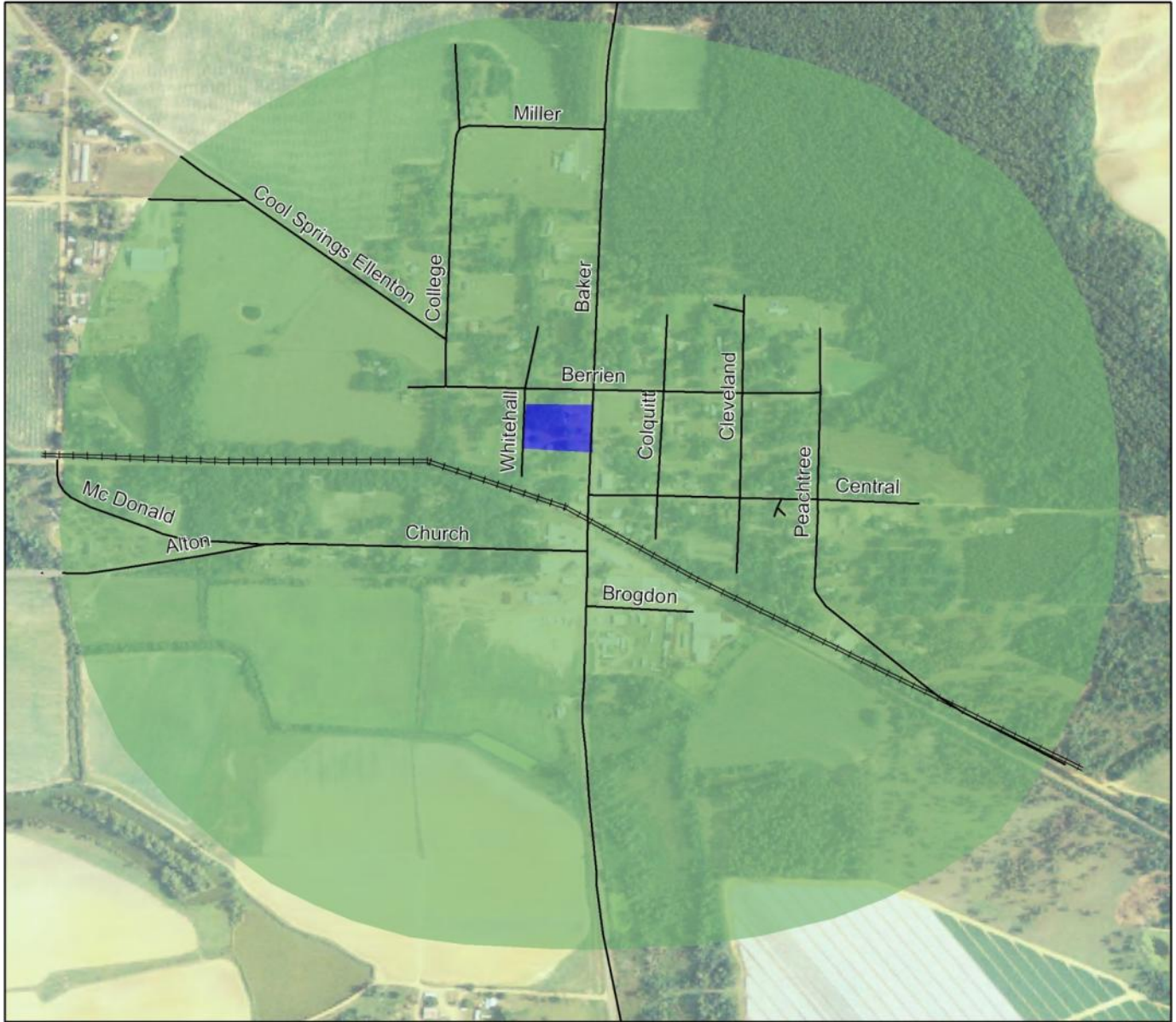
Legend

-  Rural Residential
-  Town Center





Ellenton

Future Development Map



Legend

-  Rural Residential
-  Town Center



Issues & Opportunities

Economic Development

1. Lack of commercial development
2. Annex property into the city for economic development
3. Increase commercial development

Natural and Cultural Resources

1. Need to preserve older historic neighborhoods
2. Designate historic properties and historic districts

Community Facilities and Services

1. Lack of capital for public services (i.e. animal control, police protection)
2. Lack of a public sewer system
3. No emergency shelters
4. More services needed for young adults and the elderly
5. Lack of affordable child care for working families
6. More funding needed from the County for roads and streets
7. Develop programs for young/older adults
8. Provide more recreational opportunities for all ages
9. Encourage development of child care center
10. Develop a sewer system
11. Work with the City and County to secure additional public services (animal control, police protection)

Housing

1. Lack of affordable housing and rental opportunities for all income groups
2. Substandard housing and poorly maintained manufactured homes
3. Lack of available land for housing
4. Develop mixed housing for all income levels
5. Expand city limits by the annexation of adjacent properties for residential development
6. Educate landlords and property owners on available housing programs

Land Use and Transportation

1. Lack of Public Transportation
2. Lack of zoning and land use to preserve properties and manage growth
3. Provide public transportation through partnership with the County
4. Develop zoning ordinances and subdivision regulations

Intergovernmental Coordination

1. The lack of regular communication with City and County officials
2. Improve communication and develop a stronger relationship with City and County officials

Short Term Work Program

City of Ellenton

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Apply for CDBG to develop sanitary sewer systems	2008-2012	City	\$500,000	CDBG, General Funds, GEFA, Loans
Reactivate the police department	2008-2012	City	\$100,000	CDBG, General Funds, COPS, Edward Byrne Grant
Continue to support the VFD activities	2008-2012	City	2000, Annually	General Funds
Update City Ordinances	2010	City	\$5,000	General Funds
Street repairs and improvements (resurfacing and drainage improvements) Church Street, Peachtree Street	2008 – 2012	City, DOT	\$300,000	DOT, LARP Program, General Funds, SPLOST, CDBG
Public education and awareness on the Soil and Sedimentation Act	2008 – 2012	City	No Cost	S W GA RDC, City
Purchase Dump Truck	2010	City	\$45,000	SPLOST
Develop zoning ordinances for the City	2008	City	\$4,000	General Funds
Update City Zoning Ordinances every two years	2008 – 2012	City	\$1,500	General Funds
Develop Subdivision Regulations for the City	2010	City	\$1,500	General Funds
Reconstruct/Renovate municipal building	2008-2012	City	\$25,000	General Funds
Work with the county to address animal control problem	2008-2012	City & County	\$2,000	General Funds
Work with the county to obtain more assistance with roads/streets	2008-2012	City & County	\$20.00	DOT, LARP Program, General Funds, SPLOST, CDBG

Short Term Work Program (cont'd)
City of Ellenton

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Recruitment of retirees	2008 - 2012	City, Chamber of Commerce	Depending on Project	Grants, General Funds, Chamber of Commerce
Encourage participation in Chamber and its programs	2009 - 2013	City, Chamber of Commerce	No Cost	No Cost
Work with local businesses to improve the appearance and attractiveness of commercial and industrial areas	2008 - 2012	City	\$3,000 (UGA Study)	Local Businesses, Grant, General Funds
Work with the Chamber on increasing their ability to tap some of the benefits of the Expo through development of bed and breakfasts, special small town events, etc.	2008-2012	City	\$5,000	Local Funds Raisers, Loans, Grants
Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Designate Historic District to preserve older historic homes	2008-2012	City	\$2,500	General Funds
Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Purchase recreational equipment (picnic shelter/tables, playgroup equipment)	2009	City	\$20,000	Local Development Fund, SPLOST, DNR Grants, General Funds
Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop demolition programs for vacant and dilapidated residential structures	2008-20012	City	\$1,500	Grants/General Funds
Participate in the annual workshop on housing programs, loans and grants sponsored by the County	2008-2012	City/county	\$100	General Funds
Apply for CDBG & CHIP for housing rehabilitation	2008-20012	City	\$10,000	General Funds
Work with the County and nonprofits to develop better migrant housing	2008-2012	City	Dependent upon project	General Funds, CDBG, CHIP
Pursue grants and loans for rehabilitation of housing for the elderly	2008-2012	City	\$500,000	CDBG, USDA, Habitat for Humanity

Development Policies

Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas and valuable historic and cultural resources.
- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.

Facilities and Services

- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

Housing

- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.

Land Use and Transportation

- 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.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.

- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

Funston

In 2028 the City of Funston will be a progressive community that has small town values with a desire to be small enough to know you and yet large enough to serve you.

Character Areas

Rural Residential



With agricultural activity taking place throughout the city, there are few areas where significant clusters of homes and neighborhoods can be found. Aside from a recently developed residential subdivision, most of the older homes in Funston are surrounded by fields, woods and natural brush. Housing density is low and consists predominantly of either single family or manufactured housing with no sidewalks that connect to adjacent streets. Most of the original housing stock found in Funston is built on large lots which are being used for agricultural purposes or lying fallow as open field.

Vision: A rural area that has a small town atmosphere but is able to accommodate new residential development that enhances the character of the community.

Development Patterns:

- *Enlisting significant site features (view corridors, farmlands) as amenity that shapes identity and character of development.*
- *Site plan, building design and landscaping that are sensitive to natural features of the site, including topography and views.*
- *Very large minimum lot size requirements to limit development density and protect farmland and rural character.*
- *Infill development on vacant or underutilized lots.*
- *A mix of housing prices within the same neighborhood.*

Specific Land Uses:

- *Single Family Residential*
- *Agricultural*
- *Light Commercial*

Quality Community Objectives:

- 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 encourage. These community focal points should be attractive, mixed use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.
- Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land by encouraging development or redevelopment of sites closer to the downtown or core of the community.

- ❑ **Growth Preparedness:** The community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinance and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.
- ❑ **Housing Choices:** A range of housing size, cost, and density should be provided to make it possible for all who work in the community to also live in the community, to promote a mixture of income and age groups in each community and to provide a range of housing choices.
- ❑ **Traditional Neighborhoods:** 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.

Implementation Toolbox



Community Housing Partnership

Typically, a Community Housing Partnership is a nonprofit association that works for the cause of affordable housing, often in collaboration with other institutions, stakeholders, nonprofits and/or government agencies. Community housing partnerships have widely varying goals, priorities and methods. Some are focused on housing for special needs groups, others on homelessness, others on apartments, others on single-family homes, and so forth.

Home Loan Assistance Program

Programs that provide easy access to low-interest loans, or make contributions to down payments, can help families realize their ambition of homeownership.

Land Use Guidance System (LUGS)

This system is sometimes implemented in rural areas that need some form of limited planning but do not want standard zoning regulations. In other cases, in areas that wish to have more sophisticated growth controls, the system is used as a supplement to zoning. Points are awarded during the development review process for meeting standards and criteria established by the local ordinances. If a development can meet the score described in the ordinance, the development is approved. If a given development cannot attain a high enough score to receive approval, the development application is denied unless the developer can add special features or modify the project to obtain more points. The Land Use Guidance System (LUGS) promotes compatible mixed land uses, supports practical prevention measures to reduce hazards, promotes safety, and supports open communication and the community's ability to actively participate in growth decisions. These characteristics have been reported by local citizens to make the LUGS culturally acceptable in their rural regions.

Rural Clustering

Provides for small lot residential development in agricultural, forestry, and rural residential districts.

Mandatory Conservation Subdivision Ordinance

Requires all new subdivisions to be built as conservation subdivisions (instead of conventional subdivisions). Conservation subdivisions are residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property.

Town Center

Home to City Hall, post office, local churches and a few small commercial endeavors, the Town Center is the center of activity within the community. With many original structures still standing and facing onto Highway 37, there is little room for expansion within the current center. However, the available land that faces Highway 37 on both sides of the town center could be used for future commercial investments in the community. There is low pedestrian connectivity due to the lack of sidewalks. Some of the commercial structures that face the highway could use aesthetic improvements in order to enhance the overall visual appeal of the area.

Vision: The central point of the community where commercial development encourages walkability and where services are readily available to residents and visitors.

Development Patterns:

- *Homes, shops, small businesses, and public buildings are grouped together in villages or attractive mixed use centers that serve the neighborhoods.*
- *Pedestrian friendly, and include pleasant community gathering spaces.*
- *Housing near commercial centers or along arterial roads and single-family detached housing elsewhere in the neighborhood.*
- *Commercial structures located near street front, with on street parking, making community more attractive and more pedestrian-friendly.*
- *Improvement of sidewalks, street appearance and amenities within commercial centers.*
- *Infill development on vacant sites within the center of the community with existing infrastructure that matches the character of surrounding neighborhoods.*
- *Street layouts that match those in older parts of the community and connect to the existing street network at many points.*
- *Distribution of affordably-priced homes throughout the community.*
- *Community schools developed at smaller scale and located in neighborhoods where students can walk to class.*
- *Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points.*

Specific Land Uses:

- *Single Family Residential*
- *Conservation Development*
- *Agriculture*
- *Commercial and Mixed Use*

Quality Community Objectives:

- Traditional Neighborhoods:** 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.
- 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 encourage. These community focal points should be attractive, mixed use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.
- Growth Preparedness:** The community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinance and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

- ❑ **Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land by encouraging development or redevelopment of sites closer to the downtown or core of the community
- ❑ **Regional Cooperation:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources, housing developments or development of a transportation network.

Implementation Toolbox



Choosing Businesses to Recruit and Support

It is important to know which businesses best suit the community and which do not. Making such decisions requires considerable information about local assets, industry performance, and community desires.

Cluster Development

Commercial, residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered on the remainder of the property

Downtown Planning

A study and specific plan for the downtown core area that protects and enhances its unique character.

Business Incubator

A business incubator is meant to give entrepreneurs in a particular location sufficient support to create viable and profitable companies. Incubators foster the growth of fledgling "home-grown" enterprises, and they have gained in popularity as an alternative to pursuing relocations.

Gateway Corridor

Highway 37 is an important connection between Mitchell and Colquitt County as it is a direct link between the City of Camilla in Mitchell County and the City of Moultrie in Colquitt County. It was recently renamed after long-time mayor, Edward “Dick” Chambers, who held office for almost 50 years. This transportation corridor runs right through the center of town. The land on either side of this corridor outside of the town center is being used for residential or agricultural purposes and is unlikely to be used for more intensive land uses. The paving is not wide enough to accommodate safe bicycle use, but this does not stop area residents from doing so. This corridor has completed the initial phase of being designated as a Scenic Byway by DOT. A corridor management plan must be completed before a full designation can be given.

Vision: A linkage between communities that provide an inviting entrance to visitors and offers residents a scenic view of their community.

Development Patterns

- *Improvement of sidewalks and street appearance and amenities of commercial centers*
- *Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching the character of surrounding neighborhoods.*
- *Urban growth or service boundary that discourages development outside border*
- *Street layouts that match those in older parts of the community and connect to the existing street network at many points.*
- *Developments that have easy access to nearby restaurants, schools and other areas where residents travel daily.*
- *Distribution of affordably-priced homes throughout community.*
- *Location of parking at rear or side of buildings to minimize visibility from the street.*
- *Shared parking arrangements that reduce overall parking needs.*
- *Enlisting significant site features (view corridors, farmland, etc.) as amenity that shapes identity and character of the development*
- *Site plans, building design and landscaping that are sensitive to natural features of the site including topography and views.*

Specific Land Uses

- *Single Family Residential*
- *Agriculture*
- *Commercial or Retail Development*
- *Institutional/Public Buildings*

Quality Community Objectives:

- Traditional Neighborhoods:** 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.
- 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 encourage. These community focal points should be attractive, mixed use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.
- Growth preparedness:** The community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinance and regulations to manage growth as

desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

- ❑ **Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land by encouraging development or redevelopment of sites closer to the downtown or core of the community
- ❑ **Regional Cooperation:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources, housing developments or development of a transportation network.
- ❑ **Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- ❑ **Open Space preservation:** 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. Compact development ordinances are one way of encourages this type of open space preservation

Implementation Measures



Right-of-Way Improvements

Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

Transportation Enhancement Program

Provides grant funds for alternative transportation projects, such as sidewalks, bike trails, rail depot renovations, and streetscape improvements. A diverse array of projects are eligible for funding, including those related to cultural, natural, and scenic elements of the transportation network.

Capital Improvement Program

This is a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions.

Sidewalk and Pedestrian Network Design

An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas. The city would like to have more pedestrian friendly streets and create walkable communities that connect to the downtown area.

Design Guidelines

Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.

Corridor Study

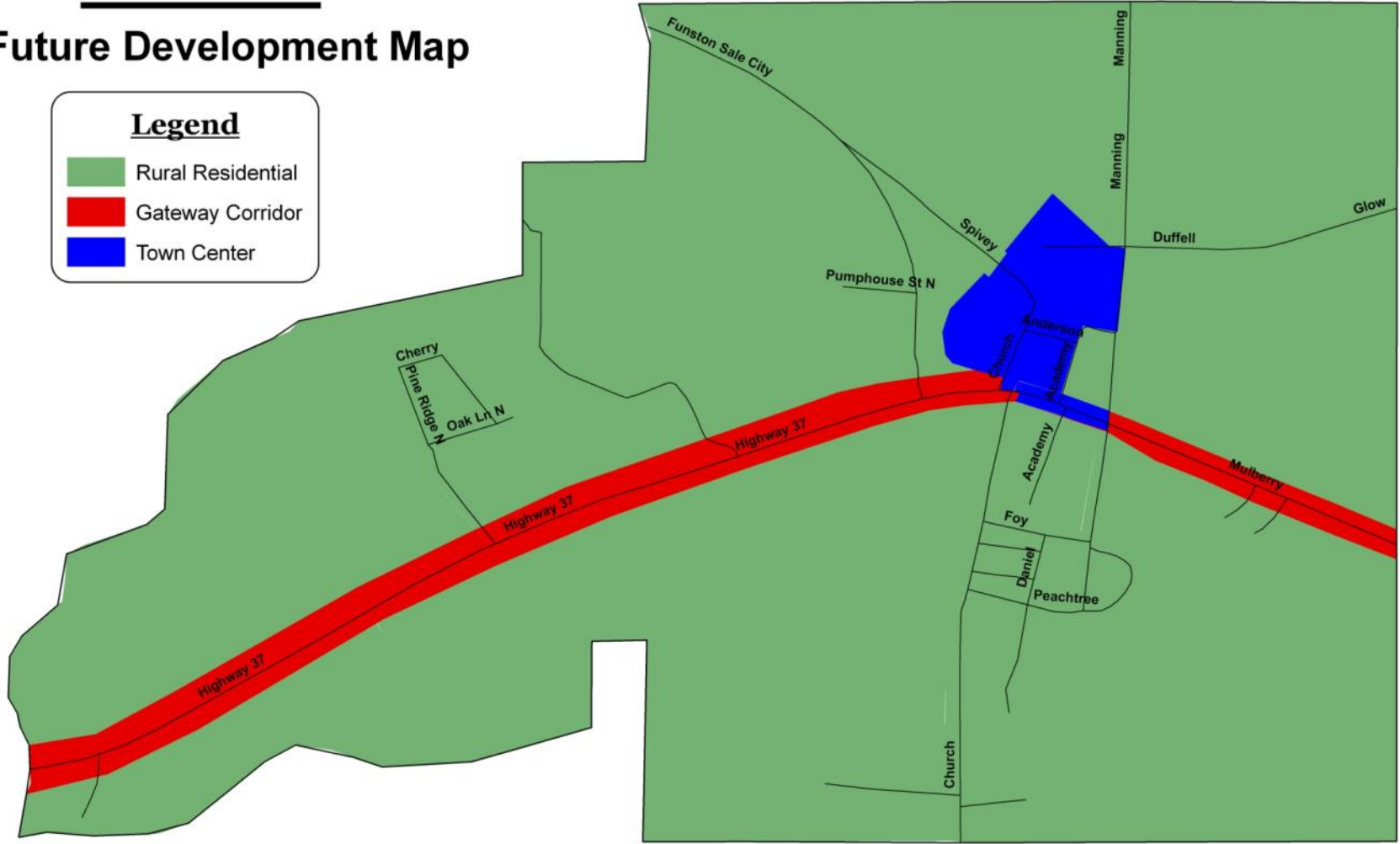
A study to identify and plan for improvement needs along a strip commercial corridor. The study typically involves key stakeholders (property owners, businesses, neighborhood leaders, service providers) to achieve consensus on improvements to be made along the corridor.

Funston

Future Development Map

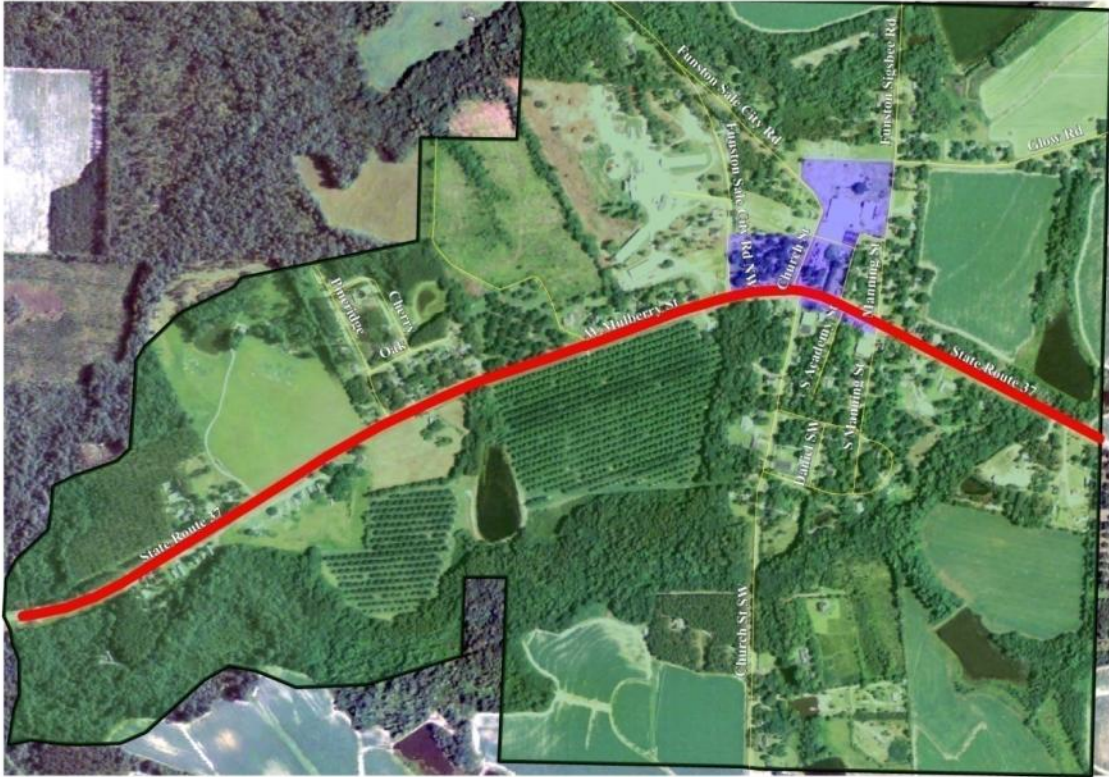
Legend

-  Rural Residential
-  Gateway Corridor
-  Town Center



Funston

Future Development Map



Legend

- Gateway Corridor
- Rural Residential
- Town Center



Issues & Opportunities

Economic Development

1. The lack of commercial development
2. Promote the downtown area with marketing, festivals and events
3. Encourage appropriate businesses and services for local community
4. Assist new businesses to open in downtown and support existing businesses with various state and regional programs
5. Promote Tourism and collaborate with Chamber of Commerce

Natural and Cultural Resources

1. Need to preserve older historic properties and public buildings
2. Designate historic properties and buildings

Community Facilities and Services

1. Lack of capital to fund public services (animal control, police protection)
2. Lack of a public sewer system
3. No emergency shelters
4. Lack of recreational opportunities for young adults and the elderly
5. Lack of affordable child care for working families
6. More funding needed from the county for roads and streets
7. Increase recreational opportunities for young/older adults
8. Provide more recreational opportunities for all ages
9. Encourage development of a child care center
10. Develop a public sewer system
11. Work with city and county to increased public services (animal control, police protection)

Housing

1. Lack of affordable housing for all income groups
2. Lack of affordable rental housing
3. Lack of available land for housing
4. Develop mixed housing for all income levels
5. Annex land for residential development

Land Use and Transportation

1. Lack of Public Transportation
2. Lack of sidewalks
3. Lack of enforcement of zoning ordinances and subdivision regulations
4. Develop public transportation through collaborative partnerships
5. Improve connectivity within the neighborhoods and downtown
6. Form partnership with County and other municipalities to accomplish large projects that may not be financially feasible for a single jurisdiction

Intergovernmental Coordination

1. Lack of regular coordination/communication with city and county officials
2. Develop a stronger relationship with city and county officials

Short Term Work Program

City of Funston

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Make curb and gutter improvements to South Manning, Spivey Drive, and Foy Street, Peachtree Circle, Peachtree Street, Anderson Street, Pitchford	2009	City	\$200,000	General Funds/SPLOST, CDBG
Improvements to Foy Street and Pump House	2010	City	\$20,000	CDBG, DOT LARP, SPLOST, General Funds
Improvements to Church Street	2011	City	\$55,000	CDBG, DOT LARP, SPLOST, General Funds
Upgrade and renovate City Hall	2008-2012	City	\$20,000	General Funds
Develop museum on the second floor of City Hall	2008-2012	City	\$10,000	GA Humanities, GA Arts Council, Local Foundations
Paint elevated water tank (inside and outside)	2011-2012	City	\$60,000	SPLOST
Renovate Pump	2009	City		
Explore resources for well construction	2008-2012	City	\$500,000	CDBG, General Funds
Resurfacing/Paving of Anderson, Pitchford Streets	2009	City	\$75,000	LARP
Identify property for additional parking	2008-2012	City	\$60,000	Grants
The addition of sidewalks in neighborhoods and downtown	2008-2012	City	\$250,000	TE Grants/General Funds
Expand infrastructure for housing and commercial development	2008-2012	City	\$500,000	CDBG
Explore grants to fund police officer	2008-2012	City	N/A	Edward Byrne Grants, COPS Grants, General Funds
Investigate the addition of caution light	2008-2012	City	N/A	DOT
Research the hiring of Code Enforcement Officer	2009	City	\$3,000	General Funds

Short Term Work Program (cont'd)
City of Funston

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop better coordination mechanism between all economic development organizations, associations, local jurisdictions and financial institutions	2008-2012	City/ Chamber	N/A	N/A
Encourage participation in the Chamber of Commerce and its programs	2008-2012	City	N/A	N/A
Develop small town event such as 'Funston Day'	2009-2012	City	\$5,000	Grants, General Funds
Explore grant for downtown businesses	2008-2012	City	N/A	N/A
Work with local businesses to increase the appearance and attractiveness of commercial and industrial areas.	2008-2012	City	N/A	N/A
Develop a plan to attract businesses	2008	City	\$1,000	General Funds/Grants
Develop logo through contest at local school	2008-2009	City	\$1,000	General Funds/Grants
Investigate criteria for becoming Main Street Community	2008-2012	City	N/A	N/A

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Promote best management practices recommended by ASCS and SCS	2008-2012	City	N/A	N/A
Support the countywide Preservation Committee	2008-2012	City	\$25.00 Annually	General Funds
Designation of Historic properties such as Tucker House, City Hall and Old Post Office	2008-2012	City	\$2,000	General Funds

Short Term Work Program (cont'd)
City of Funston

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop demolition programs for vacant and dilapidated residential structures	2008	City	\$1,500	CHIP/General Funds
Make application for CDBG/CHIP for housing rehabilitation based on prioritization list	2008-2012	City	N/A	CDBG/CHIP/General Funds
Pursue grants and loans for rehabilitation of housing belonging to the elderly community	2008-2012	City	\$500,000	USDA/CDBG/CHIP
Encourage home owners to increase private reinvestment in housing by providing information and assistance	2008-2012	City	N/A	N/A
Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Implementation of plans developed for infrastructure developed in newly annexed areas	2008-2012	City	N/A	N/A
Update zoning ordinance every two years	2008-2012	City	\$3,000	General Funds
Update subdivision regulations every two years	2008-2012	City	\$2,000	General Funds
Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Add lights to basketball courts and hook up lights on tennis courts	2008	City	\$15,000	General Funds/Grants
Add lights to tennis courts				
Acquire park signs for City Park and directional signs	2008	City	\$5,000	General Funds
Purchase playground equipment for Pineridge subdivision	2009	City	\$18,000	General Funds/SPLOST
Construct new well	2009	City	\$500,000	CDBG
Construct fence at Pine Ridge Park to enclose playground areas	2009	City	\$6,000	Grants, General Funds

Development Policies

Economic Development

- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.

Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will promote the protection and maintenance of trees and green open space in all new development.

Facilities and Services

- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.

Housing

- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Land Use and Transportation

- 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.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complements surrounding areas.

- We are committed to creating walk able, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

Moultrie

We will be a vital, dynamic and growing community that honors and maintains its heritage through increased collaboration and economic opportunities in order to provide a superior quality of life that makes us the envy of Southwest Georgia.

Character Areas

Northwest Moultrie

The level of housing dilapidation and abandonment found within this area is more characteristic of the type of disinvestment seen in metropolitan communities rather than in a rural area. While the homes vary in size and style throughout the quadrant, shotgun style housing is common within this neighborhood. Hence, the lots are usually deep and narrow with minimal road frontage. The street network is a fairly narrow grid pattern, with little pedestrian accommodation anywhere in the quadrant. There is low traffic visibility due to overgrown trees and bushes at intersections. Lack of maintenance is an overwhelming problem in the area as many homes in Northwest Moultrie have been condemned, and many more still need to be. Some residents in this quadrant continue to live in homes that have been condemned.

Vision: A thriving residential community with a positive community presence that offers quality affordable housing, a variety of recreational opportunities for residents and the infrastructural capacity to foster a clean, safe and “neighborly” environment.

Development Patterns

- *Retrofitting existing residential neighborhoods to improve pedestrian and bicycle access and connectivity with nearby commercial areas.*
 - *New development that reflects traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers.*
 - *Housing designs that are compact and are compatible with the smaller lot size found frequently in this part of the city.*
 - *House orientation that encourages interaction with neighbors.*
 - *Residential development with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking of residences.*
- *Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over the shop, and apartments), densities and prices in the same neighborhood.*
- *Residential and commercial infill development on vacant or underutilized sites.*
- *Reuse of existing vacant or underutilized structures that have infrastructure already in place (e.g. store fronts) to accommodate new community facilities.*



- Residents have easy access to nearby transit, shopping, schools and other areas where residents travel daily.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.

Specific Land Uses

- Single-family residential
- Light Commercial
- Institutional/Professional Uses
- Small parks

Quality Community Objectives

- 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.
- 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.
- Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- 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.
- 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.

Implementation Tool Box



Establish an Urban Redevelopment Area

Georgia’s Urban Redevelopment Act helps local governments to rehabilitate, conserve or redevelop any defined geographical area (urban or rural) that is locally designated as a “slum area.” Such an area may be characterized by deteriorated structures, defective or inadequate street layout, faulty lot layout, unsanitary or unsafe conditions, etc. The Act gives cities and counties the ability to undertake redevelopment efforts financed by tax exempt bonds that do not count towards the local government’s general indebtedness cap.

Design/Landscaping Guidelines & “Look book”

Design standards or guidelines that ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the downtown, is built to a high standard, and has a pleasant appearance. The standards or guidelines would provide a basis for local planning and zoning boards to evaluate proposals, and the look book would serve as a visual reference guide to developers, property owners and businesses in regards to community accepted design concepts.

Designate Neighborhood Enterprise Zones

Offer incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate severely declining areas.

Overlay Districts

A mapped area where special regulations on development are applied. An overlay is typically superimposed over conventional zoning districts, but may also be used as stand-alone regulations to manage development in desired areas of the community.

Incentives for Design Innovation

The application process for developers who chose to develop housing in the Northwest area would be expedited based on their ability to address innovations in architectural design and affordability.

Home Maintenance Education Program

Due to the high percentage of substandard housing in this area, the neighborhood would benefit aesthetically if residents were educated on how to maintain and rehabilitate their homes.

Establish Neighborhood Credit Counseling and Job Training Programs

In order to encourage and increase homeownership in this neighborhood, residents should be offered credit counseling programs and specific job training opportunities to match the needs of the local residents.

Pocket Parks

Small open spaces throughout the area that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace and may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.

Business Incubator

A shared facility located in the neighborhood that encourages new business formation by reducing start-up costs.

Northeast Moultrie



This area is a mix of land uses, including commercial, residential and industrial. The outskirts of this area which are closer to the bypass are experiencing increased development pressure due to the availability of land and city infrastructure. Moving eastwards toward city center, there are pockets of stable residential neighborhoods. These residential pockets lack pedestrian connectivity and some of the homes could benefit from minor aesthetic improvements. The area of the quadrant that is closest to the downtown is home to various commercial activities and light industries, including a large lumber yard, a fertilizer company and various warehouses. There are some lots on the industrial properties that are not currently being used and may have some

chemical contamination. These areas however, could be considered for redevelopment as the lots are large and have adequate road access.

Vision: An area of mixed use development that includes residential, commercial and industrial endeavors that provide economic linkages between the commercial uses found in both Downtown and South Moultrie.

Development Patterns

- *Brownfield redevelopment that converts formerly industrial/ commercial sites to mixed-use developments.*
- *New housing opportunities that are created out of former, underused commercial, warehouse, or industrial spaces.*
- *New industry or other major employers located close in town, making jobs accessible to all residents by way of transit, walking, or bicycling.*
- *New buildings constructed at a height no more than two stories.*

Specific Land Uses

- *Light to Medium Industrial*
- *Mixed Use (Commercial/Office Space)*
- *Minimal residential (living space above commercial uses/loft apartments)*

Quality Community Objectives

- 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.
- 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.

Implementation Tool Box



Adaptive Reuse of Buildings

The conversion of unused building for new uses, often from a non-housing use to a housing use. For example, a warehouse converted to apartments, a gas station converted to a hair salon, etc.

Brownfield Remediation Incentive Program

Clean-up of contaminated properties, which may involve removal, containment or on-site treatment. Remediation can be started by local governments as an incentive to property redevelopment.

Downtown Moultrie



Downtown Moultrie is a locally and nationally designated historic downtown with a traditional town square on a grid pattern street network. The historic County courthouse is located in the center of the square, with local businesses surrounding the square. Civic buildings for both the City and County are located in and around the square as well. On street parking is the main source of parking in this area. Many downtown businesses do not have designated parking accommodations for their patrons, aside from what parking is available on the streets. There are however, vacant lots on the outskirts of the area that people use to park their vehicles. Many of the City and County buildings have parking for employees behind or adjacent to the building.

The downtown is pedestrian friendly with tree lined streets, sidewalks, and decorative benches. Downtown is not particularly bicycle friendly due to the on-street parking, which makes the addition of bike lanes impractical. The traffic flow in downtown is controlled through a system of one-way streets.

Vision: The commercial center of retail activities that captures the historic nature of the buildings in a walkable, well-manicured and inviting setting that is easily accessible by all modes of transportation.

Development Patterns

- *Commercial structures (shopping, warehouses, offices, etc.) located near street front with a few angled parking spots at the front of the building and additional parking in the rear of buildings.*
- *Facilities for bicycles, including bike lanes, storage racks, etc.*
- *Reuse of existing vacant or underutilized structures that have infrastructure already in place (e.g. commercial centers, office spaces, warehouses) to accommodate new community facilities.*
- *New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.*
- *New or renovated buildings in the downtown should be architecturally integrated with the site and surrounding buildings through incorporation of design elements characteristic of the area.*
- *New or renovated buildings in the downtown should be developed at a scale sufficient in size, bulk and height to provide image identification for the center and the surrounding community.*
- *Downtown area maintained as the focal point of the community through attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.*
- *New housing opportunities that are created out of former underused commercial warehouse or industrial spaces.*

Specific Land Uses

- *Mixed Use (residential/light commercial)*
- *Commercial (i.e. small scale stores)*
- *Recreational Opportunities*
- *Institutional (i.e. City and County buildings, ABAC, etc.)*

Quality Community Objectives

- 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.
- 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.

- **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.
- **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.
- **Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **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.
- **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.

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Implementation Tool Box



Inventory of Vacant Commercial Spaces

A directory of all vacant commercial spaces that includes a description of each location, its square footage, amenities, etc., for consideration by potential occupants.

Pocket Parks

Small open spaces throughout the area that provide free, open access to greenspace and may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.

Business Incubator

A shared facility located in the downtown area that encourages new business formation by reducing start-up costs.

Adaptive Reuse of Buildings

The conversion of unused building for new uses, often from a non-housing use to a housing use. For example, a warehouse converted to apartments, a gas station converted to a hair salon, etc.

Parking Study

A comprehensive study to determine where parking problems exist in the community, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review of local programs and policies affecting parking.

South Moultrie



Predominantly a residential community, South Moultrie represents a gradient in housing types from the North to the South of this section of town. While neighborhoods just south of West Central Avenue are declining with a number of homes in a severely dilapidated state, there is great potential for rehabilitation. Pedestrian connectivity is low as there are few sidewalks in this section of the quadrant. The homes in the northern end of this area are smaller and sit on lots that by today's standards would not be developable. As you move south, you enter into a portion of Moultrie's historic building stock. These structures have been well preserved, and are used in cultural and residential activities. The structures sit on larger lots with some close to the street and others set back. There is a network of sidewalks here, but it does not connect continuously throughout the area. The development patterns found in the Southern most portion of this character area are

characteristic of typical suburban living; large homes on large manicured lots developed on a curvi-linear street network, often terminating in cul-de-sacs. Traffic flow is low in the area, as there is typically only one entrance to the nearest major street. Provisions for sidewalks have not been made forcing residents to walk in the street.

Vision: An area with a variety of land uses including stable, pedestrian friendly neighborhoods and appropriate commercial and industrial uses with the proper infrastructure to support future growth opportunities.

Development Patterns

- *New residential development that matches the mix of housing types and styles of older surrounding neighborhoods.*
- *New development matching typical densities of older center of community.*
- *Distribution of affordably-priced homes throughout the area.*
- *Accessory housing units that maximize the use of large lots while providing housing opportunities for aging relatives.*
- *New development must incorporate existing vegetation in their plans and avoid clear cutting a site when possible.*
- *Street layouts that match those in older parts of community and connect to the existing street network at many points and accommodate walking and biking.*
- *Redevelopment of older strip commercial centers in lieu of new construction further down the road.*
- *Location of parking at rear or side of buildings to minimize visibility from the street.*
- *Creation of village centers in residential areas that accommodate residents' commercial and service needs.*
- *Accommodation of "big box" retail in a way that complements surrounding uses, such as breaking up the facade to look like a collection of smaller stores.*
- *Driveway consolidation and inter-parcel connections between parking lots.*
- *Urban growth or service boundaries that discourage/prohibits development outside border.*



Specific Land Uses

- *Single-family and Multi-family residential*
- *Industrial (Spence Field)*
- *Institutional*
- *Commercial*
- *Recreational*

Quality Community Objectives

- 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.
- 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.
- 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.
- Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- 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.
- 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.

Implementation Tool Box



Conservation Subdivision Ordinance

Residential or mixed use developments with a significant portion of site set aside as undivided, protected open space while dwelling units or other uses are clustered on remaining portion of site.

Accessory Housing Units

Permitting development of accessory housing units (garage apartments, granny flats, or similar secondary housing units located on the same lot with a single family residence) in key neighborhoods as a means to bring affordable housing into all neighborhoods of the community.

1st Avenue Southeast Commercial Corridor Study

Identifying and planning for improvement needs along the 1st Avenue SE commercial corridor. Such a study would typically involve bringing key stakeholders (property owners, businesses, neighborhood leaders, service providers) together in order to achieve consensus on improvements to be made along the corridor.

Designate Additional Local Historic Districts

Designating historic residential or commercial areas as local historic districts provides an added layer of protection against new development and exterior changes to existing buildings. This serves to enhance the historic character and sense of place of these valued neighborhoods.

In-Town Corridor

Veterans Parkway is a four lane highway that runs along the eastern edge of Moultrie in a North/South direction. This corridor has experienced major development pressure, with many big box retailers and chain restaurants locating alongside it. Due to these increased development pressures and recent annexations of the road from the County into the City, this corridor is a hodge podge of land uses with hotels beside cotton fields and car dealerships in the middle of the woods. Pressures are likely to continue as there is land along this corridor that is either undeveloped or being used for agriculture and would be commercially advantageous because of the ability to capitalize on the passing traffic.

Vision: An efficient transportation artery that serves as a welcome gateway into the community.

Development Patterns

- *Restrictions on the number and size of signs and billboards.*
- *Landscaped raised medians separating traffic lanes.*
- *Landscaping of parking areas to minimize visual impact on adjacent streets and uses.*
- *Shared parking arrangements that reduce overall parking needs.*
- *Location of parking at rear of buildings to minimize visibility from the street.*
- *Use of landscaped tree islands and medians to break up large expanses of paved parking.*
- *Driveway consolidation and inter-parcel connections between parking lots.*
- *Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious pavements.*
- *Welcome signs posted along the corridor that invite travelers to the area and encourage them to explore the community.*

Specific Land Uses

- *Commercial (i.e. shopping centers)*
- *Arterial Roadway*

Quality Community Objectives

- 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.
- 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.
- 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.
- 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.

Implementation Tool Box



Design Guidelines for Big Box Development

Zoning and design regulations that manage, limit and plan for large commercial “big box” development.

Landscaping and Buffer Requirements

Requiring planting areas to mask unattractive land uses and provide visual and sound barriers between incompatible adjacent uses.

City-wide Implementation Measures

We suggest that the implementation measures listed below be instituted on a city-wide level in order to achieve certain objectives set forth in the Character Areas. Some of the issues that the community is attempting to address through this plan are much broader in scope than the boundaries of one particular Character Area and therefore require a broader application in order to achieve intended outcomes.

Establish an Urban Service Area

An Urban Service Area specifies areas where local governments will (and will not) provide future urban services, such as water supply or sewage treatment. This encourages higher density infill development within the urban service areas, while protecting the rural character of places outside the boundary.

Infill Development Plan

A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in local neighborhoods is not adversely affected. An effective program will include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Create a Land Bank

A Land Bank acts as a public authority created to acquire, manage, and redevelop tax-foreclosed properties, with long-term interest of community and surrounding property owners in mind. Such an entity gives the community an opportunity to participate in the decision making process regarding the fate of tax-foreclosed property and stop spread of slum and blight.

Adopt Inclusive Land Use Regulations

Requiring developers to include a certain percentage of affordable homes in a market-rate home development.

Transportation Needs Assessment

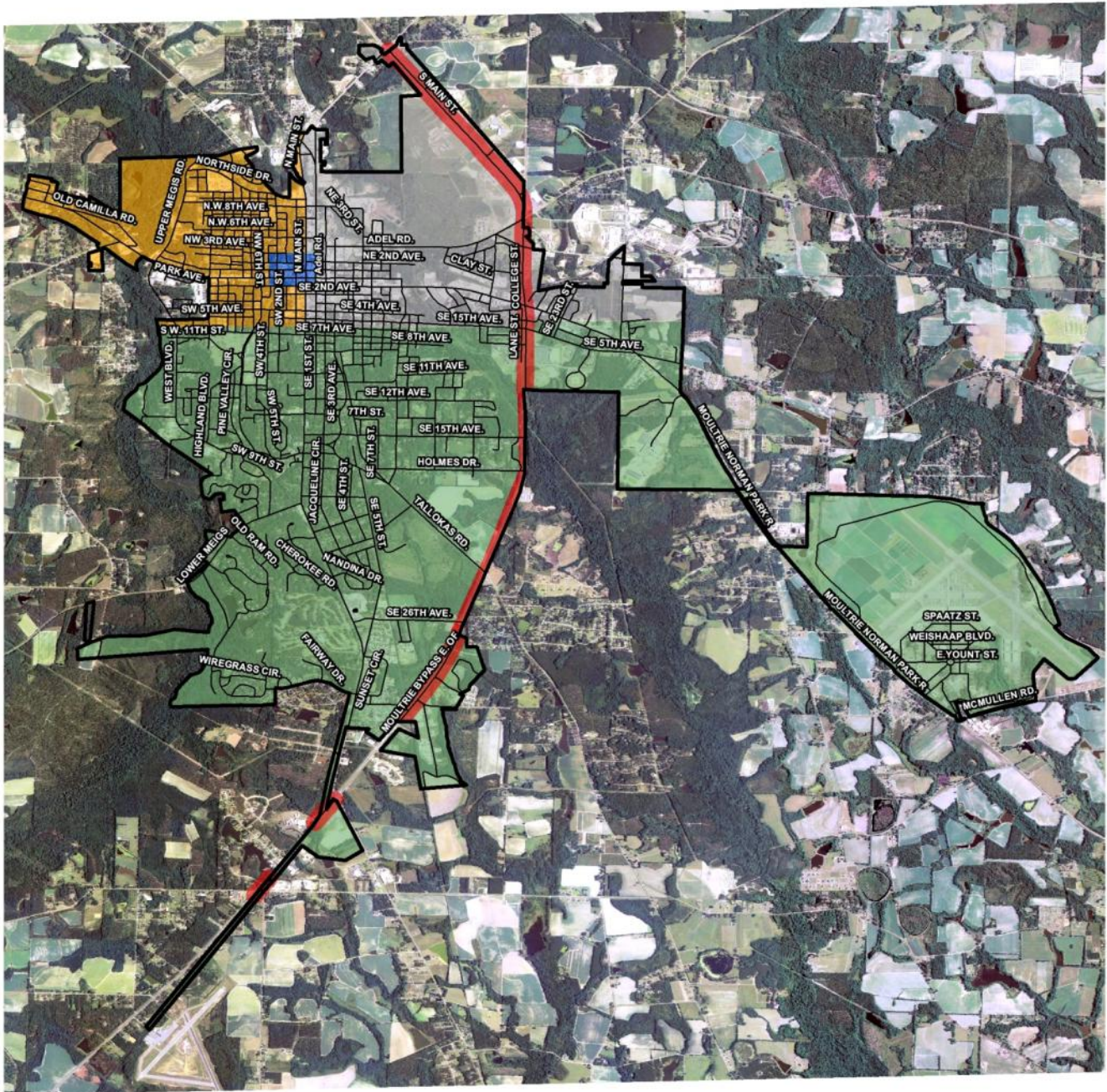
Assess resident needs in regards to the mode, accessibility and cost of available transportation options in order to better understand and address current and future transportation alternatives.

-Walkability Audit

An assessment of how easy it is to get around town on foot. Such an assessment would examine the number of streets with sidewalks, connected street networks, block lengths and final destinations that can be reached on foot.

Moultrie

Future Development Map



Southwest Georgia
REGIONAL DEVELOPMENT CENTER



Legend

- 319 Corridor
- Downtown Moultrie
- Northeast Moultrie
- Northwest Moultrie
- South Moultrie



Issues & Opportunities

Economic Development

1. Coordinate utility and infrastructure expansion plans with comprehensive economic development plan
2. Further market and promote downtown
3. Offer incentives to new and existing businesses to move into downtown
4. Promote Industrial Parks and capacity
5. Encourage continued support and collaboration with the Sunbelt Agricultural Expo
6. Work toward the development of a land bank in order to acquire, assemble, and stabilize tax delinquent and vacant properties for redevelopment

Housing

1. Pockets of unsafe neighborhoods
2. Encourage employer assisted programs for first time home buyers
3. Attract/recruit employers with higher level economic opportunities
4. Revitalize declining neighborhoods with designated zones (such as revitalization or opportunity zones)
5. Provide a resource center to educate potential homeowners
6. Promote collaboration among stakeholders and work more extensively with agencies such as Archway/ University of Georgia on housing issues
7. Growing Latino population and the need for education and training regarding the home purchase process
8. First time homebuyer training
9. Develop a revitalization plan for Northwest Moultrie and designate other target areas
10. Utilization of Community Housing Development Organizations (CHDO)
11. Provide tax incentives to encourage development in declining neighborhoods

Community Facilities & Services

1. Provision of public facilities is not used to guide development to desired locations
2. Current facility extension policies do not foster development that maximizes the use of existing infrastructure by means of infill redevelopment and compact development
3. Potential for infrastructure and economic expansion at Spence Field
4. Expansion of Bike/Pedestrian trails
5. Continued promotion of recreational opportunities and other community facilities
6. Increase police protection, especially in parks and recreational areas for children
7. Promote and fund community arts and youth development organizations
8. Lack of quality affordable childcare

Intergovernmental Coordination

1. Increased coordination among Municipal Departments
2. Lack of formal, regularly scheduled meeting for all authorities, departments, and government officials
3. Inclusion of all stakeholders in the decision making process
4. Encourage collaboration with smaller jurisdictions within the county

Transportation

1. Transportation options are limited for access to services, goods, health care and recreation
2. Pedestrian connectivity is low in many residential areas
3. Local trails are not connected within the city and to surrounding communities

4. Parking options need to be consider to address commercial expansion opportunities in downtown areas
5. Parking solutions could be created out of vacant lots or underutilized non-historic buildings in downtown

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Short Term Work Program

City of Moultrie

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Aggressively seek abatement and demolition of old Swift Building.	2008, 2009, 2010, 2011, 2012	City	\$750,000	Public and private funding
Develop park master plan for property within the City of Moultrie	2008, 2009, 2010, 2011, 2012	City	\$50,000	General fund
Continue to improve the airport facilities at Spence Field and Moultrie Municipal.	2008, 2009, 2010, 2011, 2012	County/Moultrie	TBD	City, DOT, FAA
Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Establish tourism development program	2008, 2009, 2010, 2011, 2012	Chamber of Commerce, City	\$30,000/yr	Hotel/motel tax
Corporate Industry Visitations	2008, 2009, 2010, 2011, 2012	County/Moultrie	\$1,500/year	County/Moultrie
Market all attractions in County in statewide publications	2008, 2009, 2010, 2011, 2012	City/County/ Chamber of Commerce	\$30,000	Hotel/motel tax
Market downtown Moultrie	2008, 2009, 2010, 2011, 2012	City	\$20,000/yr	Hotel/motel tax
Identify funding sources for Downtown Streetscape Project	2008, 2009, 2010, 2011, 2012	City	\$1.2 million	DOT, Federal Funds
Encourage Brownfield redevelopment.	2008, 2009, 2010, 2011, 2012	City/County	N/A	EPA Grants, General Fund
Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Review Historic Design Standards	2008, 2009, 2010, 2011, 2012	City	\$5,000	General Fund
Develop educational information/program to explain importance and increase awareness of historic district.	2008, 2009, 2010, 2011, 2012	City	\$5,000	General Fund

Short Term Work Program (cont'd)
City of Moultrie

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Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Complete watershed assessment and study the development and implementation of storm water management utility	2008, 2009, 2010	City	\$100,000	Water Pollution Control Fund, SPLOST
Maintain Storm water management project areas	2010, 2011, 2012	City	TBD	General fund, utility fund
Continue sidewalk repair/curb and gutter.	2008, 2009, 2010, 2011, 2012	City	\$15,000/annually	Capital improvement program
Resurface ten (10) percent of the City's streets every five years.	2008, 2009, 2010, 2011, 2012	SPLOST/DOT	\$50,000	City
Pave all dirt roads in Moultrie.	2008, 2009, 2010, 2011, 2012	City	\$1 million	SPLOST/DOT
Continue to remove excess garbage/litter during Annual Spring cleanup	2008, 2009, 2010, 2011, 2012	City	\$2,000	Solid Waste Fund
Continue to divert C&D materials from MSW landfill to C&D landfill	2008, 2009, 2010, 2011, 2012	City	N/A	Solid Waste Fund
Increase sewer capacity	2008, 2009, 2010, 2011, 2012	City	\$25 million	SPLOST, Revenue Bonds
Expand water service area in parts of the County	2008, 2009, 2010, 2011, 2012	City	\$1.2 million	Revenue Bonds

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Apply for CDBG funds for housing rehabilitation and reconstruction	2008, 2009, 2010, 2011, 2012	City	N/A	CDBG
Create a comprehensive city-wide housing plan to include issues such as affordable housing and homebuyer education	2008, 2009, 2010, 2011, 2012	City	\$10,000	General Fund, CHIP

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to utilize nuisance abatement program to clear vacant lots and remove dilapidated structures and inoperable vehicles.	2008, 2009, 2010, 2011, 2012	City	\$10,000/lot or vehicle \$20,000/structure	General Fund
Continue orderly annexation efforts.	2008, 2009, 2010, 2011, 2012	City/County	N/A	N/A
Update/rewrite Urban Redevelopment Plan	2008, 2009, 2010, 2011, 2012	City	\$10,000	General Fund
Establish an agreement for a Land Bank with the County	2009	County, City of Moultrie	N/A	N/A

Other Considerations

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Prepare for 2010 Census	2008, 2009, 2010	City/County	N/A	General Fund
Increase communication between departments and surrounding local governments, boards and authorities.	2008, 2009, 2010, 2011, 2012	City/County	N/A	General Fund

Development Policies

Economic Development

- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.

Natural and Cultural Resources

- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will coordinate provision of public facilities and services with land use planning to promote more compact urban development.

- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- We will invest in parks and open space to enhance the quality of life for our citizens.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

Housing

- 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.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.

- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We encourage mixed-use developments that are human-scale and less auto-oriented.
- We support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- We support new land uses that enhance housing options in our community.
- We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

Transportation

- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, as well as local vehicular circulation.
- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions, etc.).
- We support creation of a community-wide pedestrian/bike path network.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

Norman Park

The City of Norman Park will be a safe and prosperous community with vibrant commercial destinations, exceptional educational opportunities and a small-town atmosphere where people know their neighbors.

Character Areas

Rural Residential

The residential area in Norman Park is scattered into loose clusters throughout the community. While site-built single family homes are the preferred housing type and can be found in varying sizes and shapes in the community, there have been an increasing number of manufactured homes moving into the area. Most homes are surrounded by woods or open field. There are some areas where the housing is declining and could be rehabilitated.

Vision: An established residential area that has maintained its rural character while welcoming new development that enhances the community and contributes to the family-oriented atmosphere of the surrounding neighborhoods.

Development Patterns

- *Using infrastructure availability to steer development away from areas of natural, cultural and environmental significance.*
- *Site-built single-family residential development with a high degree of building separation.*
- *Distribution of affordably-priced homes throughout the community.*
- *New development matching typical densities found in older neighborhoods within the community.*
- *Infill development on vacant or underutilized lots.*
- *Street layouts that match those in older parts of the community and connect to the existing street network at many points.*



- *A mix of housing prices within the same neighborhood.*
- *Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby neighborhoods and commercial areas.*
- *New development must incorporate existing vegetation in their plans and avoid clear cutting a site when possible.*

Specific Land Uses

- Single Family Residential

Quality Community Objectives

- ❑ **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.
- ❑ **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.
- ❑ **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.

Implementation Tool Box



Housing Assessment

Provides information on existing availability, condition and status of housing within the community and will aid in identifying and prioritizing areas for redevelopment.

Infill Development Plan

A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in local neighborhoods is not adversely affected. An effective program will include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Design and Site Plan Review

Provides City officials an opportunity to examine a graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land to determine whether the proposed development complies with local ordinances and design guidelines.

Adopt Inclusive Land Use Regulations

Requiring developers to include a certain percentage of affordable homes in a market-rate home development.

Intergovernmental Service Agreement

Provisions for cities and counties to share resources in the areas of planning, land use regulation, building inspection, and code enforcement.

Enforcement of Public Nuisance Ordinances

Such ordinances protect the health, safety, welfare, values and aesthetics of properties by controlling nuisances such as abandoned vehicles, loud noises, accumulation of junk and tall weeds and grass.

Town Center

The town center of Norman Park looks very much like it did 50 years ago. With many of the original buildings still standing, the only thing that has changed is the use and condition of those buildings. While this area is home to city hall, a local grocery



store and restaurants, many of the larger buildings in the center of town are vacant and have fallen into various stages of disrepair ranging from minor to structural instability. Parking is available in front of each building but would be insufficient if additional commercial activity moved into the area. Sidewalks are present but not continuous throughout the area. Accordingly, at times sidewalks go from gravel to grass and are occasionally terminated by parking spaces.

Vision: The center of commercial activity, local festivals and serves as the overall community gathering place within the City.

Development Patterns

- *Commercial structures (shopping, warehouses, offices, etc.) located near the street with on-street parking located at the front.*
- *Facilities for bicycles, including bike lanes, storage racks, etc.*
- *Reuse of existing vacant or underutilized structures that have infrastructure already in place (e.g. commercial centers, office spaces, warehouses) to accommodate new community facilities.*
- *New developments that contain a mix of residential and commercial uses and bring needed commercial endeavors to the area (i.e. drugstores, doctor's offices, etc.) while also increasing the availability of apartment living within the community.*
- *New or renovated buildings in the downtown should be architecturally integrated with the site and surrounding buildings through incorporation of design elements characteristic of the area.*
- *Downtown area maintained as the focal point of the community through attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.*
- *Local cafés and restaurants that have outdoor patio seating.*
- *Improvement of sidewalk and street appearance that includes lining streets with trees and the addition of decorative lighting, benches and refuse receptacles.*
- *Shared parking arrangements that reduce overall parking needs.*
- *Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious pavements.*
- *New housing opportunities that are created out of former underused commercial spaces.*

Specific Land Uses

- *Light Commercial (i.e. small restaurants, shops, offices, etc.)*
- *Apartment/Loft style apartments (above commercial activities)*
- *Public/Institutional Buildings (i.e. community centers, city hall, police, etc.)*

Quality Community Objectives

- 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.
- 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.

- **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.

Implementation Tool Box



Choosing Businesses to Recruit and Support

Process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.

Inventory of Vacant Commercial Spaces

A directory of all vacant commercial spaces that includes a description of each location, its square footage, amenities, etc., for consideration by potential occupants.

Labor Market Information (LMI) Analysis

Identifying industry sectors best suited to a community's available workforce.

Tracking Business Needs

Collecting information on local economic conditions and local business needs.

Business Incubator

A shared facility located in the downtown that encourages new business formation by reducing start-up costs.

Sign Regulations

Control the aesthetic impact of signage on the community by restricting the location, size and appearance of advertising signs.

In-Town Corridor

Highway 319 runs through the city of Norman Park in an east/west direction and provides a direct link between the communities of Colquitt County and Tifton in Tift County. This is an important corridor as 5% of the County's population commutes to Tifton for work. Currently there are a few commercial activities located on either side of the road, including a discount and convenience store. There are also a few homes scattered in between commercial uses. There is still land available for future commercial growth which may become increasingly susceptible to disjointed strip development that caters to the needs of the commuting traffic.

Vision: A roadway that serves as an artery between Colquitt and Tift County, with small scale commercial activities located along it that cater to the needs of both travelers and the local community.

Development Patterns

- *Restrictions on the number and size of signs and billboards.*
- *Landscaped raised medians separating traffic lanes.*
- *Shared parking arrangements that reduce overall parking needs.*
- *Location of parking at rear of buildings to minimize visibility from the street.*
- *Driveway consolidation and inter-parcel connections between parking lots.*
- *Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious pavements.*
- *Welcome signs posted along the corridor that invite travelers to the area and encourage them to explore the community.*
- *Additions of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood.*
- *Traffic calming measures, such as narrower street widths raised pedestrian crossings, or rough pavement materials.*

Specific Land Uses

- *Medium Commercial (i.e. drive-thru restaurants, small-scale strip malls, etc.)*
- *Arterial Roadway*

Quality Community Objectives

- 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.
- 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.

Implementation Tool Box



Choosing Businesses to Recruit and Support

Process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.

Labor Market Information (LMI) Analysis

Identifying industry sectors best suited to a community's available workforce.

Tracking Business Needs

Collecting information on local economic conditions and local business needs.

Implement Traffic Calming Measures

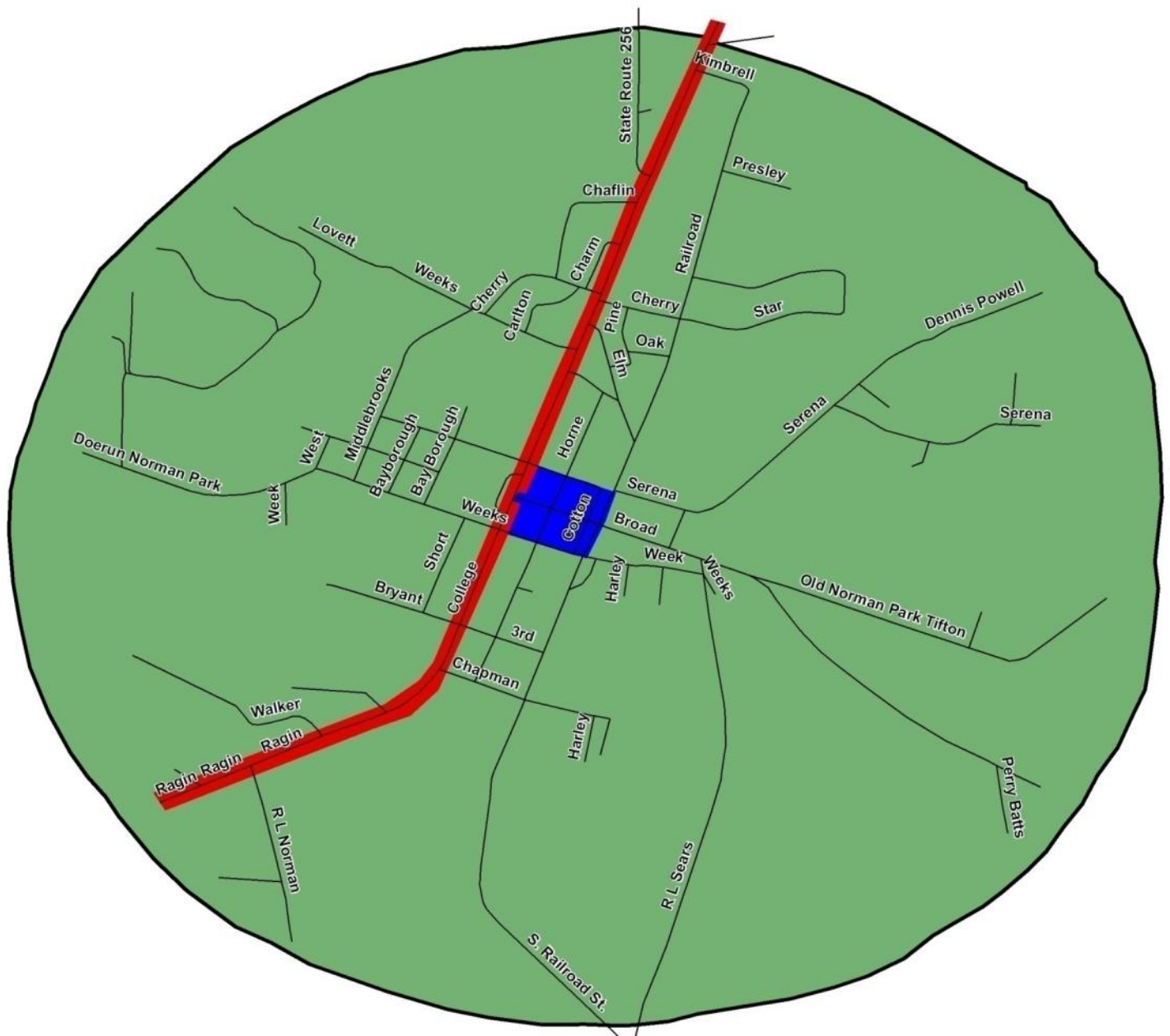
Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic calming improvements include bump-outs, pedestrian refuges, landscaped medians, raised crosswalks, narrower traffic lanes, and creation of on-street parking.

Sign Regulations

Control the aesthetic impact of signage on the community by restricting the location, size and appearance of advertising signs.

Norman Park

Future Development Map



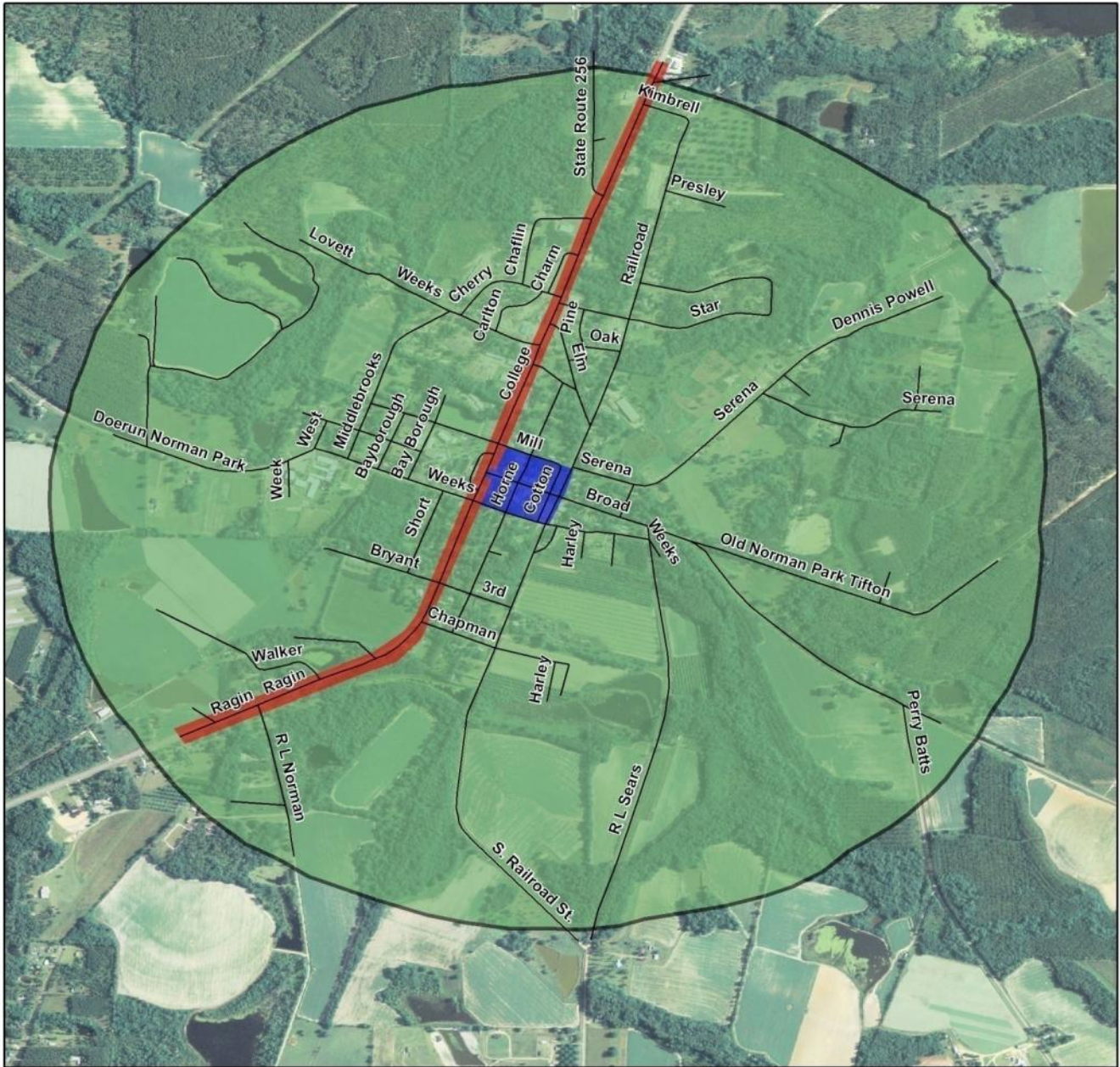
Legend

	Rural Residential
	Intown Corridor
	Town Center



Norman Park

Future Development Map



Legend

- Rural Residential
- Intown Corridor
- Town Center



Issues & Opportunities

Economic Development

1. Lack of capital to fund incentives for new and existing businesses
2. Few job opportunities within the city limits
3. Downtown buildings falling into disrepair
4. Promote the downtown areas with marketing, festivals and events
5. Encourage appropriate businesses and services for local community
6. Increase collaboration between the Moultrie-Colquitt County Chamber of Commerce
7. Promote niche marketing and branding
8. Assist new businesses to open in downtown and support existing businesses with various state and regional agencies
9. Promote tourism on City level
10. Promote appropriate downtown revitalization and infill
11. Utilize business incubators and tax abatements in order to foster growth in the downtown

Housing

1. Proliferation of poorly maintained manufactured housing
2. Increase in elderly population and the need for supportive housing
3. Lack of housing diversity
4. Provide incentives for affordable housing redevelopment along Highway 319
5. Encourage new residential development on vacant or underutilized lots
6. Research and utilize available state, federal and local funds
7. Hold community clean-up day to encourage owners to mow/clean up vacant lots and privately owned property
8. Increase the number of stick-built houses
9. Lack of code enforcement

Community Facilities & Services

1. Current infrastructure system is failing
2. Lack of funds to develop a water and sewage plant to address current and future needs
3. Increase road paving activities

Intergovernmental Coordination

1. Increase communication with other municipalities in Colquitt County
2. Form partnerships with County and other municipalities to accomplish large projects that may not be financially feasible for a single jurisdiction
3. Increase communication between municipal and county government

Transportation

1. Transportation options are limited for access to services, goods, health care and recreation
2. Safe pedestrian and bicycle access is low within the community

Short Term Work Program

City of Norman Park

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Institute a city-wide "Clean-Up" day	2008, 2009, 2010, 2011, 2012	City	N/A	N/A
Upgrade the radio system for public safety agencies	2008, 2009, 2010, 2011, 2012	City	\$7,500	General Fund
Upgrade radar system as needed	2008, 2009, 2010, 2011, 2012	City	\$5,000	General Fund
Develop a nuisance abatement program to address areas and issues of community concern	2009, 2010	City	N/A	N/A

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Increase communication with Chamber of Commerce and participation in its' events	2008, 2009, 2010, 2011, 2012	City	N/A	N/A
Purchas new computers for City Hall	2008, 2009, 2010, 2011, 2012	City	\$1,500/computer	General Fund

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Introduce a system to collect overdue water debt	2008, 2009, 2010, 2011, 2012	City	N/A	N/A

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Change 25 water meters annually	2008, 2009, 2010, 2011, 2012	City	\$10,000	Water Fund
Develop priority for street paving to improve the community's neighborhoods	2008, 2009, 2010, 2011, 2013	City	\$150,000	General Fund, Grants
Complete street paving based on city's priority list	2008, 2009, 2010, 2011, 2012	City	\$300,00	General Fund, DOT, SPLOST
Provide infrastructure improvements in targeted residential areas	2009, 2010	City	\$100,000 remaining	General Fund, Grants

Short Term Work Program (cont'd)
 City of Norman Park

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Pursue grants and loans that would make possible rehabilitation projects for elderly home owners	2008, 2009, 2010, 2011, 2012	City	\$10,000/year	General Fund

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update zoning ordinance	2009	City, RDC	\$2,500	General Fund
Review Subdivision Regulations	2009	City	N/A	General Fund
Provide building inspection services for the City	2008, 2009, 2010, 2011, 2012	City	\$5,000 - \$10,000	General Fund

Other Considerations				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support VFD with annual budget contribution for insurance and gas	2008, 2009, 2010, 2011, 2012	City	\$10,000	General Fund

Development Policies

Economic Development

- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.

Natural and Cultural Resources

- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments by encouraging infill redevelopment, and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- The community will use phased extension of utilities and services to encourage rational development to areas neighboring already developed areas of the community.

Housing

- We will stimulate infill housing development in existing neighborhoods.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.

Land Use

- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.

- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community over new development in previously undeveloped areas of the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

Transportation

- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes as well as local vehicular circulation.
- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions, etc.).
- We support creation of a community-wide pedestrian/bike path network.

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

RESOLUTION

ADOPTION OF THE UPDATED 2008
COLQUITT COUNTY AND CITIES OF BERLIN, DOERUN, ELLENTON,
FUNSTON, MOULTRIE, AND NORMAN PARK
CONSOLIDATED COMPREHENSIVE PLAN
INCLUDING A NEW SHORT TERM WORK PROGRAM

WHEREAS, Colquitt County, Georgia found it necessary to update their Consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain its Qualified Local Government status; and,

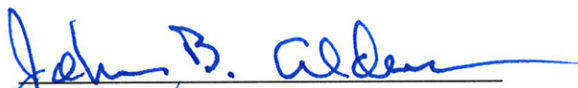
WHEREAS, Colquitt County, Georgia held public hearings to allow private citizens to review the Comprehensive Plan and Short Term Work Program update; and,

WHEREAS, the Georgia Department of Community Affairs has found the Comprehensive Plan and Short Term Work Program to meet the minimum State Planning Standards; and,

WHEREAS, the Southwest Georgia Regional Development Center reviewed the Colquitt County and Cities of Berlin, Doerun, Ellenton, Funston, Moultrie, and Norman Park Comprehensive Plan and Short Term Work Program update based on content, internal consistency, and found no conflicts with other local comprehensive and regional plans;

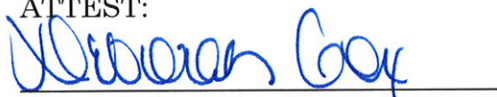
THEREFORE, BE IT RESOLVED by the Colquitt County Board of Commissioners that the updated Consolidated Comprehensive Plan and Short Term Work Program shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

SO RESOLVED, this 30th day of June, 2008.



John B. Alderman, Chairman
Colquitt County Board of Commissioners

(SEAL)

ATTEST:


Deborah Cox, County Clerk

A RESOLUTION TO ADOPT THE UPDATED
2028 COLQUITT COUNTY AND CITIES OF BERLIN, DOERUN, ELLENTON, FUNSTON,
MOULTRIE AND NORMAN PARK CONSOLIDATED COMPREHENSIVE PLAN INCLUDING A
NEW SHORT TERM WORK PROGRAM

WHEREAS, the City of Moultrie, Georgia found it necessary to update their consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain its Qualified Local Government status; and

WHEREAS, the City of Moultrie held public hearings to allow private citizens to review the Comprehensive Plan and Short Term Work Program Update; and

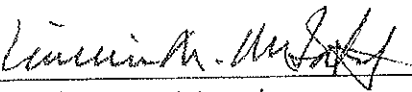
WHEREAS, the Georgia Department of Community Affairs has found the Comprehensive Plan and Short Term Work Program to meet the Minimum State Planning Standards; and

WHEREAS, the Southwest Georgia Regional Development Center reviewed the Colquitt County and Cities of Berlin, Doerun, Ellenton, Funston, Moultrie and Norman Park Comprehensive Plan and Short Term Work Program update based on content, internal consistency, and found no conflicts with other local comprehensive and regional plans;

THEREFORE, BE IT RESOLVED by the City of Moultrie, Georgia that the updated Comprehensive Plan and Short Term Work Program shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

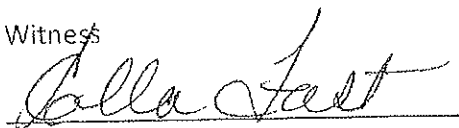
Adopted on the 30th day of June, 2008

(seal)



William M. McIntosh
Mayor

Witness



**A RESOLUTION TO ADOPT THE UPDATED
2028 COLQUITT COUNTY AND CITIES OF BERLIN, DOERUN, ELLENTON, FUNSTON,
MOULTRIE AND NORMAN PARK CONSOLIDATED COMPREHENSIVE PLAN INCLUDING A
NEW SHORT TERM WORK PROGRAM**

WHEREAS, the City of Norman Park, Georgia found it necessary to update their consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain its Qualified Local Government status; and

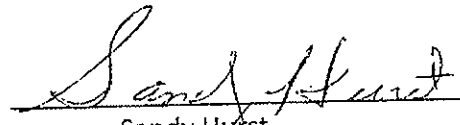
WHEREAS, the City of Norman Park held public hearings to allow private citizens to review the Comprehensive Plan and Short Term Work Program Update; and

WHEREAS, the Georgia Department of Community Affairs has found the Comprehensive Plan and Short Term Work Program to meet the Minimum State Planning Standards; and


WHEREAS, the Southwest Georgia Regional Development Center reviewed the Colquitt County and Cities of Berlin, Doerun, Ellenton, Funston, Moultrie and Norman Park Comprehensive Plan and Short Term Work Program update based on content, internal consistency, and found no conflicts with other local comprehensive and regional plans;

THEREFORE, BE IT RESOLVED by the City of Norman Park, Georgia that the updated Comprehensive Plan and Short Term Work Program shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 30 day of June 2008


Sandy Hurst
Mayor

(seal)

Witness


**A RESOLUTION TO ADOPT THE UPDATED
2028 COLQUITT COUNTY AND CITIES OF BERLIN, DOERUN, ELLENTON,
FUNSTON, MOULTRIE AND NORMAN PARK CONSOLIDATED COMPREHENSIVE
PLAN INCLUDING A
NEW SHORT TERM WORK PROGRAM**

WHEREAS, the City of Doerun, Georgia found it necessary to update their consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain its Qualified Local Government status; and

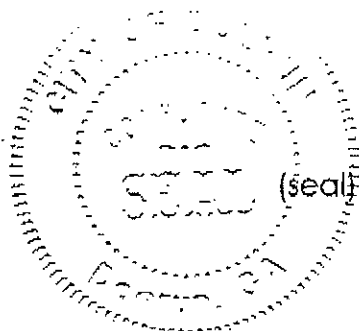
WHEREAS, the City of Doerun held public hearings to allow private citizens to review the Comprehensive Plan and Short Term Work Program Update; and

WHEREAS, the Georgia Department of Community Affairs has found the Comprehensive Plan and Short Term Work Program to meet the Minimum State Planning Standards; and

WHEREAS, the Southwest Georgia Regional Development Center reviewed the Colquitt County and Cities of Berlin, Doerun, Ellenton, Funston, Moultrie and Norman Park Comprehensive Plan and Short Term Work Program update based on content, internal consistency, and found no conflicts with other local comprehensive and regional plans;

THEREFORE, BE IT RESOLVED by the City of Doerun, Georgia that the updated Comprehensive Plan and Short Term Work Program shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 30 day of June, 2008





Wade Ethridge
Mayor

A RESOLUTION TO ADOPT THE UPDATED
2028 COLQUITT COUNTY AND CITIES OF BERLIN, DOERUN, ELLENTON, FUNSTON,
MOULTRIE AND NORMAN PARK CONSOLIDATED COMPREHENSIVE PLAN INCLUDING A
NEW SHORT TERM WORK PROGRAM

WHEREAS, the City of Berlin, Georgia found it necessary to update their consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain its Qualified Local Government status; and

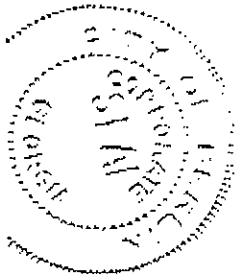
WHEREAS, the City of Berlin held public hearings to allow private citizens to review the Comprehensive Plan and Short Term Work Program Update; and

WHEREAS, the Georgia Department of Community Affairs has found the Comprehensive Plan and Short Term Work Program to meet the Minimum State Planning Standards; and

WHEREAS, the Southwest Georgia Regional Development Center reviewed the Colquitt County and Cities of Berlin, Doerun, Ellenton, Funston, Moultrie and Norman Park Comprehensive Plan and Short Term Work Program update based on content, internal consistency, and found no conflicts with other local comprehensive and regional plans;

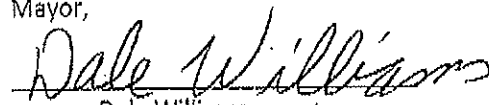
THEREFORE, BE IT RESOLVED by the City of Berlin, Georgia that the updated Comprehensive Plan and Short Term Work Program shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 30 day of June, 2008

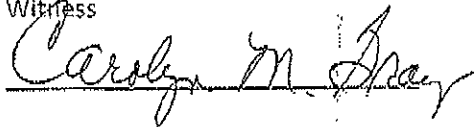


(seal)

Mayor,


Dale Williams

Witness



**A RESOLUTION TO ADOPT THE UPDATED
2028 COLQUITT COUNTY AND CITIES OF BERLIN, DOERUN, ELLENTON,
FUNSTON, MOULTRIE AND NORMAN PARK CONSOLIDATED COMPREHENSIVE
PLAN INCLUDING A
NEW SHORT TERM WORK PROGRAM**

WHEREAS, the City of Ellenton, Georgia found it necessary to update their consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain its Qualified Local Government status; and

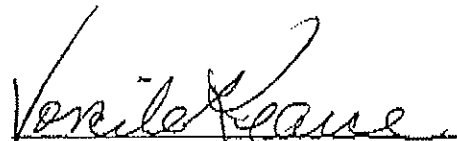
WHEREAS, the City of Ellenton held public hearings to allow private citizens to review the Comprehensive Plan and Short Term Work Program Update; and

WHEREAS, the Georgia Department of Community Affairs has found the Comprehensive Plan and Short Term Work Program to meet the Minimum State Planning Standards; and

WHEREAS, the Southwest Georgia Regional Development Center reviewed the Colquitt County and Cities of Berlin, Doerun, Ellenton, Funston, Moultrie and Norman Park Comprehensive Plan and Short Term Work Program update based on content, internal consistency, and found no conflicts with other local comprehensive and regional plans;

THEREFORE, BE IT RESOLVED by the City of Ellenton, Georgia that the updated Comprehensive Plan and Short Term Work Program shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 30th day of June, 2008



Voncile Kearce
Mayor

(seal)

**A RESOLUTION TO ADOPT THE UPDATED
2028 COLQUITT COUNTY AND CITIES OF BERLIN, DOERUN, ELLENTON, FUNSTON,
MOULTRIE AND NORMAN PARK CONSOLIDATED COMPREHENSIVE PLAN INCLUDING A
NEW SHORT TERM WORK PROGRAM**

WHEREAS, the City of Funston, Georgia found it necessary to update their consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain its Qualified Local Government status; and

WHEREAS, the City of Funston held public hearings to allow private citizens to review the Comprehensive Plan and Short Term Work Program Update; and

WHEREAS, the Georgia Department of Community Affairs has found the Comprehensive Plan and Short Term Work Program to meet the Minimum State Planning Standards; and

WHEREAS, the Southwest Georgia Regional Development Center reviewed the Colquitt County and Cities of Berlin, Doerun, Ellenton, Funston, Moultrie and Norman Park Comprehensive Plan and Short Term Work Program update based on content, internal consistency, and found no conflicts with other local comprehensive and regional plans;

THEREFORE, BE IT RESOLVED by the City of Funston, Georgia that the updated Comprehensive Plan and Short Term Work Program shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 30 day of June, 2008



County Commission Chairman

Ferrell Ruis
Ferrell Ruis

Witness

Candace W. Ruis